



1.759 AC RETAIL DEVELOPMENT SITE

NEC of Via La Cantera & Loop-1604



COMMERCIAL PROPERTY GROUP

334 North Park Drive, San Antonio, TX 78216

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FOR SALE

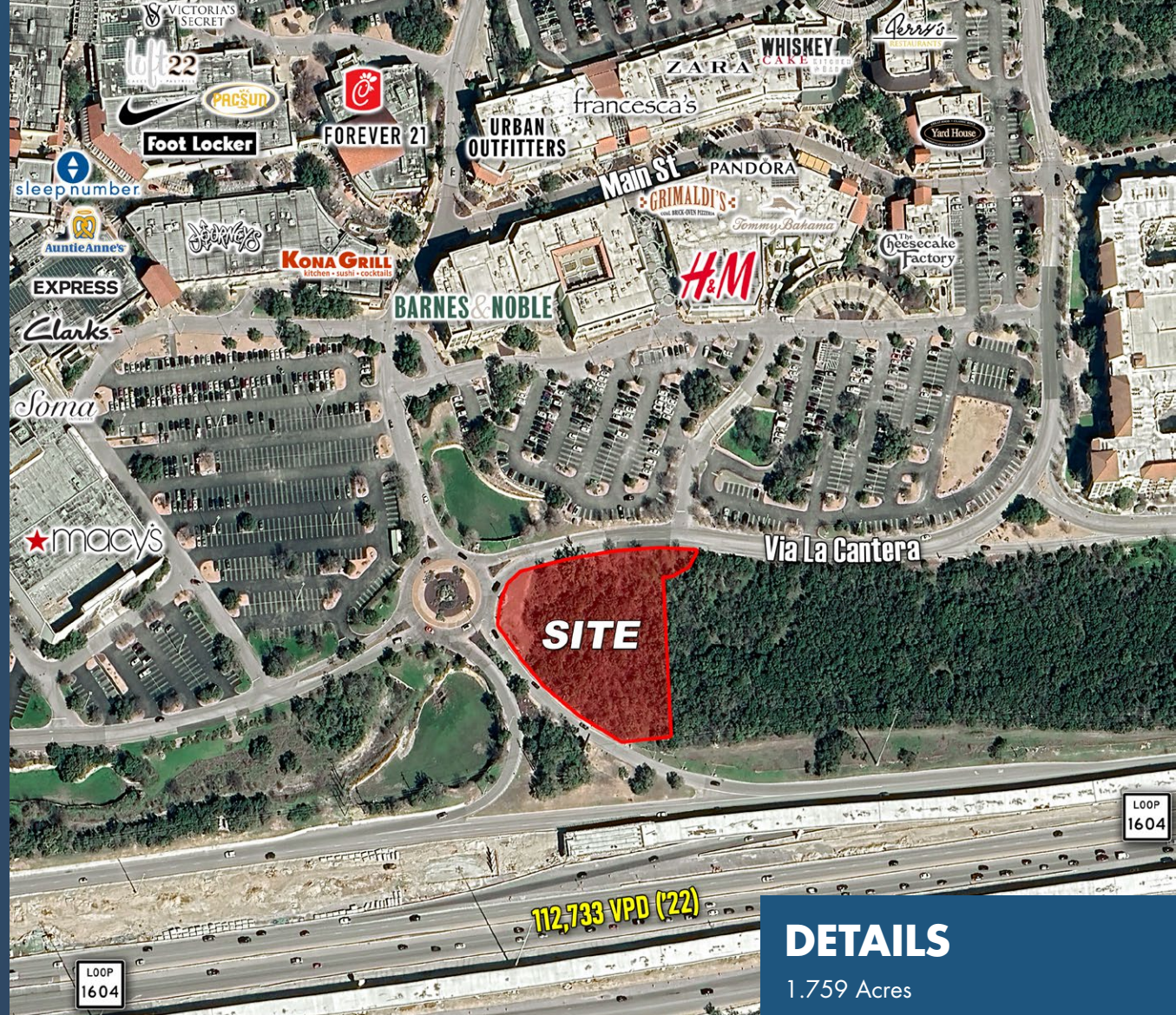
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ABOUT

Located at the entrance to The Shops at La Cantera in San Antonio, Texas, this prime piece of land offers an unparalleled development opportunity. Situated in one of the city's most dynamic and affluent areas, the site enjoys a strategic location with high visibility and accessibility. This coveted parcel presents a unique chance to become part of a vibrant community, offering retailers the perfect setting to thrive and capitalize on the area's growth and potential.

