

LANDMARK WEST



Landmark West

- ▶ Prime Commercial Location: The property is situated in a highly desirable area with excellent visibility and accessibility, making it ideal for various commercial uses such as retail, office space, restaurants and service providers.
- ▶ High Traffic Area: Located near major roads or highways, the property benefits from high traffic flow, ensuring exposure to a large volume of potential customers or clients.
- ▶ Surrounding Amenities: The location offers access to nearby amenities such as shopping centers, restaurants, hotels, entertainment, parks, or recreational facilities, enhancing the property's appeal to tenants, customers, or employees.

- ▶ Growing Area: The surrounding area is experiencing growth and development, with new residential communities, businesses, and amenities being established nearby.

Major Retailers | Employers



Building Area

Level 1: +/- 29,000 SF
Level 2: +/- 24,500 SF

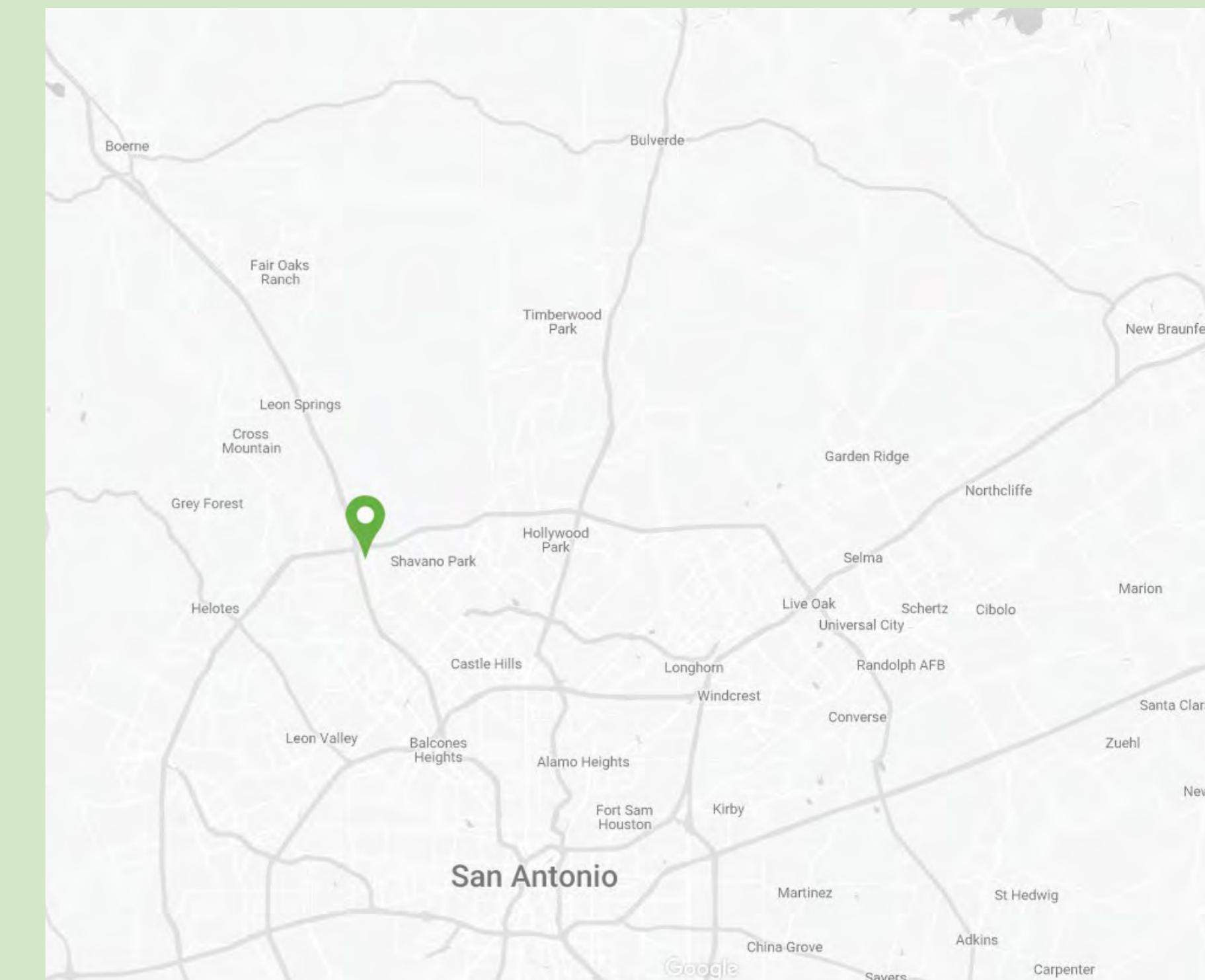
Traffic Counts

Loop-1604: 119,329 VPD (22')
I-10: 154,479 VPD (22')

San Antonio, Texas

- Strong Economic Growth: San Antonio boasts a diverse economy with key sectors including healthcare, bioscience, military, tourism, and manufacturing. The city's robust economic growth and business-friendly environment make it an attractive destination for commercial investment.
- Population Growth: San Antonio is one of the fastest-growing cities in the United States, with a rapidly expanding population and a young, diverse workforce. This demographic trend creates demand for various commercial real estate sectors, including retail, office space, and residential developments.

- Thriving Tourism Industry: As a popular tourist destination, San Antonio attracts millions of visitors each year to its historic sites, cultural attractions, and events. The tourism industry drives demand for hospitality properties such as hotels, resorts, and vacation rentals.
- Investment in Infrastructure: San Antonio continues to invest in infrastructure projects to support its growing population and economy. This includes transportation improvements, utility upgrades, and redevelopment initiatives, which enhance the attractiveness of the city for commercial real estate development and investment.



