



NEW RETAIL SPACE COMING SOON

3200 IKEA-RBFCU PARKWAY, SAN ANTONIO, TX 78233

Features

- Two new buildings available for Tenant leasing; each building approximately 10,000 SF
- Located at the highly trafficked intersection of IH-35 and Loop 1604

- Great visibility
- Approximately 200,000 VPD on IH-35

FOR LEASE

CONTACT FOR MORE INFORMATION

Traffic Counts

IH-35 S of Loop 1604	193,915 VPD
IH-35 N of Loop 1604	185,216 VPD
Loop 1604 W of IH-35	126,780 VPD
Loop 1604 E of IH-35	102,231 VPD

Demographics

YEAR: 2025	1 MILE	3 MILE	5 MILE
Total Population	8,519	97,437	224,026
Total Households	3,841	37,977	85,431
Average HH Income	\$93,038	\$96,911	\$98,266
Daytime Population	10,037	85,456	210,267

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The information was obtained from sources deemed reliable; however, Weitzman has not verified it and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease, or withdrawal without notice. You and your advisors should conduct a careful independent investigation of the property to determine if it is suitable for your intended purpose.

weitzman®

LIVE OAK TOWN CENTER

SWC LOOP 1604 & IH-35 | LIVE OAK, TEXAS



THE POWER OF PLACE

weitzman®

MAJOR RETAILERS, ONLY MARKET LOCATION

Live Oak Town Center offers a unique traffic draw in the San Antonio-area market due to its being home to the only South Texas locations for furniture powerhouse IKEA and the only South and Central Texas location for DICK's House of Sport, a dynamic experiential sports-and-sporting-goods concept that has found huge success.

Type	Retail For Lease
Location	NE San Antonio
Total SF	870,000 SF
Available SF	570,000 SF



ANCHOR AND RESTAURANT LINEUP

In addition, Live Oak Town Center is anchored by Floor & Décor and features a restaurant-row lineup that includes BJ's Restaurant & Brewhouse, Olive Garden, Longhorn Steakhouse, Twin Peaks and Black Rifle Coffee Company, as well as a Credit Human branch location.

FITNESS IN THE MIX

In other exciting news for the momentum at Live Oak Town Center, major fitness chain EoS is in the works with a new location at the center. EoS, with more than 175 locations, offers premium health and fitness amenities, strength training equipment and expert personal training at an affordable price.

IN ADDITION,

LIVE OAK TOWN CENTER BENEFITS FROM:

TRAFFIC

The most heavily trafficked intersection for the super-regional trade area due to its ease of access for the key retail, residential and employment centers, resulting in traffic counts of **193,915** vehicles per day on IH-35 south of Loop 1604 and **126,780** vehicles on Loop 1604 west of IH-35.

DENSITY

A dense trade area with 221,830 residents in 84,411 households with an average household income of \$106,239 within a five-mile radius. Within a seven-mile radius, the population totals 403,103 residents in 152,884 households with an average household income of \$111,268. And due to the super-regional draw of the only **IKEA** and **DICK's House of Sport** locations within the market, the center pulls easily from a 10-mile radius that features 628,074 residents in 239,133 households with an average household income of \$111,002.

LOCATION

A **highly visible** and **accessible location** at the northeast quadrant of Loop 1604 and IH-35, one of San Antonio's most powerful retail intersections due to the large number of national and regional traffic draws in the retail district around the intersection.

