Retail Leasing Opportunity

Dominion Advisory Group, Inc is pleased to present 151 Plaza Shopping Center. This development features two retail buildings with a combined total of **15,470** SF retail/service space.

Contact us for more information on this opportunity today!

151 Plaza

Hwy 151 & Military Dr. W., San Antonio, TX 78251

Total Building Size 15,470 SF TYPE: RETAIL/SERVICE

The Frontage: 5,905 SF THE VIEW: 9,565 SF

Available Space: Contact Broker

DOMINION ADVISORY GROUP, INC.

RASHID KHALIFE
BROKER
210.308.6288 x174
rkhalife@askdag.com

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LEASING
210.308.6288 x104
jmonreal@askdag.com

151 Plaza

10234 State Hwy 151 and 10222 W Military Drive, San Antonio, TX 78251

LISTING HIGHLIGHTS

The 151 Plaza development is located on the corner of Highway 151 and Military Dr. in San Antonio, TX. This development features two buildings totaling 15,470 SF retail/service space with prime visibility from 151 and Military Dr. Building 1, The Frontage, located off of the access road of Hwy 151 is 5,905 SF and Building 2, The View, located on W. Military Drive totals 9,565 SF.

The site is located within the Westover Hills market, in close proximity to Christus Santa Rosa and the new Methodist Health Systems Hospital, Sea World, and Alamo Ranch. It features excellent circulation around the hard corner shared with Valero and presents several opportunities for drive-thru service. The property is easily accessed via the Military Dr. median cut and by the Hwy 151 overpass.

ADDRESS: Hwy 151 & W. Military Dr., San Antonio, TX 78251

TOTAL SF: 15,470 SF The Frontage | 5,905 SF and The View | 9,565 SF

RENTS: Contact Broker | **LEASE TYPE:** NNN

AVAILIBILITY:

The Frontage: CONTACT BROKER

The View: CONTACT BROKER

DOMINION ADVISORY GROUP, INC.

Commercial Real Estate Brokerage & Development
150 N. Loop 1604 East, Suite 202, San Antonio, TX 78232
Phone: (210) 308-6288 - Fax: (210) 979-6126

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 reccommends purchaser's or tenant's independent investigation.

151 Plaza - The Frontage

10222 W Military Drive, San Antonio, TX 78251

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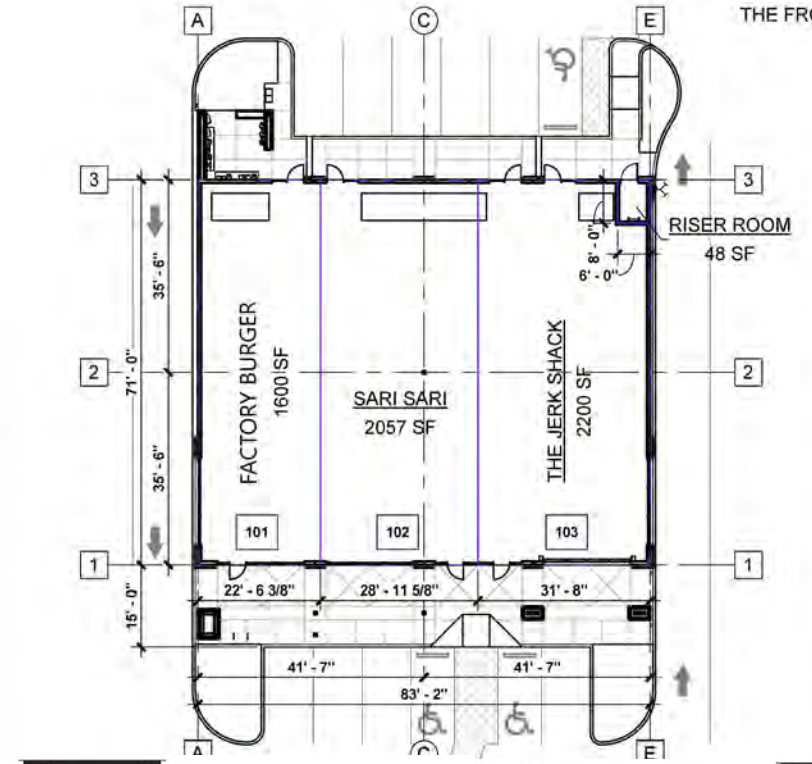
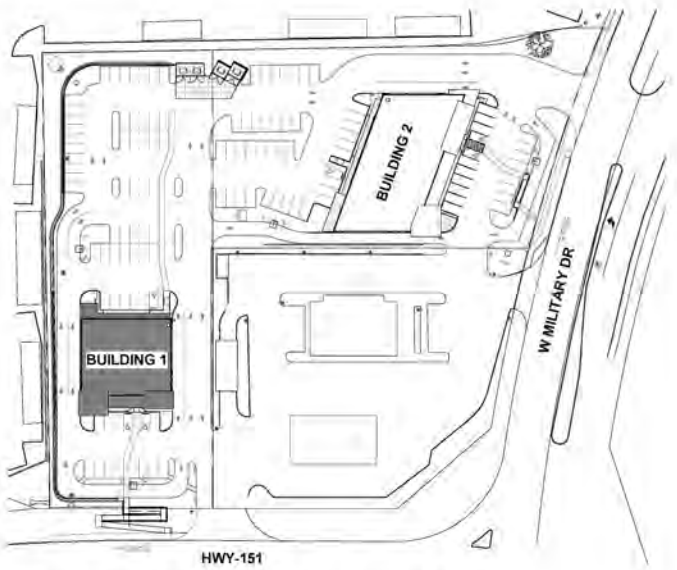
151 Plaza - The Frontage

