

DOWNTOWN
SAN ANTONIO
20 MINUTES

USAA
19,000+ Employed
8 Minutes From Site

South Texas
MEDICAL CENTER
30,000+ Employed
15 Minutes From Site

THE SHOPS AT LA CANTERA
Neiman Marcus H&M ZARA GRIMALDI'S
NORDSTROM YETI TOMMY BAHAMA J. CREW
TIFFANY & CO. YARD HOUSE TECOVAS DILLARD'S ROLEX
URBAN OUTFITTERS LV MACYS STARBUCKS APPLE
Bath & Body Works

UTSA
The University of Texas at San Antonio™

LA CANTERA
RESORT & SPA

LOOP
1604

TOPGOLF

INTERSTATE
10

LOOP
1604

Valero
5,000+ Employed
5 Minutes From Site

Presidium Chase Hill

THE RIM IMAX
THE RUSTIC NORTH ITALIA
LOWE'S DICK'S SPORTING GOODS LIFETIME FITNESS

LA CANTERA PKWY

Reveal Skyline

Mira Vista

La Cantera Golf Club

BABCOCK RD

eilan
HOTEL & SPA

SixFlags
Fiesta Texas

CAMP BULLIS RD

WELLMED
4,000+ Employed
2 Minutes From Site

Vista Ridge
Apartments

Ascent Cresta Bella

CRESTA BELLA

BELLA LOMA

**±12.14
ACRES**

Marquis Cresta Bella

CRESTA BELLA

INTERSTATE
10

±12.14 Acre Zoned Multi-Family Site Off IH-10 in San Antonio, TX

Cresta Bella & IH-10, San Antonio, TX 78256

DMRE

BROKER CONTACT:
Ryan Parker, Director
ryan.parker@dmre.com
512.582.0931

ADDRESS

Cresta Bella & IH-10
San Antonio, TX 78256

SIZE

±12.14 Acres

LAT., LONG.

29.628376108043142, -98.61675314471492

ZONING

MF-33 (Maximum 360 MF units allowed)
*Zoning also allows for Build-to-Rent

PARCEL

34760-000-0276, 18333-034-0070
18333-034-0060, 34760-000-0410

TAX

2.29%

SCHOOLS

Northside ISD
SB McAndrew Elementary School
Garcia Middle School
Brandeis High School

LEGAL

NCB 34760 BLK LOT P-27E (14.514 AC) & P-28B
(1.4378 AC) IH 10 W/CROWNRISE ANXTN 2014-
REMAINS PER PLAT 9653/90-95 FILED

PRICE

Call for Pricing



**THE SITE IS THE LAST MULTI-FAMILY
PARCEL IN THE CRESTA BELLA MP**

WATER

The site is adjacent to a 12" water main to connect to, allowing for 195 EDUs.

WASTEWATER

The site is adjacent to a 8" wastewater main, allowing for 181 EDUs. There is a 500 LF utility extension required under IH-10 for a 15 inch Wastewater main before this site can be developed. There is an adjacent development that has permitted with SAWS and TxDOT for the extension of the wastewater line but has not started construction yet. The estimated costs for the Wastewater Line Boring are \$350-500/LF for 500 linear feet, totaling approximately \$175k-250k. The Developer will pay pro rata share of the upsizing from 8" to 15" from SAWS, estimated at \$97,500. The Developer's pro rata share will be greater of either \$60.00 per linear foot or 28.44% of the cost of the oversized main (\$27,733.00).

The site has an approved and recorded Utility Service Agreement with SAWS.

TRAFFIC IMPACT ANALYSIS

The site is approved for 360 Multi-Family units. A Northern Entrance is approved on the adjacent Western property through the plat's easement to line up with Cresta Avenida, while a Southern Entrance is approved to connect with an existing driveway and curb cut across the street. Traffic Improvements are noted in the TIA in the Due Diligence link below.