**Shops At
La Cantera**

1 Mile Away

**Six Flags
Fiesta Texas**

1 Mile Away

**The Rim
Shopping
Center**

1 Mile Away

**The Rock At
La Cantera**

1 Mile Away

UTSA'

1.2 Miles Away

**La Cantera
Resort & Spa**

1.5 Miles Away

Rendering



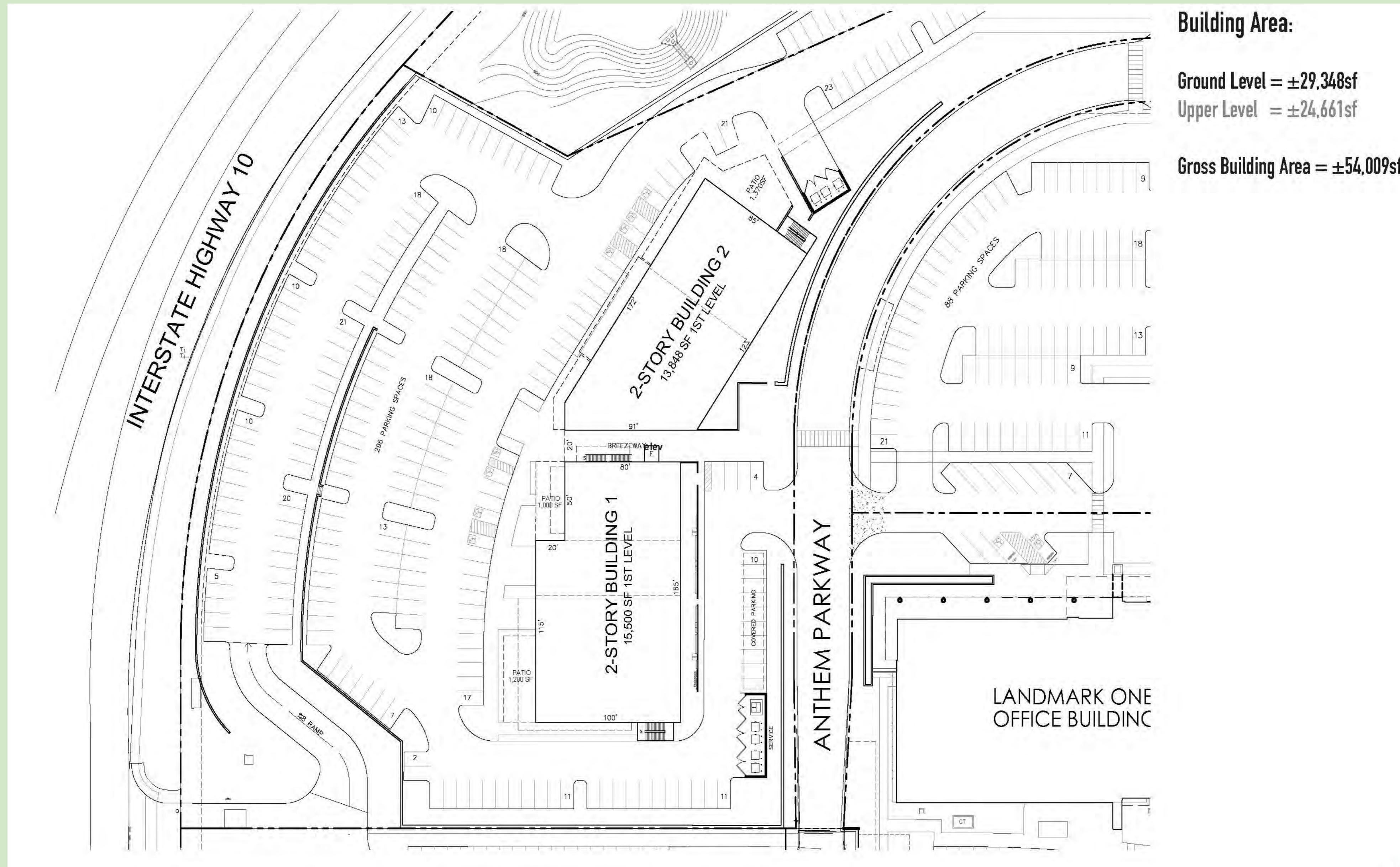
Rendering



Marketing Aerial



Site Plan



Building Area:

Ground Level = ±29.348sf

Upper Level = $\pm 24.661\text{sf}$

Gross Building Area = ±54,009sf

Site Plan



Rendering 1



Rendering 2



Rendering 3



Rendering 4



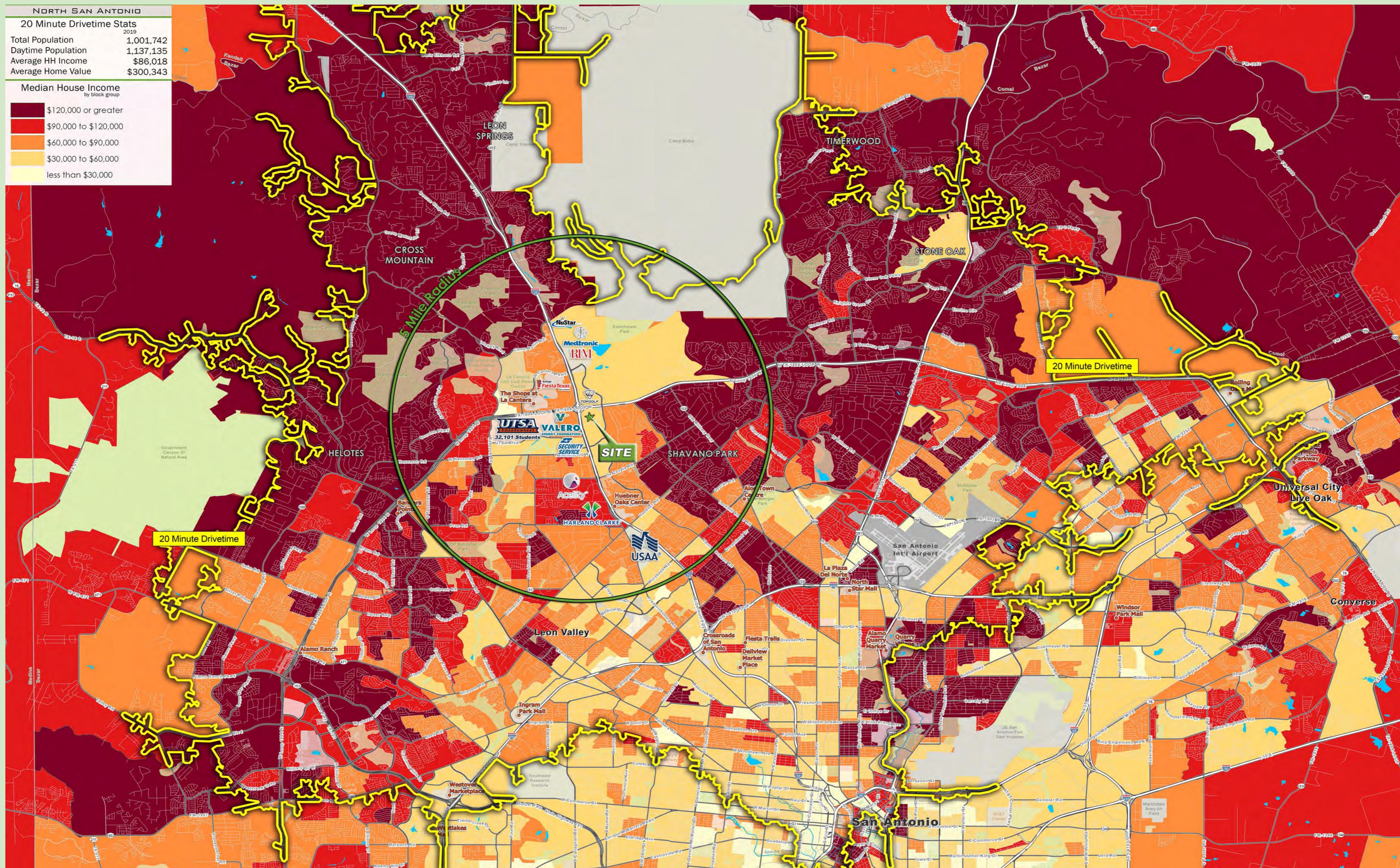
Rendering 5



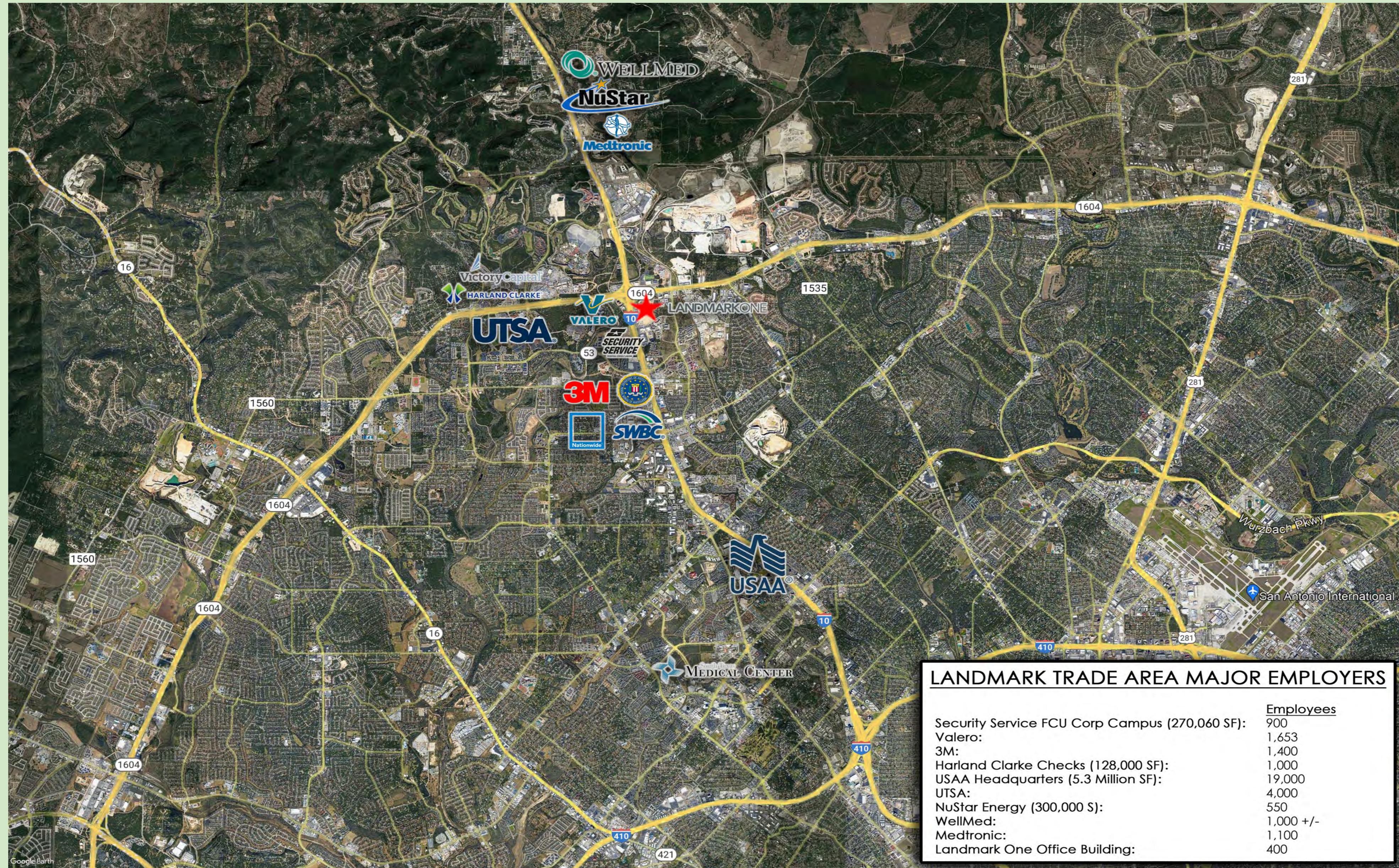
Rendering 6



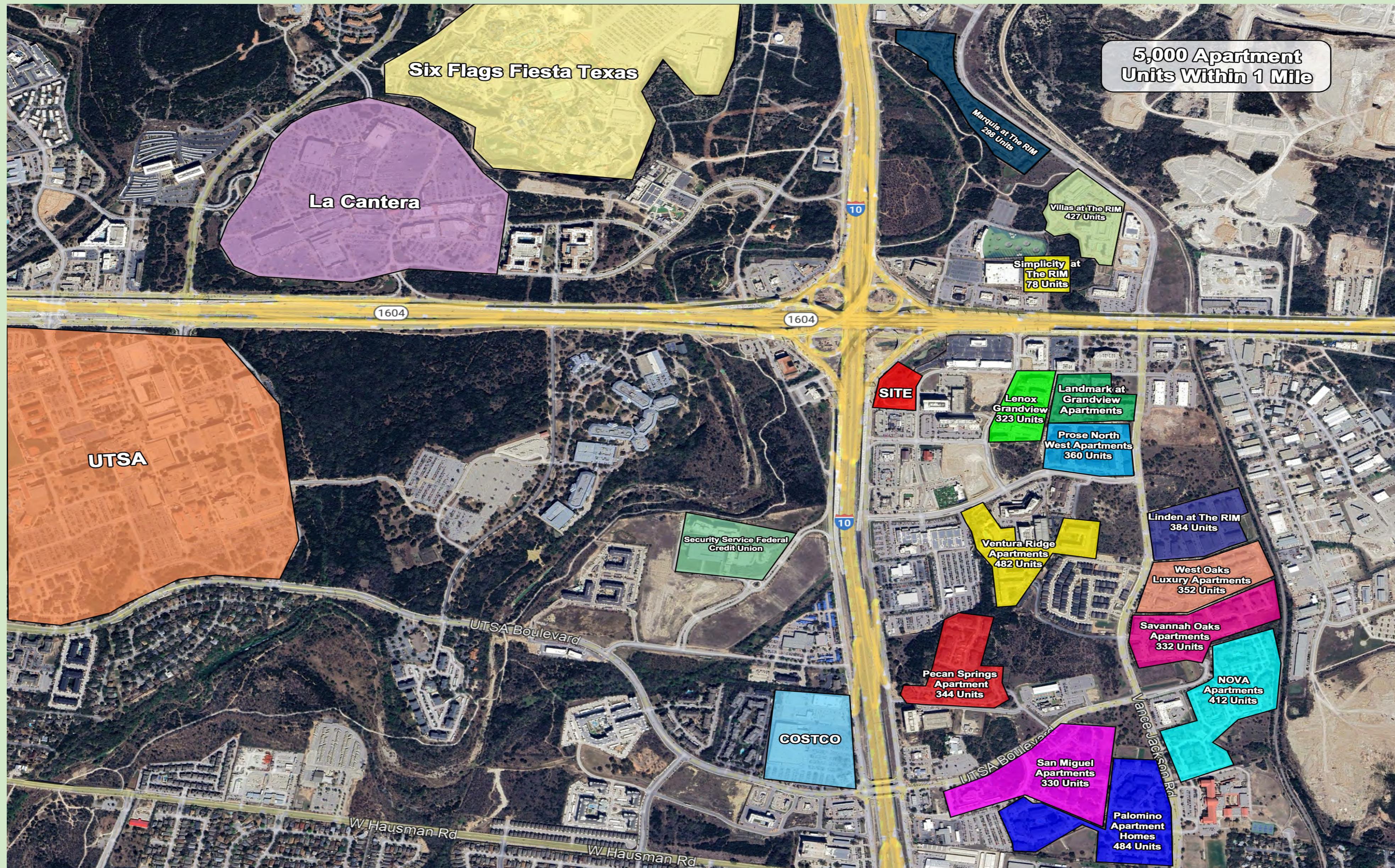
Heat Map



Employer Aerial



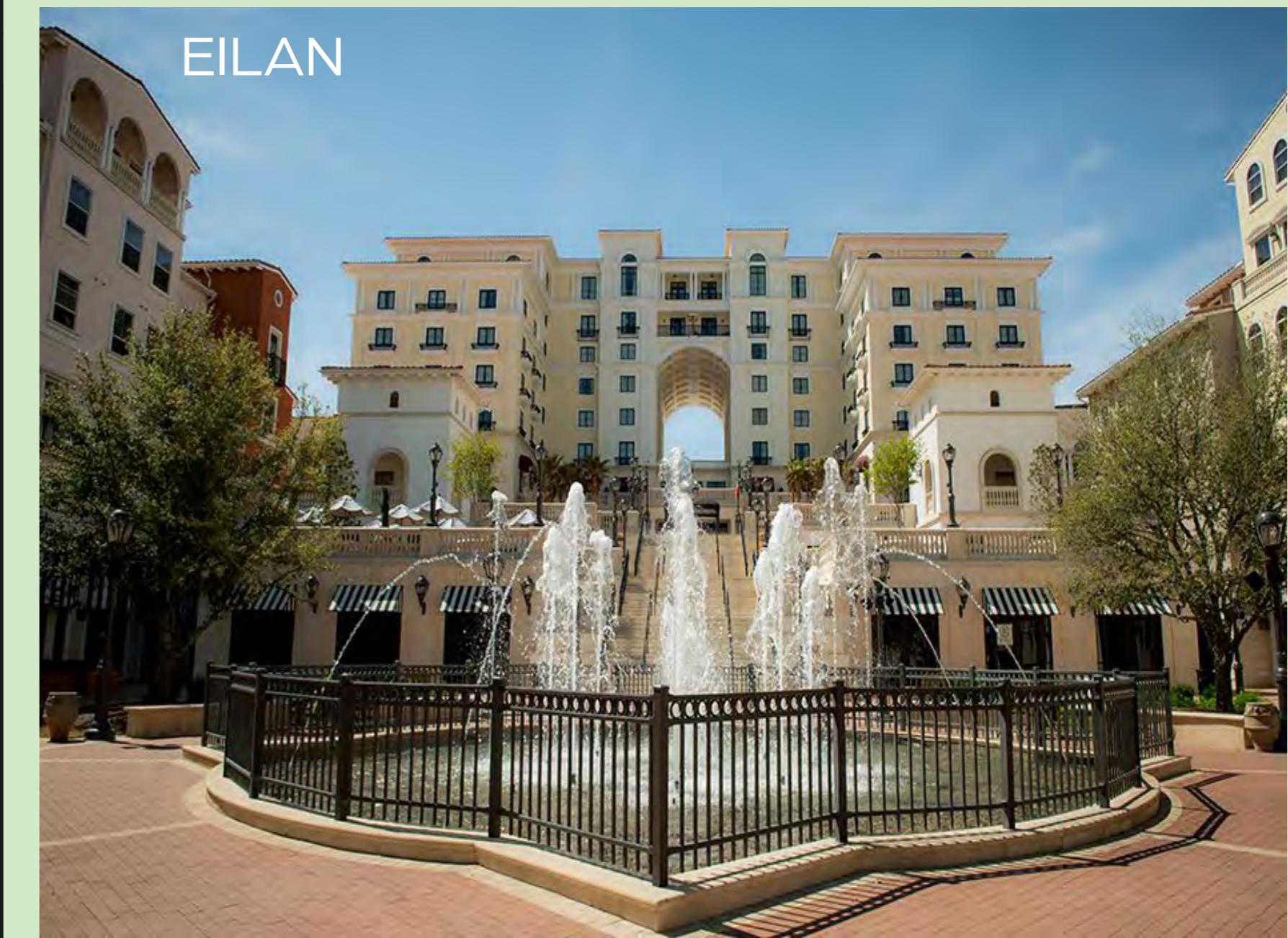