10234 State Hwy 151, San Antonio, TX 78251





1 LP-1 **SITE REFERENCE PLAN**

SCALE: 1" = 100'-0"

FRONT

REAR

AREA SCHEDULE - BUILDING 1		
Name	Area	Comments
HOMETOWN BURGER	1600 SF	SOUTH ENDCAP
SARI SARI	2057 SF	INLINE
THE JERK SHACK	2200 SF	NORTH ENDCAP
RISER ROOM	48 SF	SW-CORNER
TOTAL: 4	5905 SF	

151 PLAZA RETAIL DEVELOPMENT

LEASING PLAN - BUILDING 1 10234 STATE HWY 151, SAN ANTONIO, TX 78251

LUNA MIDDLEMAN ARCHITECTS

19051
12/7/2020

9639 McCullough Ave.
San Antonio, Texas 78216
Tel. 210 . 340 . 2400
Fax. 210 . 340 . 2449
www.lunamiddleman.com

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151 Plaza - The View

10222 W Military Drive, San Antonio, TX 78251

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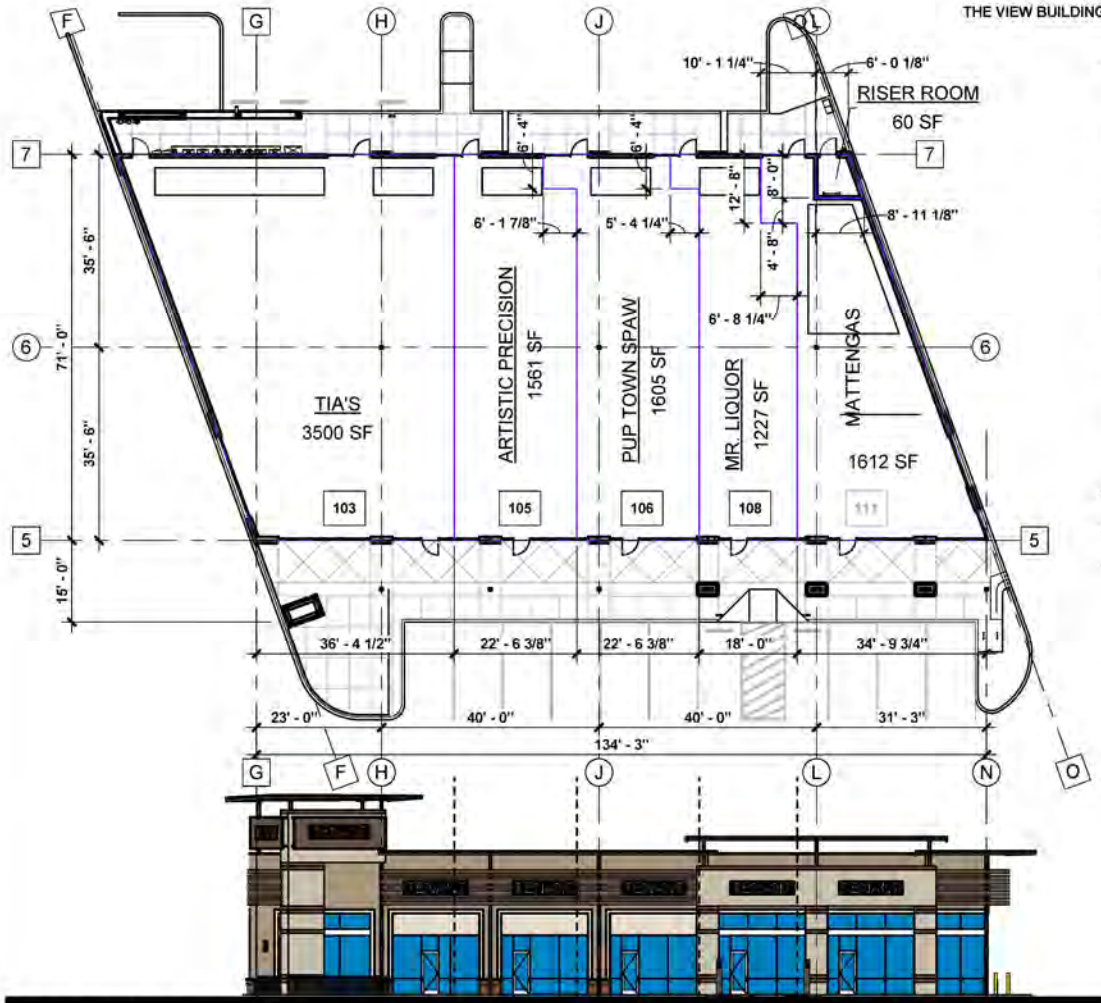
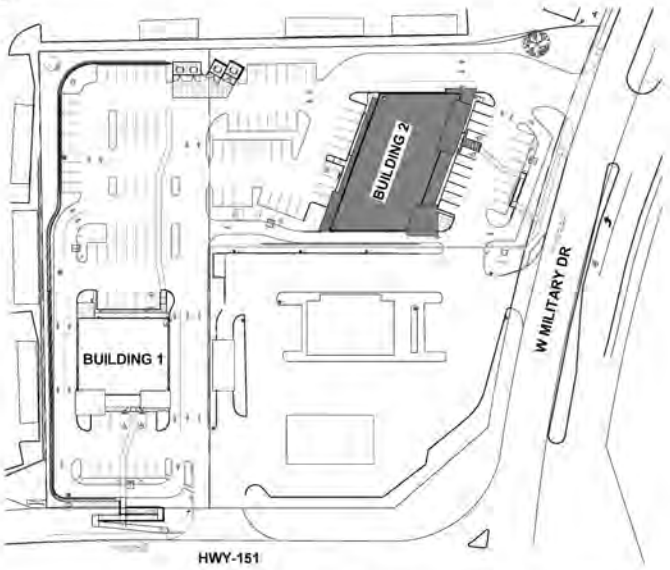
151 Plaza - The View

10222 W Military Drive, San Antonio, TX 78251





1 LP-2 **SITE REFERENCE PLAN**

SCALE: 1" = 100'-0"

AREA SCHEDULE - BUILDING 2		
Name	Area	Comments
TIA'S	3500 SF	EAST ENDCAP
ARTISTIC PRECISION	1561 SF	INLINE
PUP TOWN SPAW	1605 SF	INLINE
MR. LIQUOR	1227 SF	INLINE
MATTENGAS PIZZA	1612 SF	WEST ENDCAP
RISER ROOM	60 SF	SW CORNER
TOTAL: 6	9565 SF	