Trade area highlights include the following,

- ★ The Shops at La Cantera (194 retailers including Neiman Marcus, Nordstrom, RH, Arhaus, Coach, Louis Vuitton, Tiffany, Tory Burch, lululemon, alo Yoga, Tecovas, Aritzia, Whiskey Cake, Haywire, Sixty Vines, PF Chang's, Yard House, Perry's Steakhouse, and many others)
- ★ University of Texas San Antonio (+/- 32,000 students)
- ★ La Cantera Resort (Luxury Resort, Spa and Golf Course)
- ★ Six Flags Fiesta Texas (over 3MM visitors per year)
- ★ The Rim (San Antonio's largest open-air shopping center at over 2M sf)
- ★ The Rock at La Cantera (Spurs Training Facility & Event Venue)
- ★ Entertainment (Top Golf, Andretti Karting, iFly, Palladium Theater)
- ★ Several Corporate Headquarters (Valero, Security Services and others)



DEMOGRAPHICS

	3 MILES	5 MILES	7 MILES
Total Pop	75,831	99,621	193,818
Daytime Pop	96,014	105,264	204,576
Avg. HH Income	\$105,129	\$123,001	\$104,773
Total HH Units	31,244	41,197	79,540

DETAILS

1.759 Acres
 Zoning - Entertainment District (ED)
 Call Broker for Pricing

TRAFFIC COUNTS

N Loop-1604 - 121,366 VPD
 I-10 - 124,893 VPD
 La Cantera - 10,273 VPD

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METES AND BOUNDS DESCRIPTION

FOR

A 1.759 acre, or 76,640 square feet more or less, tract of land out of that 99.49 acre tract described in deed to La Cantera Development Company recorded in Volume 4882, Pages 1193-1198 of the Official Public Records of Real Property of Bexar County, Texas, out of the B.B.B. & C.R.R. Survey No. 21, Abstract 104, County Block 4765, now in the City of San Antonio, Bexar County, Texas. Said 1.759 acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NAD2011) epoch 2010.00.

BEGINNING: At a found 1/2" iron rod with cap marked "Pape-Dawson" on the north right-of-way line of Charles Anderson Loop (F.M. Loop 1604), a variable width public right-of-way, 300-foot wide minimum, at a southeast corner of Lot 8, Block 9 of the Shops at La Cantera subdivision recorded in Volume 9663, Pages 26-35 of the Deed and Plat Records of Bexar County, Texas, having a Northing of 13,762,273.37 feet, and an Easting of 2,091,716.38 feet of said coordinate system,

THENCE: Departing the north line of said F.M. Loop 1604, with an east and south line of said Lot 8, the following bearings and distances:

Along a non-tangent curve to the right, said curve having a radial bearing of N 29°22'30" E, a radius of 489.00 feet, a central angle of 16°09'47", a chord bearing and distance of N 58°32'36" W, 137.21 feet, for an arc length of 137.65 feet to a found 1/2" iron rod with cap marked "Pape-Dawson", a point of compound curvature;

Along a compound curve to the right, said curve having a radius of 907.00 feet, a central angle of 11°27'16", a chord bearing and distance of N 44°44'04" E, 191.92 feet, for an arc length of 181.33 feet to a found 1/2" iron rod with cap marked "Pape-Dawson", a point of compound curvature;

Along a compound curve to the right, said curve having a radius of 48.00 feet, a central angle of 106°49'45", a chord bearing and distance of N 69°43'39" E, 74.97 feet, for an arc length of 89.50 feet to a found 1/2" iron rod with cap marked "Pape-Dawson", a point of reverse curvature;

Along a reverse curve to the left, said curve having a radius of 192.58 feet, a central angle of 21°12'22", a chord bearing and distance of N 88°16'19" E, 191.95 feet, for an arc length of 74.97 feet to a found 1/2" iron rod with cap marked "Pape-Dawson", a point of reverse curvature;

Along a reverse curve to the right, said curve having a radius of 288.00 feet, a central angle of 14°36'53", a chord bearing and distance of N 72°56'23" E, 73.26 feet, for an arc length of 73.46 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a point of compound curvature;

Along a compound curve to the right, said curve having a radius of 687.50 feet, a central angle of 16°02'57", a chord bearing and distance of N 88°16'19" E, 191.95 feet, for an arc length of 192.58 feet to a set 1/2" iron rod with cap marked "Pape-Dawson", a point of compound curve to the northeast corner of the herein described tract;