DAYTIME POPULATION

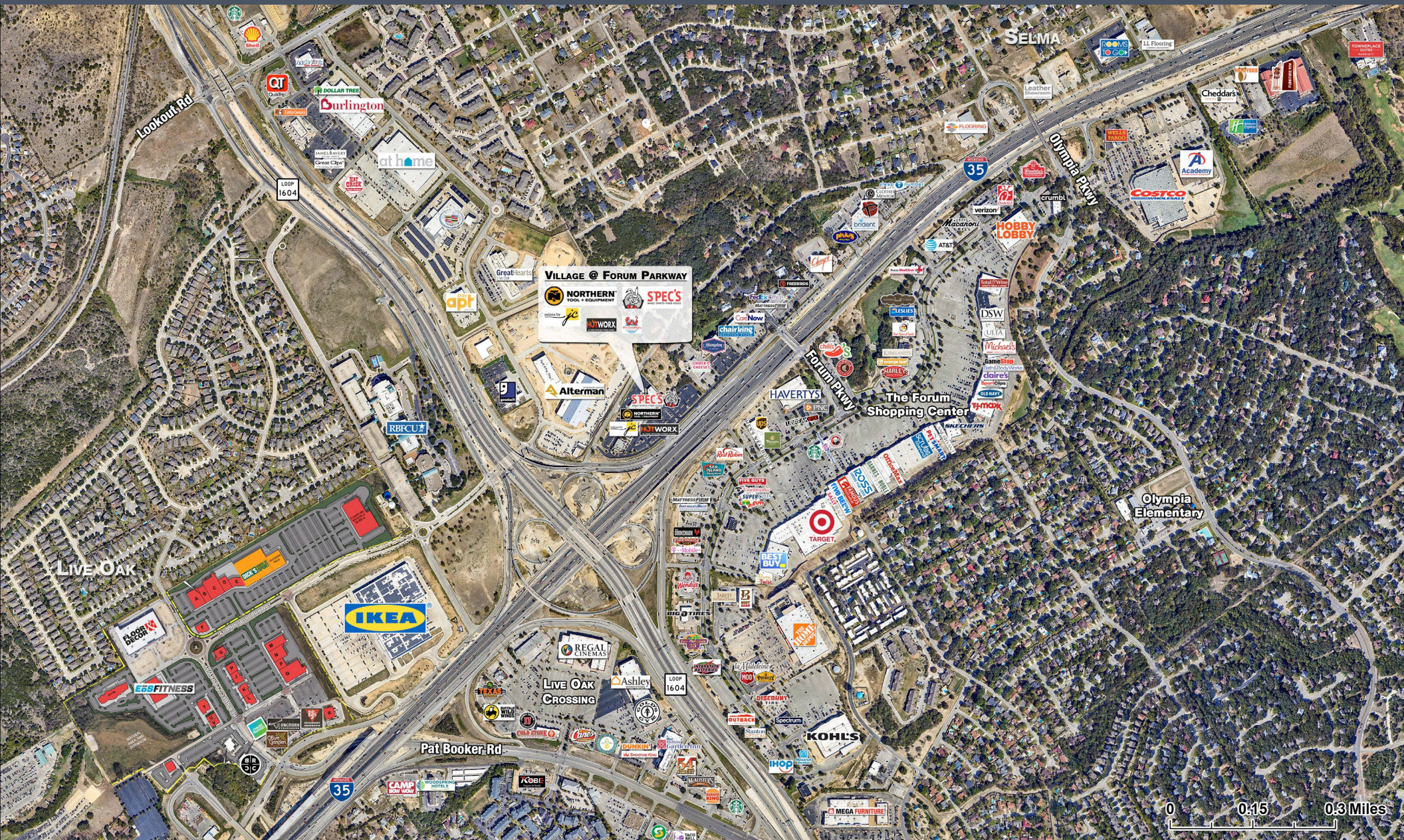
Due to its position along major retail, residential and commercial corridors Loop 1604 and IH-35, Live Oak Town Center benefits from huge daytime population numbers. Daytime population is an important consideration for retailers and restaurants, because it indicates steady traffic throughout the day. Within the five-mile radius, the daytime population totals 221,830; within the seven-mile radius, it totals 362,432; and within the 10-mile radius, it totals 660,707.



2025 DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Total Population	8,519	97,437	224,026
Total Households	3,841	37,977	85,431
Average HH Income	\$93,038	\$96,911	\$98,266
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AERIAL



SITE PLAN



PROPERTY PHOTOS



PROPERTY PHOTOS





SAN ANTONIO

THE DYNAMIC ALAMO CITY

The San Antonio region (SATX) is a dynamic crossroads of culture, commerce and military, cultivating a strong community. The region possesses a healthy, diversified economy, and a growing, supported workforce.

One of the key institutions and employers in SATX is Joint Base San Antonio (JBSA). JBSA is the largest joint base within the United States military. This is why San Antonio is known as Military City, USA.



DIVERSE, RECESSION-RESISTANT ECONOMY

In addition to the military, San Antonio is a leader in cybersecurity, financial services, life sciences and advanced manufacturing and aerospace manufacturing. As a result, San Antonio has a diverse and recession-resistant economy with a track record of creating commerce around and in partnership with the U.S. military, evidenced by JBSA's more than \$40 billion annual impact on the area economy. The D.O.D.'s influence can be felt across our major industries like cybersecurity, financial services, life sciences and advanced manufacturing.



CYBER SECURITY



FINANCIAL SERVICES



LIFE SCIENCES



ADVANCED
MANUFACTURING



AEROSPACE
MANUFACTURING

SAN ANTONIO HEADQUARTER'S

- H-E-B
- Bill Miller Bar-B-Q
- Frost Bank
- iHeartMedia
- Methodist Healthcare System
- Rackspace Technology
- Randolph-Brooks Federal Credit Union
- Financial Services
- Rush Enterprises
- Security Service Federal Credit Union
- Southwest Research Institute
- SWBC
- TaskUs
- USAA
- Wellmed Medical Management, Inc.
- Whataburger
- HOLT Group

THIRD-LARGEST METRO AREA IN TEXAS

SATX IS THE THIRD-LARGEST METRO AREA IN TEXAS,
BEHIND DALLAS-FORT WORTH AND METRO HOUSTON.



