

For Lease

Developed By
JEFCO
Development Corp.



Hunnington

Hunnington Properties, Inc.
1715 S. Capital of Texas Highway #101
Austin TX 78746

512-767-7442

hpiproperties.com

Shops at Richland Hills

8650 Potranco Rd.,
San Antonio, Texas 78251



SHOPS AT RICHLAND HILLS

8650 Potranco Rd., San Antonio, Texas 78251

PROPERTY INFORMATION

| | |
|-----------------|-------------------|
| Space Available | 1,200 - 16,364 SF |
| Rental Rate | Call For Pricing |
| NNN | \$10.00 PSF |
| Bay Depth | 76' |
| Parking Spaces | 112 |
| Total Sq Ft | 16,364 SF |

PROPERTY HIGHLIGHTS

- High-visibility end cap at signalized intersection with drive-thru capability
- Prime Potranco Rd. retail location between Ingram Rd. and Richland Hills
- Easy access with convenient ingress/egress from major roads
- Surrounded by national retailers, schools, and employment hubs
- Pad sites ideal for QSR, car wash, medical, and other high-traffic uses

DEMOGRAPHICS

| | |
|--------------------------|-------------------|
| Population (2025) | 1 mi. - 15,531 |
| | 3 mi. - 124,536 |
| | 5 mi. - 320,009 |
| Average Household Income | 1 mi. - \$96,602 |
| | 3 mi. - \$99,374 |
| | 5 mi. - \$100,577 |

| | |
|---------------|--|
| Traffic Count | Potranco Rd: 42,826 vpd Ingram Rd: 12,809 vpd |
|---------------|--|

FOR MORE INFORMATION

Gigi Gomel
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AJ Loudermilk
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Hunnington Properties, Inc.

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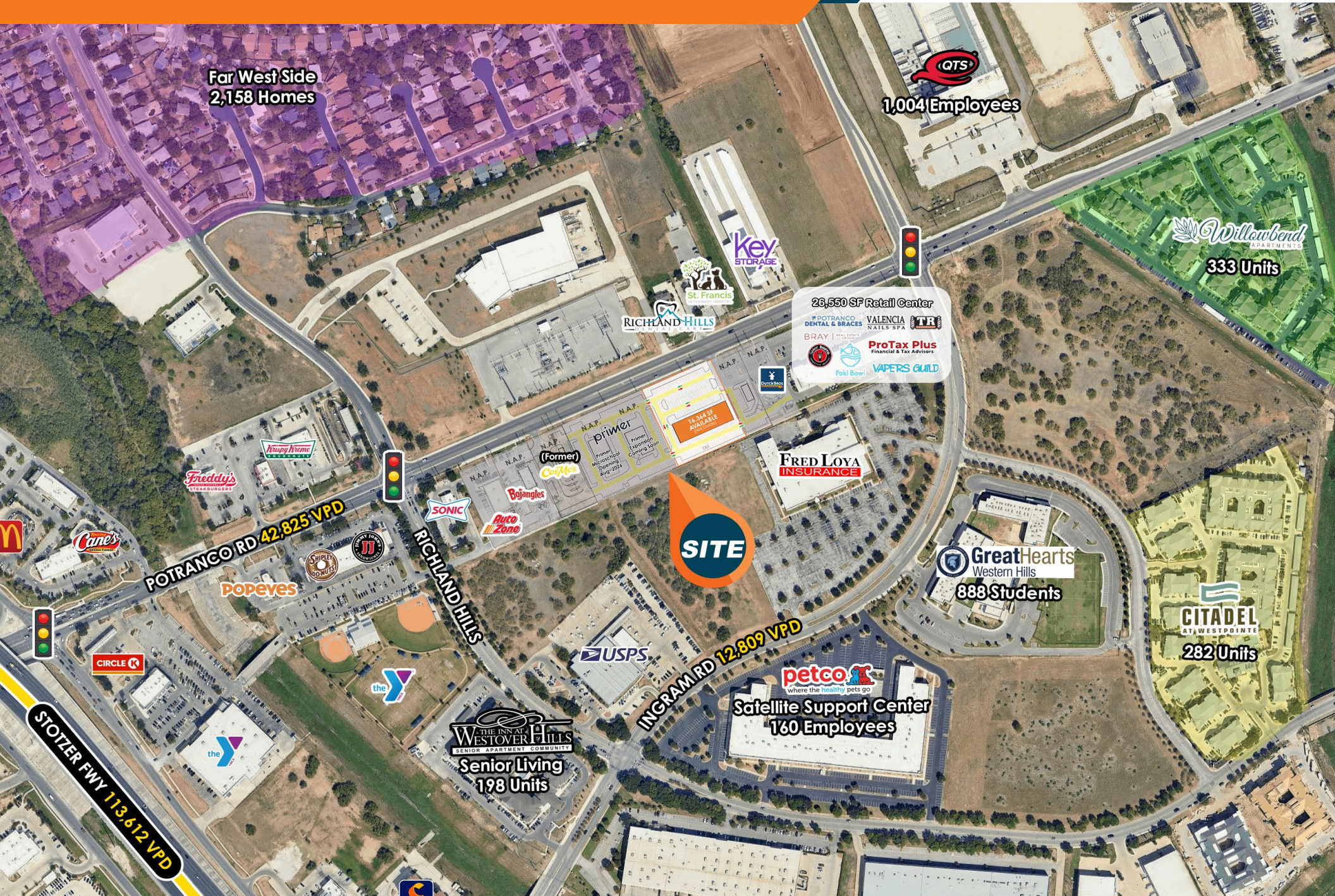