FINAL PLAT

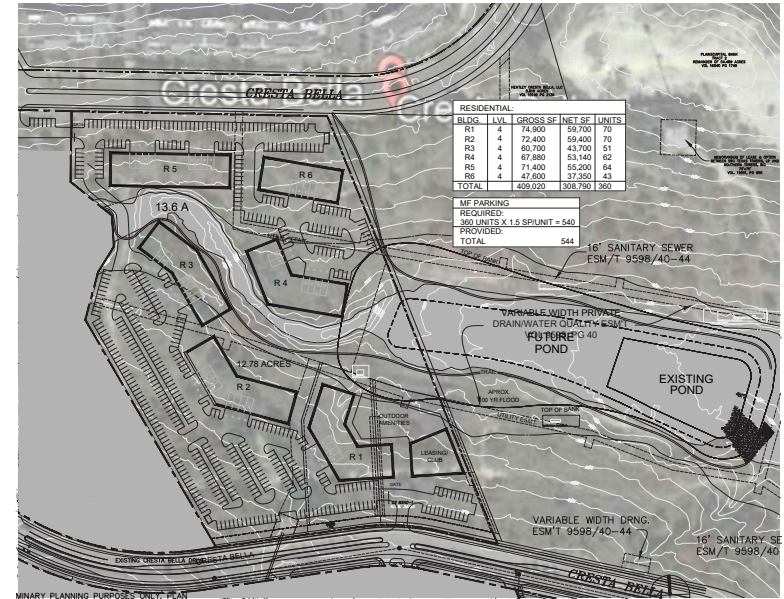
The Final Plat is approved but currently awaiting 15-inch Wastewater Line to be constructed before recordation to satisfy the USA requirement.

FLOODPLAIN STUDY

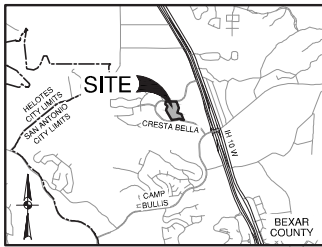
An approved and revised floodplain line is shown on the approved Final Plat. Additionally, there is an existing land bridge on the western side of the creek that allows for access between the north and south parcels. Regional Detention is already provided for full development of site.

SITE DEVELOPMENT PERMIT

Only the Concept Design has been completed. The SDP has not been submitted to the City.



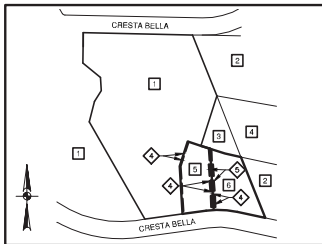
DUE DILIGENCE LINK



LOCATION MAP
NOTE TO SCALE

NOTE: SEE SHEET 2 OF 2 FOR CURVE AND LINE TABLE

PLAT NOTES APPLY TO EVERY PAGE OF THIS MULTIPLE PAGE PLAT



AREA BEING REPLATTED
SCALE: 1" = 400'

2.488 ACRES BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 6-7, BLOCK 34, NCB 18333, A 5' PRIVATE DRAINAGE EASEMENT, AND A 20' CONCRETE FIRE ACCESS EASEMENT OF THE HEATLEY CRESTA BELLA COMM 2 (U-1241) RECORDED IN VOLUME 9653, PAGE 90 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CPS/SAWS/COSA UTILITY:

THE CITY OF SAN ANTONIO HAS THE RIGHT TO ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD, CPS ENERGY AND SAN ANTONIO WATER SYSTEM (SAWS) - BY ERECTOR, ADMITTED EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THE 1% AC ELECTRIC EASEMENT, AND/OR EASEMENT, AND/OR EASEMENT, "WATER EASEMENT", "SANITARY SEWER EASEMENT", "WATER EASEMENT FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, REPAIRING, IMPROVING AND OPERATING SERVICE FACILITIES, WATER EASEMENT AND RIGHTS-OF-WAY AREAS, TOGETHER WITH THE RIGHT OF ACCESS AND EGRESS OVER OR THROUGH ANY LANDS FOR THE PURPOSE OF ACCESSING SUCH INFRASTRUCTURE AND SERVICE FACILITIES AND THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PLANTS THEREOF OR OTHER OBSTRUCTIONS WHICH ENDANGER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES, AND BUILDING STRUCTURE, CONCRETE SLABS, OR WALES SHALL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ERECTOR'S AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED BY CPS ENERGY OR SAWS INFRASTRUCTURE AND SERVICE FACILITIES, LOCATED WITHIN SAID EASEMENTS, DUE TO GRADE CHANGES OF GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATIONS.