Multi-Family Aerial



NEIGHBORING SITES



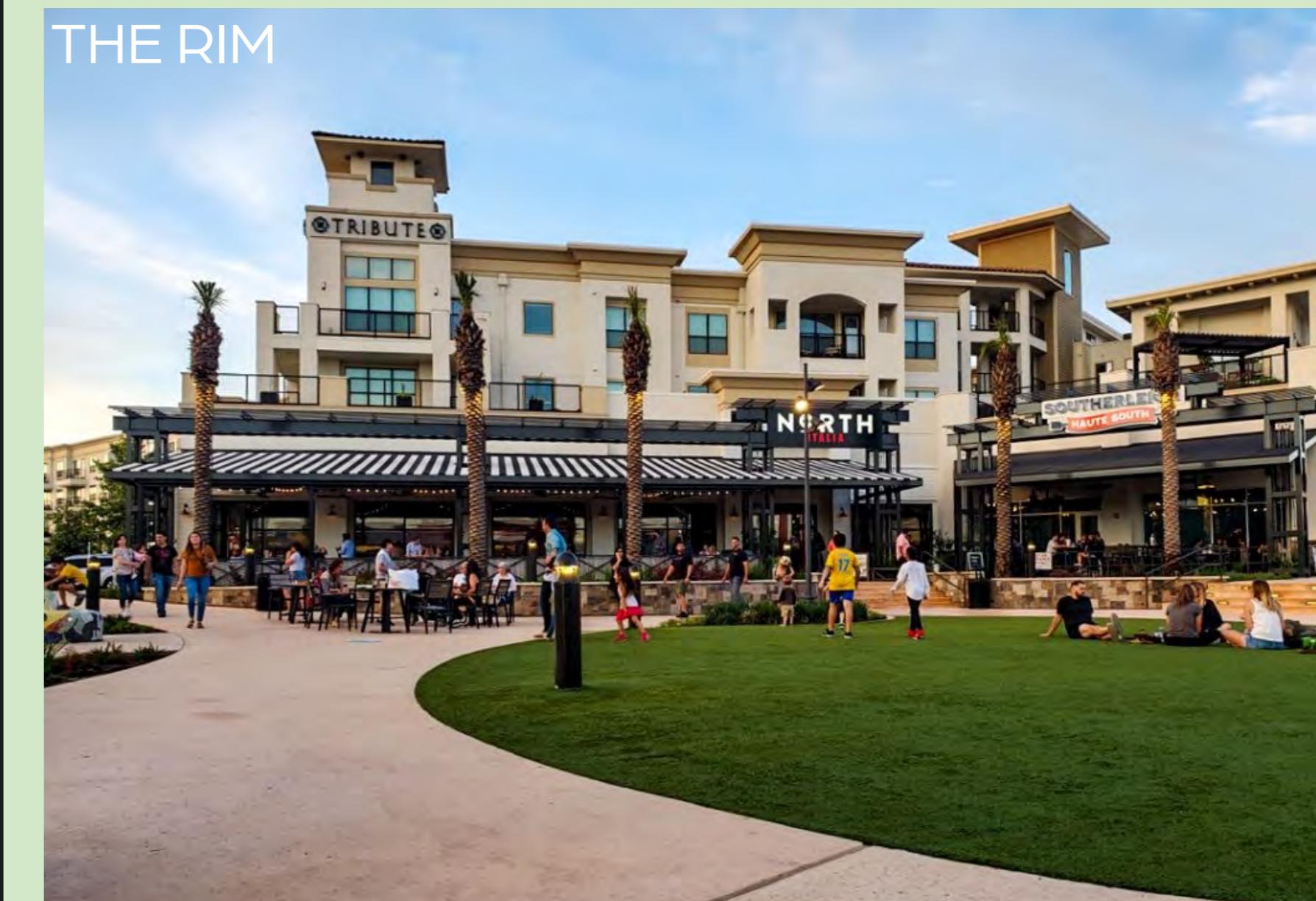
SHOPS AT
LA CANTERA



EILAN



THE RIM



NEIGHBORING SITES

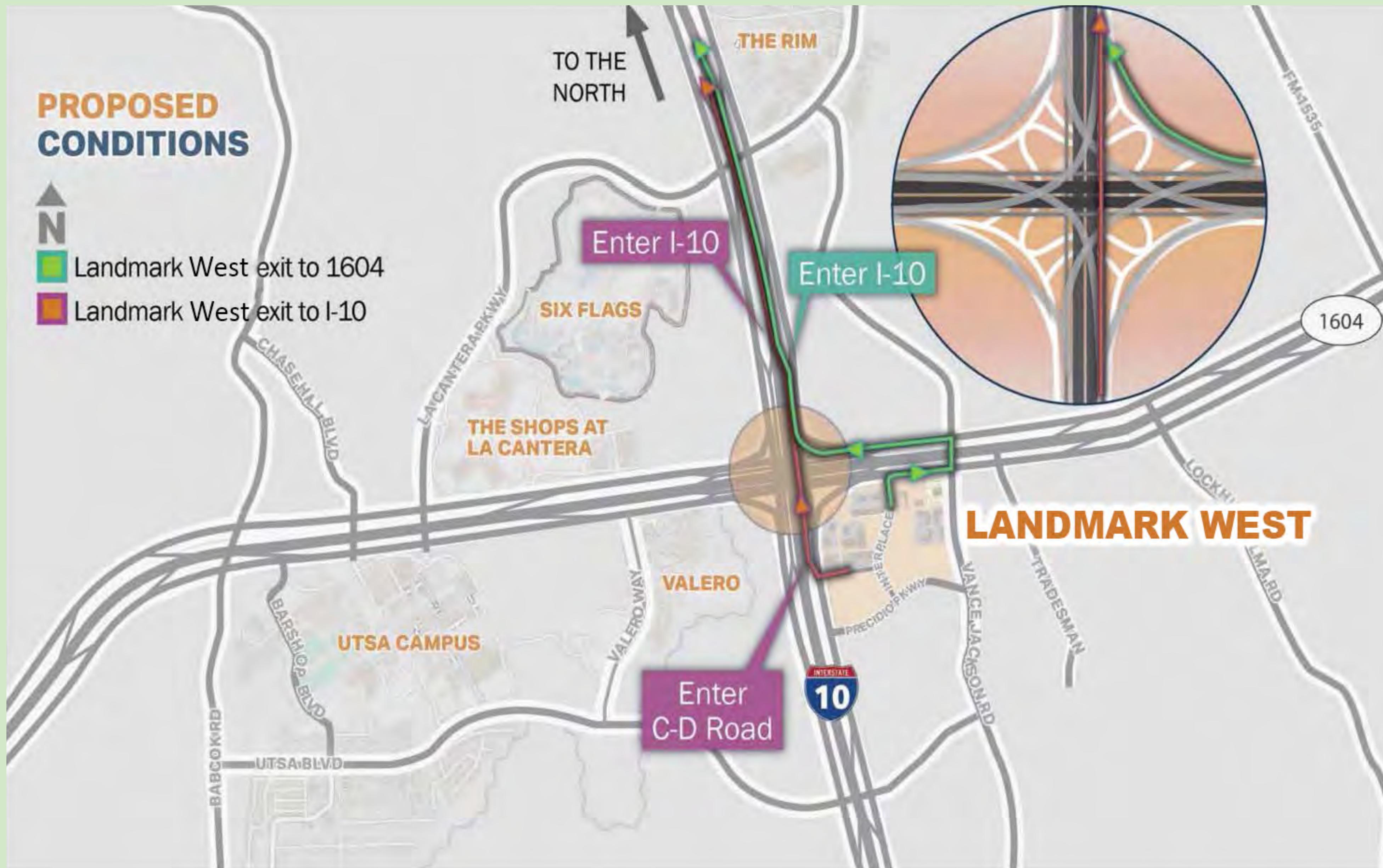


Demographics

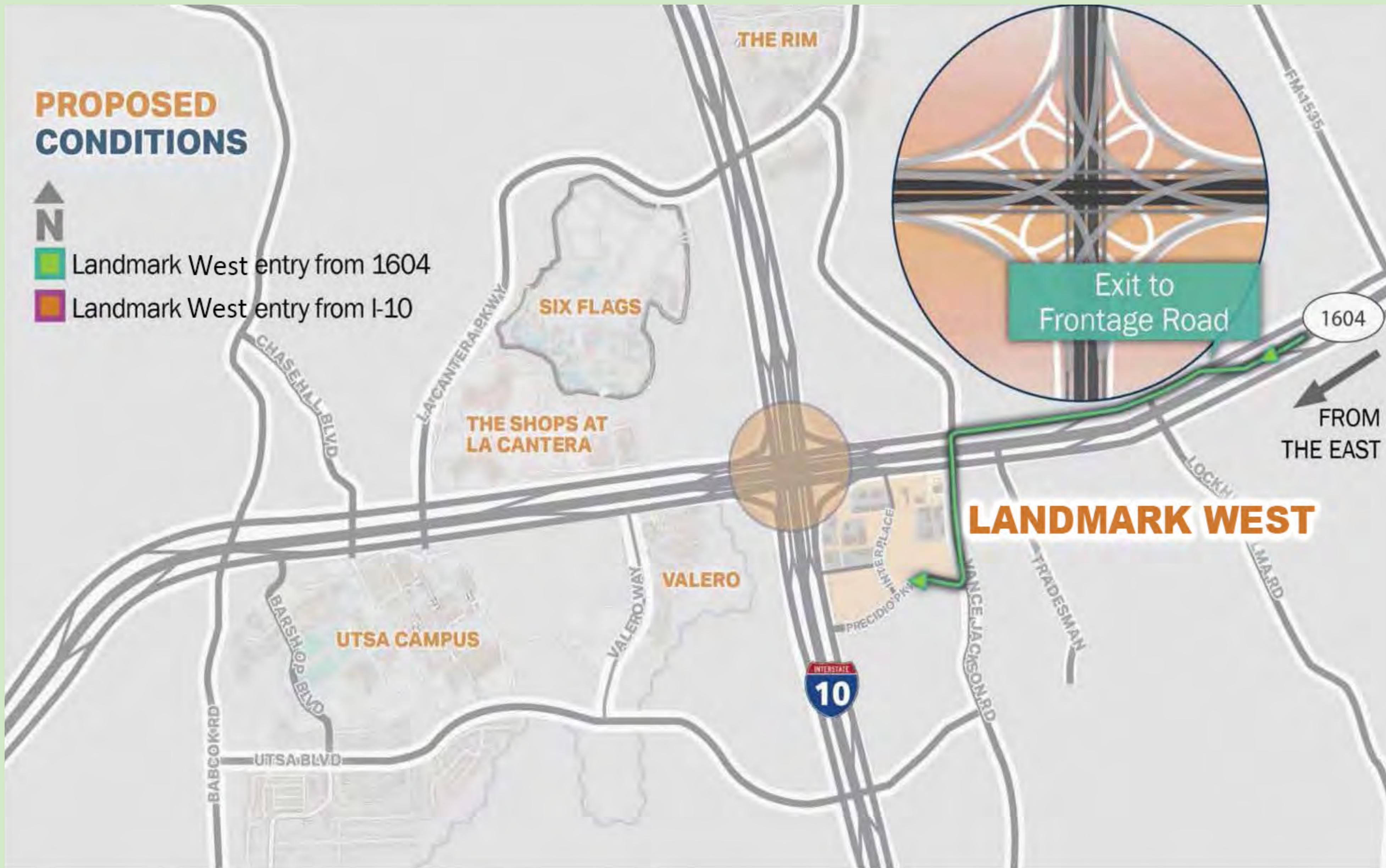


Population	3 Miles	5 Miles	7 Miles
Current Households	31,656	86,162	165,634
Current Population	72,019	203,226	393,319
2020 Census Population	69,796	201,997	394,273
Population Grown 2020 to 2023	2,223	1,229	46
2023 Median Age	30.9	34.4	35.5
Income	3 Miles	5 Miles	7 Miles
Average Household Income	\$101,391	\$113,308	\$106,296
Median Household Income	\$70,388	\$77,335	\$71,684
Per Capita Income	\$44,996	\$48,180	\$44,760
Race and Ethnicity	3 Miles	5 Miles	7 Miles
White	48.3%	49.1%	48.6%
Black or African American	7.8%	6.4%	6.4%
Asian or Pacific Islander	8.9%	9.6%	7.6%
Other Races	9.7%	8.8%	10.1%
Hispanic	47.4%	45.3%	48.6%
Census Households	3 Miles	5 Miles	7 Miles
1 Person Household	35.4%	31.8%	31.5%
2 Person Households	33.9%	33.1%	32.5%
3+ Person Households	30.7%	35.1%	36.1%
Owner-Occupied Housing Units	31.2%	42.0%	44.6%
Renter - Occupied Housing Units	56.3%	47.5%	45.6%

