

# MCCRELESS MARKET CENTER

## Retail & Pad Sites For Lease

4130 S New Braunfels Ave / San Antonio, TX 78223



### AVAILABLE SPACE

Bldg G - Suite 103: 1,200 sf

Bldg G - Suite 104: 1,260 sf

Bldg H - Suite 104: 4,500 sf

Bldg R - Suite 103: 1,100 sf

Bldg R - Suite 105: 2,600 sf

Bldg K - Suite 105: 2,400 sf

(Second generation restaurant space)

### Pad Sites for Ground Lease or BTS

### SOME OF THE MAJOR TENANTS INCLUDE

H.E.B Plus, Marshall's, Burlington, Cinemark Theatres, Shoe Carnival, The Children's Place, Rainbow, Wingstop, Chick-Fil-A and many more.



# MCCRELESS MARKET CENTER

4130 S New Braunfels Ave / San Antonio, TX 78223

## Available Space



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

4.26.23



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

**ERIC LUNDBLAD**  
210.918.6402 direct  
210.366.2222 mobile  
[elundblad@endurasa.com](mailto:elundblad@endurasa.com)

# MCCRELESS MARKET CENTER

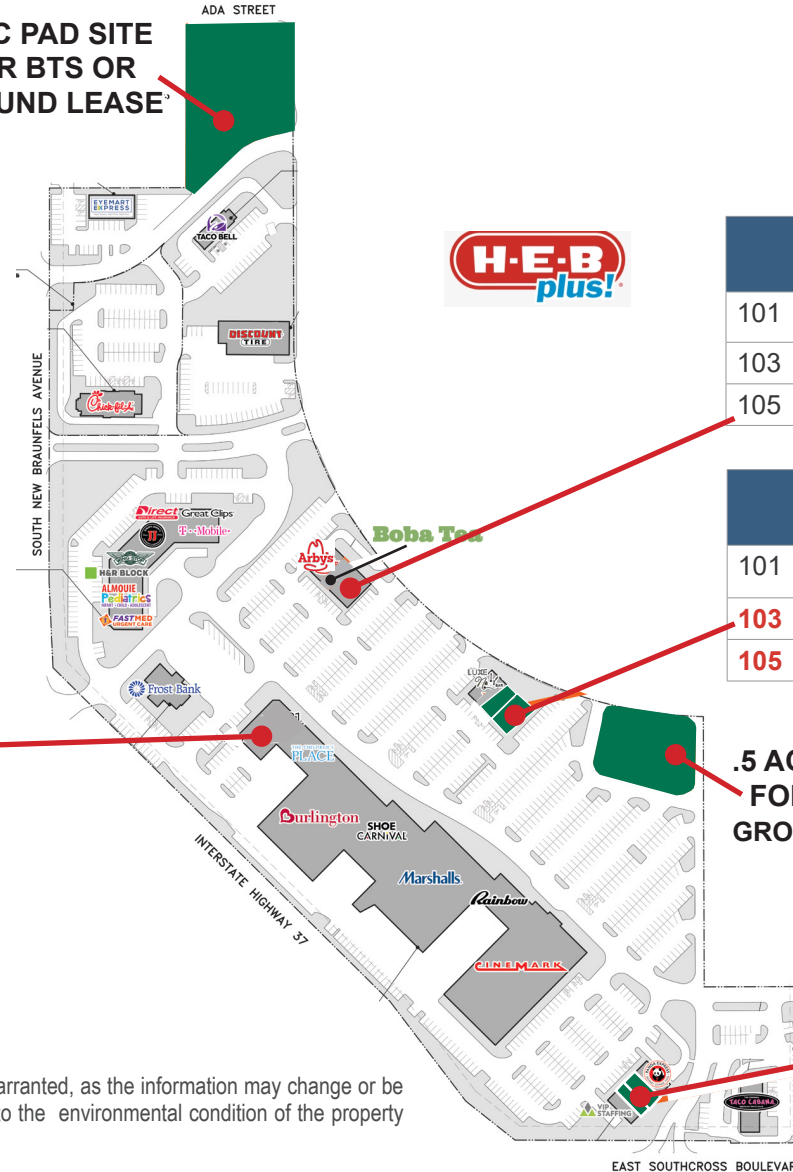
4130 S New Braunfels Ave / San Antonio, TX 78223