THENCE: Departing the east line of said Lot 8, over and across said 99.49 acre tract, along a non-tangent curve to the right, said curve having a radial bearing of N 67°48'49" W, a radius of 100.00 feet, a central angle of 52°00'06", a chord bearing and distance of S 48°11'15" W, 87.88 feet, passing at an arc length of 37.08 feet to a found iron rod with yellow cap marked "Pape-Dawson" at the north corner of a Preserve tract for the La Cantera Cave 2 referenced in that Environmental Assessment / Habitat Conservation Plan dated October 11, 2011 and described as a 1.001 acre tract in Volume 9206, Pages 758-762 of the Official Public Records of Real Property of Bexar County, Texas, continuing with the line of said Cave 2, for a total arc length of 90.76 feet to a set iron rod with a yellow cap marked "Pape-Dawson"

THENCE: S 07°40'08" E, continuing over and across said 99.49 acre tract, with the west line of said Cave 2, a distance of 265.59 feet to a set 1/2" iron rod with cap marked "Pape-Dawson" on the north right-of-way line of said F.M. Loop 1604, for the southeast corner of the herein described tract;

THENCE: S 82°21'05" W, with the north line of said F.M. Loop 1604 a distance of 76.17 feet to the POINT OF BEGINNING, and containing 1.759 acres in the City of San Antonio, Bexar County, Texas. Said tract being described in accordance with a survey made on the ground and a survey description and map prepared under job number 9108-14 by Pape-Dawson Engineers, Inc.

REFERENCES:

This survey was prepared in conjunction with, but not solely relying on, the Title Commitment listed below.

Title Commitment: G.F. # 106211 Stewart Title Guarantee Company.
Effective Date: May 21, 2015
Date Issued: May 29, 2015

Only those matters identified in the Title Commitment and those that the surveyor was aware of at the time of this survey are shown.

1. Volume 6696, Page 890-925 (Applies); Volume 6701, Page 876-911 (Applies); Volume 7126, Page 1483-1498 (Applies); Volume 7211, Page 1793-1798 (Applies); Volume 7891, Page 1969-2003 (Applies); Volume 7246, Page 397-400 (Applies); and Volume 9573, Page 1812-1818 (Applies), all of the Real Property Records of Bexar County, Texas.

10. b) Easements under Article IV of Declaration recorded in Volume 6696, Page 890-925, Real Property Records of Bexar County, Texas. (Applies - none specifically defined)

c) Terms, provisions, liens and assessments, including lien to secure payment in favor of Master Association recorded in Volume 6696, Page 890-925, Real Property Records of Bexar County, Texas. (Applies)

d) Terms, provisions, conditions and stipulations as set out in Deed recorded in Volume 4882, Page 1193-1198, Real Property Records of Bexar County, Texas. (Applies - tract is part of the 99.49 acre tract)

e) Deleted

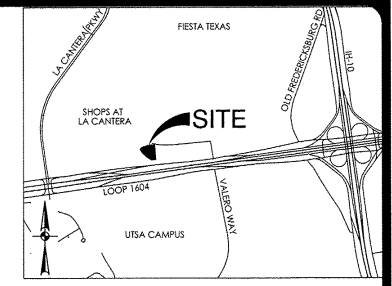
f) Terms, provisions, conditions and stipulations as set out in Utility Service Agreement recorded in Volume 15323, Page 699-717, Real Property Records, as further secured by Declaration of Restrictive Covenant recorded in Volume 15358, Page 1455-1459, Real Property Records of Bexar County, Texas. (Applies)

