

LOCKWOOD
REALTY GROUP

Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

13735 I-10 West

San Antonio, TX 78249



REAL ESTATE PROFESSIONALS



Jessie Bienvenu

Asset Manager

jessie@lockwoodrealtygroup.com

210.550.4440



Luke Owens-Bragg

Managing Partner

luke@lockwoodrealtygroup.com

210.279.9320

TABLE OF CONTENTS

| | |
|----|----------------------|
| 3 | PROPERTY INFORMATION |
| 9 | LOCATION INFORMATION |
| 12 | DEMOGRAPHICS |

PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Conveniently located along Interstate Highway 10 W in San Antonio, TX, this property comprises two lots totaling 1.692 acres and 1.254 acres. **Build-to-suit options are negotiable, making it an ideal opportunity for custom development. Sale terms are also negotiable.**

This vacant land offers a rare opportunity for development in a high-traffic area. With a total of 2.946 acres, the expansive lot provides ample space for a wide range of commercial or industrial ventures. Its prime location, excellent visibility, and easy access make it an attractive proposition for businesses seeking to establish a prominent presence in this thriving region. Whether for retail, industrial, or other commercial purposes, this vacant land offers the potential to create a dynamic and impactful development that aligns perfectly with the area's economic growth and commercial activity.

The ground lease for each parcel of land, 1.692 acres and 1.254 acres, is being offered at \$150k/yr.