151 PLAZA RETAIL DEVELOPMENT

LEASING PLAN - BUILDING 2

LUNA MIDDLEMAN ARCHITECTS

10222 W MILITARY DRIVE, SAN ANTONIO, TX 78251

19051
12/7/2020

9639 McCullough Ave.
San Antonio, Texas 78216
Tel. 210 . 340 . 2400
Fax. 210 . 340 . 2449
www.lunamiddleman.com

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151 Plaza - Site Line Views

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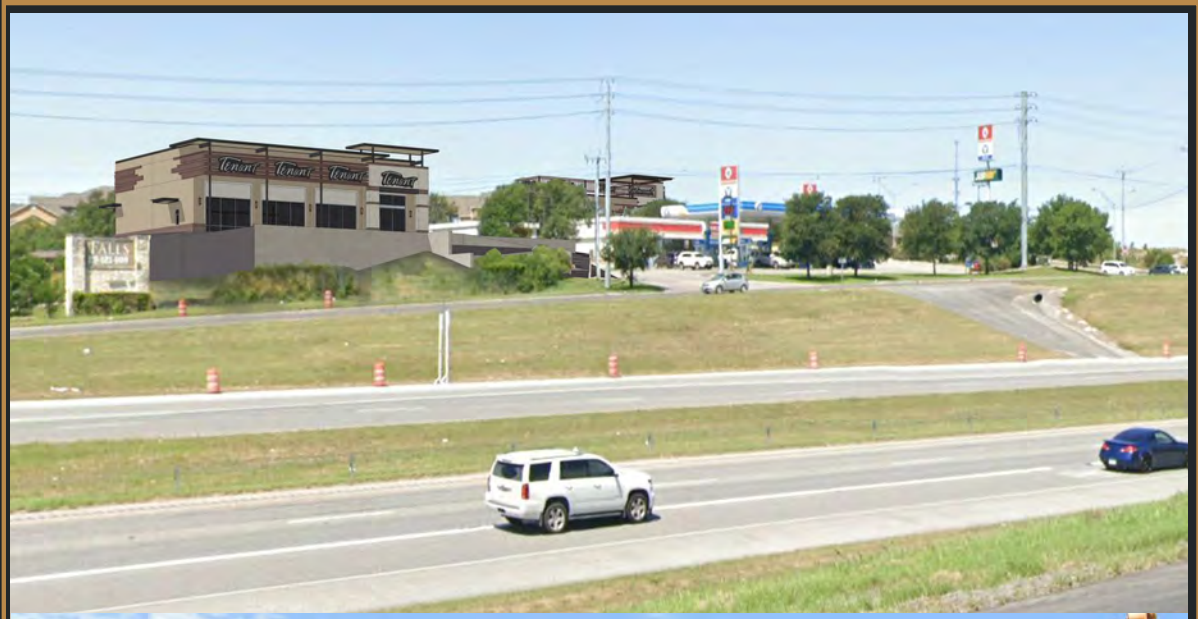

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151 Plaza - Area Developments

EVO Entertainment to build its largest movie theater, entertainment center in SA

Feb 18, 2020, 11:15am CST **Updated: Feb 18, 2020, 11:23am CST**

Austin-based EVO Entertainment Group plans to develop its largest movie theater, dining and gaming center to date in Far West San Antonio.

GABE HERNANDEZ | SABJ

EVO Entertainment plans to build a new multiscreen movie theater and gaming center in Far West San Antonio.

The new complex, EVO Entertainment's second in the Alamo City, is planned for a site at Texas State Highway 151 and Military Drive and will be part of the larger Escala development.

The project will span 80,000 square feet and house 10 dine-in auditoriums, each with 4K laser projection screens and heated recliners. Two of the auditoriums will feature the EVX enhanced viewing experience, with 80-foot curved screens and Dolby Atmos sound.

"EVO at the Escala is going to set a new standard — not just in San Antonio but across the entire industry," EVO Entertainment Group CEO Mitch Roberts said.

This will be EVO Entertainment's seventh such center overall and will feature the company's largest game floor to date, with more than 7,000 square-feet of the latest industry technology, including an EVOVR Omni Arena. It will also house 12 bowling lanes with a four-lane VIP area.

EVO opened its first San Antonio-area center in Schertz about a year ago. Roberts said it's been a big hit. I asked him in November if the company was considering any additional expansion in the San Antonio market.

"With the reception that we've had in Schertz, I would say so," Roberts told me.

EVO's new San Antonio complex will have a full restaurant and bar, as well as private event spaces and an outdoor patio area with fire pits, large television screens and additional games. Construction is slated to begin in March, and company officials expect it will be completed by January 2021.

See photos of the Schertz theater in the slideshow below.

W. Scott Bailey
Senior Reporter
San Antonio Business Journal

Source: San Antonio Buisiness Journal

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151 Plaza - Area Developments

United States Department of Veteran Affairs

Westover Hills will be the site of San Antonio's latest VA outpatient clinic, providing a wide range of health care services for veterans.

Construction began in April 2019 on a VA outpatient clinic at two previously undeveloped parcels of land totaling just over 24 acres along State Highway 151 and Rogers Road. The new facility is expected to open in November 2022.

The three-story San Antonio Northwest Health Care Center will cost approximately $68 million to develop and span nearly 237,000 square feet. It will provide a centralized location for coordinated health care services in primary care, mental health, specialty care, consolidated medical-surgical specialties, diagnostic services, dental, eye care, women's health, radiology, and pharmacy.

The VA outpatient is located less than a mile away from 151 Plaza, providing patients and staff close proximity to the center!

