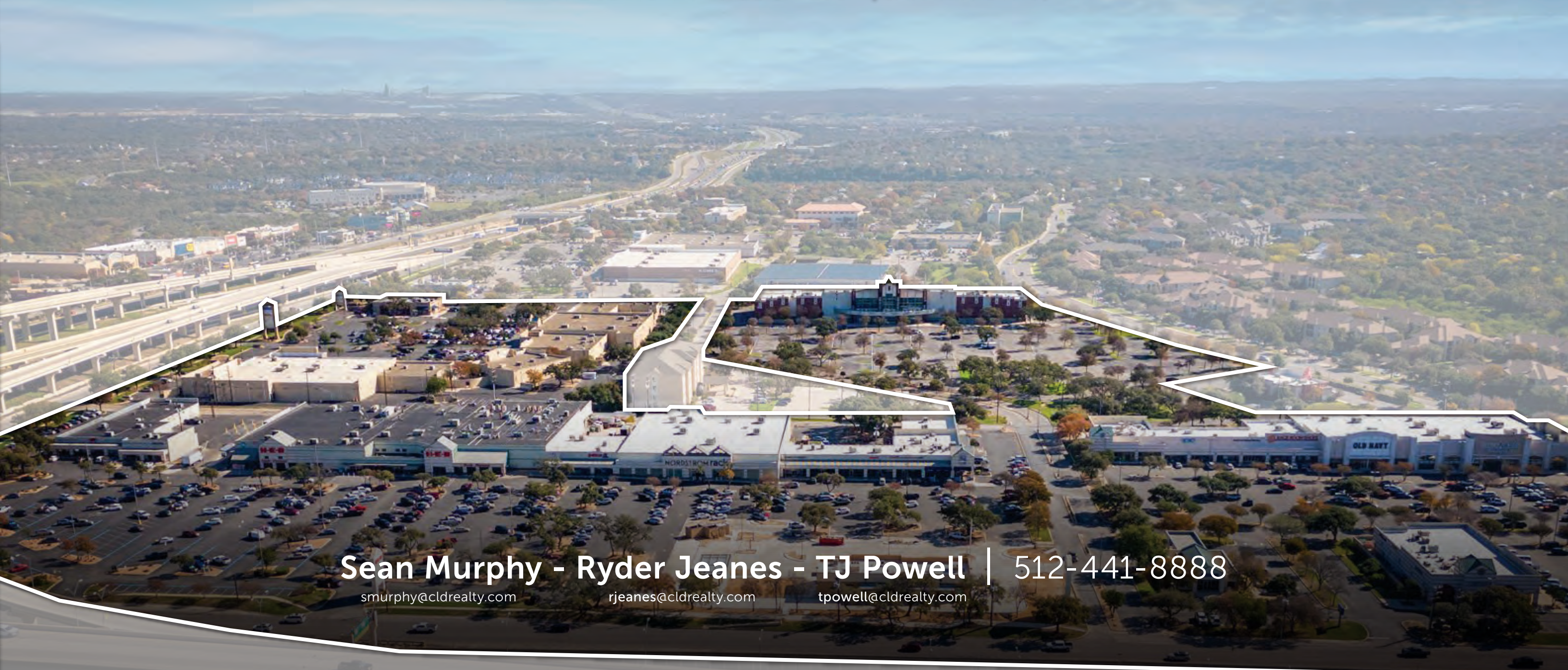




NORTHWOODS | SHOPPING CENTER

US HWY 281 NORTH & LOOP 1604 | SAN ANTONIO, TX



Sean Murphy - Ryder Jeanes - TJ Powell | 512-441-8888
smurphy@cldrealty.com rjeanes@cldrealty.com tpowell@cldrealty.com



NORTHWOODS | SHOPPING CENTER

Northwoods Shopping Center is a Class A Retail center at the southeast corner of US Hwy 281 North and Loop 1604 in San Antonio. With high visibility, excellent foot traffic and a diversified tenant mix, Northwoods has become a retail destination for the booming North Central San Antonio trade area.