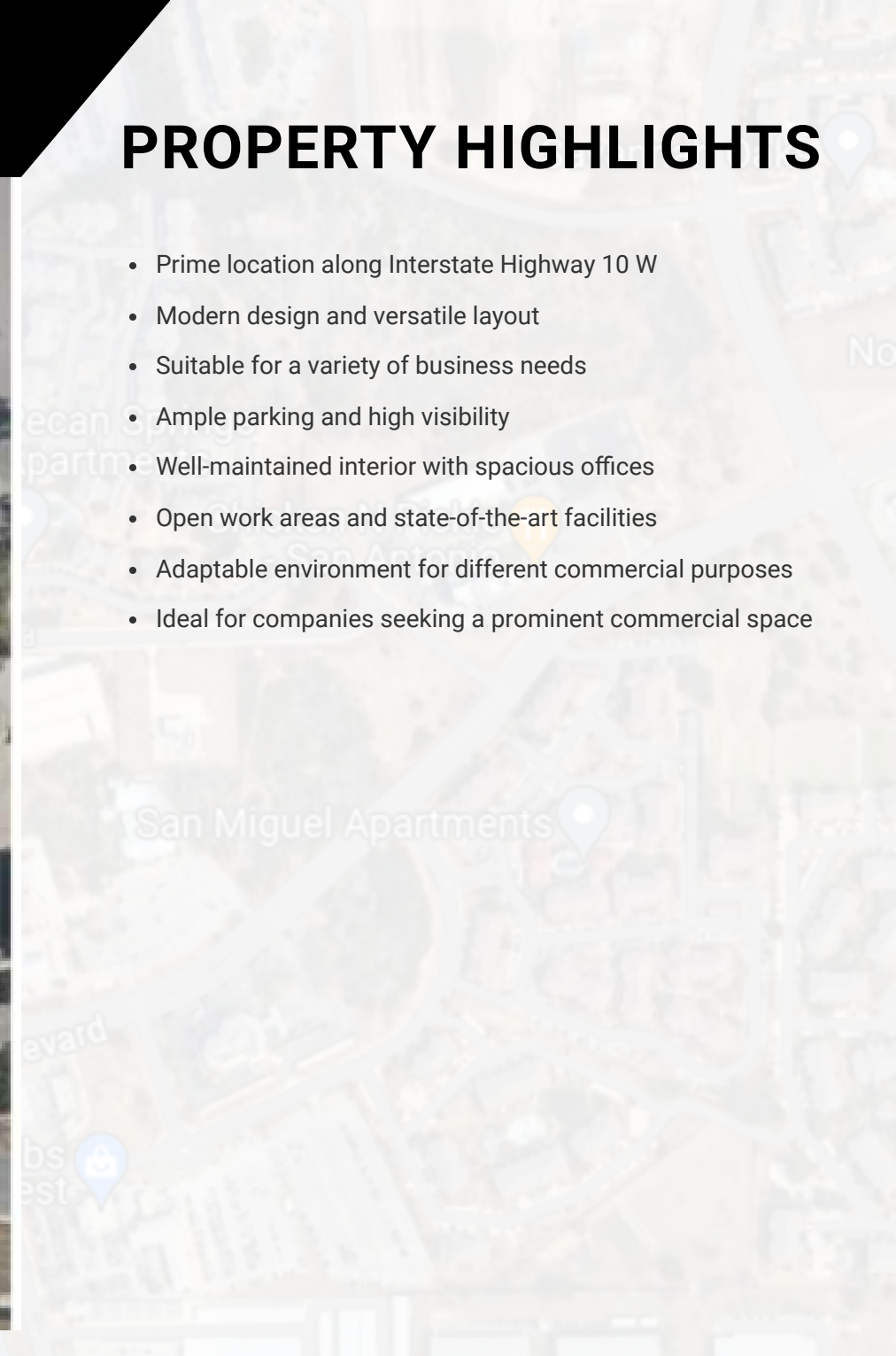
