



NORTH



±21.52 ACRES

SOLD

Affinity
at Monterey
Village Senior
Living

SOLD 336 CLASS A
APARTMENT UNITS
UNDER CONSTRUCTION

SOLD ±300 Future Class A
Apartment Units

151

**BROOKWOOD
SENIOR APARTMENTS
197 UNITS
UNDER CONSTRUCTION**

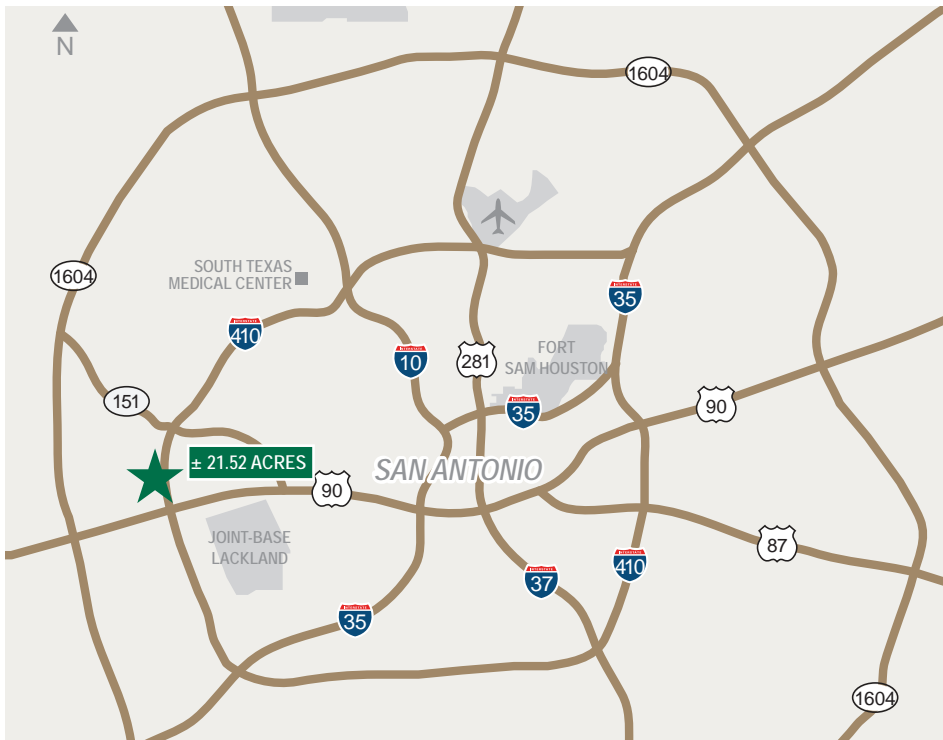
**FUTURE
HEB**

±21.52 ACRES FOR SALE

SEQ OF STATE HWY 151 & INGRAM RD, SAN ANTONIO, TEXAS

SEQ OF STATE HWY 151 & INGRAM RD / SITE OVERVIEW

Location	SEQ of State Hwy 151 & Ingram Rd
Size	± 21.52 acres
Zoning	MPCD - Master Planned Community Development
Frontage	± 600 feet on Ingram Rd
Topography	Flat with slight slope to the East
Access	Access to the site from Ingram Rd and State Hwy 151 frontage road
Utilities*	Available to site
Traffic Counts	98,514 vpd (Source: CoStar)
Pricing	Call for pricing



*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ZONING AND ENTITLEMENTS:

- Located within a Master Planned Community Development (MPCD)
- Up to 27 multifamily units per acre allowed
- Most other uses fall under C-3 - the highest level of commercial zoning in San Antonio
- No on-site detention required
- No Edwards Aquifer Recharge Zone limitations

AREA HIGHLIGHTS:

Monterrey Village is strategically located on the southern boundary of the Westover Hills submarket. This area has become the hub for corporate campus and data center users in San Antonio. The west side of San Antonio also continues to be the fastest growing corridor from a commercial and single-family standpoint. Reasons for this continued trend include availability of utilities and technology infrastructure, lower development costs, moderately priced land and no applicable Edwards Aquifer Recharge Zone restrictions.

AREA EMPLOYERS:

Large corporate campuses and data center users in this submarket include: Nationwide, National Security Agency (NSA), Petco, Wells Fargo, Northwest Vista College, CitiBank, Southwest Research Institute, Hyatt Hill Country Resort, SeaWorld San Antonio, Christus Santa Rosa Hospital, Frost Bank, JPMorgan Chase, Kohl's, The Hartford, The Capital Group, Microsoft and Lowe's.

