



# TPC Town Plaza Pads – For Lease or Sale

Across from the JW Marriott

The Only Remaining Commercial Land in the TPC Resort Community



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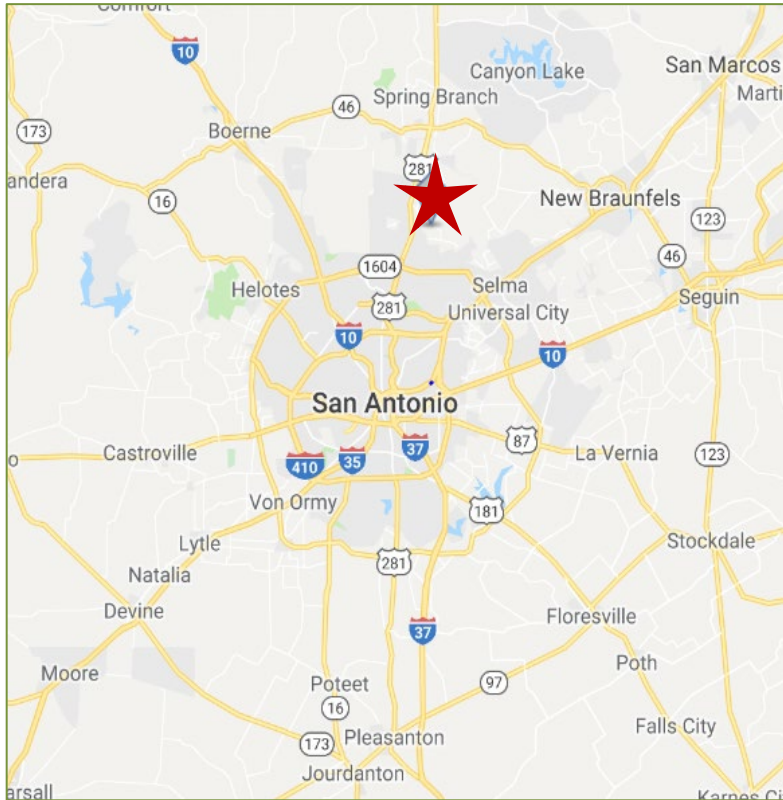
**MSL Investments, LLC**