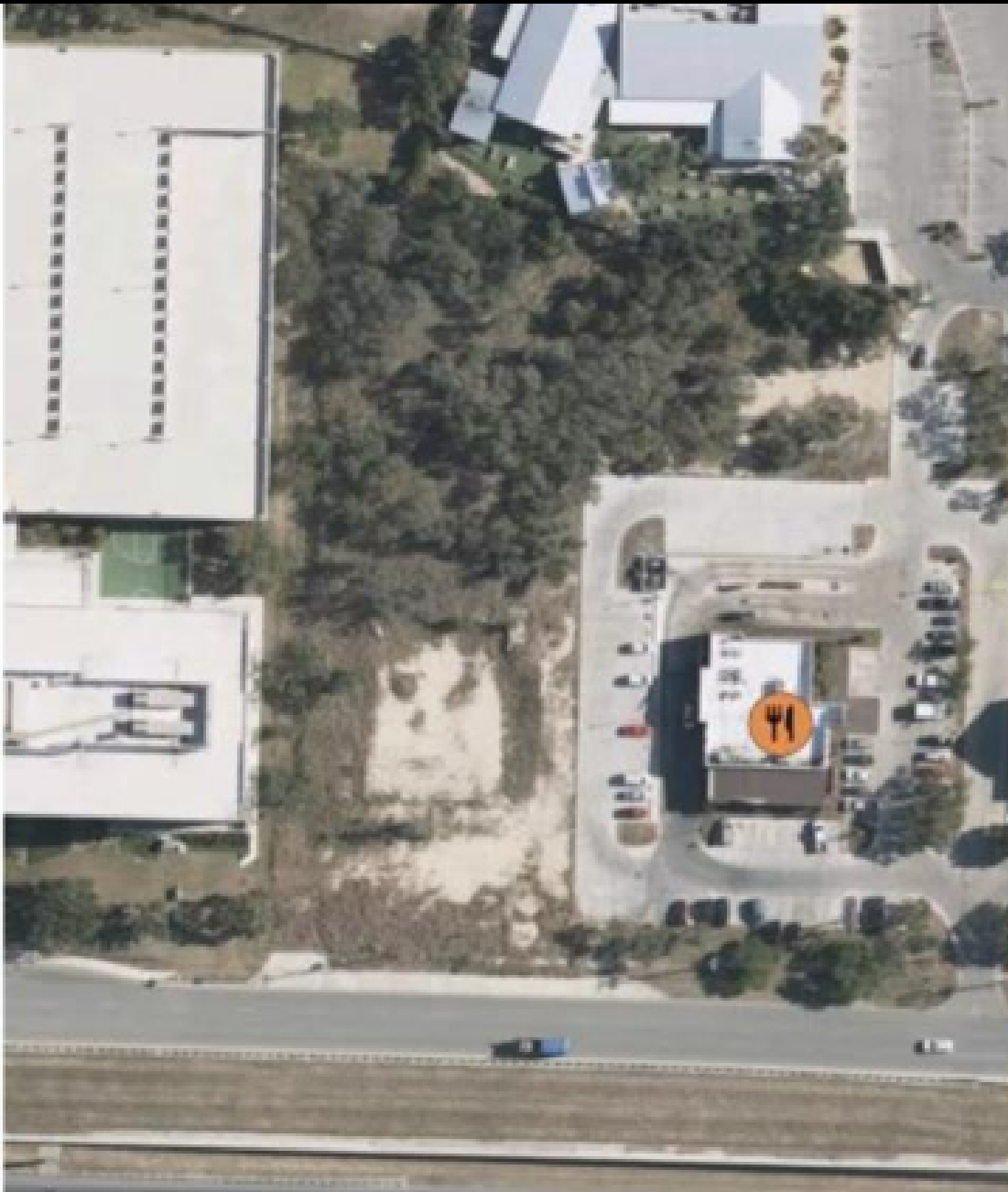
OFFERING SUMMARY

