

BARSHOP & OLES

C O M P A N Y

NORTHWOODS SHOPPING CENTER



**for rental rates
& availability**

call leasing associate for pricing

The Northwoods Shopping Center is a 693,000 square foot regional community center located at the intersection of U.S. Highway 281 North and Loop 1604 in north central San Antonio. The project is anchored by recently renovated and expanded HEB Grocery store, and includes other quality major tenants such as Stein Mart, Regal Cinema, Barnes & Noble, Old Navy, Pier 1 Imports, Bed Bath & Beyond, Marshall's, Academy Sports & Outdoors, Kohl's, and Ulta Beauty. The tenant mix of the center is complimented by a unique blend of retail, restaurant and service tenants that are well positioned to serve the rapidly growing trade area. Northwoods is part of a larger mixed-used project developed by Barshop & Oles Company which also includes office, luxury multifamily and hotel properties.

BARSHOP & OLES COMPANY | 801 CONGRESS AVENUE, SUITE 300 | AUSTIN, TEXAS 78701

PHONE: 512.477.1212 | FAX: 512.495.9875

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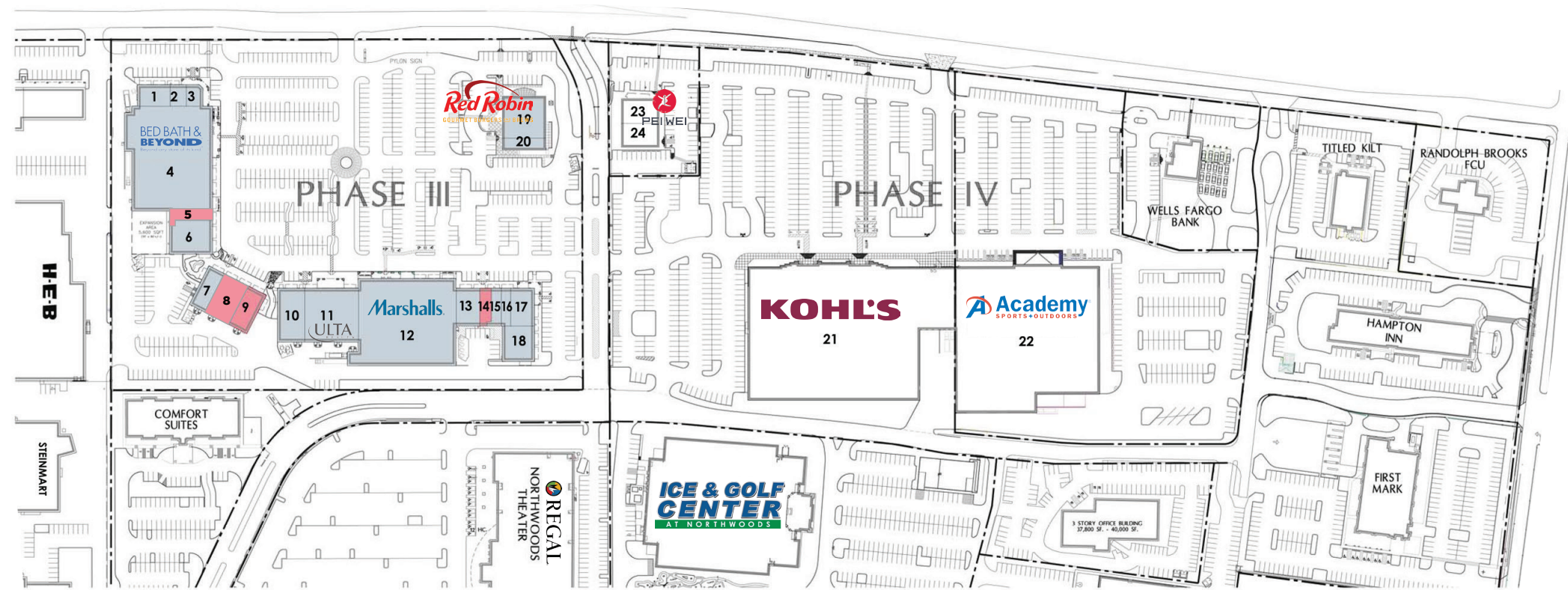
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NORTHWOODS SHOPPING CENTER PHASE I & II



