
1027

AUSTIN HWY

SAN ANTONIO, TX
78209



FOR LEASE

CBRE

PROPERTY OVERVIEW | *The Petty Ranch Building*

1027 Austin Highway, San Antonio, TX 78209

The Petty Ranch Building is a premier Class A office property located in the highly desirable Alamo Heights submarket, offering professional tenants a high-quality space in a central, amenity rich corridor. This building features modern construction, secure access, and excellent visibility along Austin Highway.

BUILDING SIZE	23,907 SF
BUILT	2010
STORIES	2
PARKING	Gated Parking Lot, Surface Options Available
LEASE RATE	Contact Broker
AVAILABILITY	Suite 108: 1,348 to 2,814 RSF Contiguous Suite 150: 2,674 RSF



*Premier Class A Office
Property Located in
Alamo Heights*

Up to 5,488 RSF Available

*Austin Hwy
Frontage*



ALAMO
HEIGHTS



27,010
VPD



PROPERTY HIGHLIGHTS

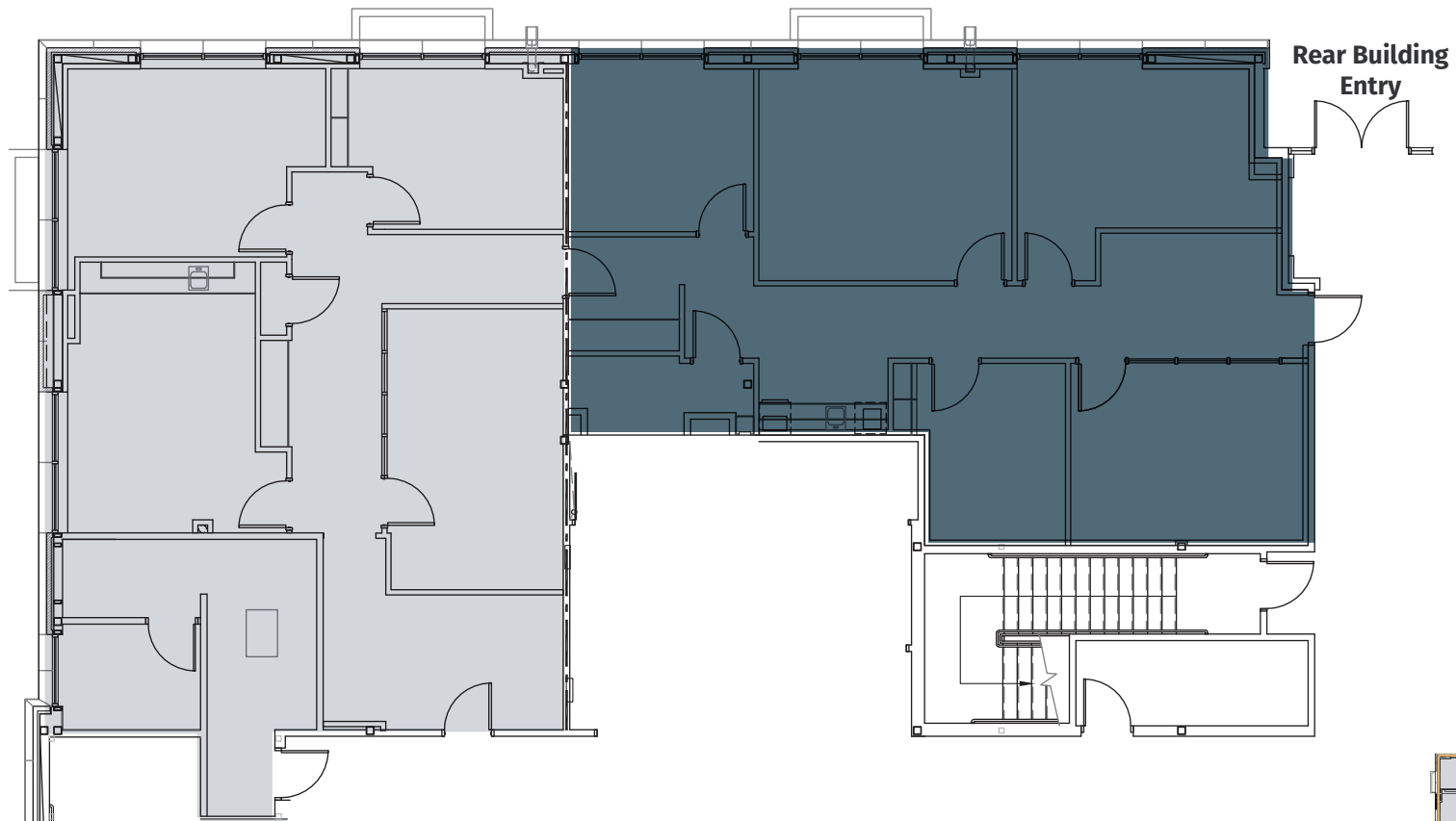
- 2nd generation office space with contemporary finishes and flexible configurations.
- Gated and covered parking, offering enhanced security and convenience.
- Controlled Access, Secure ingress/egress to common areas.
- Frontage on Austin Hwy with potential for monument signage, increasing brand visibility.
- Located near major cultural and residential landmarks:
 - » McNay Art Museum
 - » Terrell Hills
 - » Alamo Heights



