

± 6.715 Acres

SAN ANTONIO MSA (LIVE OAK), TEXAS

RETAIL LOT FOR SALE



6.715 ACRES LIVE OAK, TEXAS

CONTACT

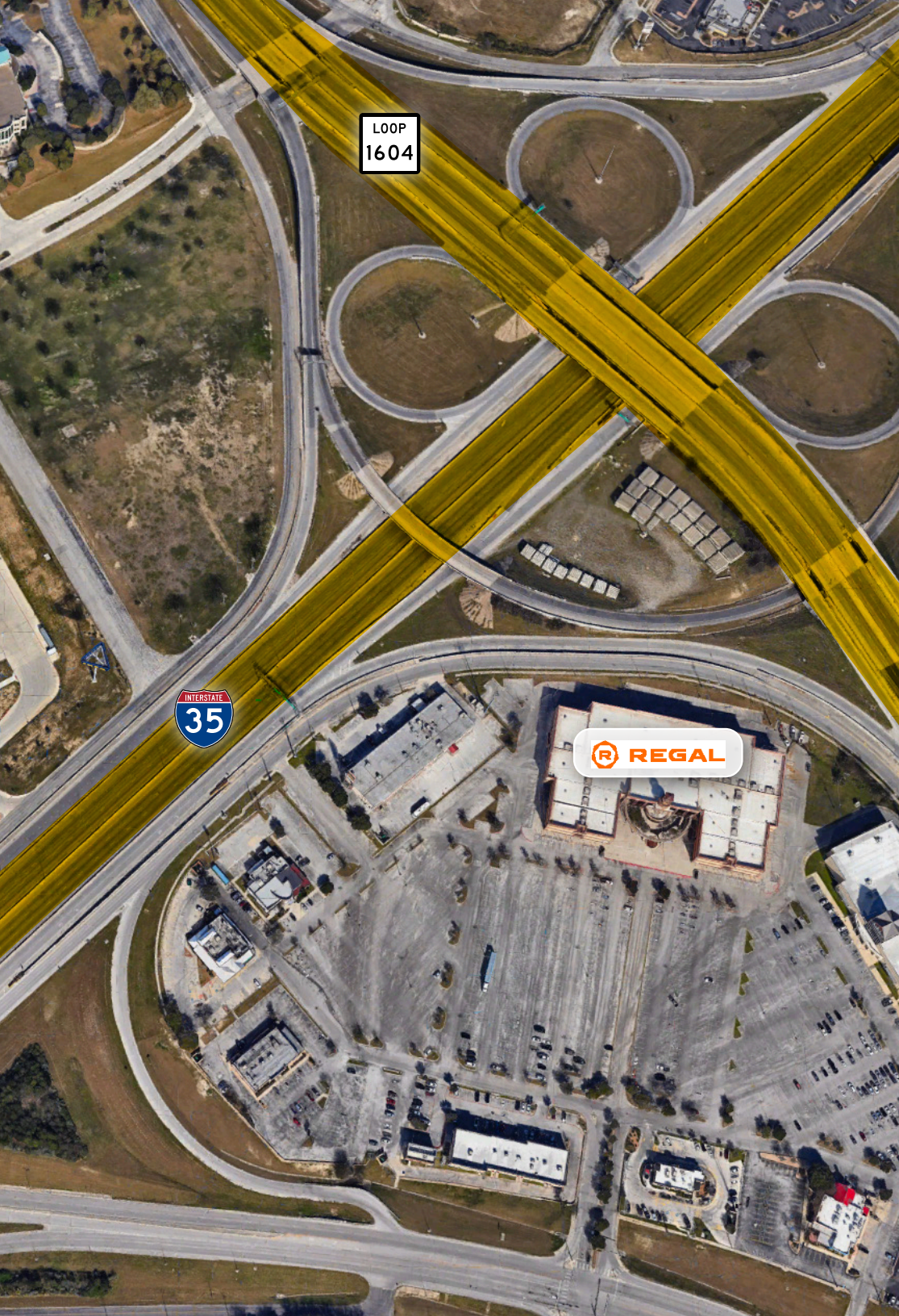
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NEWMARK





The Offering

Newmark is pleased to offer 6.715 acres for sale in Live Oak Town Center. Located at the intersection of I-35 and Loop 1604, Live Oak Town Center consists of 870,000 square feet of retail, restaurants, entertainment and lodging, anchored by Floor & Décor and the only IKEA in South Texas.

NWQ I-35 @ LOOP 1604 | LIVE OAK, TX

6.715

Acres

15 miles

Northeast of Downtown
San Antonio

Live Oak
Town Center

Anchored by IKEA, Floor &
Decor and Dick's Sporting
Goods

Prime
Location

Site is located at the entrance
of the Live Oak Town Center
Adjacent to the new Dick's
Sporting Goods and directly
across from Ikea.