## Site Plan

BUILDING M Address: 4130	
101	T-Mobile
103	Great Clips
104	Direct General
106	Jimmy Johns
107	Wingstop
108	H&R Block
110	Almouie Pediatrics
112	Align Med Chiropractor
114	FastMed

BUILDING H Address: 4224	
101	Fantasy Nails
<b>104</b>	<b>AVAILABLE 4,500 SF</b>
109	Children's Place
201	Burlington
301	Shoe Carnival
401	Marshall's
501	Rainbow

**.8 AC PAD SITE  
FOR BTS OR  
GROUND LEASE**



BUILDING K Address: 4138	
101	Arby's
103	Boba Tea
105	<b>AVAILABLE - 2,400 SF</b> (Second generation restaurant space)

BUILDING R Address: 4156	
101	Luxx Nail Bar
103	<b>AVAILABLE - 1,100 SF</b>
105	<b>AVAILABLE - 2,600 SF</b>

**.5 AC PAD SITE  
FOR BTS OR  
GROUND LEASE**

BUILDING G Address: 4248	
101	Panda Express
103	<b>AVAILABLE - 1,200 SF</b>
104	<b>AVAILABLE - 1,260 SF</b>
105	VIP STAFFING

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



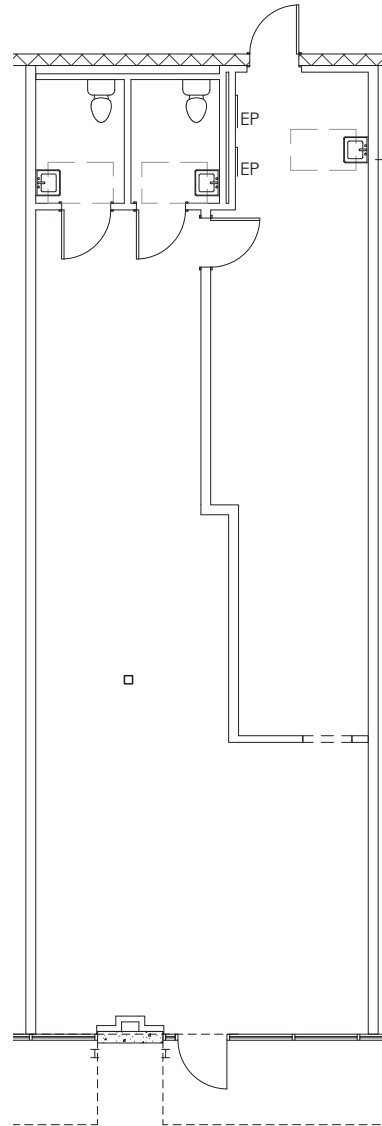
9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
www.endurasa.com

**ERIC LUNDBLAD**  
210.918.6402 direct  
210.366.2222 mobile  
elundblad@endurasa.com

# MCCRELESS MARKET CENTER

4130 S New Braunfels Ave / San Antonio, TX 78223

## Floor Plan



**Bldg G (4248)**  
**Suite 103**  
**1,200 sf**

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



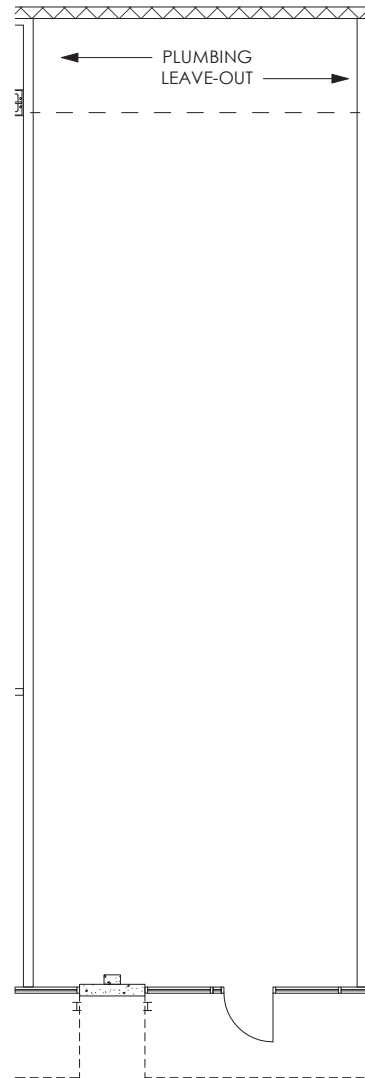
9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