| | |
|-----------------|-----------------------|
| Lease Rate: | \$150,000/year/parcel |
| Total Lot Size: | 2.946 Acres |
| Zoning: | C-3 |



PROPERTY HIGHLIGHTS

- Prime location along Interstate Highway 10 W
- Modern design and versatile layout
- Suitable for a variety of business needs
- Ample parking and high visibility
- Well-maintained interior with spacious offices
- Open work areas and state-of-the-art facilities
- Adaptable environment for different commercial purposes
- Ideal for companies seeking a prominent commercial space

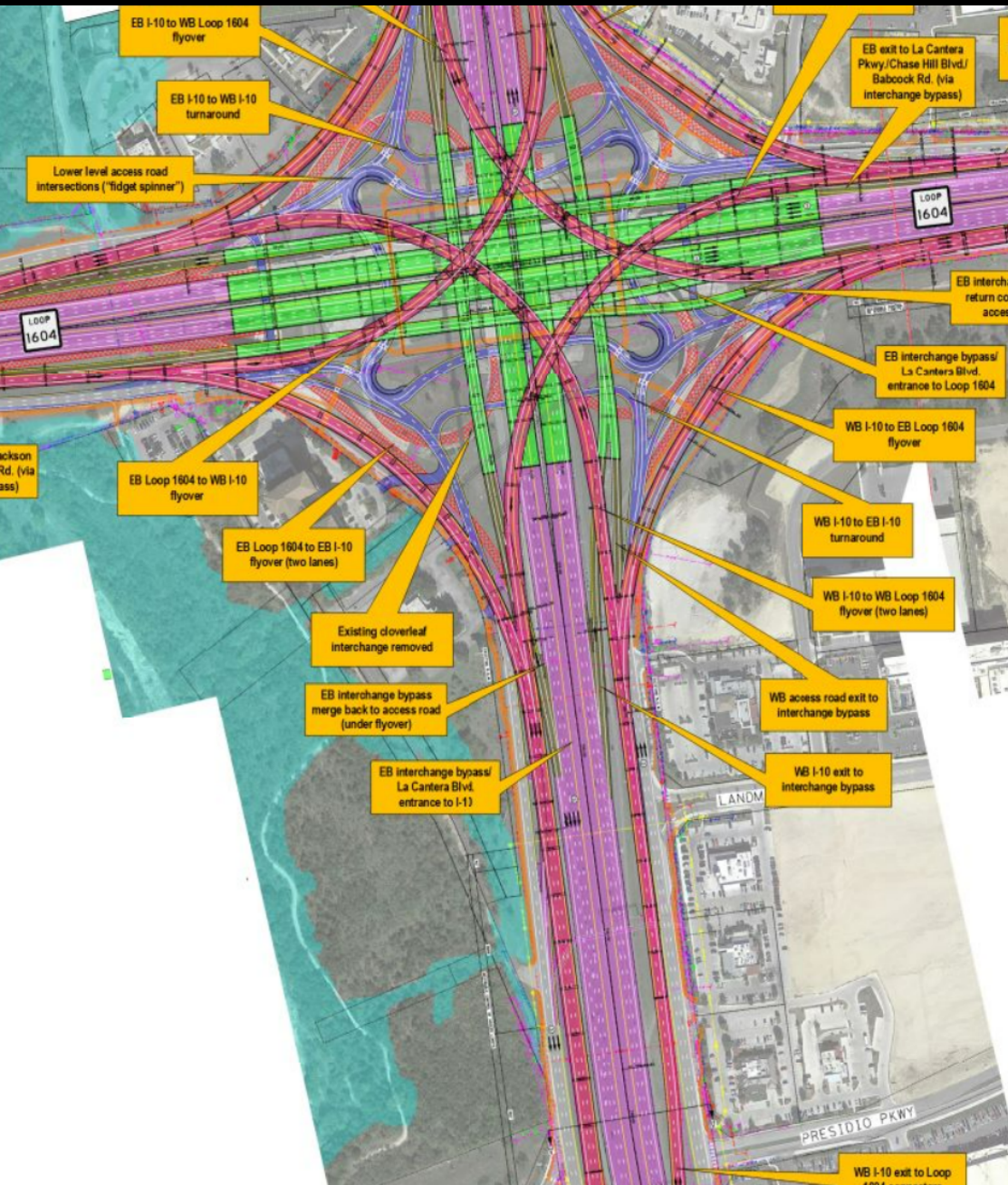


AREA INFRASTRUCTURE DEV



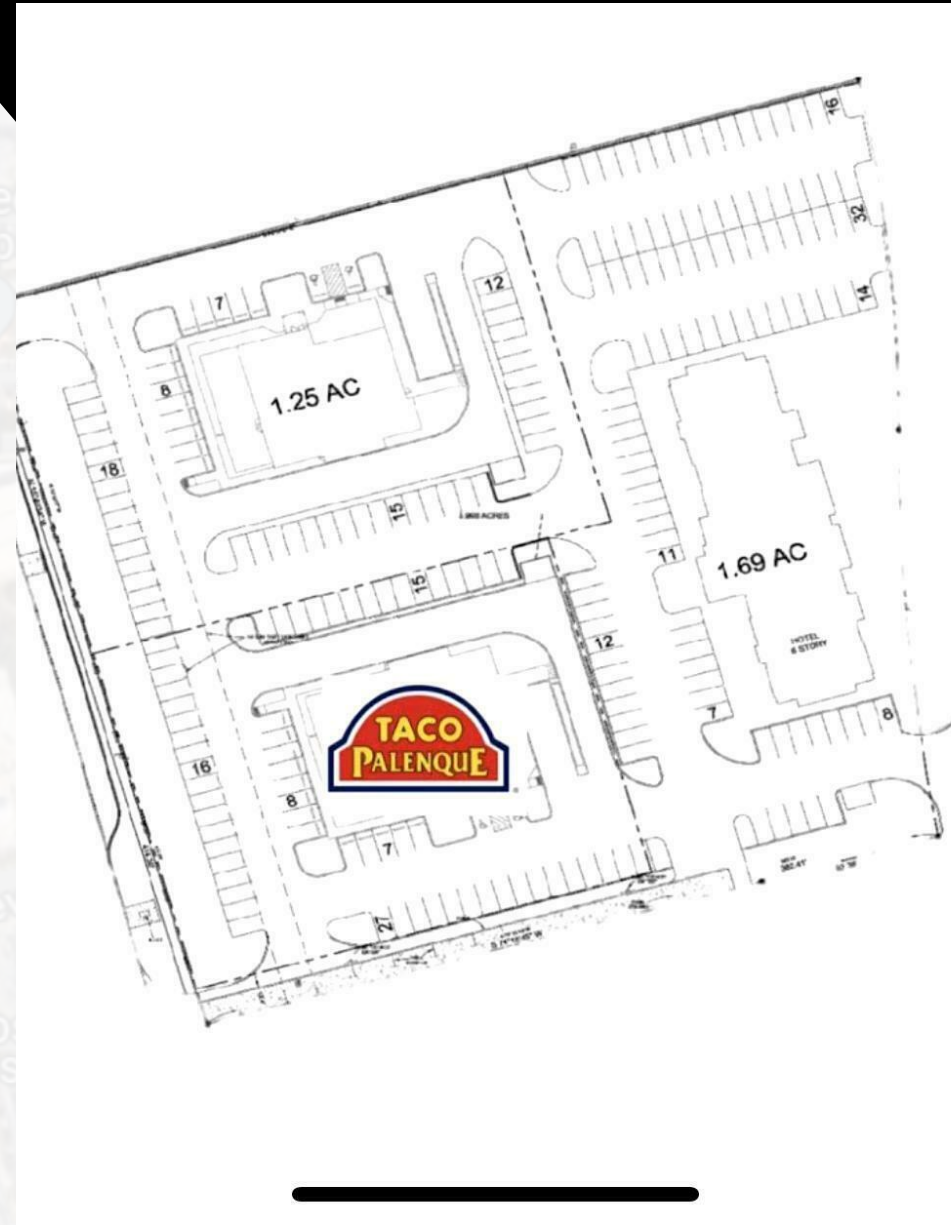
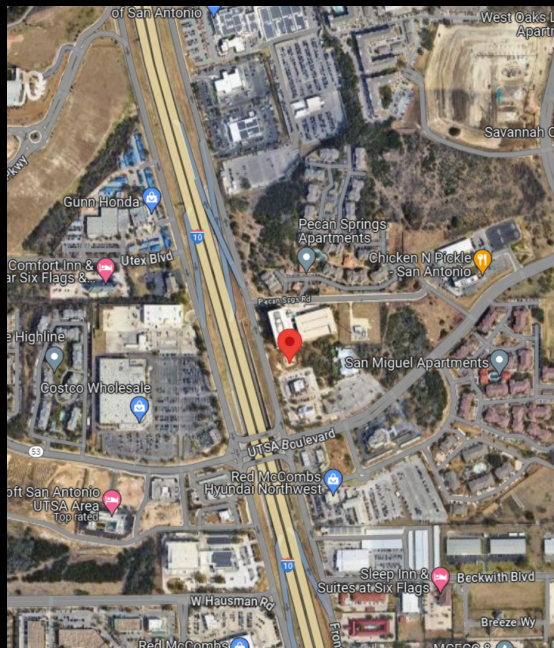