439,569 Total SF

6.7M Annual Visitors (per Placer.ai data)

Strong Performing Retailers

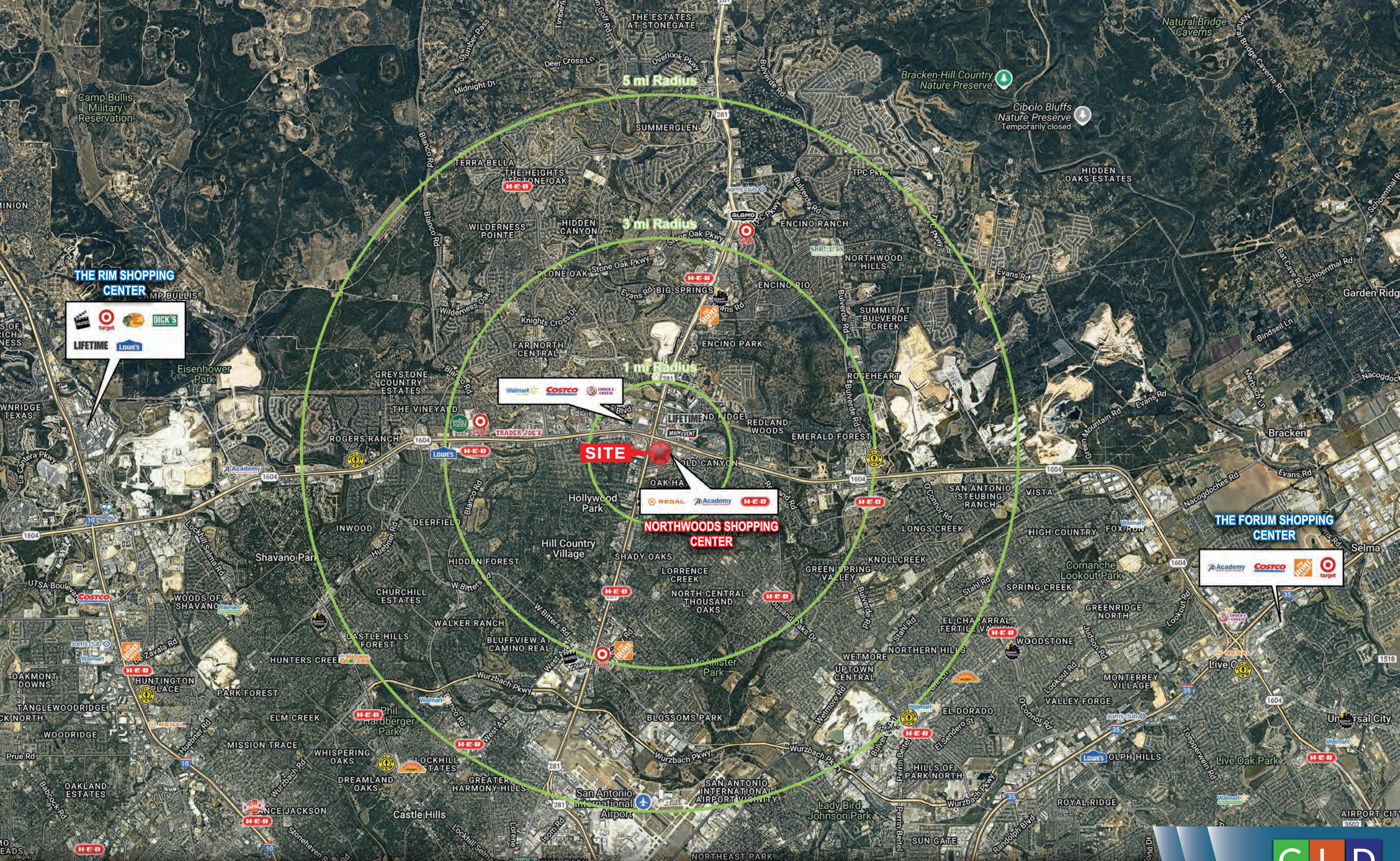
Diverse Affluent Customer Base

226,285 Population (5mi)

\$147,624 Avg. HH Income (5mi)