12/14/2022

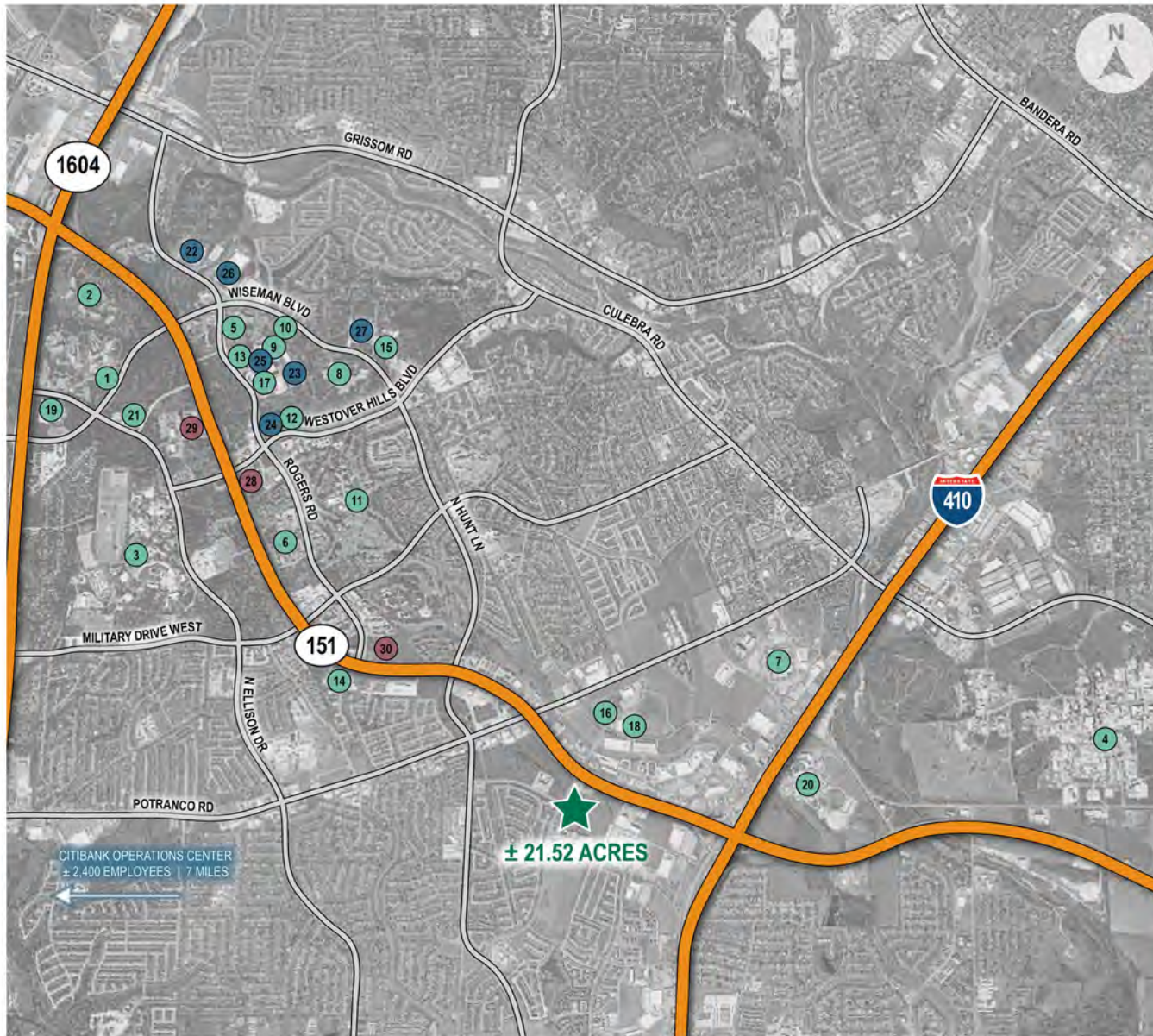
SEQ OF STATE HWY 151 & INGRAM RD / AERIAL VIEW



CORBIN BARKER
210.477.0827 direct
cbarker@endurasa.com

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 recommends purchaser's or tenant's independent investigation.

SEQ OF STATE HWY 151 & INGRAM RD / ECONOMIC DRIVERS



MAJOR EMPLOYERS

Employer	No. of Employees(±)
1 Northwest Vista College	17,000 (students)
2 Wells Fargo Operations Center	3,200
3 SeaWorld San Antonio	3,000
4 Southwest Research Institute	2,700
5 JPMorgan Chase	2,300
6 Nationwide Insurance	1,500
7 National Security Agency	1,500
8 Capital Group	1,200
9 Kohl's Operations Center	1,000
10 The Hartford Contact Center	800
11 Hyatt Hill Country Resort	600
12 QVC Contact Center	600
13 Aetna Health	500
14 Charter Communications	500
15 Maxim Integrated Products	500
16 Fred Loya Insurance Center	480
17 Frost Bank Operations + Data Center	475
18 Petco Support Center	400
19 Takata Seatbelts	340
20 Texas Biomedical Research Institute	300
21 GM Financial Servicing Center	200