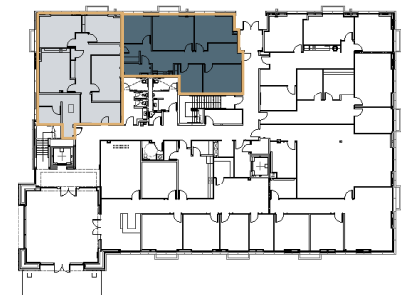
FLOOR PLAN | Up to 2,814 RSF CONTIGUOUS

Suite 140 1,466 RSF

Suite 150 1,348 RSF



SITE PLAN



MORGAN DIAZ, CCIM

Senior Associate

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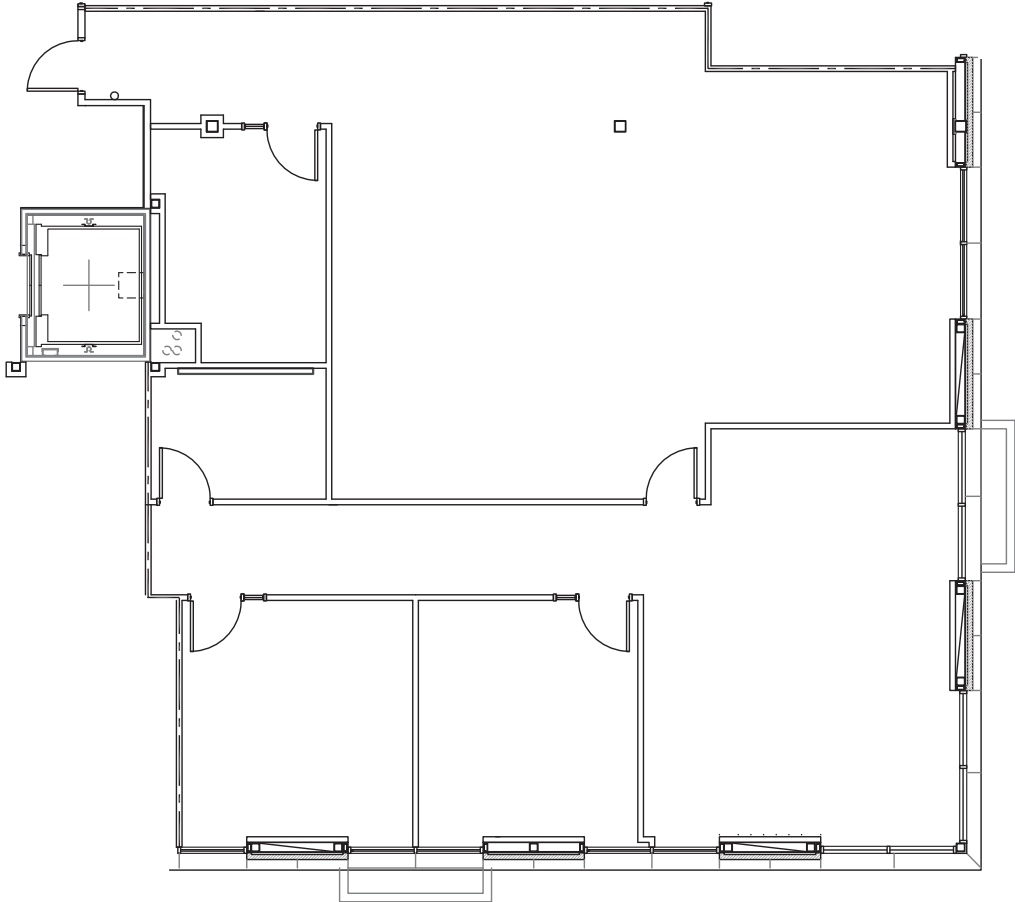
KYLE GUNTER

Vice President

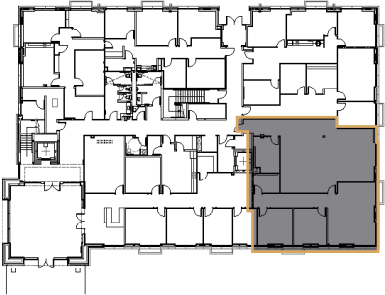
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FLOOR PLAN | Suite 150 2,674 RSF



