

Matthew Baylor
210.381.3398
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Logan T. Baylor, CCIM
210.326.1095
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151 SQUARE

8530 State Hwy 151 | San Antonio, TX 78245

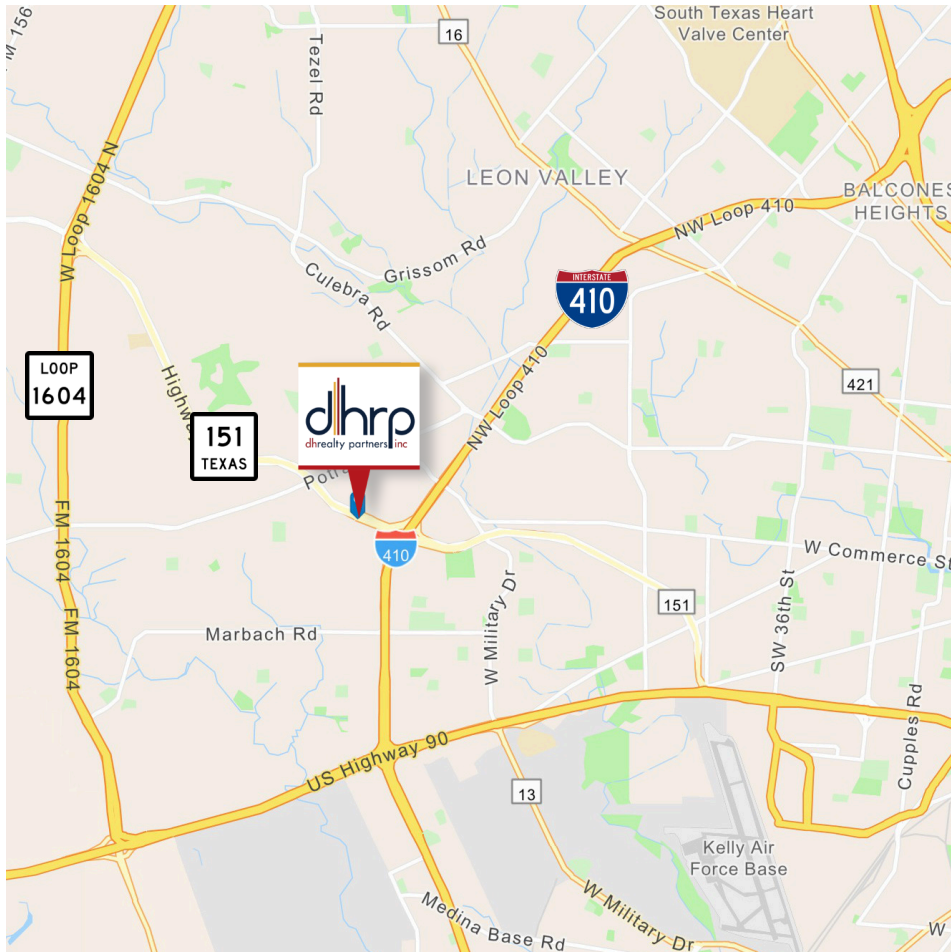


DRONE FOOTAGE <http://bit.ly/46bTGhg>
PROPERTY LINK <https://dhrp.us/property/151square/>

FOR LEASE

151 SQUARE

8530 State Hwy 151 | San Antonio, TX 78245



HIGHLIGHTS

- Co-tenants include PJ's Coffee, Action Behavior Centers, Gerber National Claim Services, and Godfather's Pizza
- \$75,294 average household income within 3 miles
- 112,059 population within 3 miles
- 125,585 Vehicles Per Day

DESCRIPTION

Discover exceptional retail leasing opportunities at 151 Square, a highly visible shopping center strategically located in one of San Antonio's fastest-growing areas. Positioned with prime frontage on State Highway 151 and easy access to Interstate 410, this center benefits from outstanding visibility and exposure to over 125,585 vehicles per day.