- The Forum
- Village at the Forum
- Regal Cinema

Major
Frontage

Located off I-35 and
Loop 1604

Contact
Broker

For Pricing

LOOP
1604

VILLAGE AT
FORUM PARKWAY

CHUCK E. CHEESE
Chuck's *Freebirds*
WORLD BURRITO
FACTORY MATTRESS
NORTHERN **pickups**
TOOL & EQUIPMENT *WING* *BAR*
salons by *jc* **SPEC'S**
WHEEL-SPRINTS FINDER FOOD

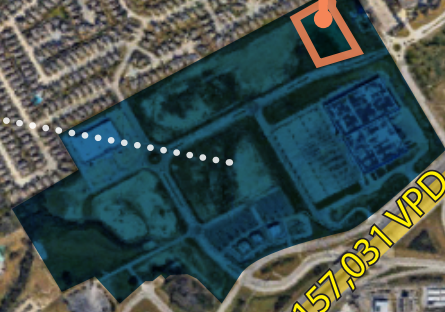
at home
Burlington

6.715
Acres

15 Miles to Downtown
San Antonio

LIVE OAK TOWN CENTER

Bj's **BLACK RIFLE** **FLOOR**
COFFEE COMPANY **DECOR** **&**
IKEA **LONGHORN**
Olive Garden **TWIN PEAKS**
ITALIAN CUCINE STEAKHOUSE



157,031 VPD

92,517 VPD

INTERSTATE
35

sam's club

Methodist
HOSPITAL

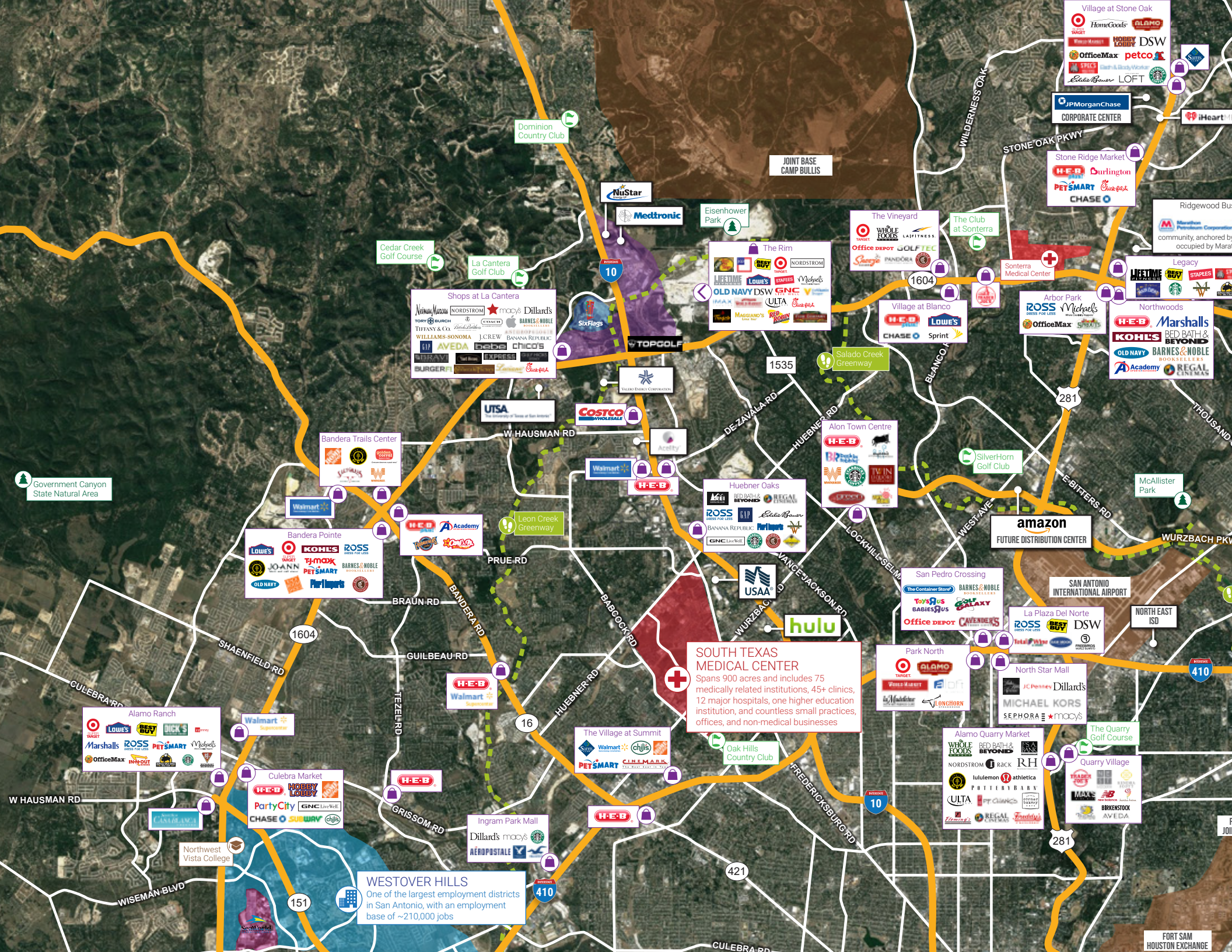
REGAL
ASHLEY
54TH STREET **BUFFALO WILD WINGS**
Canes **GOLOS**
CHICKEN FINGERES **BY**
MCALISTER'S
DELI
Starbucks **TEXAS**
KAMIKAZE

LOOP
1604

Live Oak Town Center

- 112 acres at the southwest quadrant of IH-35 and Loop 1604
- Regional-draw center with power to draw from throughout South Texas and Mexico
- Anchor: IKEA with 290,000 square feet; 450,000 square feet of anchor and shop space
- Shop space: Specialty retail, entertainment, in-line and freestanding restaurants
- Immediate trade area: 280,891 population with average household income of \$78,104 (5-mi radius)
- Traffic: More than 270,000 vehicles per day at the intersection
- BJ's, Olive Garden, Longhorn Steakhouse, Twin Peaks
- Coming Soon across from Ikea, Dicks Sporting Goods