2025 SAN ANTONIO REGION REPORT

2,765,821 Residents in **1,030,577** Households with an
Average HH Income of **\$105,801**

FUTURE POPULATION INCREASE

Within the next five years, the population is on track to
increase approximately **3 Million**

SIT-DOWN RESTAURANT SITE: LIVE OAK TOWN CENTER BRINGS IT ALL TO THE TABLE

Live Oak Town Center offers one remaining restaurant pad with what is arguably the best restaurant site at the property.

The restaurant pad is the closest to major traffic draw IKEA with annual visitation numbers of nearly **900,000 shoppers**.

The location also benefits from the strong 'restaurant row' co-tenancy of:



IN ADDITION, LIVE OAK TOWN CENTER OFFERS RESTAURANT OPERATORS:

- **Exposure, visibility and accessibility** at the most heavily trafficked intersection for the super-regional trade area traffic counts of 193,915 vehicles per day on IH-35 south of Loop 1604 and 126,780 vehicles on Loop 1604 west of IH-35.
- A trade area with 221,830 residents in 84,411 households with an average household income of \$106,239 within a five-mile radius. Within a seven-mile radius, the population totals 403,103 residents in 152,884 households with an average household income of \$111,268.
- **The super-regional draw of the only IKEA and DICK's House of Sport** locations within the market, meaning that the center pulls easily from a 10-mile radius that features 628,074 residents in 239,133 households with an average household income of \$111,002.
- **A key position within a trade area with incredible daytime population** numbers, meaning that the site delivers steady traffic throughout the day. Within the five-mile radius, the daytime population totals 221,830; within the seven-mile radius, it totals 362,432; and within the 10-mile radius, it totals 660,707.

HOTEL SITE: LIVE OAK TOWN CENTER PROVIDES THE KEY TO AN UNDERSERVED MARKET

Live Oak Town Center sits at one of the busiest intersections in the San Antonio market, at a location that offers residential density and one of the market's leading retail and commercial corridors. The site at the intersection of Loop 1604 and IH-35, however, does not feature a convenient hotel.

THE LOCATION OFFERS THE KEY ATTRIBUTES THAT MAKE A GOOD HOTEL SITE:

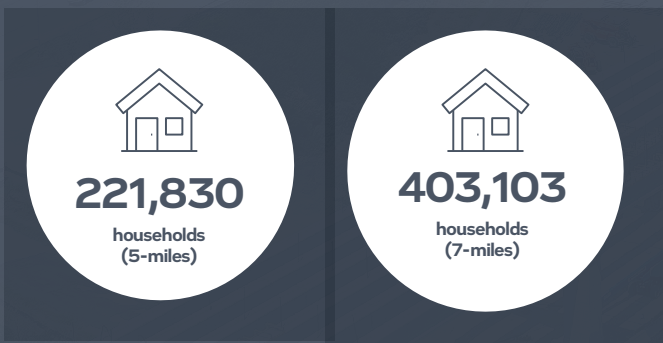
- Proximity to business and residential hubs, as well as South Texas' only IKEA and DICK's House of Sport locations.
- Easy access to major thoroughfares and the San Antonio International Airport.
- High visibility from major highways, which can drive bookings and brand awareness.



The Live Oak Town Center site offers visibility and accessibility at the most heavily trafficked intersection for the super-regional trade area with traffic counts of 193,915 vehicles per day on IH-35 south of Loop 1604 and 126,780 vehicles on Loop 1604 west of IH-35.

The trade area also features 221,830 residents in 84,411 households with an average household income of \$106,239 within a five-mile radius.

Within a seven-mile radius, the population totals 403,103 residents in 152,884 households with an average household income of \$111,268.



LIVE OAK TOWN CENTER: THE BIG CENTER OFFERS A GREAT SMALL-TENANT LOCATION

Live Oak Town Center's planned multi-tenant small-shop retail offers the market's best location for businesses ranging from beauty and wellness, services, convenience retail, quick-serve dining and more.

The planned multi-tenant space will benefit from the major traffic draw of IKEA with annual visitation numbers of nearly **900,000 shoppers**.

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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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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:

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Buyer/Tenant/Seller/Landlord Initials

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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:

A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see

section 1101.563 of the Texas Occupations Code.

Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish:

- (i) the broker's duties and responsibilities to you and your obligations under the agreement;**
- and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

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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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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McDonough, William

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