BUILDING SIZE

Building 1: ±12,173 SF

Building 2: ± 11,379 SF

ZONING

C-2, City of San Antonio

PARKING RATIO

3.9 per 1,000 SF

AVAILABLE SPACE

Building 2:

Suite 202: ± 1,227 SF (White Box)

Suite 203: ± 1,310 SF (White Box))

Suite 205: ± 2,895 SF (Cold Shell)

LEASE RATE

Contact Brokers

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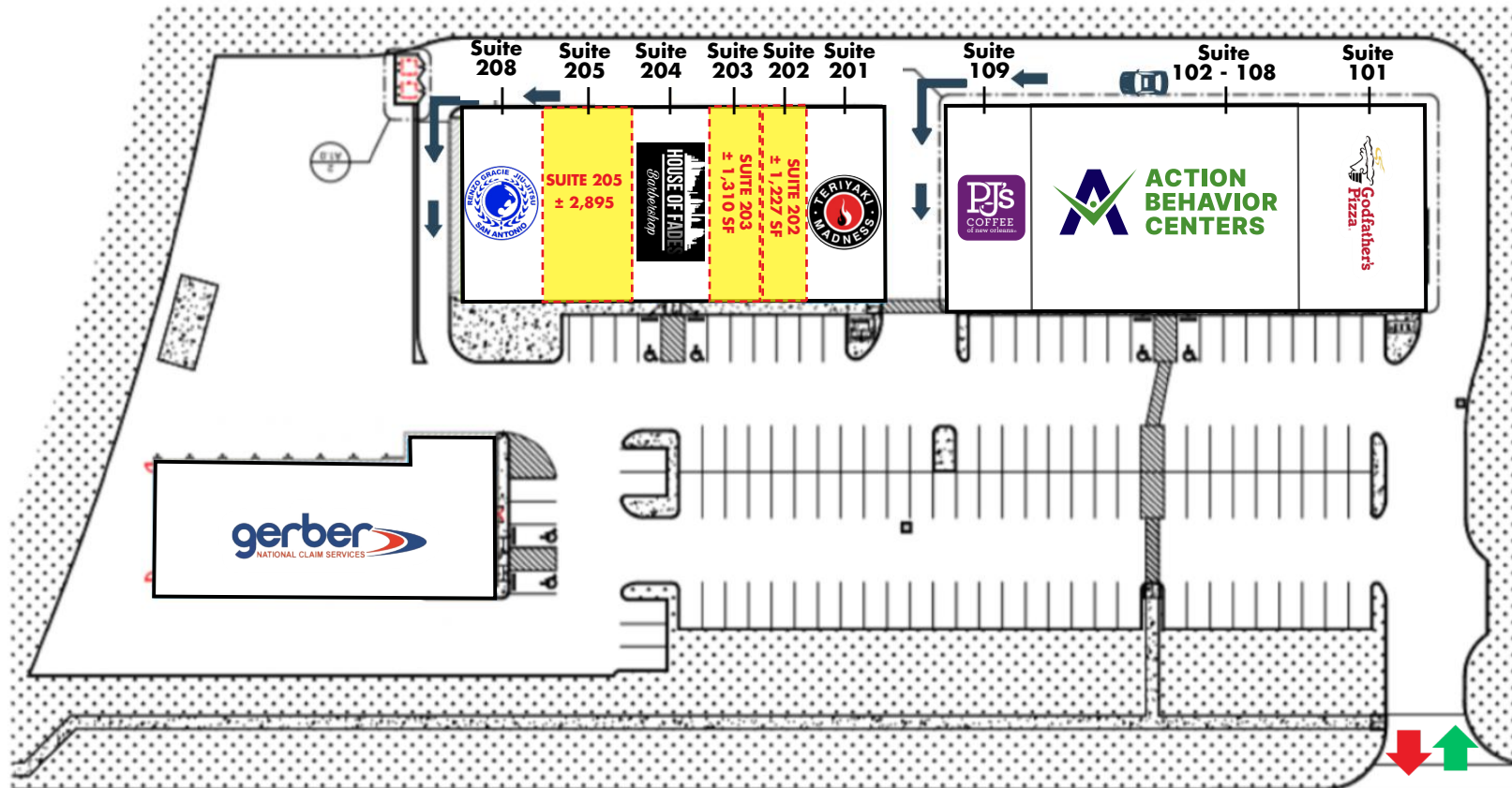
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SITE PLAN