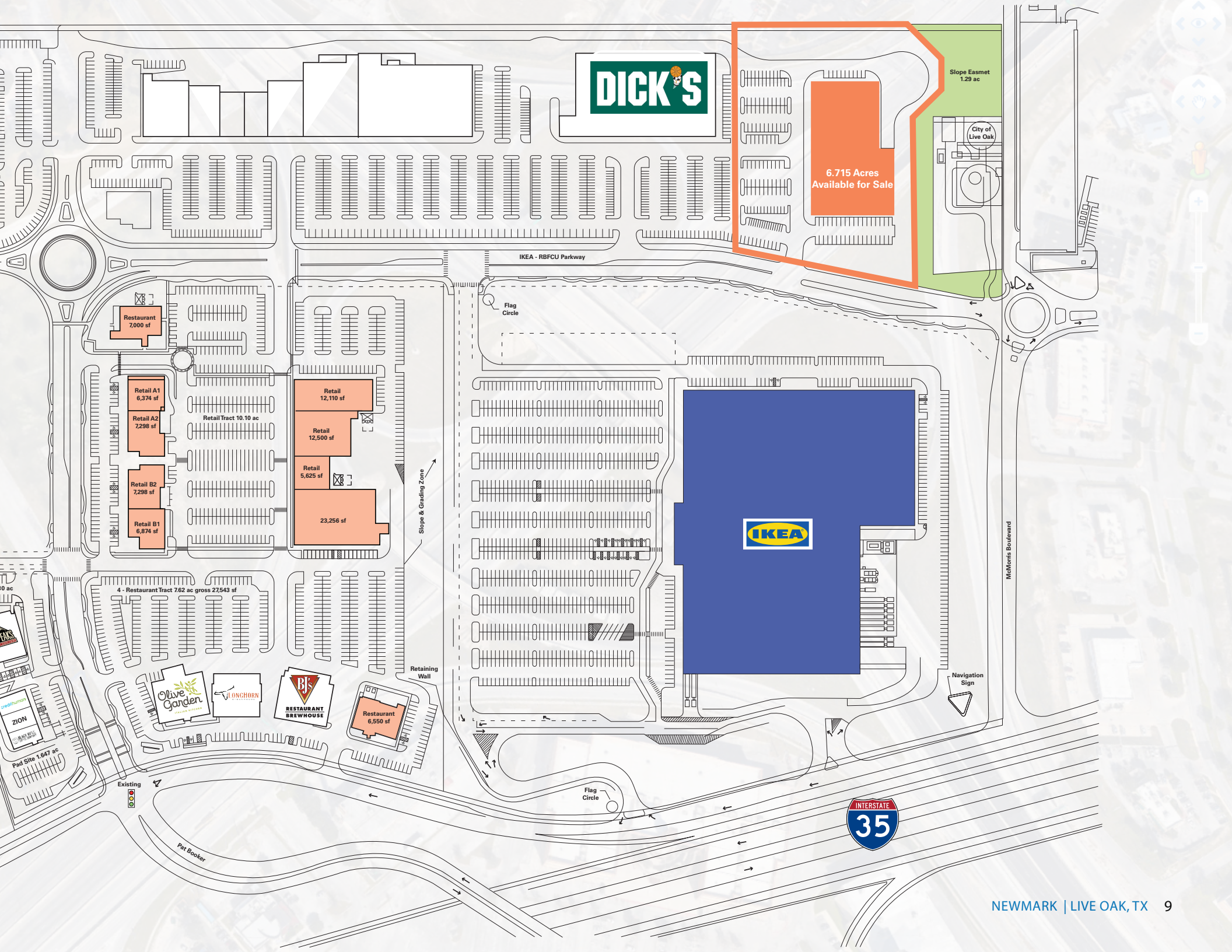


Live Oak
Town Center is
surrounded by
an abundance of
top employers,
recreation, and
major traffic
thoroughfares
for the utmost
convenience.

Live Oak Town Center is designed to incorporate $\pm 870,000$ square feet of retail, restaurants, entertainment, and lodging—all with the draw of its powerful anchor, IKEA.

Coming in 2025, across from Ikea, DICKS Sporting Goods new concept store will feature a rock climbing wall, sport cage, golf bays and a multi-use track and field along with sports apparel, shoes and sports gear.





Market Overview

The San Antonio-New Braunfels MSA is the 24th largest in the nation and the 3rd largest in Texas. The City of San Antonio is the 7th largest city in the United States and the second largest city in Texas with a population of almost 1.5 million, according to the United States Census Bureau. In terms of population growth, San Antonio ranked as the fastest growing city between 2021-2022, adding 37.3 people per day, while Bexar County ranked as the 9th fastest-growing U.S. County in 2022. Population growth fundamentals are expected to remain strong in San Antonio, with the metro projected to grow by 10.2% by 2030, ranking it the 8th projected fastest growing metro in the nation.

Home to Fort Sam Houston, Lackland Air Force Base, Randolph Air Force Base and several other military facilities, San Antonio is known nationally for its strong military presence. Joint Base San Antonio contributed \$39.1B to the Texas economy in 2021 and total military and civilian-related employment in the area is over 210,000.

