

NOW PRE-LEASING | H-E-B SHADOW ANCHOR
DELIVERY Q2-2028



Hunington

Hunington Properties, Inc.
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SHOPS AT SCENIC LAKE

10275 I-10
Schertz, TX 78154

SHOPS AT SCENIC LAKE

Schertz, Texas, is a thriving suburb northeast of San Antonio, offering the ideal mix of suburban living and city convenience. Known for its family-friendly neighborhoods, expanding residential communities, and proximity to major employers like Randolph Air Force Base and nearby San Antonio businesses, Schertz continues to attract new development and investment. With easy access to I-35 and a strong local economy, the city is well-positioned for continued growth and opportunity.

SCHERTZ, TEXAS:
EXPANDING SAN ANTONIO SUBMARKET

\$96,633

Median household income — well above the state average

77.5%

Home ownership rate — most residents own their homes

\$292,100

Median home value — rising steadily, showing demand and appreciation



Property Information - Multi-Tenant Retail	Building A	Building B
Space Available	18,000 SF (Divisible)	18,000 SF (Divisible)
Rental Rate	Call for Pricing	Call for Pricing
NNN	\$10.00 PSF (Estimated)	\$10.00 PSF (Estimated)

Pad Site Available		
Ground Lease, Build to Suit, or For Sale	Pad 1 0.84 Acres	Pad 4 0.83 Acres
	Pad 2 0.89 Acres	Pad 5 1.14 Acres
	Pad 3 0.82 Acres	Pad 6 1.39 Acres
		Pad 7 5.23 Acres

Property Highlights

- 19.71-acre mixed-use development at the NEC of I-10 & Loop 1604 N, one of the most prominent and high-visibility intersections in Northeast Bexar County.
- Shadow-anchored by the new H-E-B, opening Fall 2026.
- Prime exposure to both I-10 and Loop 1604 with immediate access to the full interchange.
- Strong customer draw from heavy commuter volumes and dense surrounding neighborhoods, supporting both daytime and evening retail activity.
- Pad sites available — Build-to-Suit, Ground Lease, or For Sale.
- End-cap with drive-thru available.
- Signalized intersection providing controlled access.

Demographics	1 mi	3 mi	5 mi
Population (2025)	35,071	114,591	222,099
Average Household Income	\$123,738	\$111,357	\$104,151
Projected Population (2030)	6,111	11,571	17,196

Gigi Gomel

Principal | Brokerage

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Evan Dyer

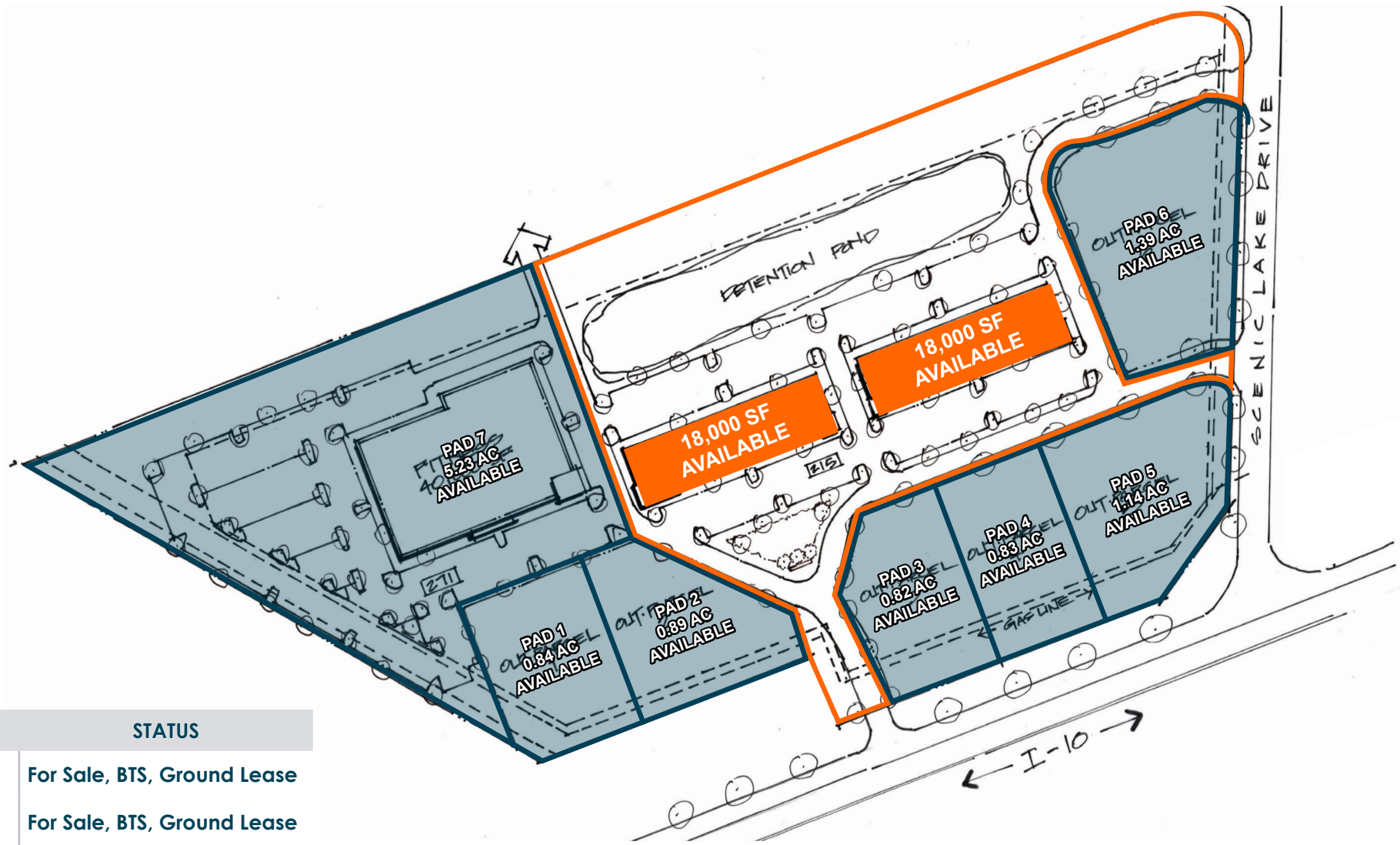
Principal | Retail Development

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AJ Loudermilk

Vice President | Brokerage

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RETAIL	AC	STATUS
Pad 1	0.84 Acres	For Sale, BTS, Ground Lease
Pad 2	0.89 Acres	For Sale, BTS, Ground Lease
Pad 3	0.82 Acres	For Sale, BTS, Ground Lease
Pad 4	0.83 Acres	For Sale, BTS, Ground Lease
Pad 5	1.14 Acres	For Sale, BTS, Ground Lease
Pad 6	1.39 Acres	For Sale, BTS, Ground Lease
Pad 7	5.23 Acres	For Sale, BTS, Ground Lease

RETAIL	SF	STATUS
Building A	18,000 SF (Divisible)	Available For Lease
Building B	18,000 SF (Divisible)	Available For Lease

- Retail Space Available
- Pad Available
- In Negotiation
- Leased | Sold





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:
 - 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date



PAD	AC	STATUS
1	1.21 Acres	Available For Lease, Sale, BTS

RETAIL	SF	STATUS
Building A	14,000 SF	Available For Lease

- Retail Space Available
- Pad Available
- In Negotiation
- Leased | Sold