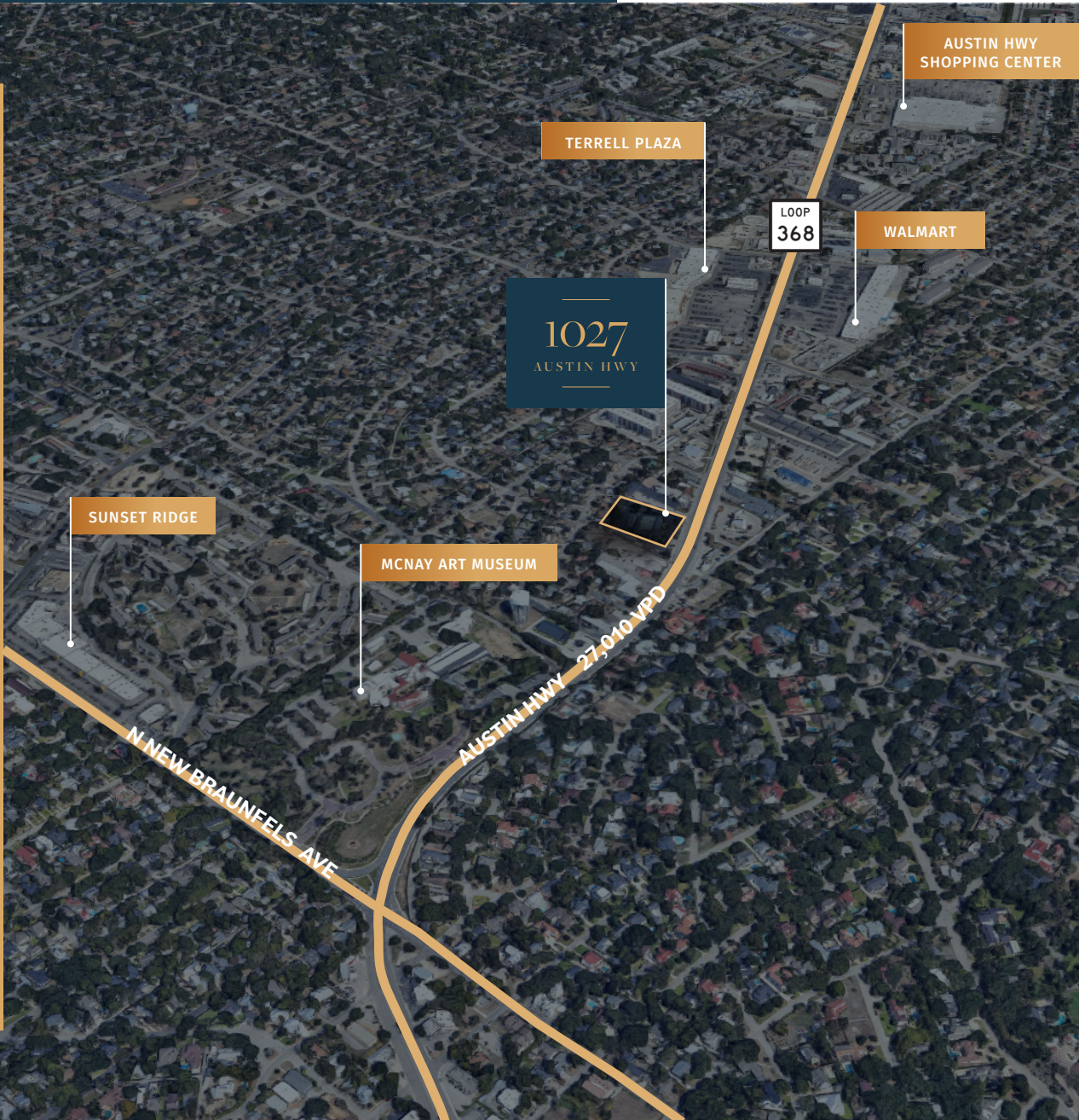
SITE PLAN



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AREA DEMOGRAPHICS



DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
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POPULATION			
Population	13,599	89,497	256,385
Households	5,930	36,164	102,080
Housing Units	6,719	41,503	119,740

PLACES OF WORK			
Daytime Population	14,360	124,595	436,021
Daytime Workers	8,715	85,817	311,104
Daytime Residents	5,645	38,778	124,917

HOUSEHOLD INCOME			
Average Income	\$189,114	\$134,303	\$95,464
Median Income	\$111,102	\$75,862	\$60,800

RETAIL	1 MILE
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TERRELL PLAZA	22 Stores
SUNSET RIDGE	33 Stores
AUSTIN HWY SHOPPING CENTER	14 Stores



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CBRE



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written

agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Date