DEED/PLAT REFERENCE

D.R. DEED RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS

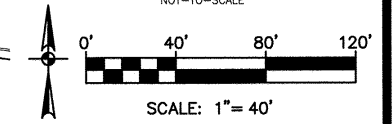
LEGEND

CAT. TV. CABLE TELEVISION
CONC. CONCRETE
ELEC. ELECTRIC FOUND
FD. 1/2" IRON ROD
I.R. IRON ROD
(PD) PAPE-DAWSON CAP



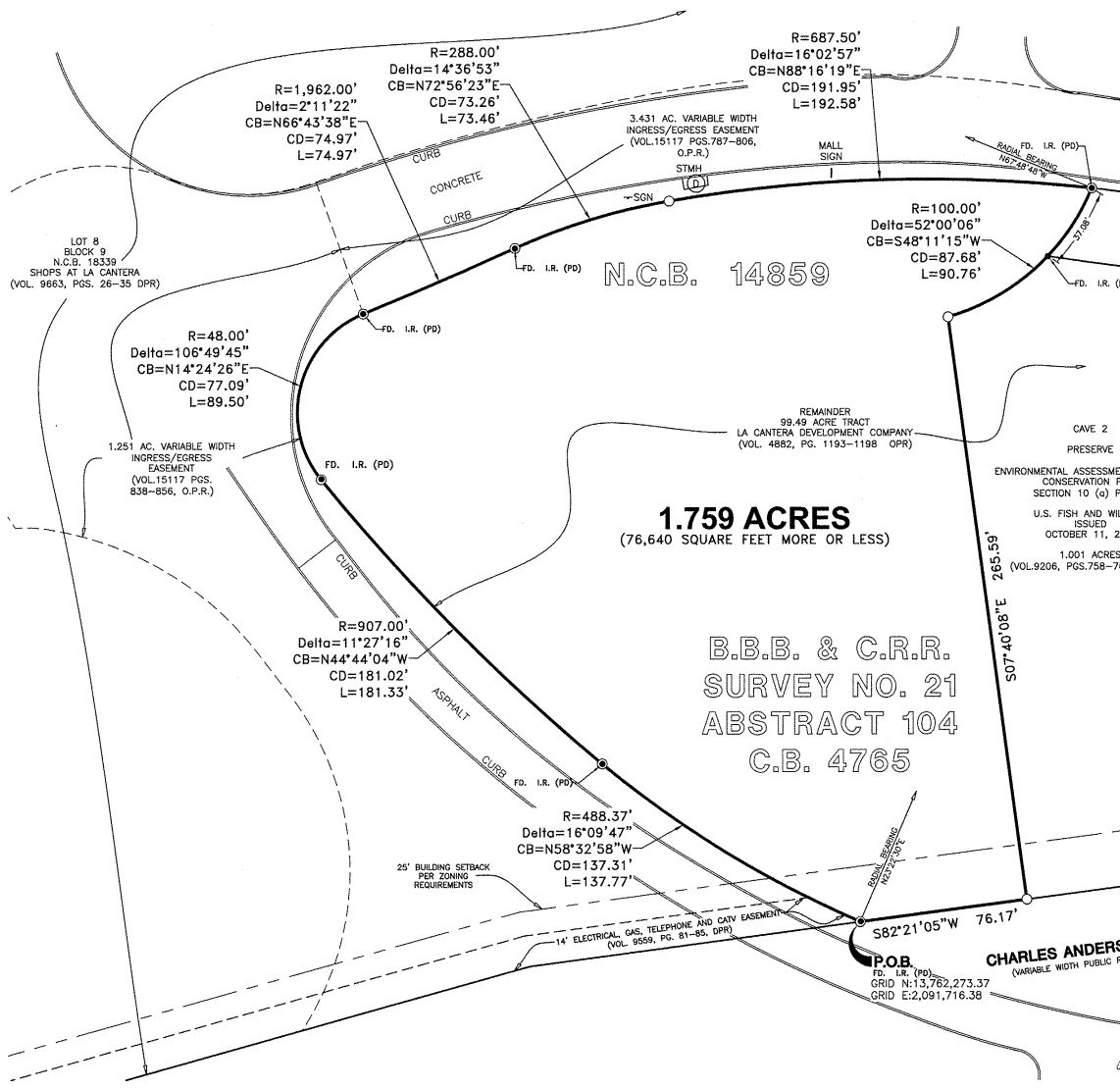
LOCATION MAP

NOT-TO-SCALE



NOTES:

- 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (1996)
- ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE, THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
- THE PROFESSIONAL SERVICES PROVIDED HEREWITH INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
- THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48059C0230G, DATED SEPTEMBER 29, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSFC.FEMA.GOV. ZONE X (UNSHADED) DEFINED AS: "OTHER AREAS; AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN." FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
- CAMP BULLIS
MIA - MILITARY INFLUENCE AREAS
MLOD - MILITARY LIGHTING OVERLAY DISTRICTS
MSAO - MILITARY SOUND ATTENUATION OVERLAY DISTRICT
SEE CITY OF SAN ANTONIO ORDINANCE 2010-06-24-0640
SEE NOTE 5



N.C.B. 14859

1.759 ACRES
(76,640 SQUARE FEET MORE OR LESS)

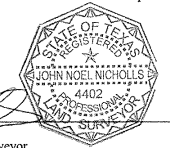
B.B.B. & C.R.R.
SURVEY NO. 21
ABSTRACT 104
C.B. 4765

1.001 ACRES
PRESERVE
ENVIRONMENTAL ASSESSMENT
CONSERVATION PLAN
SECTION 10 (c) PERV
U.S. FISH AND WILDLIF
ISSUED
OCTOBER 11, 2011
1.001 ACRES
(VOL.9206, PGS.758-762)

CHARLES ANDERSON
FD. I.R. (PD)
GRID N:13,762,273.37
GRID E:2,091,716.38

This 5th day of July, 2016 A.D.