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San Antonio, Texas 78259

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# Property Details



## TPC PARKWAY & CIBOLO CANYONS

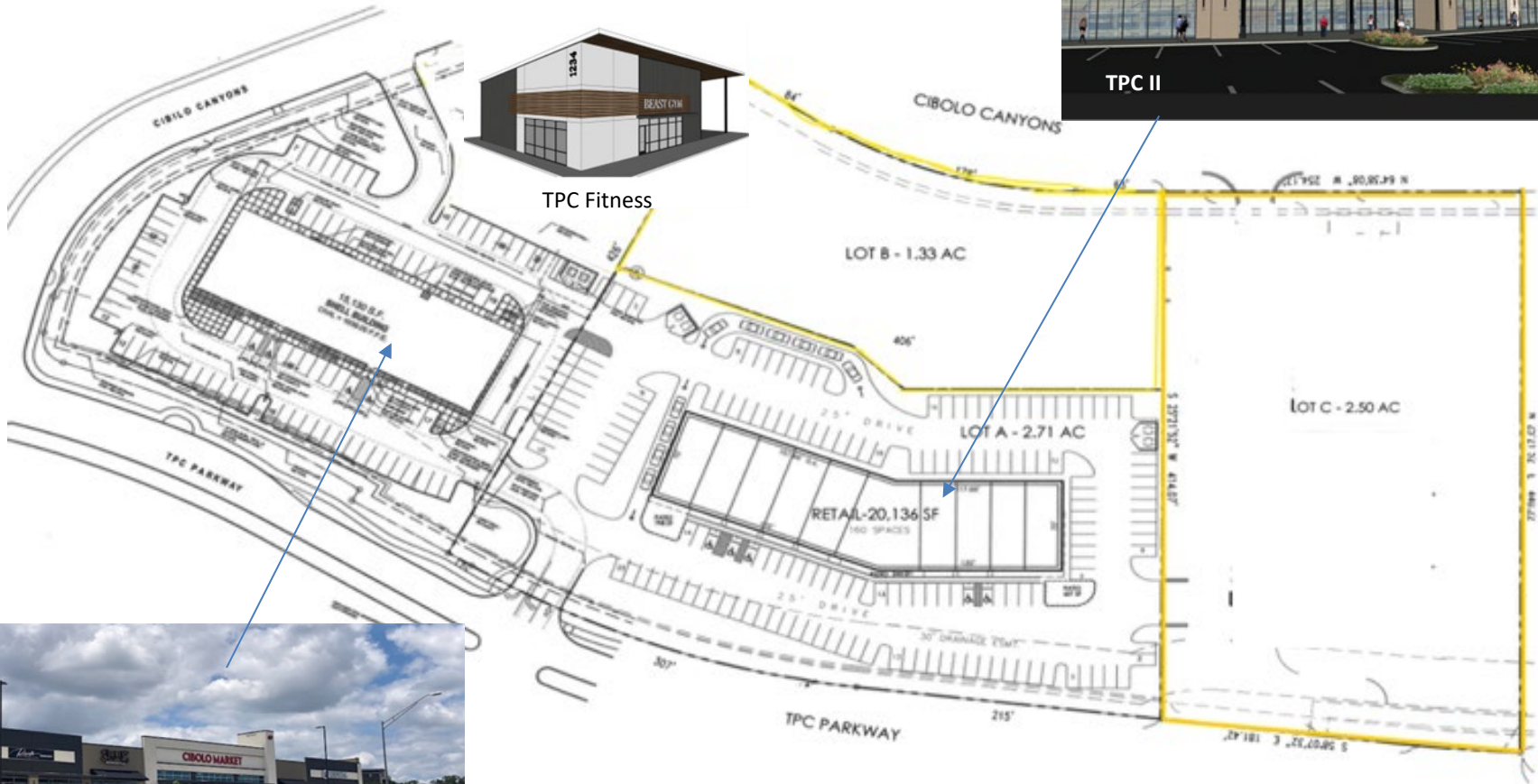
Location:	Part of the TPC Town Center TPC Parkway and Cibolo Canyon Drive
Size:	Lot B - approx. 1.33 acres Lot C - approx. 2.5 acres
Sale :	Lot B : \$20.00 PSF Lot C : \$18.00 PSF
Ground Lease:	\$ 160,000.00 per acre
Zoning:	Commercial C-2 ERZD
Condition:	All utilities to the site Separately platted Off-site detention
<b>Owner will consider Build-to-Suit</b>	

Home to one of the wealthiest ZIP codes in San Antonio, the Far North Central Submarket has high incomes, high home prices, and great proximity to business, residential and schools, which bodes well for retail demand. This property is an area that is currently underserved by retail services and is located one mile east of Hwy 28 on TPC Parkway (Stone Oak Parkway extension) near the entrance to Cibolo Canyons Master Planned Community and directly adjacent to the entrance to the world class J.W. Marriott TPC Resort & Spa with its two PGA Tour golf courses.