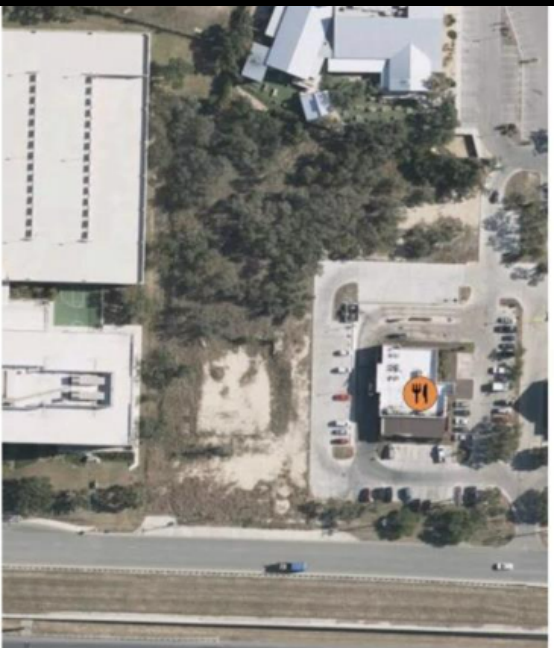
- Phase 3: Loop 1604/I-10 interchange
- **Status:** Construction underway (44% **complete**)
- **Timeline:** Construction started in July 2022 and is expected to be completed in mid 2027
- **Construction cost:** About \$407 million
- **Note:** TxDOT refers to this as "Segment 2" because it's physically the second project from west to east, but I'm calling it "Phase 3" since it was the third to start construction.
- **Projections for 2045 show that traffic volumes will nearly double.** Even so, the modeling shows that by 2045 with the planned expansion, the corridor should still generally see travel times of 25-30% below than today's with the exception being the eastbound morning peak, which could again be at or near current travel times. However, that travel time modeling is for the entire corridor end-to-end; localized sections should still see improved travel times.
- The current cloverleaf at I-10 is obsolete and unable to handle current traffic loads. While this cloverleaf was more than adequate when it was built 40 years ago and for 20-year planning horizon it was designed for, cloverleaves in general are now considered passé in heavy traffic areas as they simply cannot handle contemporary traffic volumes — as this interchange demonstrated during the past decade or so — and nearly all existing cloverleaves in San Antonio are being replaced as a result. Additionally, the weaving

