

Waterford at Stone Oak



San Antonio, Texas

Co-Owner:

Jessica Lombardi

210-849-0125

jessicflombardi@yahoo.com

Waterford Location- 923 N Loop 1604 E



Source: Apple Maps

Location Key Benefits

- Great Location- Close to Costco and Walmart. Near the Methodist Stone Oak Hospital and North Central Baptist Hospital and hundreds of medical offices in the area.
- Directly fronts Loop 1604 and has excellent visibility.
- Excellent ingress & egress.
- Demographics are very strong and continuing to get stronger.
- One of the highest traffic counts on the Loop 1604. 2017 TXDOT website lists average daily traffic count as 125,989.
- Architecture is high quality with orange-red brick and tall pediments. Also, store fronts have thick glass to essentially eliminate traffic noise from Loop 1604.
- Parking- significantly exceeds city of SA requirements.
- Pylon sign- 50 feet tall, making tenant's signage highly visible from Loop 1604 main lanes and frontage roads.
- Hardy Oaks Blvd. has expanded to connect north and south portions of road to provide easier access from residential neighborhoods to the north. This creates a major artery to 1604 from the Stone Oak neighborhood and opened April 2019.

Demographics

| | <u>1 Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|---|---------------|---------------|---------------|
| 2019 Average Household Income | \$113,250 | \$111,275 | \$108,414 |
| Population Growth 2010 – 2019 | 38.75% | 18.35% | 11.25% |
| Projected Population Growth 2019 - 2024 | 10.14% | 8.05% | 7.14% |

Source: CoStar Group



DOÑA TOTA

PENFED
ATM

BERKSHIRE
HATHAWAY
Realty

Price Boxes

AT&T



Tenants:

Berkshire Hathaway PenFed Realty

Member's Title Company (Real Estate Title Company Owned by Berkshire Hathaway)

Allstate Insurance

Dona Tota (200+ Restaurant Chain in Texas and Mexico)

Rise Bakery (Scratch Bakery with Lunch and Full Coffee Options)

½ Price Boxes (Moving Materials for Home or Office)

Munchies (Shakes, Snacks and More)

La Salon Riiko (High End Hair and Nail Salon)

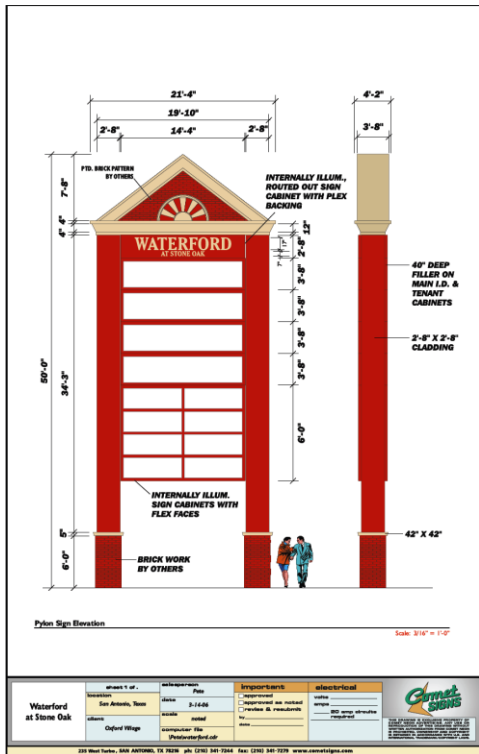
Art Gallery (High End Paintings and Art)

Inspired Closets (High End Closet and Storage Interior Design)

Bridal Connections (Wedding Gowns)

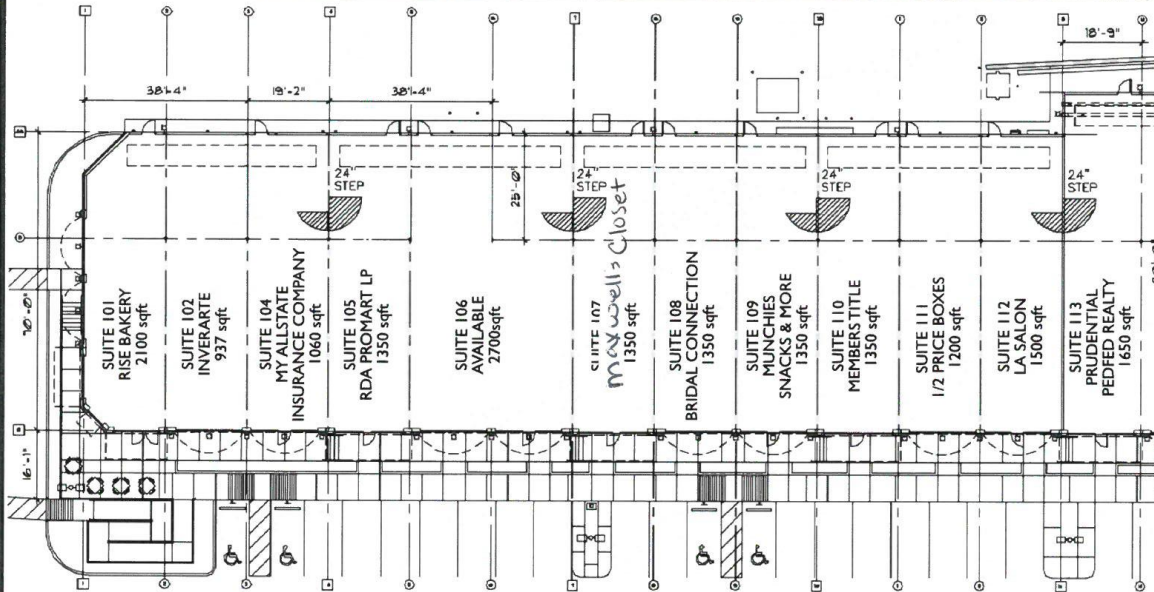
RDA Pro-Mart (Professional Beauty Supply Distributor)

Prominent Signage on 1604. In addition to signage on the building, all tenants are on the pylon sign. There is no additional charge to be on the pylon sign.



Current Improvements in the 2,700 sf space

- Space is a second generation space that was previously a toy store
- Sheet rock and insulation are installed on all walls
- Electrical is in place for space with separate meter box for the space
- One restroom is in the space
- 2 A/C and heating units are installed on the roof
- The space has an acoustical tile, drop ceiling



WATERFORD I
NWC N Loop 1604 E at Hardy Oak Blvd



NOTE:

NOT FOR REGULATORY APPROVAL, PERMITTING OR CONSTRUCTION.