**ERIC LUNDBLAD**  
210.918.6402 direct  
210.366.2222 mobile  
[elundblad@endurasa.com](mailto:elundblad@endurasa.com)

# MCCRELESS MARKET CENTER

4130 S New Braunfels Ave / San Antonio, TX 78223

## Floor Plan



**Bldg G (4248)**  
**Suite 104**  
**1,260 sf**

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



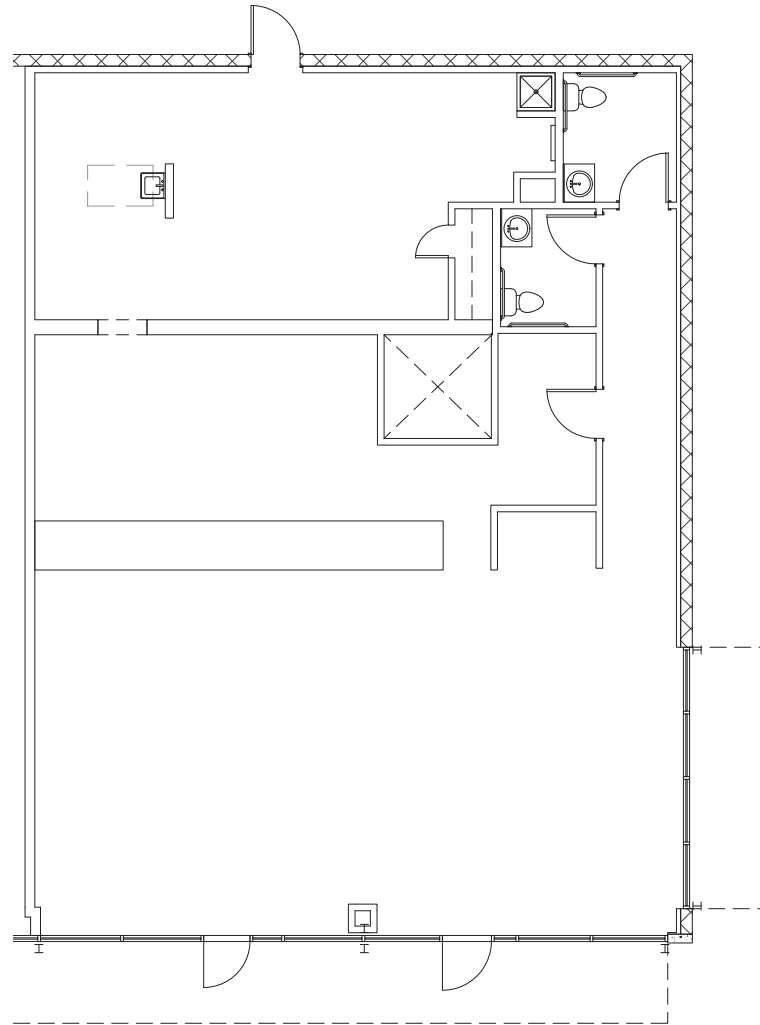
9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

**ERIC LUNDBLAD**  
210.918.6402 direct  
210.366.2222 mobile  
[elundblad@endurasa.com](mailto:elundblad@endurasa.com)

# MCCRELESS MARKET CENTER

4130 S New Braunfels Ave / San Antonio, TX 78223

## Floor Plan



**Bldg K (4138)**  
**Suite 105**  
**2,400 sf**

(Second generation restaurant space)