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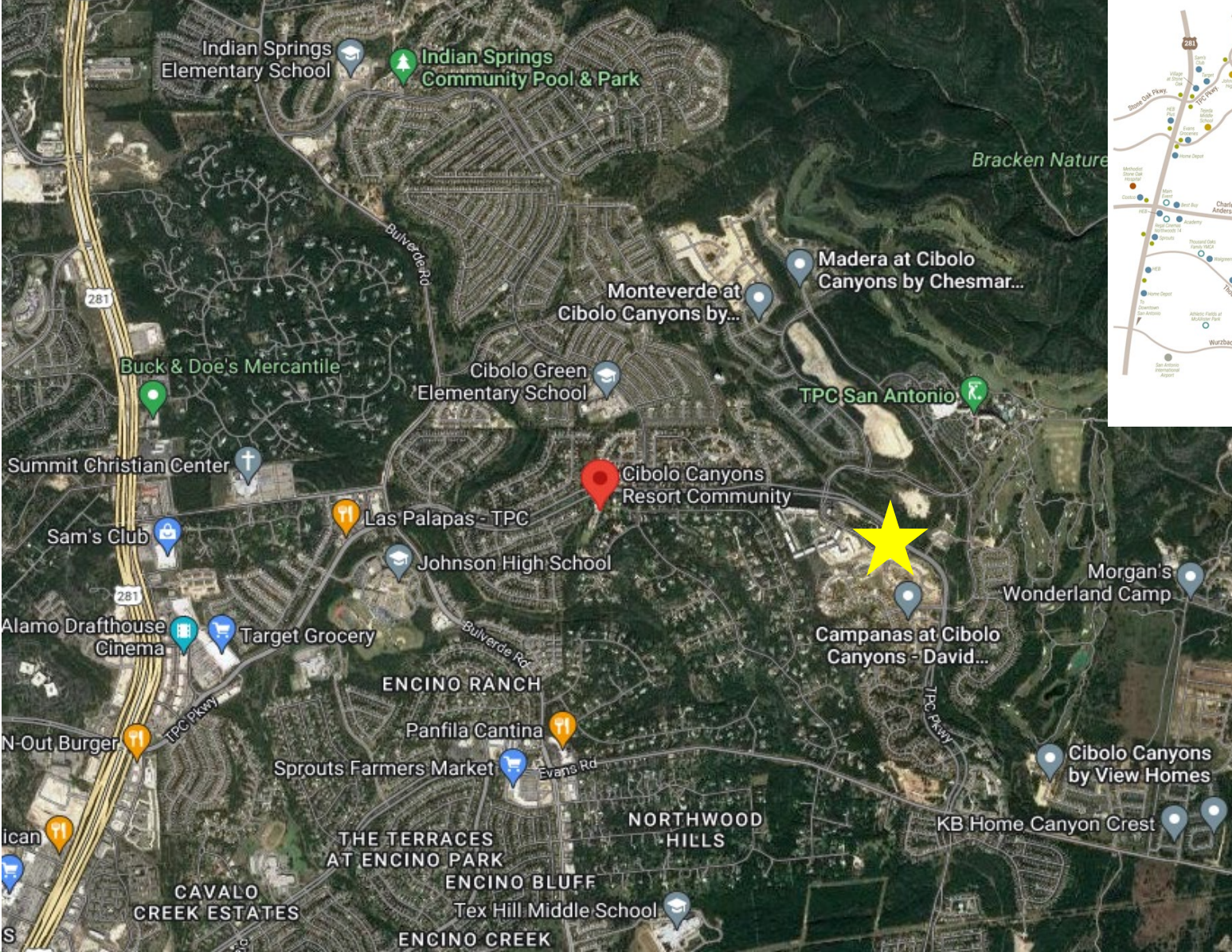


# Site Plan



## TPC Town Plaza Pads – For Lease or Sale





 Pad Site Location

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# NORTH CENTRAL SAN ANTONIO RESIDENTIAL GROWTH



**TPC Town Plaza Pads – For Lease or Sale**

## VIEW FROM SITE – TPC'S J.W. MARRIOTT HOTEL & GOLF COURSE



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# Demographics

POPULATION	2 mile	5 mile	10 mile
	2010 Population	13,475	71,632
2020 Population	20,138	91,560	431,045
2025 Population Projection	22,066	98,656	463,048
Annual Growth 2010-2020	4.90%	2.80%	1.90%
Annual Growth 2020-2025	1.90%	1.60%	1.50%
Median Age	34.2	35.3	36.9
Bachelor's Degree or Higher	52%	49%	39%
US Armed Forces	298	709	2,676