Source: The Rivard Report, San Antonio Business Journal

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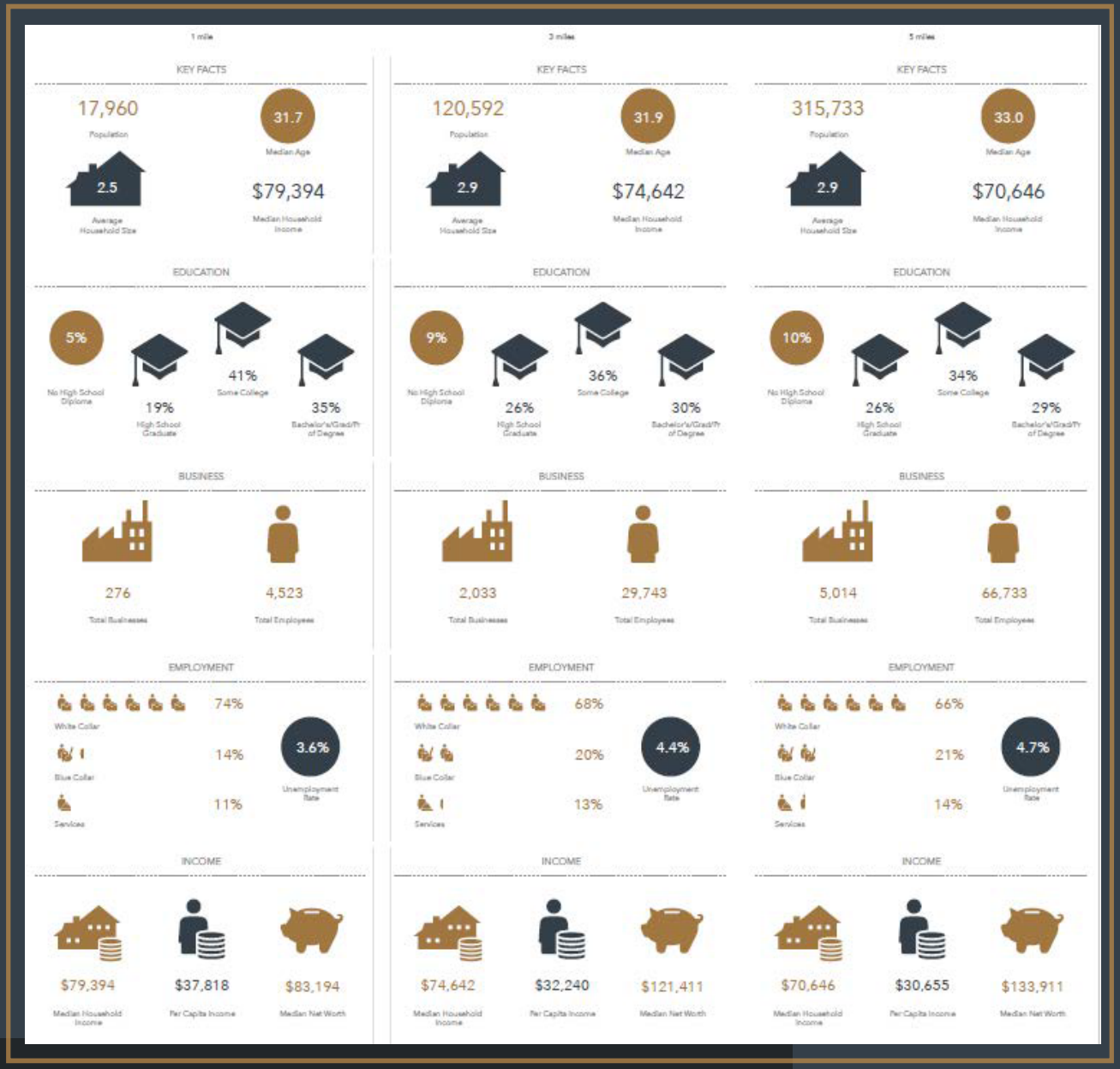
151 Plaza - Key Facts



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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.

EQUAL HOUSING OPPORTUNITY

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.

Dominion Advisory Group, Inc.	434365	lbaumgardner@askdag.com	210-308-6288
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License Number	Email	Phone
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Designated Broker of Firm	License Number	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License Number	Email	Phone
Rashid Khalife	583691	rkhalife@askdag.com	210-308-6288 x174
Sales Agent / Associate's Name	License Number	Email	Phone
Jack Monreal	718716	jmonreal@askdag.com	210-308-6288 x104
Sales Agent / Associate's Name	License Number	Email	Phone

	Buyer/Tenant/Seller/Landlord Initials
	Date