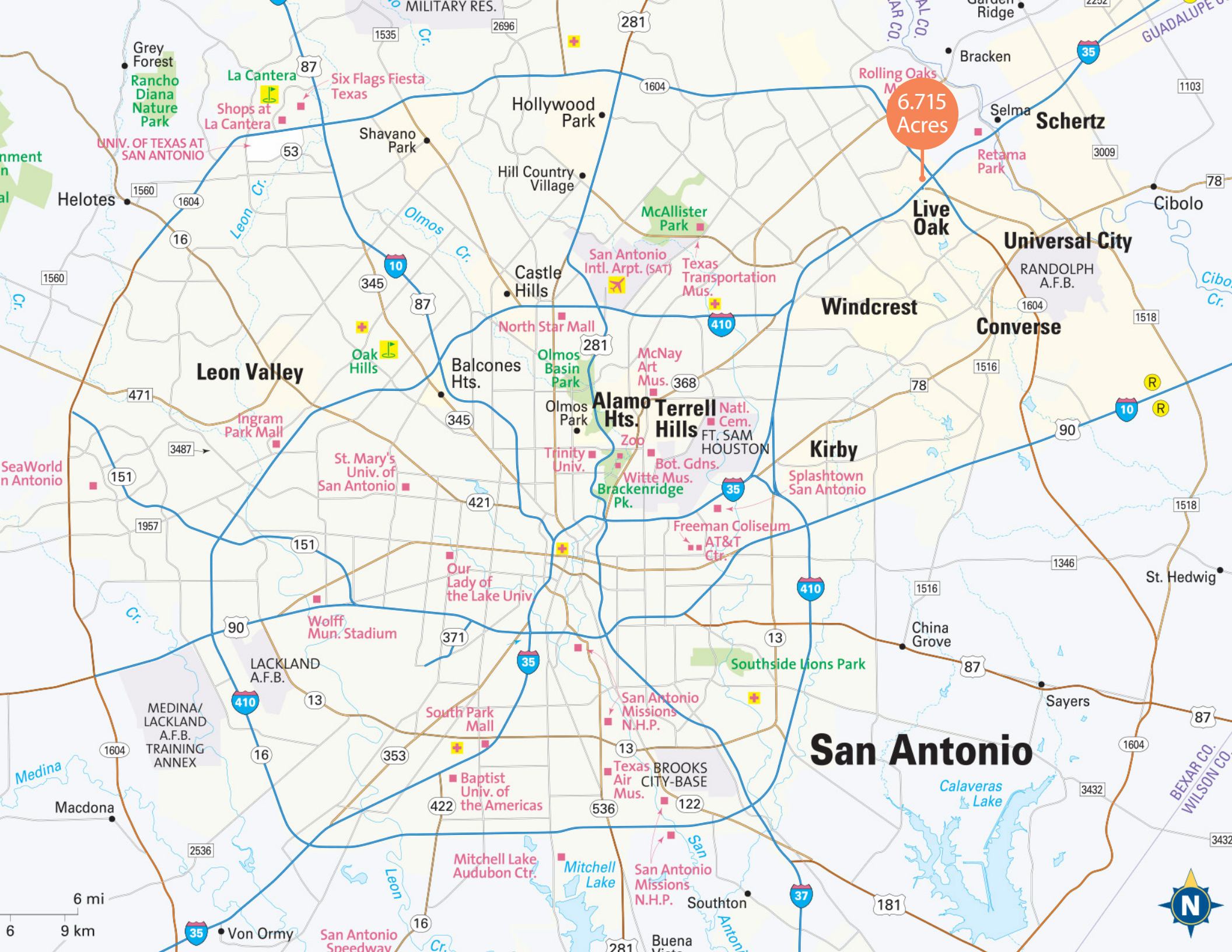
Source: Newmark Marketing Research



With 12 accredited universities and colleges and a student population of over 150,000, San Antonio is also known as a college town and center for higher education.

San Antonio was included in Condé Nast Traveler's list of 23 Best Places to Go in the U.S. in 2023, the only city in Texas to earn a spot on the list.

Travel + Leisure ranked San Antonio the #9 best city for urban travel destination in 2022. In 2021, over 31.7 million visitors were welcomed to the metro area, which had a \$16.2B impact on the economy.



