



11503 NW MILITARY HIGHWAY, SAN ANTONIO, TX 78231

The Offices At Alon

fulcrum
DEVELOPMENT

CBRE



Work. Eat. Shop. Recharge. Repeat.

Located in the heart of San Antonio's North Central, Alon Town Centre is nestled in an idyllic space between neighborhoods, parks, and schools. Alon is a local's favorite when it comes to relevant amenities and is THE place where community meets convenience. This neighborhood center provides a place to work, meet for lunch, exercise, and pick up groceries, all without ever stepping into a car. Anchored by one of the highest-rated H-E-B's in the city, Alon stands as the most popular mixed-use destinations for offices in San Antonio.

Property Info

- Submarket- North Central
- Owner – Fulcrum Development
- Year Built – 2009
- Building Size – 105,519 SF
- Walk Score/Bike Score – 64/60
- EV Charging Available
- Parking – 5.00/1,000





Experience The Alon

* Beauty & Wellness

Airrosti
Alon Aesthetics Plastic Surgery
Alon Dental Care
Bellagio Nails
Cryofit
Dance Life Studio
Elements Therapeutic Massage
Great Clips
Implant Concierge, Llc
Radiant Waxing
Salon Boutique
Smart Barre
Stretchlab
The Joint Chiropractic
Epiphany Dermatology
The Yard Gym Alon
fresh-faced
The Parlour Gentlemens Grooming
Wildey Pediatric Dentistry



* Eats & Drinks

Chick-Fil-A
Chill N Nitrogen Ice Cream
El Mirasol At Alon
Jugo Juicery
Lennys Grill & Subs
Myron's Prime Steakhouse
Starbucks
South Flo Pizza
Vn Bistro
Whataburger

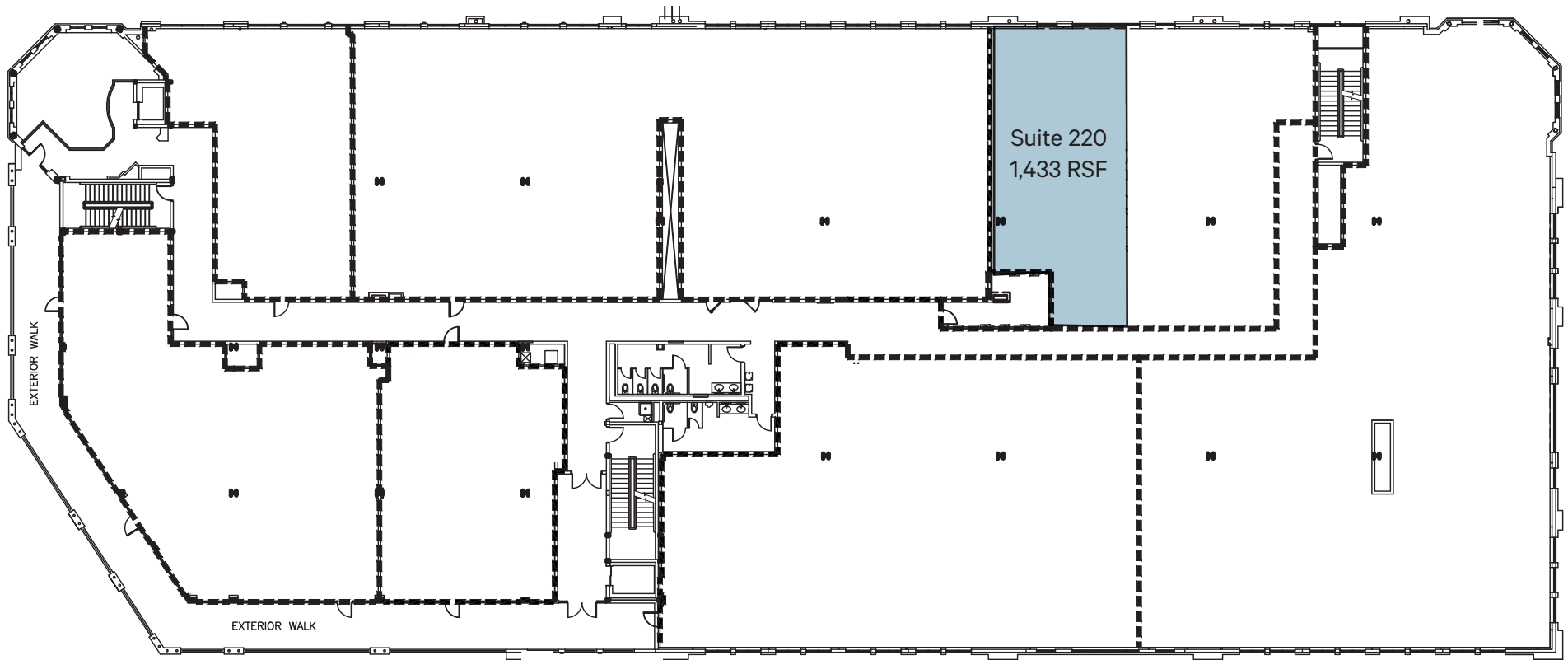


* Shopping

Breathe Gifts
Feather Your Nest
H-E-B
Moon Mippy
Star Chef Store
Twin Liquors
Woof Gang Bakery
Nothing Bundt Cakes
Credit Human