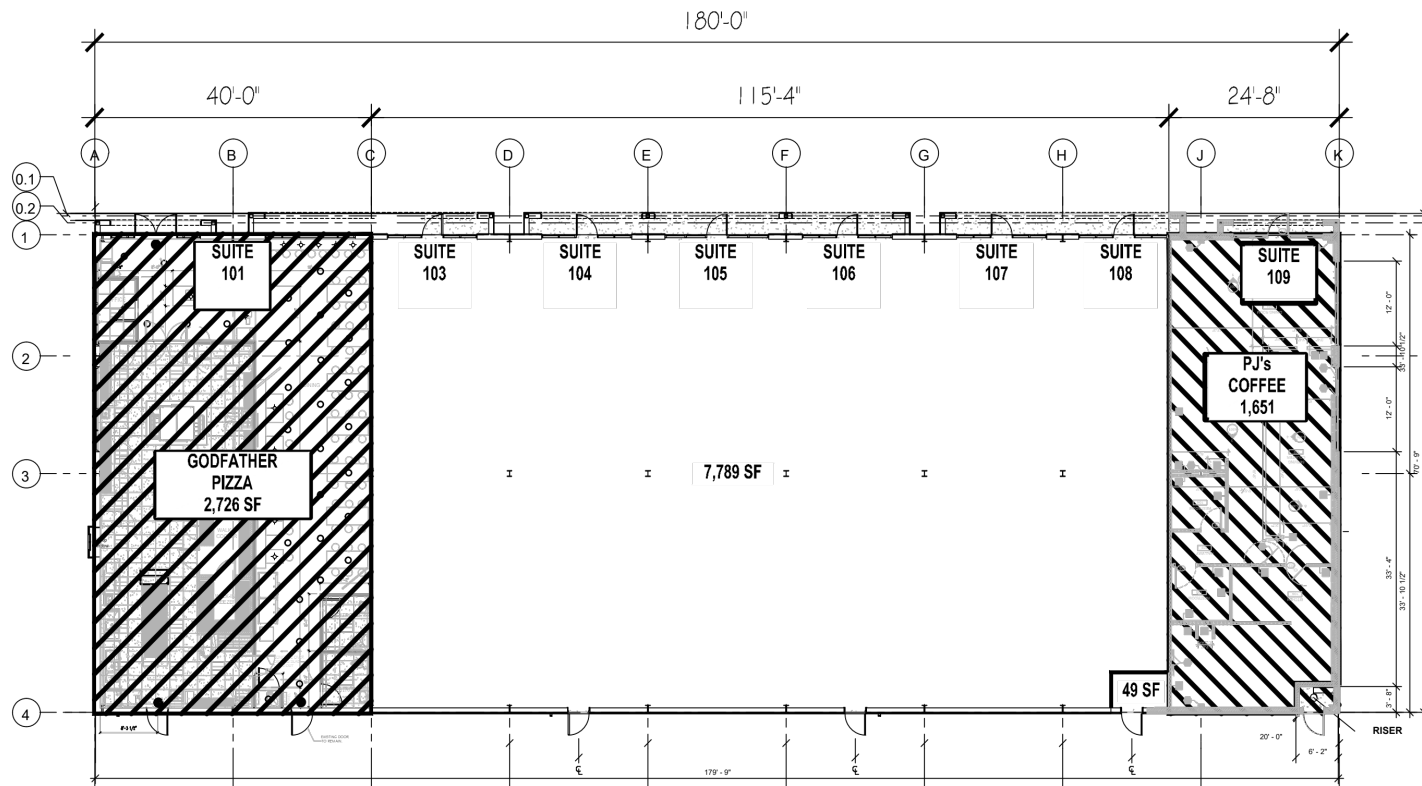
State Hwy 151

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BUILDING 1 SITE PLAN



BUILDING 1

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210.222.2424

153 Treeline Park, Suite 200

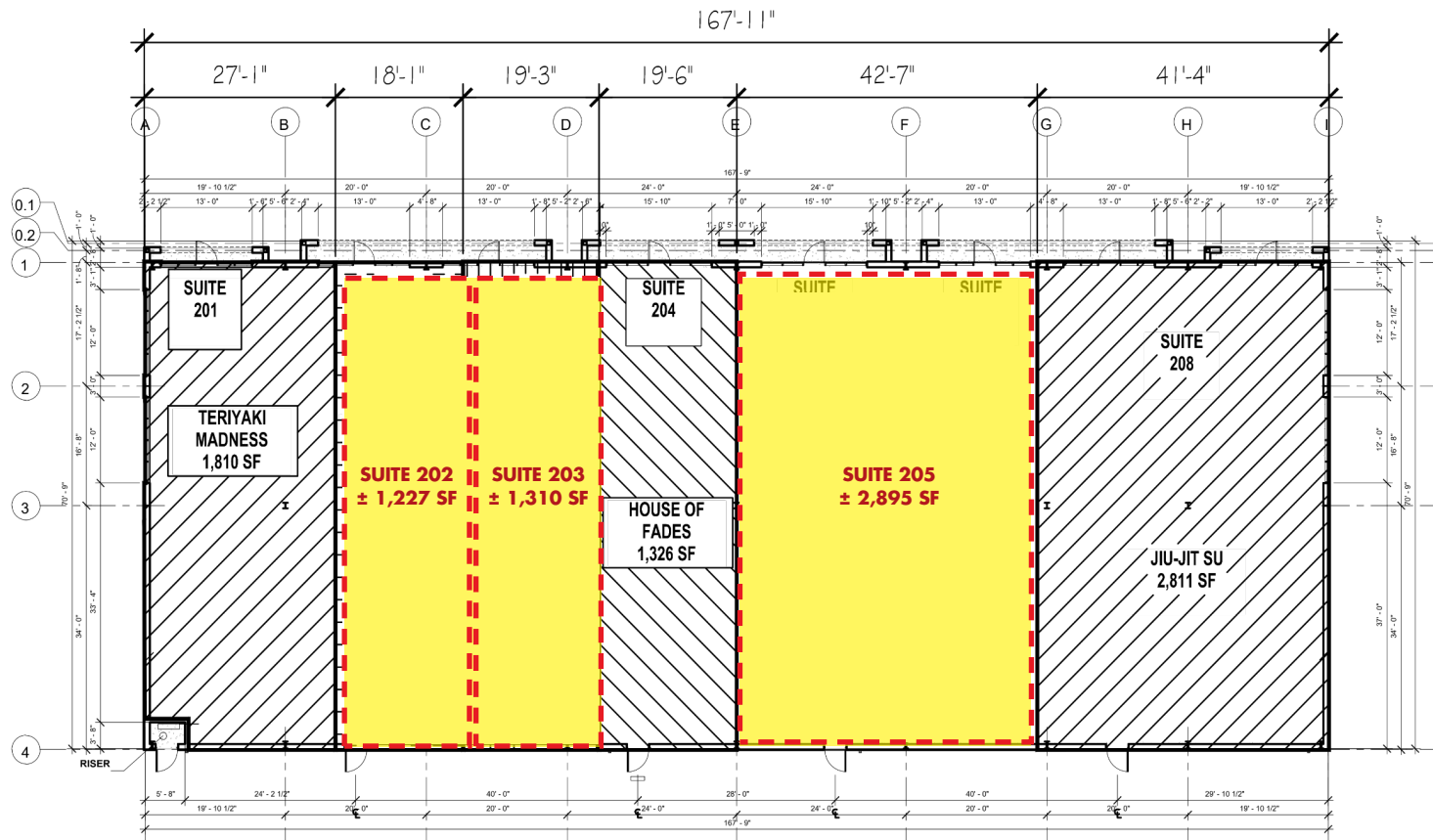
San Antonio, TX

78209

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BUILDING 2 SITE PLAN



BUILDING 2

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BUILDING 2



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CURRENT TENANTS

**Gerber National Claim Services (GNCS)**

GNCS provides nationwide claims management for auto glass repair, roadside assistance, and vehicle services. From their San Antonio office, they support insurers and fleets with fast, reliable, and cost-effective solutions.

[Visit Website](#)