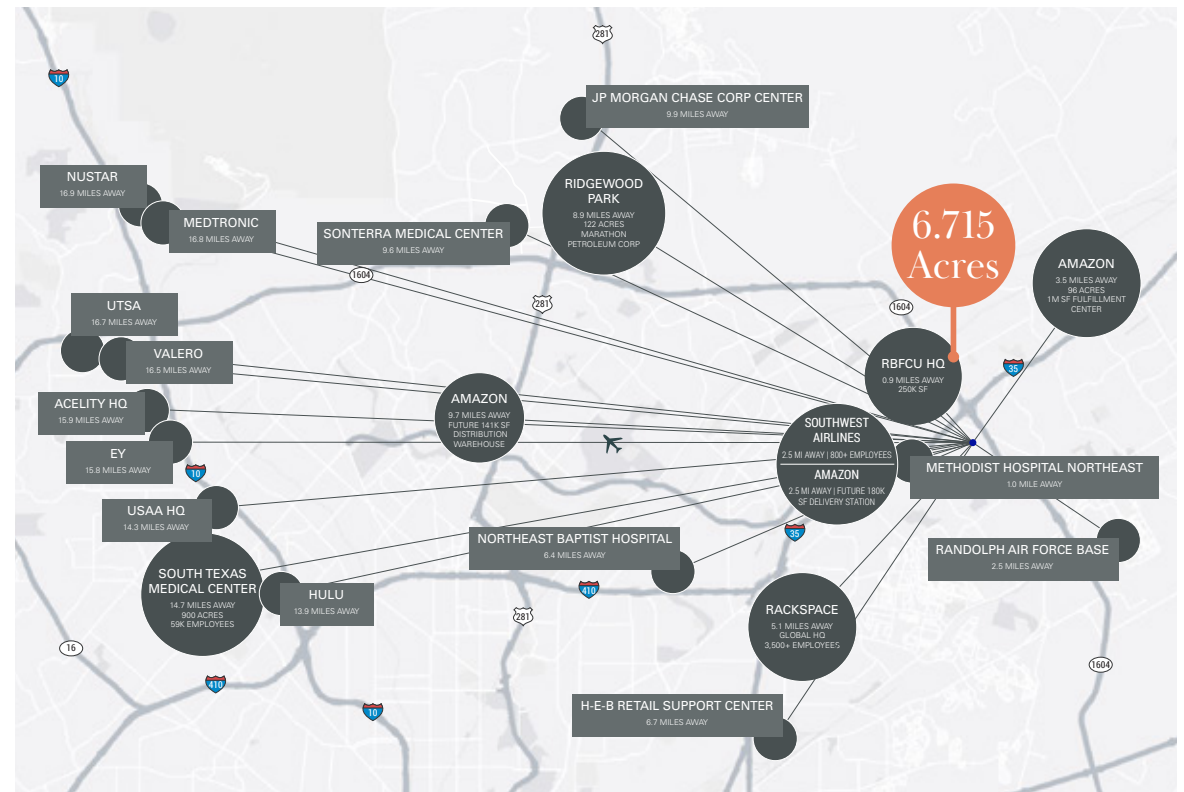
6,715
Acres

San Antonio

Located in
Northeast San
Antonio, Live
Oak Town
Center benefits
from a desirable
location in close
proximity to
some of the
city's major
employers.

Major employers in the area include the Randolph Brooks Federal Credit Union (RBFCU) headquarters, Randolph Air Force Base/ Joint Base San Antonio (JBSA), Amazon, Rackspace, and Southwest Airlines, to name a few. The area offers an outstanding employment base of approximately 116,230 jobs within a five-mile radius (U.S Census Bureau, Jan '22). This high level of nearby employment is attracting a high-earning and talented resident base, seeking a high-quality living option less expensive than downtown living. Live Oak Town Center's ideal northeast location near Loop 1604 gives residents convenient access to anywhere in the city.

Seven Fortune 1000 companies, including Valero Energy, iHeartMedia, USAA and Tesoro, are headquartered in San Antonio. Defense, health care, tourism and medical/biotechnology are the city's top business sectors. The area's largest non-military employers are H-E-B, USAA, Cullen/Frost Bankers and Bill Miller BBQ. In CompTIA's 2023 State of Tech Workforce, San Antonio was ranked #35 for Net Tech Employment..



1

JBSA Randolph Air Force Base

The largest base organization in the Department of Defense. The base supports more than 250,000 personnel and awards \$135M in contracts to small businesses annually.

2

RBFCU Headquarters

RBFCU is the thirteenth largest credit union in the country and employs over 1,900 people with 1,500 based in San Antonio. Its headquarters is a sprawling 251,000 square foot campus, which recently completed a 100,000 square foot expansion

3

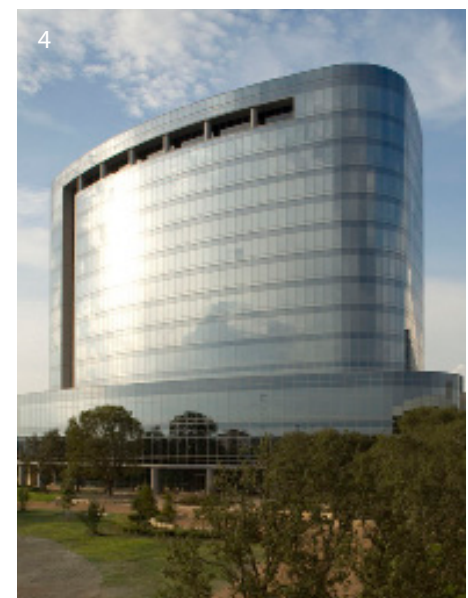
Rackspace

Rackspace, one of the largest cloud management service provider in the world, houses its global headquarters in northeast San Antonio. Affectionately known as “The Castle,” Rackspace’s corporate campus is a result of an innovative renovation of an abandoned shopping mall. The campus is home to 3,500 employees.

4

RidgeWood Park

RidgeWood Park is a 122-acre master-planned business park, anchored by 618,000 square foot office occupied by Marathon Petroleum Corp. The park features outstanding development tracts suitable for corporate, multi-tenant office and high quality retail development.



Amazon continues to expand its presence in San Antonio, with several recent announcements adding to Central Texas headcount.