INCOME	2 mile	5 mile	10 mile
	Avg. Household Income	\$119,879	116,374
Median Household Income	\$96,951	96,998	\$76,429
< \$25,000	419	2,264	20,775
\$25,000 - 50,000	927	3,923	29,809
\$50,000 - 75,000	1,154	5,092	29,286
\$75,000 - 100,000	1,058	5,011	23,583
\$100,000 - 125,000	880	4,476	18,648
\$125,000 - 150,000	756	3,306	12,674
\$150,000 - 200,000	767	3,820	13,317
> \$200,000	897	3,485	14,344

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# Demographics

HOUSING	2 mile	5 mile	10 mile
Median Home Value	\$303,042	\$277,336	\$238,226
Median Year Built	2007	2004	1995
2010 Households	4,631	24,719	138,435
2020 Households	6,858	31,378	162,435
2025 Household Projection	7,495	33,729	173,696
Annual Growth 2010-2020	4.50%	2.40%	1%
Annual Growth 2020-2025	1.90%	1.50%	1.40%
Owner Occupied	5,160	23,526	109,602
Renter Occupied	1,697	7,851	52,833
Average Household Size	2.9	2.9	2.6
Average Household Vehicles	2	2	2
Total Consumer Spending	\$220.4 million	\$994 million	\$4.5 billion

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# Demographics

DAYTIME EMPLOYMENT									
	<u>2 mile</u>			<u>5 mile</u>			<u>10 mile</u>		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
<u>Service - Producing Industries</u>	2,602	204	13	18,537	1,550	12	146,205	14,866	10
Trade Transportation & Utilities	212	26	8	4,332	266	16	36,903	2,553	14
Information	0	0	0	1,496	40	37	4,854	276	18
Financial Activities	100	28	4	911	221	4	13,713	2,321	6
Professional & Business Services	112	33	3	1,689	250	7	20,581	2,338	9
Education & Health Services	747	58	13	4,407	398	11	34,163	4,313	8
Leisure & Hospitality	1,321	32	41	4,369	201	22	23,957	1,324	18
Other Services	93	26	4	1,306	171	8	10,857	1,661	7
Public Administration	17	1	17	27	3	9	1,177	80	15
<u>Goods - Producing Industries</u>	94	29	3	2,730	207	13	23,461	2,016	12
Natural Resources & Mining	0	0	0	23	9	3	185	57	3
Construction	90	28	3	1,542	169	9	15,885	1,477	11
Manufacturing	4	1	4	1,165	29	40	7,391	482	15
<b>Total</b>	<b>2,696</b>	<b>233</b>	<b>12</b>	<b>21,267</b>	<b>1,757</b>	<b>12</b>	<b>169,666</b>	<b>16,882</b>	<b>10</b>

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# Demographics

TRAFFIC				
Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Loma View E.	Evans Road N.	585	2018	0.94 mi
Evans Road	Dusty Canyon E.	12,876	2018	0.98 mi
Evans Road	Dusty Canyon E.	11,393	2015	0.98 mi
Evans Road	Evans Loop W.	9,010	2018	1.07 mi
Evans Road	Evans Loop W.	8,808	2018	1.07 mi
Dusty Canyon	Evans Road N.	4,803	2018	1.07 mi
Dusty Canyon	Evans Road N.	5,339	2018	1.07 mi
Evans Road	Bulverde Road W.	12,396	2015	1.34 mi
Evans Road	Bulverde Road W.	12,258	2018	1.34 mi
Bulverde Road	Fossil Creek N.	13,424	2018	1.34 mi

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**OFFERING DISCLAIMER**

**HAZARDOUS MATERIALS DISCLOSURE**

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

**AMERICANS WITH DISABILITIES ACT DISCLOSURE**

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY \_\_\_\_\_

I Certify that I have provided \_\_\_\_\_ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: \_\_\_\_\_ DATE: \_\_\_\_\_

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: \_\_\_\_\_

DATE: \_\_\_\_\_

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

## **Information About Brokerage Services**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date