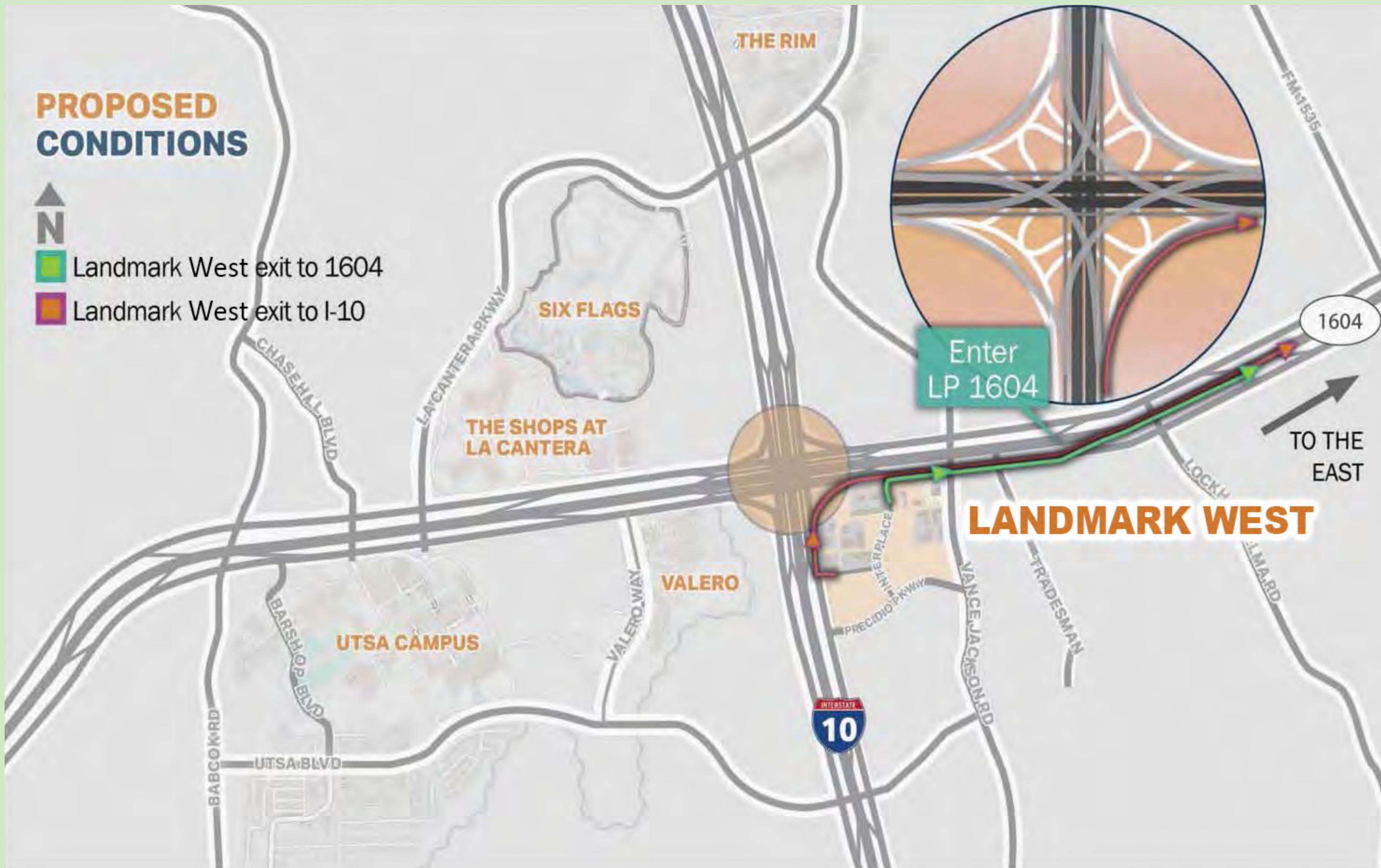
Routes to Landmark



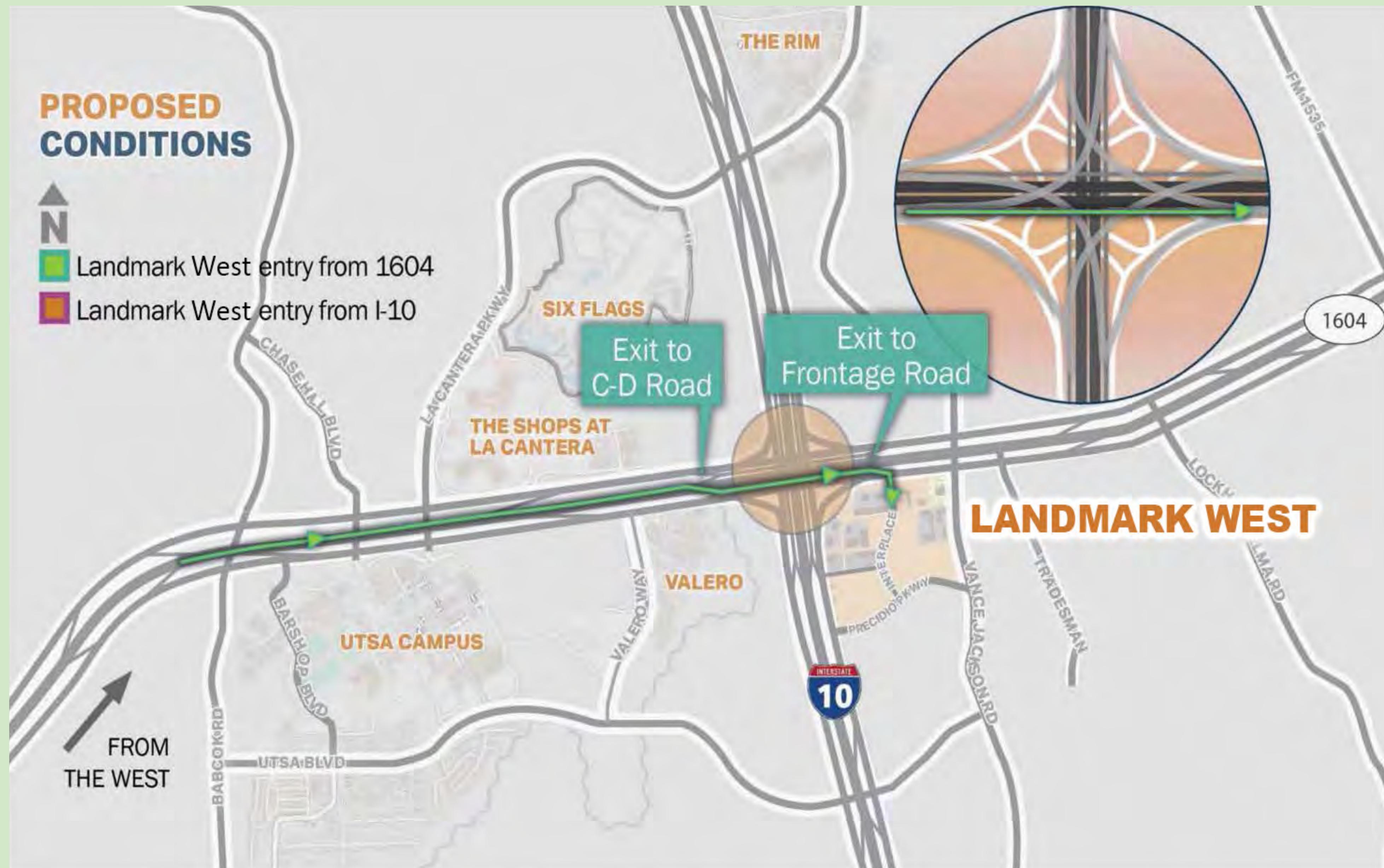
Routes to Landmar



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