3. THE PLAT DOES NOT AFFECT, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

SAWS IMPACT FEE:

WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

SAWS WASTEWATER EDU:

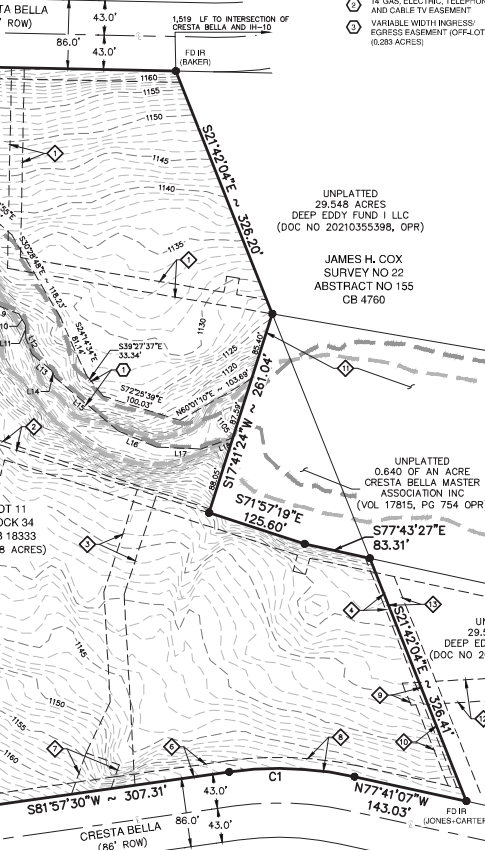
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU): PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

LEGEND

| DOC | DOCUMENT NUMBER | VOL | VOLUME |
|-------|--|-------|---------------------------------------|
| OPR | DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS | PG | PAGE(S) |
| NCR | NEW CITY BLOCK | ROW | RIGHT-OF-WAY |
| OPR | OFFICIAL PUBLIC RECORDS (SURVEYOR) | FOUND | 12" IRON ROD (UNLESS NOTED OTHERWISE) |
| | OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS | SET | 1/2" IRON ROD (FO) |
| --- | EXISTING CONTOURS | | |
| --- | 1% AC FLOODPLAIN PER FEMA PANEL 48020C0115F DATED SEPTEMBER 28, 2010 | | |
| --- | 1% AC ULTIMATE FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWKSON ENGINEERS, INC. | | |
| - | CENTERLINE | | |
| - - - | EXISTING CONTOURS | | |

KEY NOTES

- UNPLATTED 22.329 ACRES HEATLEY CRESTA BELLA, LLC (VOL. 15116, PG. 1848, OPR)
- UNPLATTED 29.548 ACRES DEEP EDDY FUND I LLC (DOC NO. 20210355398, OPR)
- UNPLATTED 0.840 OF AN ACRE CRESTA BELLA MASTER ASSOCIATION INC (VOL. 17815, PG. 754 OPR)
- UNPLATTED 5.483 ACRES CRESTA BELLA MASTER ASSOCIATION INC (VOL. 17815, PG. 2488, OPR)
- LOT 7, BLOCK 34, NCB 18333 HEATLEY CRESTA BELLA COMM 2 (U-1241) (VOL. 9653, PG. 90, DPR)
- LOT 6, BLOCK 34, NCB 18333 HEATLEY CRESTA BELLA COMM 2 (U-1241) (VOL. 9653, PG. 90, DPR)
- VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
- 14 GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- VARIABLE WIDTH (GRESS) EGRESS EASEMENT (OFF-LOT) (0.283 ACRES)
- 18 SANITARY SEWER EASEMENT (VOL. 9598, PG. 40, DPR)
- 2" WATER LINE EASEMENT AREA (VOL. 15077, PG. 456, OPR) (SCALED PER EXHIBIT)
- 20' DRAINAGE EASEMENT (VOL. 9653, PG. 90, DPR)
- 5' PRIVATE DRAINAGE EASEMENT (VOL. 9653, PG. 90, DPR)
- 20' CONCRETE FIRE ACCESS EASEMENT (VOL. 9653, PG. 90, DPR)
- 14 GAS AND ELECTRIC EASEMENT (VOL. 19460, PG. 386, DPR)
- VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9598, PG. 40, DPR)
- 18 EGGY & TELEPHONE EASEMENT (VOL. 9598, PG. 40, DPR)
- VARIABLE WIDTH ELECTRIC EASEMENT (VOL. 9653, PG. 90, DPR)
- 14 ELECTRIC EASEMENT (VOL. 9653, PG. 90, DPR)
- VARIABLE WIDTH PRIVATE DRAINAGE/WATER QUALITY EASEMENT (VOL. 9653, PG. 90, DPR)
- STORM WATER MANAGEMENT AREA (VOL. 15077, PG. 456, OPR)
- 28' ELECTRIC EASEMENT (VOL. 4819, PG. 656, OPR)
- 28' CONCRETE FIRE ACCESS EASEMENT (DOC NO. 2015090989, OPR)
- 20' G.E.T. TV EASEMENT (VOL. 18147, PG. 1850, OPR) (DOC NO. 20150229986, OPR)