John Noel Nicholls
Registered Professional Land Surveyor
Registration No. 4402
nicholls@pape-dawson.com



LAND SURVEY



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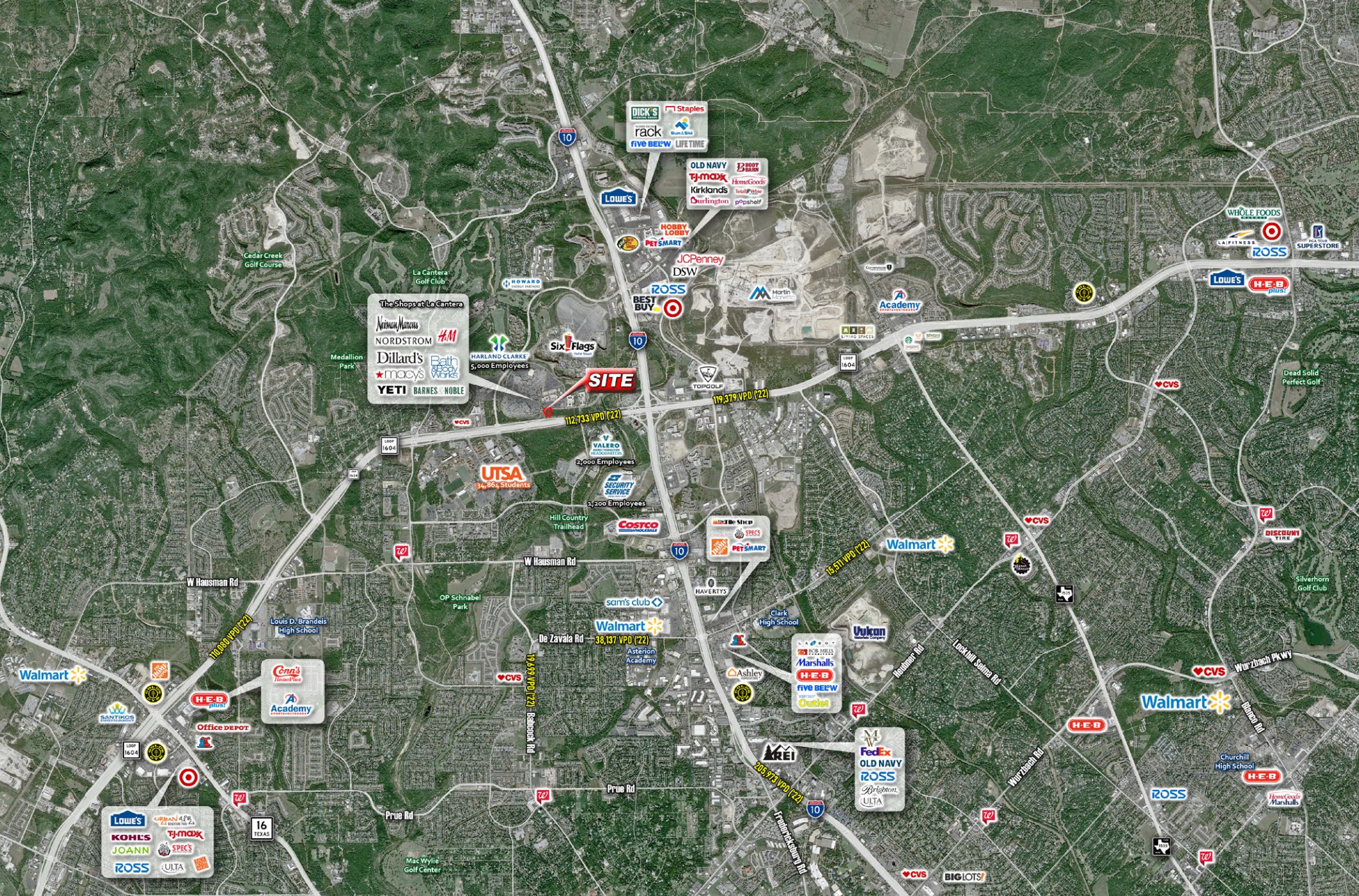


MARKET AERIAL



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WIDE MARKET AERIAL



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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.

Dirt Dealers V LLC	562388	cscott@dirdealers.com	210.496.7775
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
First American Property Group	562388	cscott@dirdealers.com	210.496.7775
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0