NORTHWOODS | SHOPPING CENTER

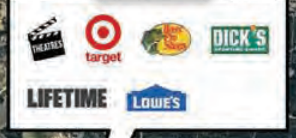




SITE

NORTHWOODS SHOPPING CENTER

THE RIM SHOPPING CENTER



THE FORUM SHOPPING CENTER





GameStop
ROSS
CVS pharmacy
Office Depot
OfficeMax
Sears
ACE
Target
GOLF GALAXY
LA FITNESS
WALMART

GameStop
ROSS
Kirklands
Target
CVS pharmacy
ALAMO
petco
DSW
HomeGoods

CVS pharmacy
WALMART
PET SUPPLIES PLUS
SPROUTS
SONIC

Classen-Steubing Ranch Park
204 Acres

Reagan High
3,409 Students

The Orthopedic Hospital at North Central Baptist
60 Beds / 76,000 SF

Methodist Hospital Stone Oak
292 Beds / 300,000 SF

San Antonio Christian School
937 Students

Hill Middle School
1,083 Students

SITE

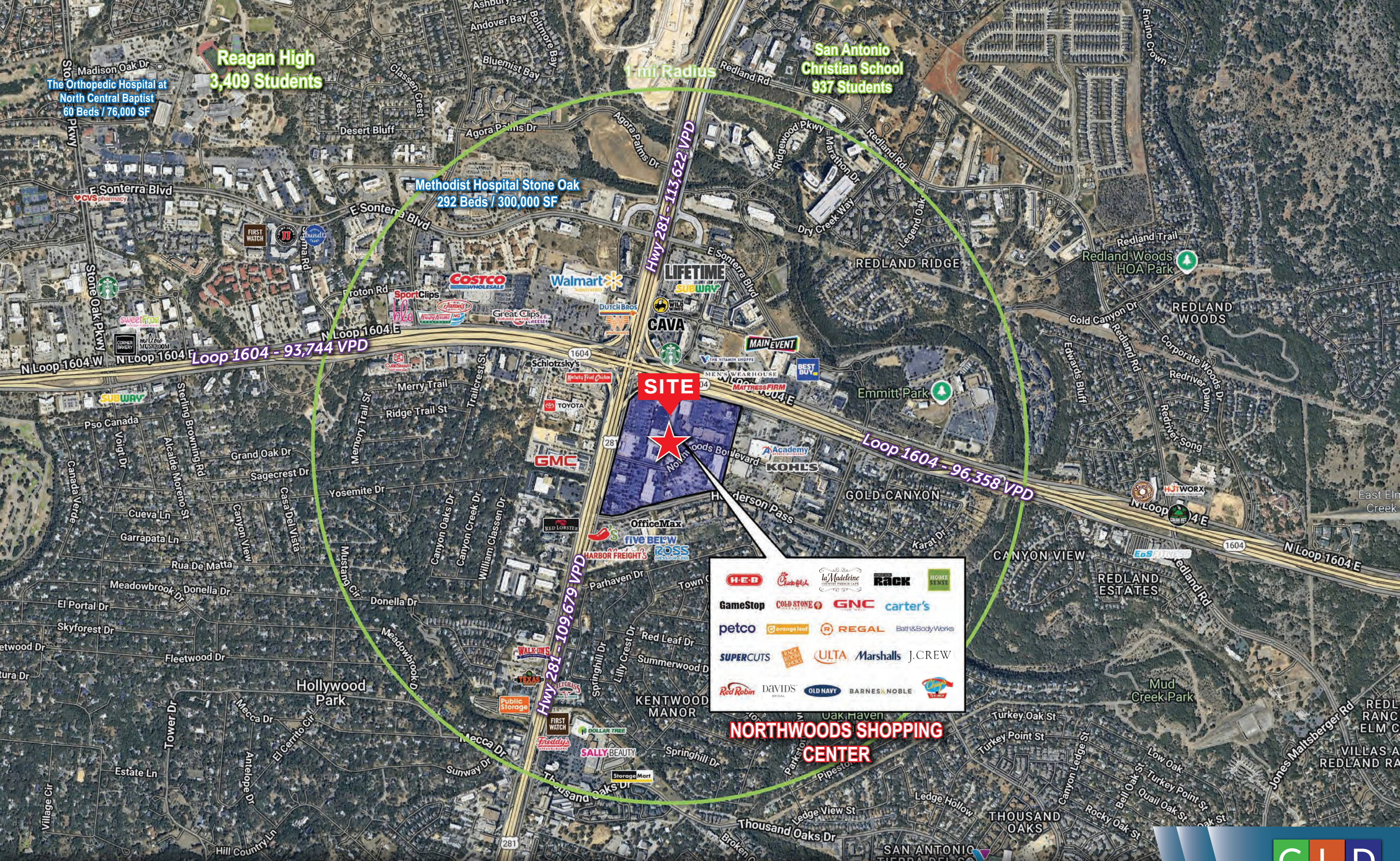
GameStop
petco
REGAL
Marshall's
J.CREW
Red Robin
DAVID'S
BARNES & NOBLE