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



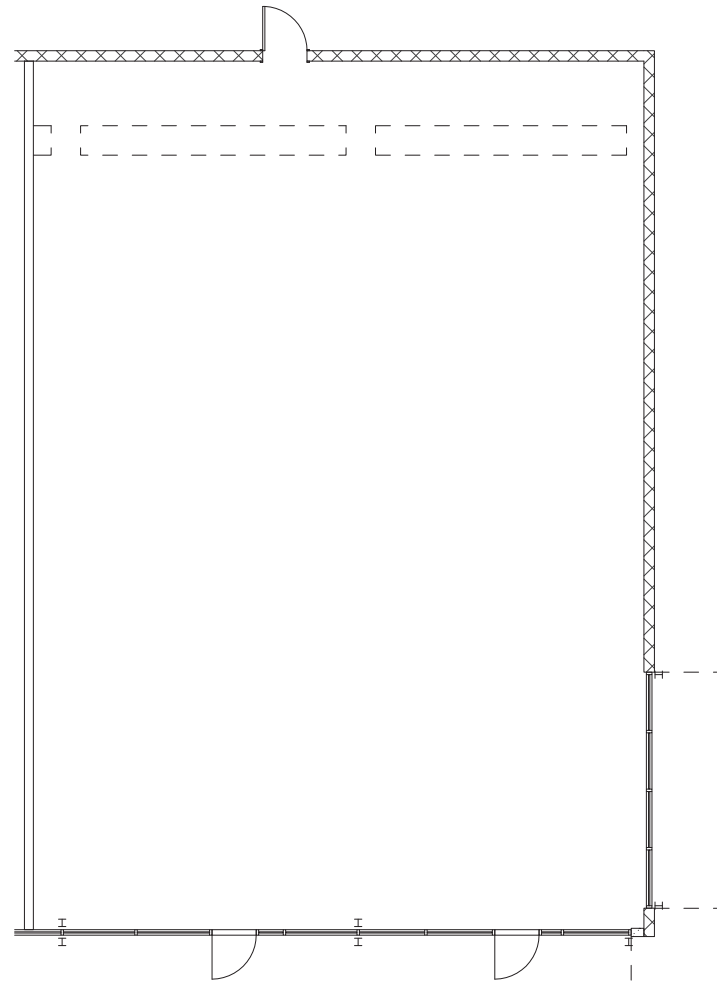
9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