**Godfather's Pizza**

Founded in 1973 in Omaha, Nebraska, Godfather's Pizza is a national franchise with over 2,000 locations across the U.S. Known for its thick-crust pizzas and generous toppings, the brand offers dine-in, carryout, and express options.

[Visit Website](#)

**Renzo Gracie San Antonio**

RGSA provides high-quality Brazilian Jiu-Jitsu training for kids and adults of all experience levels. Backed by the world-renowned Renzo Gracie name, they offer both Gi and No-Gi classes in a supportive, community-focused environment.

[Visit Website](#)

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CURRENT TENANTS

**PJ's Coffee of New Orleans**

Founded in 1978, PJ's Coffee brings New Orleans-style hospitality and small-batch roasted coffee to over 190 locations nationwide. Their San Antonio shops serve a full menu of coffee, beignets, and pastries with both dine-in and drive-thru options.

[Visit Website](#)

**Teriyaki Madness**

Founded in 2003, Teriyaki Madness serves Seattle-style teriyaki bowls with fresh, marinated ingredients. With over 200 locations nationwide, their San Antonio spots offer customizable, flavorful meals in a fast-casual setting.

[Visit Website](#)

**Action Behavior Centers**

Founded in 2017, Action Behavior Centers is a leading provider of Applied Behavior Analysis (ABA) therapy for children with autism. With locations across multiple states, including numerous centers in San Antonio, they offer individualized, play-based therapy programs designed to help children build communication, social, and daily living skills in a supportive environment.

[Visit Website](#)