Site Plan



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SITE

Far West Side
2,158 Homes

Crown Meadows
440 Homes

MAA
400 Units

PECOS FLATS
384 Units

QTS
1,004 Employees

VILLAS
190 Units

amazon
1,200 Employees

26,550 SF Retail Center
BRAY | POTRANCO DENTAL & BRACES VALENCIA NAILS SPA
ProTax Plus Financial & Tax Advisors VAPERS GUILD

Willowood
333 Units

Microsoft
250,000 SF Facility

3,000 Employees

151 TEXAS

Bojangles Dutch Bros Wendy's Cane's
AutoZone POPEYES McDonald's
Freddy's CIRCLE K SONIC

FRED LOYA INSURANCE

GreatHearts Western Hills
888 Students

CITADEL AT WESTPOINTE
282 Units

Quality BW | Best Western GameStop
WOODFOREST IBC BANK
verizon Walmart HOMEWOOD SUITES
MURPHY USA CHARLEY'S STAYBRIDGE SPRINTGILL SUITES

INTERSTATE 410

Starbucks BURGER KING
Tropical CAFE Shell Chevron
DUNKIN' jiffy lube
Exon Arby's

Comfort FIRST WATCH Marble SLAB Creamery Panera
Public Storage CIRCLE K
Valero Freebirds
Great Clips FIVE GUYS
jamba

Starbucks Pizza Hut ME MOD PIZZA claire's
DOLLAR TREE carter's
target ROSS CITI TRENDS ULTA SALLY BEAUTY
Bath & Body Works AMERICA'S BEST popshelf
LOWE'S GNC MELROSE FIVE BEL'W
CVS pharmacy JAMES & AVERY

Green Dash CAR WASH CIRCLE K QUINTA
Valero SMOOTHIE KING HARBOR FREIGHT
FIREHOUSE SUBS LA FITNESS
Cheddar's CHASE

Storage Mart

I-410 142,986 VPD

Far West Side
2,158 Homes

STOTZER FWY 113,612 VPD

151 TEXAS

DALIAN MONTERREY VILLAGE
360 Units

MAIN EVENT
Egheleon
239 Units

Schlitzsky's Bank of America UPS
VISIONWORKS MATTRESS FIRM
Office DEPOT OfficeMax SportClips
LESLIES Carin's PETSMART
IHOP

TEXAS BIOMEDICAL RESEARCH INSTITUTE
10,000 Students

HOOTERS

bel

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Hunington



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Microsoft is pushing further into Medina County with two new data centers.

By James McCandless - Reporter, San Antonio Business Journal

A tech giant is continuing its push to reshape the land west of San Antonio. Washington based software giant Microsoft (Nasdaq: MSFT) is planning two new massive data centers in Medina County, according to filings with the Texas Department of Licensing and Regulation. Dubbed "SAT93" and "SAT94," the two structures would be 245,000 square feet each and rise at a parcel of land the firm owns north of the County Road 381 and 385 intersection, just north of Potranco Road. The two projects combined are estimated to cost \$700 million, though those estimates are usually subject to change. The greater San Antonio region has attracted a number of players in the data center space, hoping to take advantage of the relatively cheap land that dots the outer edges of the city. Microsoft may be the most prolific of those players, with the most recent example being a 106,000-square-foot center 10 minutes west of these new projects at 18844 FM 1957 north of Castroville. Others include Stream Data Centers and CyrusOne. Construction is scheduled to start in May and wrap in June 2027. The company has yet to comment on specific data center developments in the region, but in a previous statement a spokesperson said it was committed to supporting industries in the state that wanted to use Microsoft's cloud computing apparatus. "Microsoft has a 15-year history in Texas and we believe there is great opportunity for Microsoft's cloud services to continue supporting local businesses, regional economic growth and innovation," the company has said. Gensler is the architectural firm.



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.

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.

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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|--|------------------------------|---|------------------------------|
| <u>Hunington Properties, Inc.</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name | <u>454676</u> License No. | <u>sandy@hpiproperties.com</u> Email | <u>713.623.6944</u> Phone |
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| <u>AJ Loudermilk</u> Sales Agent/Associate's Name | <u>693472</u> License No. | <u>aj@hpiproperties.com</u> Email | <u>713.623.6944</u> Phone |

Buyer/Tenant/Seller/Landlord Initials

Date