Due to the rising demand for e-commerce, the Seattle-based tech behemoth continues to add a variety of distribution facilities across the Central Texas region, having leased or built thousands of square feet of industrial space recently. Amazon has had a positive impact on the San Antonio area since 2012 when they invested in a 1.3 million square foot fulfillment center in the northwest suburb of Schertz. The facility serves a population of more than 25 million people living in or around Austin/San Antonio, Houston and the Dallas/Fort Worth metro areas.

In November 2020, the San Antonio Zoning Commission approved a zoning change to allow for a warehouse at the intersection of West Avenue and Wurzbach Pkwy, west of Hwy 281 near the airport. This currently vacant site is rumored to end up being a 141,000 square foot Amazon last-mile distribution center. In December 2020, Amazon confirmed plans for two new fulfillment centers and a new delivery station in San Antonio, further boosting its presence in the Central Texas region. The expansion will create more than 1,500 new full-time jobs. One of the new fulfillment centers will span one million square feet and is slated to open in 2021. A second facility will house a 750,000 square foot robotics fulfillment center and scheduled to be operational by 2022. In southwest San Antonio, Amazon is planning a new 350,000 square foot delivery station to support the last mile of Amazon's order fulfillment process.

In April 2021, Amazon confirmed plans to build three additional delivery stations in the San Antonio area that will increase efficiency of deliveries for customers and create hundreds of new job opportunities across the region. The stations are expected to open in later 2021 or 2022: a 200,000 square foot facility in south San Antonio; a 180,000 square foot facility in northeast San Antonio, and a 300,000 square foot facility in Schertz, just over five miles from their existing fulfillment center.

Deed records show that Amazon purchased nearly 70 acres near The Rim in July 2021, land rumored to eventually house a 141,360 square foot warehouse that would serve as a last-mile facility.



Amazon's growing presence in San Antonio reaffirms the city's economic strength and region as a premier location for business.





Proximity to Retail & Recreation

Live Oak Town Center is conveniently located in close proximity to an abundance of mixed-use, retail, and entertainment destinations.

Popular destinations include Forum at Olympia Parkway, Live Oak Town Center, and Northwoods, to name a few. Additionally, relaxation and recreation surround the community in the form of multiple golf courses, resorts, and parks, putting residents minutes away from an all-inclusive luxury experience.



FORUM AT OLYMPIA PARKWAY | 0.3 MILES

A 1.2M square foot premier retail destination including over 120 stores anchored by Target, Best Buy, and Home Depot.



NORTHWOODS | 8.3 MILES

A 693,000 square foot regional shopping center with major tenants including Stein Mart, Regal Cinema, Barnes & Noble, Old Navy, Kohl's, among others.



JW MARRIOTT SAN ANTONIO HILL COUNTRY RESORT & SPA | 7.6 MILES

A true luxury Texas lifestyle experience surrounded by 600 acres of rolling oak-covered hills boasting deluxe interior amenities with stunning views. Choice amenities include a nine-acre water park with a 650-foot rapid river ride and a 1,100-foot lazy river, two PGA-certified, TPC golf course, a soothing spa, upscale restaurants, and abundant event space.



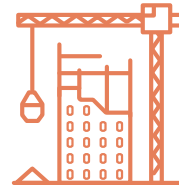
MCALLISTER PARK | 6.1 MILES

A 976-acre recreational park including dog parks, 25 miles of hike and bike trail, playscapes, basketball courts, picnic areas, and children's playgrounds.



LIVE OAK TOWN CENTER

A new 870,000 square foot mixed-use center at the northeast intersection of IH-35 and Loop 1604. The development features retail, restaurant, entertainment, and hospitality space anchored by Swedish furniture giant IKEA's 289,000 square foot store - San Antonio's first and only location.



Multiple new or planned mixed-use developments are within minutes of Live Oak Town Center.



SANTÉ 51

A 51-acre mixed-use development that will rise along Randolph Air Force Base, just 4.0 miles from Live Oak Town Center. Plans include up to 69,000 square feet of retail, a six-story hotel, up to 83,000 square feet of restaurants, and county offices.



CIBOLO CROSSING

A new, 100+ acre master-planned development 4.9 miles from Live Oak Town Center. The development includes retail, restaurants, entertainment, office and hospitality space, and single-family residences. Santikos Enterprises anchors the development with a state-of-the-art movie theater, bowling alley, arcade, sports bar, and restaurant. Other tenants include Dunkin', Magnolia Pancake Haus, and Venetian Nails with Willie's Grill & Icehouse and Living Spaces coming soon.



WIEDERSTEIN RANCH

A planned mixed-use development 5.5 miles northeast of Live Oak Town Center. The development spans 95 acres and will feature up to 14 pad sites, 18 acres of retail, a hotel, multifamily development, and 12 acres of office or medical space. EVO Entertainment is the anchor tenant with a 73,000 square foot theater and entertainment complex.

Anchored by Austin's Silicon Hills and San Antonio's biotech industry, the Texas Innovation Corridor along IH-35 has experienced major population growth, job creation, and overall economic expansion over the past decade.