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POINTS OF INTEREST



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TOP NEARBY DESTINATIONS



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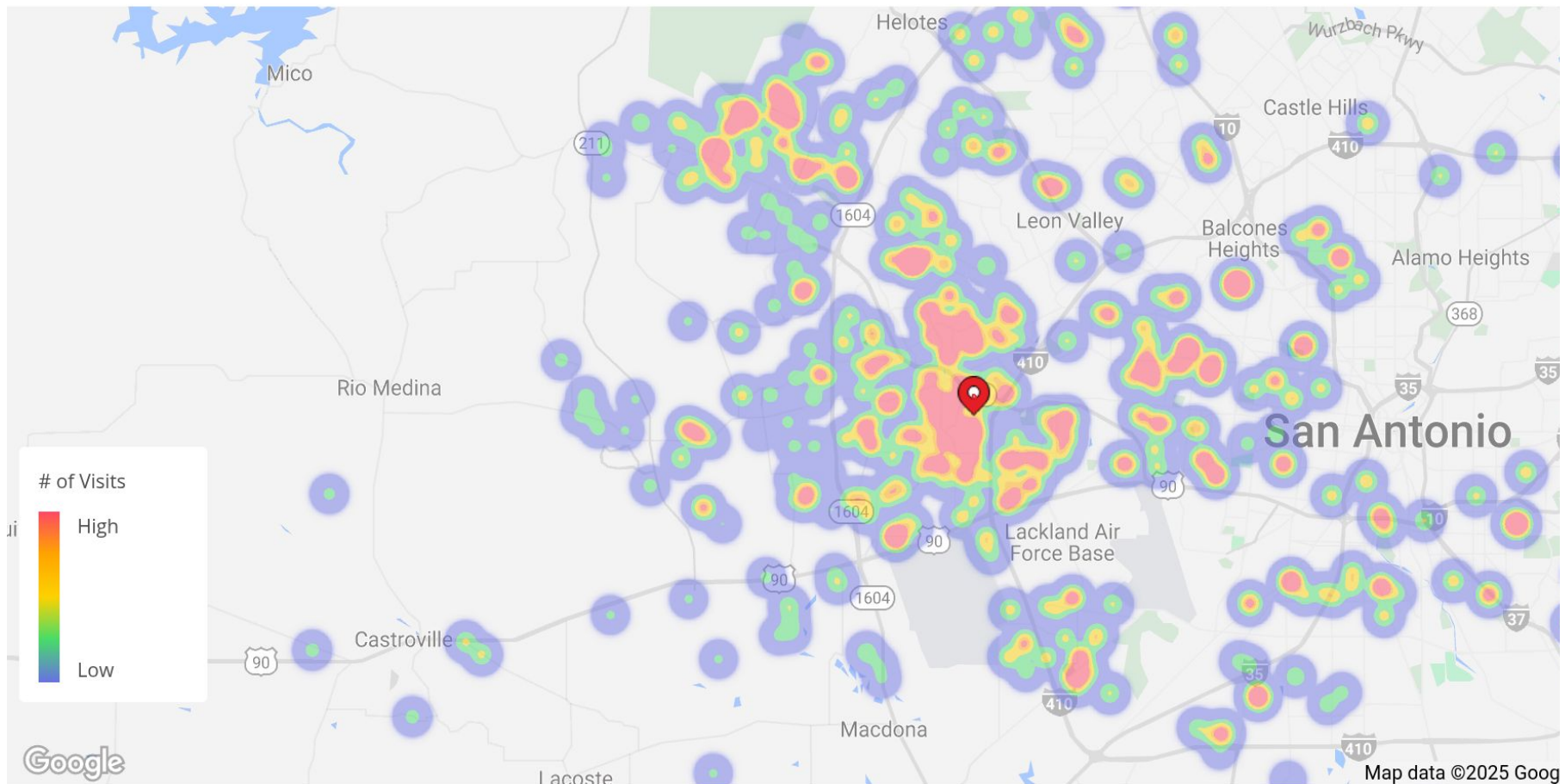
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TRUE TRADE AREA



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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Overview			
Population	15,094	122,059	306,271
Pop density (per sq mile)	6,946	4,465	3,818
Area (sq mi) - based on Census Block Groups	2.17	27.34	80.23
Households			
Households	5,197	41,910	99,356
Family Households	3,343 (64.3%) 99	28,233 (67.4%) 103	71,788 (72.3%) 111
Non-Family Households	1,854 (35.7%) 102	13,677 (32.6%) 94	27,568 (27.7%) 8
Persons per Household	2.9 109	2.91 110	3.08 116
Age			
Median Age	27.4 72	31.52 84	31.1 8
Household Income			
Household Average Income	\$64,573.87 66	\$75,293.95 7	\$76,097.43 7

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SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare** and **bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M

TOTAL
POPULATION

7TH

LARGEST CITY
IN THE U.S.

9.8

JOB GROWTH
2018-2023

15-20%

PROJECTED
POPULATION
GROWTH

14

ACCREDITED
UNIVERSITIES &
COLLEGES

60

NEW RESIDENTS
PER DAY



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11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A **LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:**

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

DH Realty Partners, Inc.

www.dhrp.us (210)222-2424

Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



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