2023 TAX RATES

| | | |
|--------------|--------------------------|-----------------|
| 06 | Bexar Co Rd & Flood | 0.023668 |
| 08 | SA River Auth | 0.018000 |
| 09 | Alamo Com College | 0.149150 |
| 10 | Univ Health System | 0.276235 |
| 11 | Bexar County | 0.276331 |
| 21 | City of San Antonio | 0.541590 |
| 56 | Northside ISD | 1.011700 |
| CAD | Bexar Appraisal District | 0.000000 |
| TOTAL | | 2.296674 |

| 2023 DEMOGRAPHICS | 0-1 MILE | 0-3 MILES | 0-5 MILES |
|--|-----------|-----------|-----------|
| 2023 POPULATION ESTIMATE | 7,612 | 34,077 | 105,560 |
| 5 YEAR EST. POPULATION GROWTH | 29.41% | 18.19% | 11.39% |
| AVERAGE HOUSEHOLD INCOME | \$103,893 | \$134,161 | \$138,737 |
| MEDIAN VALUE OF OWNER OCCUPIED HOUSING UNITS | \$490,207 | \$428,923 | \$344,068 |





Prime Development Opportunity in San Antonio, TX

- Bexar County, where San Antonio is located, and its four adjacent counties comprise the ninth fastest-growing region in the U.S. last year, according to the U.S. Census. San Antonio's population grew from nearly 1.44M in 2020 to roughly 1.48M in 2023.
- As of August 2023, over 20,000 Multi-Family units were underway in San Antonio with delivery dates stretching into 2025.

Easy Access to the San Antonio Metro Area

- Highway visibility and direct access to IH-10.
- San Antonio International Airport located 17 minutes from Site.
- Downtown San Antonio located 21 minutes from Site.
- City of Boerne located 18 minutes from Site.

Strong Local and Regional Employers

- San Antonio is the 7th-largest city in the country, and is home to 5 Fortune-500 Companies: Tesoro, CST Brands, iHeartMedia, Valero Energy, and USAA.
- The US Air Force chose San Antonio for its cybersecurity headquarters in 2009, joining a cluster of private industry leaders such as Rackspace and SecureLogix.



37 MILLION
ANNUAL VISITORS

\$16 BILLION
ANNUAL ECONOMIC IMPACT
FROM VISITOR SPENDING

Major Employers

| | | |
|--------------------------------|--------------------------------|--------------------------------|
| 80,000 EMPLOYEES | 30,000 EMPLOYEES | 20,000 EMPLOYEES |
| 19,000 EMPLOYEES | 6,300 EMPLOYEES | 5,000+ EMPLOYEES |
| 5,000 EMPLOYEES | 4,600 EMPLOYEES | 2,800 EMPLOYEES |

2.5 MILLION
MSA POPULATION
7TH MOST POPULOUS
CITY IN THE U.S.



97
NEW
RESIDENTS
DAILY

- NO. 1** ● **Population Numeric Growth**
(U.S. Census Bureau - May 2022)
- NO. 1** ● **Best Places to Visit in Texas**
(U.S. News & World Report - April 2022)
- NO. 1** ● **Top Trending Zip Code in the Nation for Renters (78215)**
(RentCafe - October 2022)
- NO. 4** ● **Hottest Housing Markets in the U.S.**
(Zillow - January 2022)
- NO. 5** ● **Cities with the Most Bang for Your Buck (Home Price Per Sq. Ft.)**
(HomeBay - August 2022)
- NO. 7** ● **Best Vacations for Kids in the U.S.**
(PureWow - September 2021)
- NO. 7** ● **Largest Populations in U.S.**
(U.S. Census Bureau - May 2022)
- NO. 9** ● **Top U.S. Cities**
(Travel + Leisure - July 2022)
- NO. 9** ● **Hottest Job Markets**
(GACC - January 2022)
- NO. 10** ● **Best Places to Visit in Summer**
(WalletHub - May 2022)
- NO. 16** ● **Most Beautiful Sites Around the World (Riverwalk)**
(Kuoni - August 2022)
- TOP 10** ● **Hidden Gem Housing Markets**
(NAR - July 2022)

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INFORMATION ABOUT BROKERAGE SERVICES

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE. TEXAS LAW REQUIRES ALL REAL ESTATE LICENSEES TO GIVE THE FOLLOWING INFORMATION ABOUT BROKERAGE SERVICES TO PROSPECTIVE BUYERS, TENANTS, SELLERS AND LANDLORDS.

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 duties and 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.

BROKER FIRST NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

BUYER, SELLER, LANDLORD OR TENANT

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