2

counties¹ in the top 10 nationally in percentage growth from 2010-2020

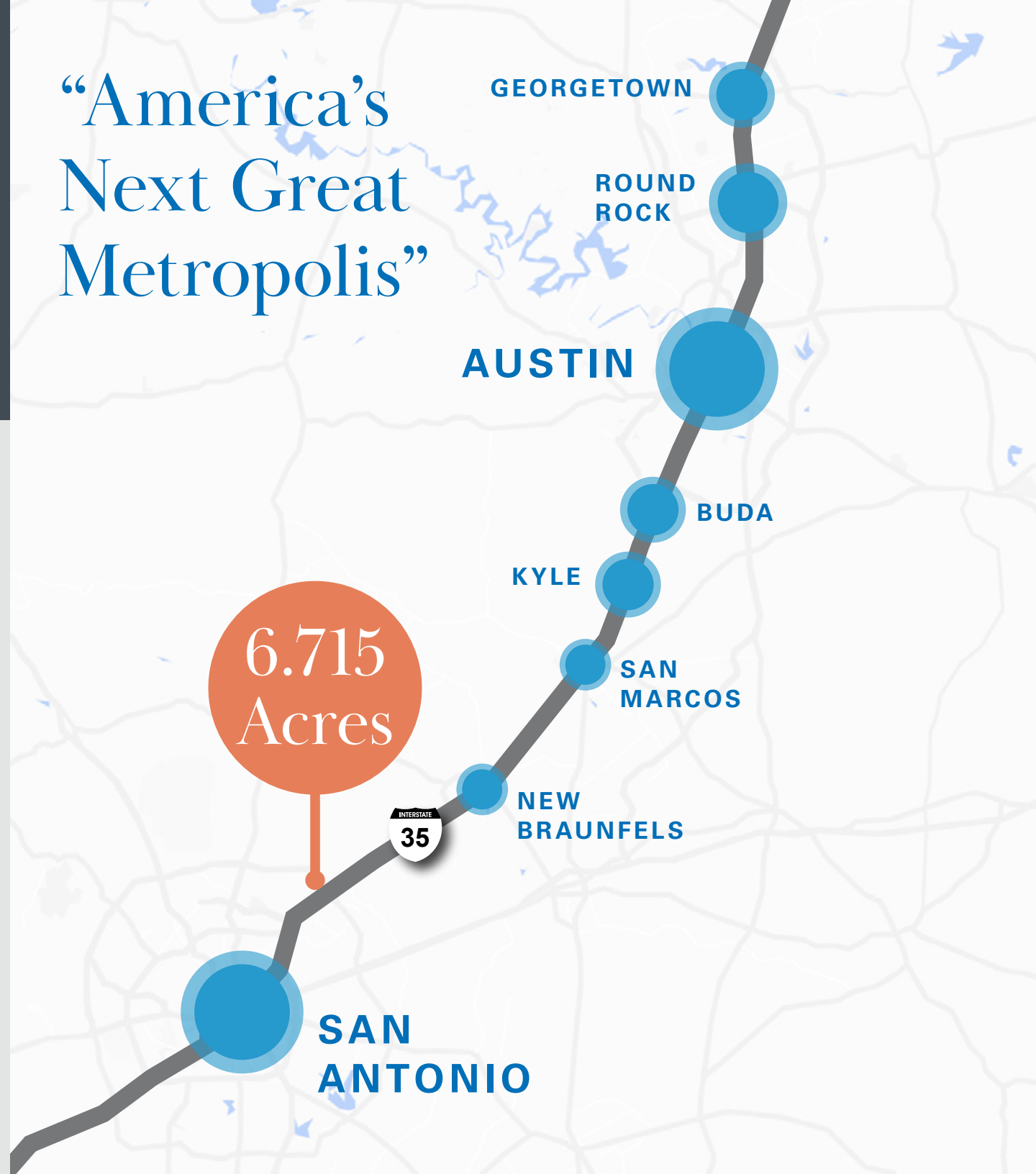


6-7M

estimated population by 2030 along the corridor

1. Hays and Comal counties
Sources: U.S. Census Bureau; The Greater Austin-San Antonio Corridor Council

“America’s Next Great Metropolis”





6.715
Acres

The map shows a section of Interstate Highway 35 (IH-35) in the Live Oak area of San Antonio. A red line with cross-ticks indicates the project corridor. Key locations labeled include Wurzbach Pkwy, Live Oak, Schertz, and Selma. Highway shields for 1604, 35, 410, 3502, and 3009 are visible. An orange circle highlights a 6.715-acre area near Live Oak.

LIVE OAK

SELMA

SCHERTZ

WURZBACH PKWY



\$1.28B+

estimated project cost



Construction underway or begins soon

Planned improvements to nearby IH-35 will create greater accessibility for Live Oak Town Center.

Construction on the IH-35 northeast expansion is on track to begin in mid-2022. The Texas Department of Transportation is currently in the design work phase of the massive project set to reshape northeast San Antonio's stretch of IH-35.

Work will begin on the central portion of the project first, starting on IH-35 & Loop 410 to the west of Live Oak Town Center and IH-35 & FM 3009 to the east. Plans include adding three elevated lanes in both directions on the roadway, two regular lanes and one high occupancy vehicle (HOV) lane. These elevated express lanes would be designed to keep regional traffic moving through the area, with local traffic utilizing the main lanes.





Once completed, the project is expected to reduce travel times by at least 40 percent, easing congestion in the corridor.

Strong Area Demographics

Thanks to its proximity to an abundance of employment opportunities, Live Oak Town Center draws from a large, affluent, and highly-educated population. The average household income within a five-mile radius of the property is \$80,663 per year, while 28.5 percent of this same population holds a bachelor's degree or higher. The median age is 36.6 years old up to five miles surrounding the property – putting Live Oak Town Center in a perfect position to capitalize on the growing population of professionals.