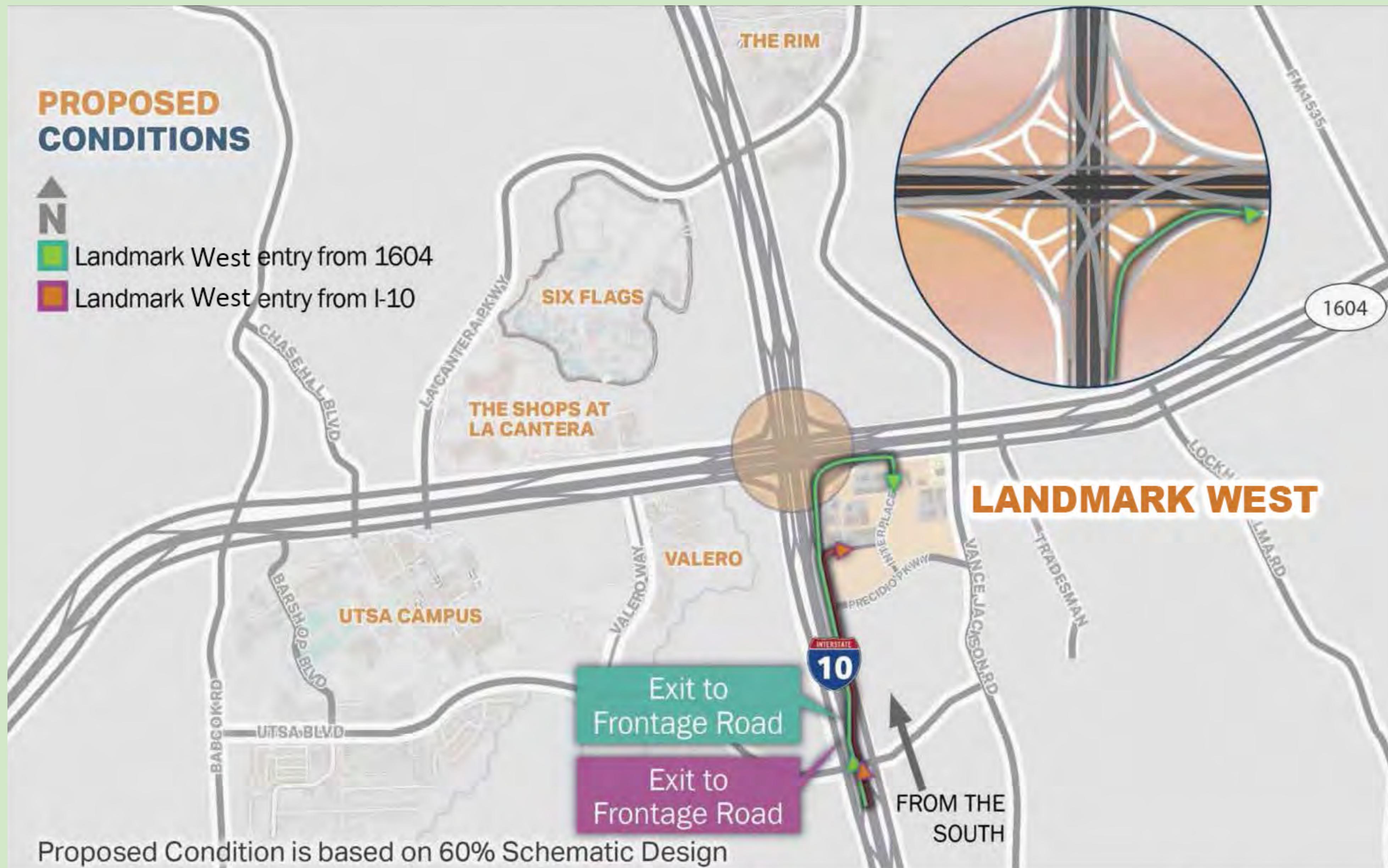
Routes to Landmarks



Routes to Landmark



Routes to Landmark



Routes to Landmark