AREA INFRASTRUCTURE DEV



- The "fidget spinner" intersection below the I-10/Loop 1604 interchange will remove the signalized intersections there and should provide a more continuous flow of traffic. A traffic study showed that much of the traffic using the current "box" intersection there was doing so to avoid congestion above, so when the new interchange is complete, the traffic volumes in those access road intersections should be appreciably reduced, and modeling shows the partial roundabouts should be able to handle the expected traffic there more efficiently than signals. The new intersections will also be better positioned to accommodate the driveways in the immediate vicinity.
- Finally, the assorted ramp revisions should provide better traffic flow between the mainlanes and access roads.

PROPERTY PHOTOS



LOCATION INFORMATION

Section 2

REGIONAL MAP



Google

Imagery ©2024 Airbus, CNES / Airbus, Landsat / Copernicus, Maxar Technologies

LOCATION MAP



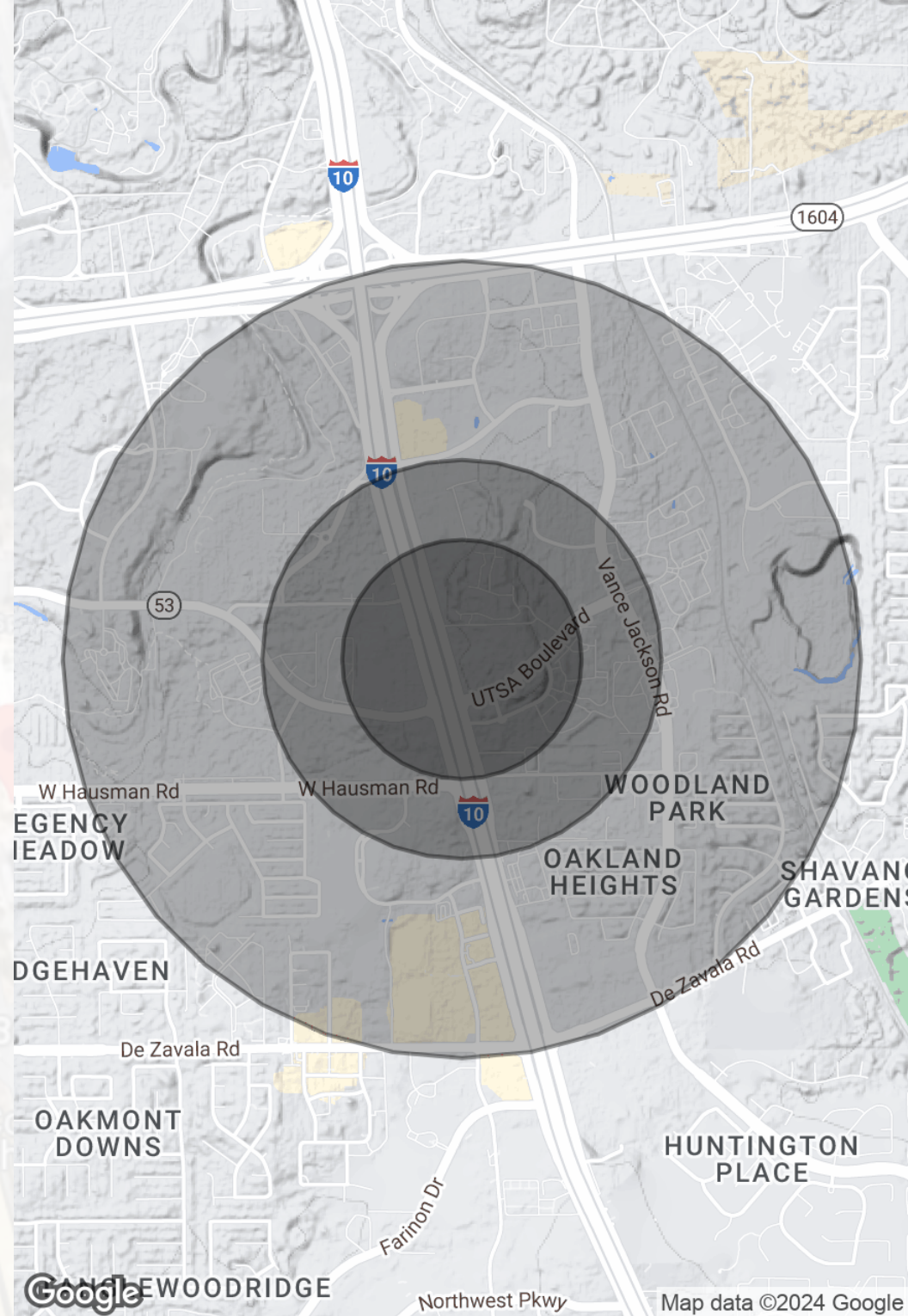
DEMOGRAPHICS

Section 3

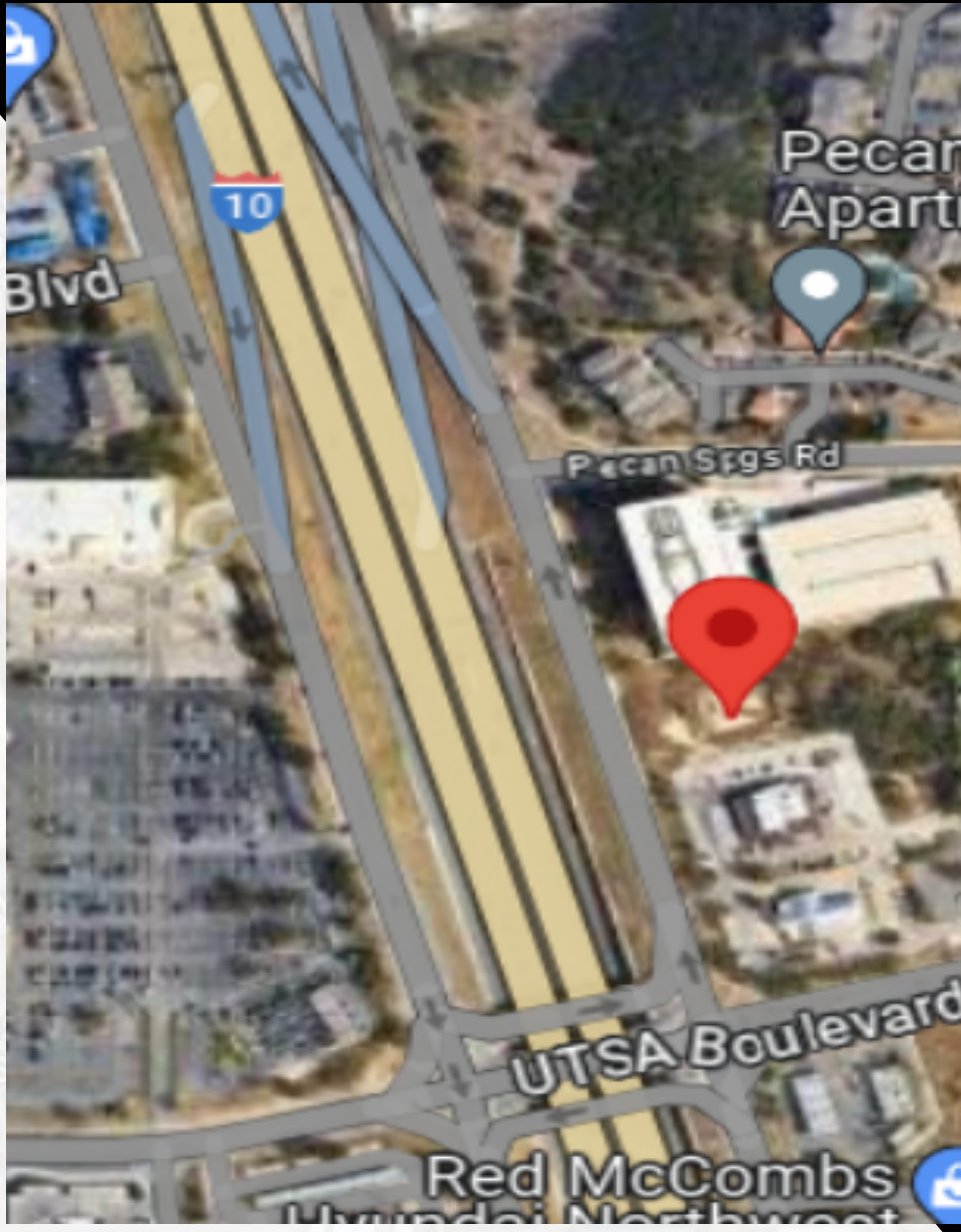
DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|-----------|