1 AVAILABLE STE. 102	1,380 SF	13 HILLJE MUSIC CENTER STE. 112	2,567 SF	25 BATH & BODY WORKS STE. 112	2,690 SF
2 NORTHWOODS DENTAL SPA STE. 104	2,760 SF	14 SPRINT STE. 110	2,100 SF	26 RACK ROOM SHOES STE. 116	6,218 SF
3 AVAILABLE STE. 106	1,380 SF	15 STARBUCKS COFFEE STE. 108	1,592 SF	27 OLD NAVY STE. 118	15,000 SF
4 AVAILABLE STE. 108	1,380 SF	16 ZALES THE DIAMOND STORE OUTLET STE. 106	2,608 SF	28 BARNES & NOBLE BOOKSELLERS STE. 140	26,500 SF
5 AVAILABLE STE. 200	8,000 SF	17 FISH CITY GRILL STE. 104	2,800 SF	29 VISIONWORKS STE. 250	3,319 SF
6 T-MOBILE STE. 210	2,205 SF	18 LEARNING FOUNDATIONS STE. 102	1,954 SF	30 ORANGE LEAF YOGURT STE. 225	1,581 SF
7 GENERAL NUTRITION CENTER STE. 218	1,295 SF	19 AVAILABLE STE. 100	1,563 SF	31 LA MADELEINE STE. 201	4,200 SF
8 H-E-B (INCLUDES RX DRIVE THRU AREA)	84,692 SF	20 AVAILABLE STE. 94	5,000 SF	32 COMPASS BANK STE. 18080	3,050 SF
9 LESLIE'S POOL SUPPLIES STE. 134	3,481 SF	21 PIER 1 IMPORTS STE. 1812	8,895 SF	33 CHUY'S STE. 18008	7,658 SF
10 PETCO STE. 130	4,019 SF	22 AVAILABLE STE. 104	6,500 SF	34 PAD SITE AVAILABLE	5,000 SF
11 STEIN MART STE. 1813	34,966 SF	23 CARTER'S BABIES & KIDS STE. 106	3,815 SF		
12 AVAILABLE STE. 116	1,633 SF	24 MEMORY MAGIC STE. 108	1,113 SF		

NORTHWOODS SHOPPING CENTER PHASE III & IV



1 NORTHWOODS NAILS & SPA STE. 101	2,447 SF	13 ALAMO EYE CARE STE. 117	3,080 SF
2 SUPERCUTS STE. 103	1,193 SF	14 AVAILABLE STE. 1118	1,427 SF
3 O'SHAUGHNESSY CUSTOM FRAMING STE. 105	1,215 SF	15 GAME STOP STE. 119	1,373 SF
4 BED BATH & BEYOND STE. 107	30,256 SF	16 THE JOINT CHIROPRACTIC STE. 120	1,225 SF
5 AVAILABLE STE. 114	1,367 SF	17 BRAIN BALANCE ACHIEVEMENT CENTER STE. 121	3,115 SF
6 LANE BRYANT STE. 115	5,033 SF	18 STOUT'S PIZZA COMPANY STE. 123	3,960 SF
7 BATH PLANET STE. 101	2,560 SF	19 RED ROBIN GOURMET BURGERS STE. 102	6,332 SF
8 AVAILABLE APRIL 2019 STE. 102	4,000 SF	20 COLD STONE CREAMERY STE. 104	1,947 SF
9 AVAILABLE STE. 104	3,040 SF	21 KOHL'S	88,305 SF
10 AVENUE STE. 101	5,000 SF	22 ACADEMY SPORTS & OUTDOORS	68,900 SF
11 ULTA BEAUTY STE. 104	10,000 SF	23 PEI WEI ASIAN DINER	3,220 SF
12 MARSHALLS STE. 109	30,004 SF	24 FIREHOUSE SUBS	1,600 SF

NNN's

Phase I \$7.98 PSF
 Phase II \$10.53 PSF
 Phase III \$9.06 PSF

TI ALLOWANCE

Negotiable

TRADE AREA &
PROPERTY
HIGHLIGHTS

Strategic location at the intersection of two major roadways (U.S. Highway 281 North & Loop 1604)

- Dominant Anchor line-up, including H-E-B Grocery, Steinmart, Old Navy, Barnes & Noble, Marshall's, Ulta Beauty and Bed Bath & Beyond
- Strong area demographics

DEMOGRAPHICS

	1-Mile	3-Miles	5-Miles
<i>Population</i>	8,879	86,573	228,392
<i>Av. Household Income</i>	\$104,225.69	\$111,638.29	\$114,256.40
<i>Households</i>	3,564	34,725	89,203

Source: Claritas - Pop-Facts Premier 2019

TRAFFIC COUNTS

US Highway 281 North

South of Loop 1604 105,259 VPD

North of Loop 1604 103,023 VPD

Loop 1604

East of US Hwy 281 North 101,873 VPD

FM 2338 north of intersection 13,700 VPD

Source: Texas Department of Transportation 2015 Average Annual Daily Traffic Counts

CONTACTS

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BARSHOP & OLES

COMPANY



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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.

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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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