**ERIC LUNDBLAD**  
210.918.6402 direct  
210.366.2222 mobile  
[elundblad@endurasa.com](mailto:elundblad@endurasa.com)

# MCCRELESS MARKET CENTER

4130 S New Braunfels Ave / San Antonio, TX 78223

## Floor Plan



**Bldg R (4156)**  
**Suite 105**  
**2,600 sf**

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



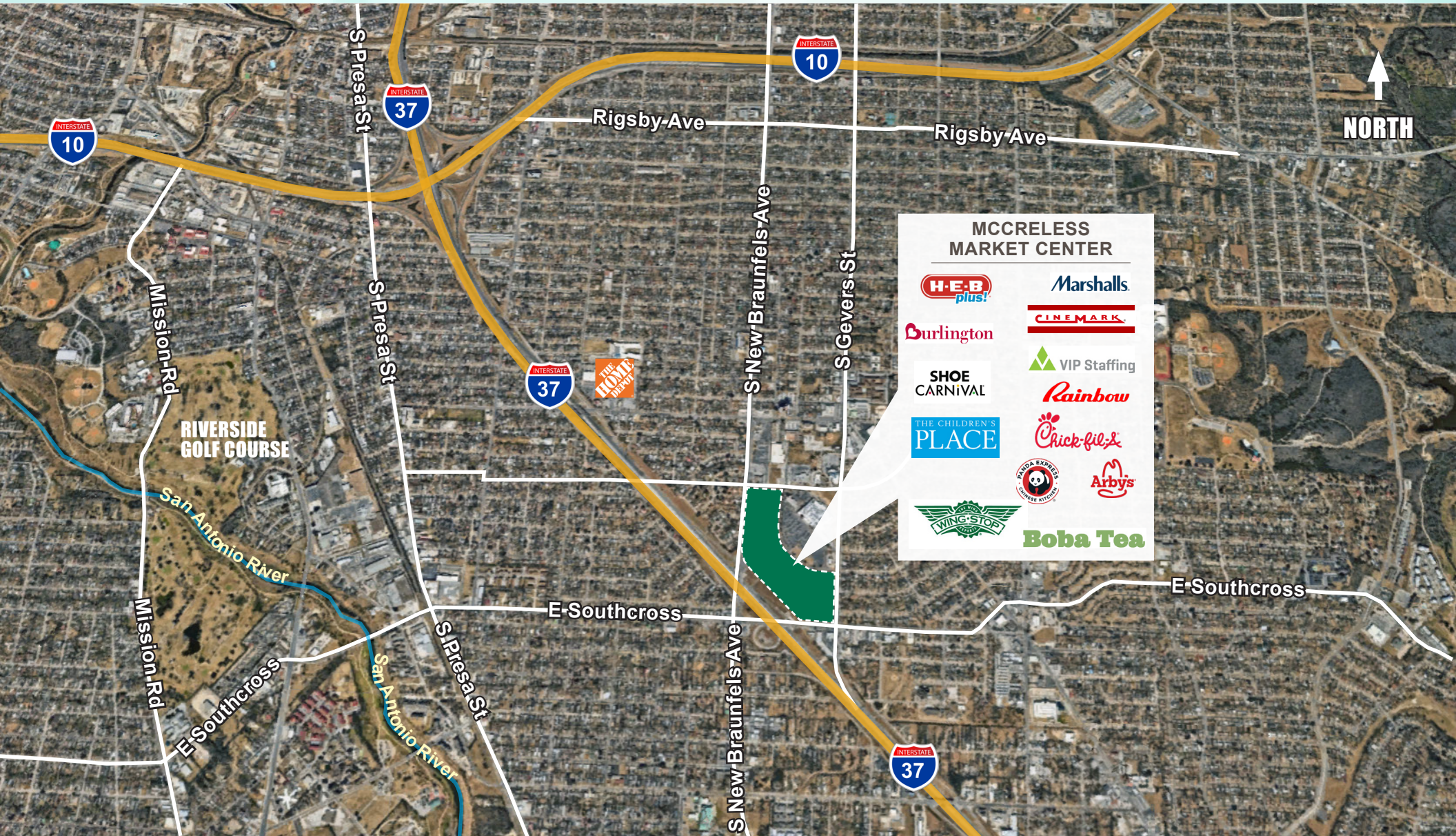
9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
[www.endurasa.com](http://www.endurasa.com)

**ERIC LUNDBLAD**  
210.918.6402 direct  
210.366.2222 mobile  
[elundblad@endurasa.com](mailto:elundblad@endurasa.com)

# MCCRELESS MARKET CENTER

4130 S New Braunfels Ave / San Antonio, TX 78223

Aerial View



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
www.endurasa.com

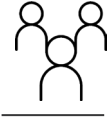
ERIC LUNDBLAD  
210.918.6402 direct  
210.366.2222 mobile  
elundblad@endurasa.com