18.9%

population increase over the past decade within a three-mile radius of Live Oak Town Center

Demographics	 3 mile	 5 mile	 7 mile	 10 mile
2023 Total Population	97,846	224,875	388,343	604,088
2028 Total Population	101,486	228,785	401,534	632,596
2023–2028 Annual Rate	0.73%	0.35%	0.67%	0.93%
Average Household Income	\$87,447	\$91,248	\$94,686	\$103,509
Households	37,358	83,838	143,216	225,108
Average Household Size	2.61	2.66	2.70	2.65
Bachelor's Degree or Higher	31.3%	32.2%	21.7%	24.1%
Median Age	36.9	37.1	36.4	36.9

Source: esri



Offering a unique blend of metropolitan energy and small town charm, San Antonio is a thriving metropolitan area with a growing job market, offering opportunities in government, cybersecurity, finance, manufacturing, aerospace/aviation, military/defense, and more. The city boasts one of the strongest economies among major U.S. cities and a consistently low unemployment rate. San Antonio is the seventh largest city in America and the second-largest in Texas, with the MSA seeing an in-migration of 40,585 between July '19 and July '20, according to the U.S. Census Bureau (May '21). The city entertains more than 37 million visitors a year and is home to two of the state's top tourist attractions, The Alamo and the River Walk. U.S. News and World Report recently ranked San Antonio among "Best Places to Live."



Innovation-fueled, strong labor force, resilient economy – health care and tech hub



Relative low cost of living and doing business coupled with extremely strong demographics



Prime central location between Dallas-Fort Worth, Houston and Austin - the economic powerhouse of both the state of Texas and the southern U.S.

SAN ANTONIO MSA BY THE NUMBERS

2.5M+

population

1.2M+

labor force

21%

population growth
(2010-2020)

50+

company
headquarters

5th

Best Big City
(Condé Nast Traveler)

San Antonio's economy is thriving, thanks to exceptional economic and population growth as well as a variety of established and expanding areas such as cybersecurity, health care, manufacturing, and information technology.

The Milken Institute recognized San Antonio as one of 2018's best-performing cities, where America's jobs are created and sustained.

CONFIDENTIALITY & CONDITIONS

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express any further interest in this offering. The Interested Party is subject to the Confidentiality Agreement that was executed by the Interested Party in advance of receiving the Offering Memorandum.

This Offering Memorandum has been prepared by Newmark Capital Markets ("Newmark") for informational purposes relating to this offering only and upon the express understanding that it will only be used for the purposes set forth herein. Neither the Seller nor Newmark makes any express or implied representation or warranty as to the accuracy or completeness of the information contained herein or its sufficiency for the bidder's purpose, and each bidder shall rely solely upon its own investigation. Both the Seller and Newmark expressly disclaim any and all liability which may be based upon such information, errors or omissions therefrom.

The Offering Memorandum contains selected information pertaining to the Seller and does not purport to be all-inclusive or to contain all of the information which prospective purchasers may desire. It should be noted that all financial projections are provided for general reference purposes only in that they are based on assumptions relating to the general economy, competition, and other factors beyond the control of Newmark and the Seller and, therefore, are subject to material variation. Additional information

and an opportunity to inspect the properties and plans will be made available to interested and qualified investors. Neither the Seller, Newmark nor any of their respective officers nor employees, have made any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitments or obligations shall arise by reason of this Offering Memorandum or any of its contents. This Offering Memorandum contains various data and information obtained from third-party sources concerning the economy, market conditions and the office property market, which the Seller has obtained from third parties. The Seller makes no representations for the accuracy of such data and information and undertakes no obligation to confirm any such data or information or to update any such data or information.

The Seller expressly reserves the right, at their sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any entity at any time with or without notice. The Seller shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum unless and until a written agreement satisfactory to the Seller has been fully executed, delivered, and approved by the Seller and any conditions to the Seller obligations thereunder have been satisfied or waived.

By receipt of this Offering Memorandum, you agree that its contents are of a confidential nature, that you hold and treat it in the strictest confidence, and that you will not disclose this

Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Seller nor will you use this Offering Memorandum or any of its contents in any fashion or manner detrimental to the interest of the Seller or Newmark. Under no circumstances whatsoever is any prospective purchaser or interested party authorized to contact the borrower, the current property management/leasing firm, or any third party firm contracted to provide due diligence reports, or to conduct any on-site inspections without the express prior written consent of the Seller in each instance.

In this Offering Memorandum, other materials are described in summary. The summaries do not purport to be complete nor, necessarily, accurate descriptions of the full agreements involved, nor do they purport to constitute a legal analysis of the provisions of the documents. Interested parties are expected to review independently all relevant documents.

The terms and conditions stated in this section will relate to all of the sections of the Offering Memorandum as if stated independently therein. If, after reviewing this Offering Memorandum, you have no further interest in this offering at this time, kindly destroy or return this Offering Memorandum to Newmark at your earliest possible convenience. Photocopying or other duplication is not authorized.

FOR MORE INFORMATION

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NEWMARK

INFORMATION ABOUT BROKERAGE SERVICES

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.

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Newmark	537005		713-626-8888
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Arispah Hogan	342405	lispah.hogan@nmrk.com	713-490-9994
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eva Horton	714610	eva.horton@nmrk.com	678-447-4041
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date