NORTHWOODS SHOPPING CENTER

OLLIE'S
TACO BELL
HEB
CVS pharmacy
MCDONALD'S

CAVA
CVS pharmacy
WALMART
Target
Hooters
Churley's
PET SMART

GameStop
Arby's
ROSS
petco
MCDONALD'S
HEB
WALMART



H-E-B	Chick-fil-A	La Madeleine	Rack	HOME SENSE
GameStop	COLD STONE	GNC	carter's	
petco	orange leaf	REGAL	Bath & Body Works	
SUPERCUTS	Orange	ULTA	Marshalls	J.CREW
Red Robin	DAVID'S BRIDAL	OLD NAVY	BARNES & NOBLE	TOYS 'R US

NORTHWOODS SHOPPING CENTER



South Texas Spine
& Surgical Hospital
30 Beds

Villages On Sonterra III
360 Units

Hwy 281 - 113,622 VPD

Dwell at Legacy
289 Units

Dwell at Legacy
324 Units

Loop 1604 - 93,744 VPD

SITE

Loop 1604 - 96,358 VPD

Hwy 281 - 109,679 VPD





1.	Solymar Med Spa	
2.	Northwoods Dental Spa	
3.	1,380 SF AVAILABLE – Suite 106	
4.	1,380 SF AVAILABLE – Suite 108	
5.	2,025 SF AVAILABLE – Suite 110	
6.	AAA	
7.	PT Solutions	
8.	GNC	
9.	HEB	
10.	Leslie's Pool Supplies	
11.	Petco	
12.	Nordstrom Rack	
13.	Veneto Nails	
14.	2,567 SF AVAILABLE – Suite 112	
15.	2,100 SF AVAILABLE – Suite 110	
16.	1,592 SF AVAILABLE – Suite 108	
17.	Zales Jewelers	
18.	Fish City Grill	
19.	Learning Foundations Cognitive Training Center	
20.	1,563 SF AVAILABLE – Suite 100	
21.	Honey Pig Korean BBQ	
22.	Chick-Fil-A	
23.	PNC Bank	
24.	La Madeleine	
25.	Orange Leaf Yogurt	
26.	Visionworks	
27.	Chuy's Tex-Mex	
28.	PAD SITE AVAILABLE	
29.	Barnes & Noble	
30.	Old Navy	
31.	Rack Room Shoes	
32.	Bath & Body Works	
33.	1,113 SF AVAILABLE - Suite 108	
34.	Carter's	
35.	J. Crew Factory	
36.	PAD SITE AVAILABLE	
37.	Regal Northwoods	
38.	3,960 SF 2nd Gen Restaurant AVAILABLE SOON – Suite 123	
39.	3,115 SF AVAILABLE SOON – Suite 121	
40.	Joint Chiropractic	
41.	Gamestop	
42.	Alamo Eye Care	
43.	Marshalls	
44.	ULTA Beauty	
45.	5,000 SF AVAILABLE – Suite 101	
46.	David's Bridal	
47.	Lane Bryant	
48.	1,367 SF AVAILABLE – Suite 114	
49.	Homesense	
50.	Northwoods Nails & Spa	
51.	Supercuts	
52.	O'Shaughnessy Custom Framing	
53.	Red Robin	
54.	Cold Stone Creamery	

PHASE I

PHASE II

PHASE III

AVAILABLE
AVAILABLE
W/ 30 DAY NOTICE



Information About Brokerage Services

Texas law requires all real estate licensees 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 actives, 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 on 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 listening 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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