| Total Population | 1,021 | 2,954 | 13,008 |
| Average Age | 33 | 33 | 34 |
| Average Age (Male) | 0 | 0 | 0 |
| Average Age (Female) | 0 | 0 | 0 |
| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
| Total Households | 534 | 1,504 | 6,080 |
| # of Persons per HH | 1.9 | 2 | 2.1 |
| Average HH Income | \$83,486 | \$82,328 | \$78,922 |
| Average House Value | \$338,716 | \$335,188 | \$323,483 |

Demographics data derived from AlphaMap



TRAFFIC COUNT REPORT



| Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type |
|--------------|----------------|------------|------------------|-------------|
| Utsa Blvd | 0.10 S | 2022 | 23,765 | MPSI |
| Utsa Blvd | 0.06 S | 2020 | 172,916 | MPSI |
| Utsa Blvd | 0.06 S | 2022 | 148,288 | MPSI |
| Texana Dr | 0.03 E | 2022 | 16,623 | MPSI |
| Utsa Blvd | 0.06 S | 2022 | 145,071 | MPSI |
| Texana Dr | 0.07 NE | 2022 | 10,230 | MPSI |
| I- 10 | 0.17 E | 2022 | 31,799 | MPSI |
| Utsa Blvd | 0.22 SE | 2018 | 1,042 | MPSI |
| | 0.00 | 2022 | 17,575 | MPSI |
| I- 10 | 0.17 E | 2018 | 19,551 | MPSI |

This is a Costar Report.
 © 2024 CoStar Group - Licensed to Lockwood Realty Group - 1391403.



LOCKWOOD REALTY GROUP

WEBSITE

FACEBOOK