DATA CENTERS

- 22 Chevron
- 23 CHRISTUS
- 24 CyrusOne
- 25 Lowe's
- 26 Microsoft
- 27 Valero Energy

HOSPITALS

- 28 Baptist Emergency Hospital
- 29 CHRISTUS Santa Rosa Hospital
- 30 Proposed VA Hospital

LOOP 1604 & MOUNTAIN VISTA DR / DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Projection	14,955	135,070	305,648
2018 Estimate	13,586	124,254	281,789
2010 Census	10,655	107,401	246,569
Growth 2018-2023	10.08%	8.70%	8.47%
Growth 2010-2018	27.51%	15.69%	14.28%
HOUSEHOLDS			
2023 Projection	5,311	45,637	98,527
2018 Estimate	4,831	42,056	90,996
2010 Census	3,776	36,363	79,936
Growth 2018 - 2023	9.94%	8.51%	8.28%
Growth 2010 - 2018	27.94%	15.55%	13.84%
Owner Occupied	2,077	24,280	57,469
Renter Occupied	2,754	17,776	33,527
HOUSEHOLD INCOME			
2018 Avg Household Income	\$57,592	\$64,275	\$67,334
2018 Med Household Income	\$49,416	\$53,994	\$55,523

RADIUS	NO. OF BUSINESSES			NO. OF EMPLOYEES		
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	269	2,198	5,834	4,190	35,939	78,232
Retail	54	337	861	936	5,715	15,628
Wholesale	4	49	123	23	2,139	3,062
Hospitality & Food Service	58	261	514	1,710	6,333	11,519
Real Estate, Renting, Leasing	26	171	378	112	800	2,110
Finance & Insurance	21	259	566	182	3,158	5,186
Information	7	33	97	50	201	773
Scientific & Technology Services	7	93	280	55	4,259	5,269
Management of Companies	0	0	2	0	0	6
Health Care & Social Assistance	51	396	1,352	337	2,550	8,809
Education Services	6	66	159	285	3,496	7,621
Public Administration & Sales	1	16	49	13	460	1,774
Arts, Entertainment, Recreation	3	35	88	34	245	3,574
Utilities	0	0	1	0	0	50
Admin Support & Waste Management	4	59	159	31	535	1,065
Construction	6	102	368	26	661	3,247
Manufacturing	0	44	115	0	3,702	4,762
Agriculture, Mining, Fishing	0	1	3	0	1	4
Other Services	21	276	719	396	1,684	3,773

Source: CoStar

Major hospital campus planned for Westover Hills

Nov 7, 2019, 6:35pm CST

Methodist Healthcare has begun preliminary work on a major clinical campus in Westover Hills that will include a full-service hospital and a multistory medical office building housing an ambulatory surgery center.

Confirmation of those plans comes little more than a month after the San Antonio based health care system opened a smaller emergency facility in the same Far West Side area.

"We are ... working through the design, scope of services and the size of the hospital," Methodist Healthcare CEO Allen Harrison told me.

The planned facility has tentatively been branded Methodist Hospital Westover Hills.



METHODIST HEALTHCARE
Conceptual rendering of Methodist Healthcare's new hospital and medical office building planned for Westover Hills.

Meanwhile, the office building will likely span roughly 100,000 square feet. Methodist officials are working to finalize its development agreement.

The health care system anticipates allocating the first floor for an ambulatory surgery center, which will be a joint venture between Methodist Healthcare and surgeon investors, Harrison said.

The office portion of the project is expected to take about 24 months to complete. It's not clear when construction will begin on that phase. Westover Hills and nearby Alamo Ranch are high-growth areas. Harrison said that sector of the city is projected to have more than 650,000 residents in the next five years.

Methodist officials have not disclosed the projected cost for the two projects, as plans for the structures are not completed. For context, about a year ago, Methodist announced plans to invest roughly \$46 million to expand its Northeast Methodist Hospital. The planned Westover Hills campus will likely be far more expansive.

"Over the course of the life of our system, we have invested about one and a half billion dollars in capital projects," Harrison said. "This will represent a sizable increase to that number."

As work progresses on the new hospital and offices, Methodist will look at options for its current emergency medical facility in Westover Hills.

"We will look to the next two or three years to better understand how that facility is meeting the needs of the community and what we might want to retain or what we might want to change as we open a full-service hospital," Harrison said. "We will finalize those plans as we get closer."

SOURCE: SAN ANTONIO BUSINESS JOURNAL

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 recommends purchaser's or tenant's independent investigation.



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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad James G. Lundblad	337803 337803 License No.	jlundblad@endurasa.com jlundblad@endurasa.com Email	(210) 366-2222 (210) 366-2222 Phone
Corbin Barker Corbin Barker Sales Agent/Associate's Name	491799 491799 License No.	cbarker@endurasa.com cbarker@endurasa.com Email	(210) 366-2222 (210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date