# MCCRELESS MARKET CENTER

4130 S New Braunfels Ave / San Antonio, TX 78223

## Demographics



**1 MILE**

ESTIMATED POPULATION  
18,933

ESTIMATED HOUSEHOLDS  
6,716

ESTIMATED MEDIAN HOUSEHOLD INCOME  
\$36,623

ESTIMATED MEDIAN HOME VALUE & YEAR BUILT  
\$83,702  
1956

**3 MILE**

ESTIMATED POPULATION  
128,669

ESTIMATED HOUSEHOLDS  
43,519

ESTIMATED AVG. HOUSEHOLD INCOME  
\$38,819

ESTIMATED MEDIAN HOME VALUE & YEAR BUILT  
\$94,797  
1959

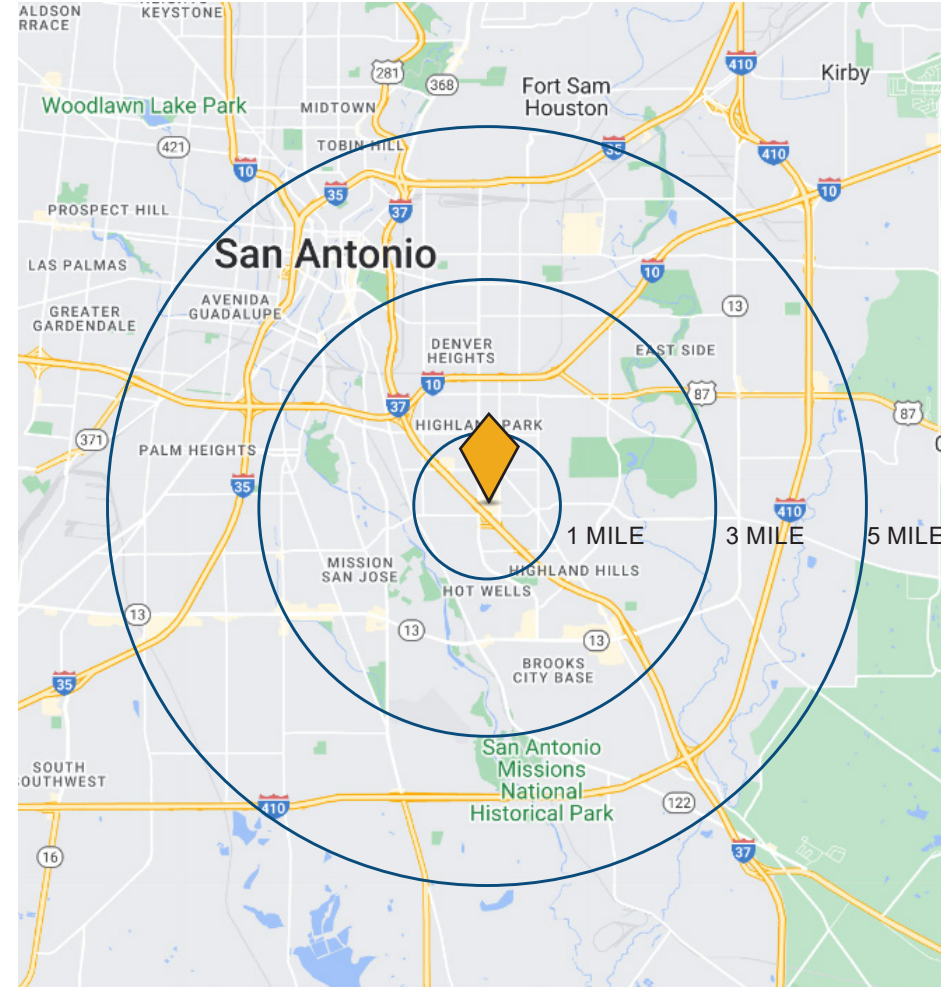
**5 MILE**

ESTIMATED POPULATION  
310,738

ESTIMATED HOUSEHOLDS  
101,833

ESTIMATED AVG. HOUSEHOLD INCOME  
\$38,679

ESTIMATED MEDIAN HOME VALUE & YEAR BUILT  
\$93,770  
1962



Source: 2022 Costar

### TRAFFIC COUNT

HWY 281 @ I-37: 93,883 VPD

E SOUTHCROSS BLVD @ E SOUTHCROSS: 17,149

S NEW BRAUNFELS @ SALLY GAY DR: 13,873 VPD

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



9311 San Pedro Ave., Ste. 850  
San Antonio, Texas 78216  
210.366.2222 office / 210.366.2231 fax  
www.endurasa.com

**ERIC LUNDBLAD**  
210.918.6402 direct  
210.366.2222 mobile  
elundblad@endurasa.com



# Information About Brokerage Services

11-2-2015

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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_