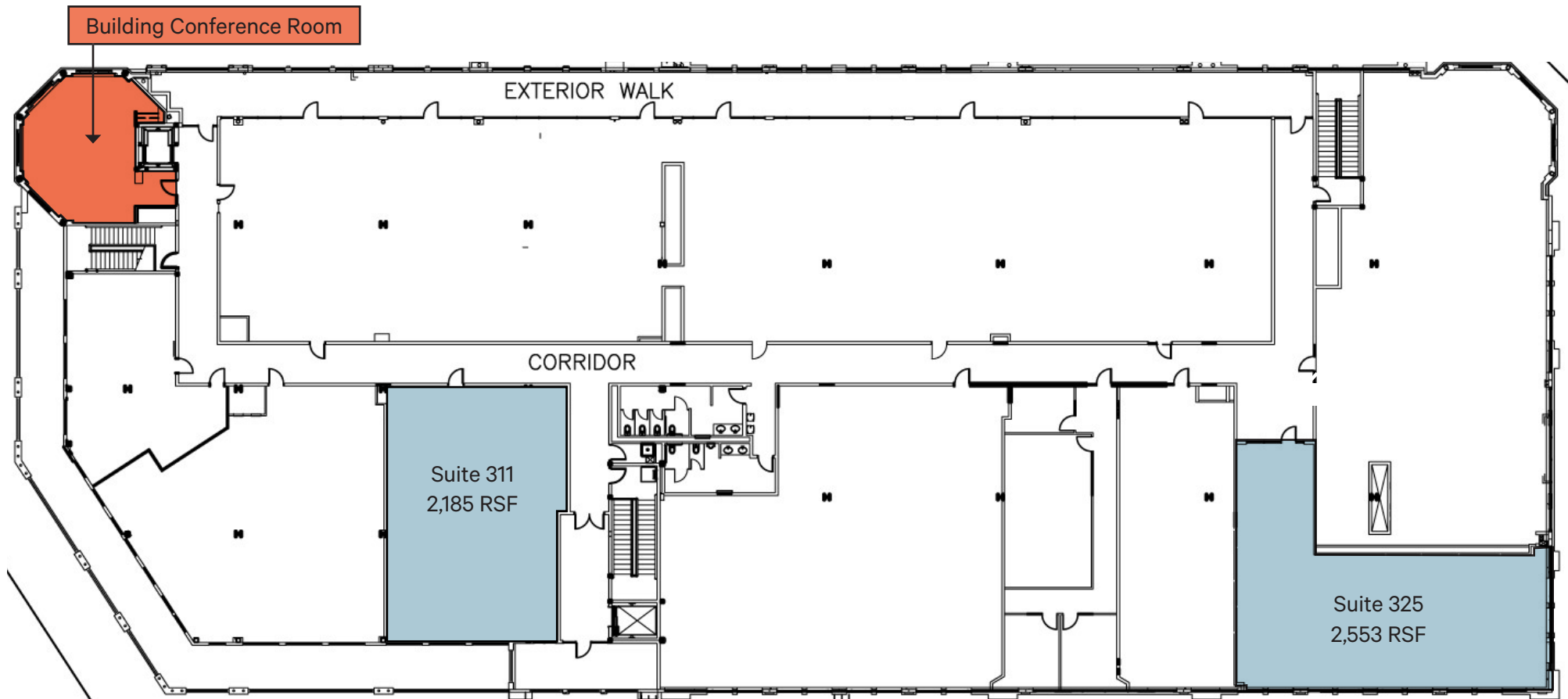
Second Floor Availability



 Available Space

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Third Floor Availability

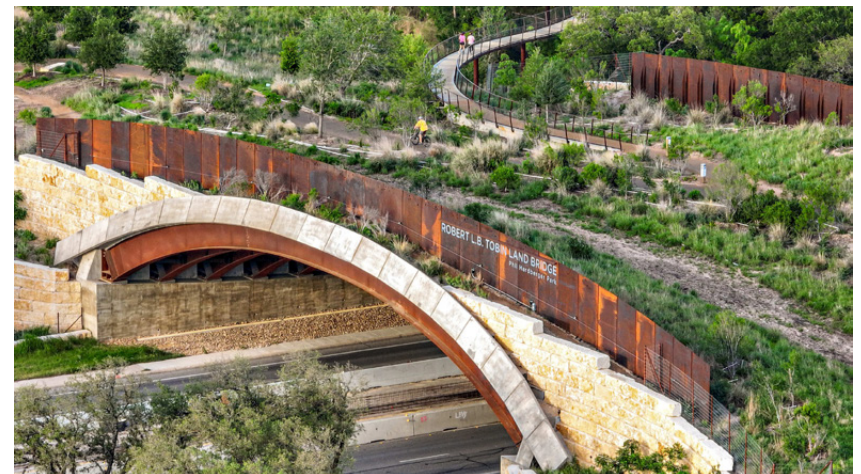


 Available Space

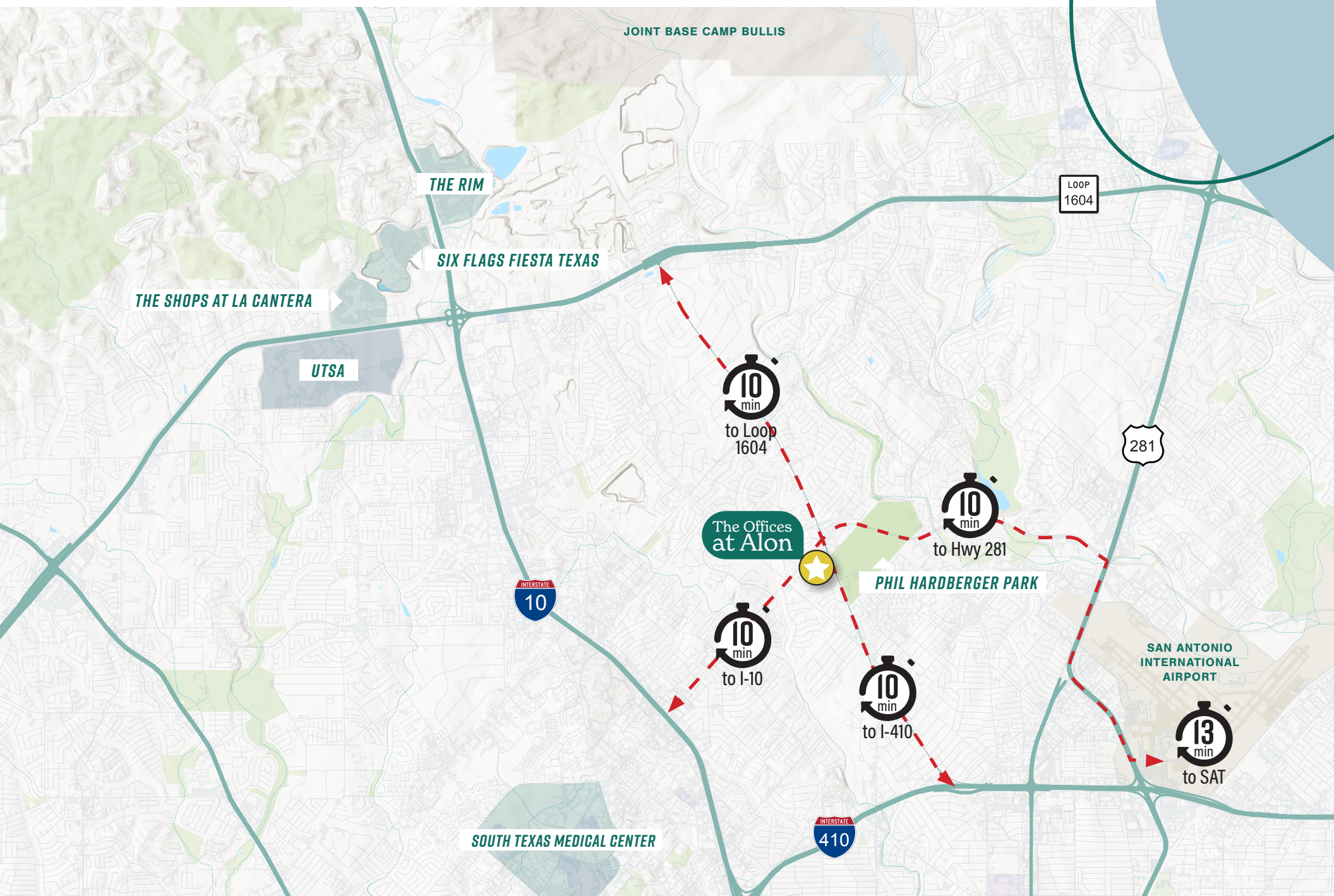
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THE BALANCED - LIFESTYLE ADVANTAGE AT ALON

The Offices at Alon prioritizes work and wellness as equal parts to a healthy life. Not only are the connections to movement and nature found at Alon by its outdoor balconies and numerous amenities, they are also found at nearby public parks and community centers just minutes away. The workplace has changed dramatically in recent years and at Alon, we are making sure that change is for the better, for everyone.



Drive Time



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www.cbre.com/sanantonio



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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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Buyer/Tenant/Seller/Landlord Initials

Date