

The Peak SA - 26.3891 Acres - Remaining Retail Land

SAN ANTONIO, TX

The Peak SA

26.3891 Acres of Retail Land Remaining



OFFERING MEMORANDUM

KW COMMERCIAL
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San Antonio, TX 78258

PRESENTED BY:

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SAN ANTONIO, TX

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by San Antonio, TX in compliance with all applicable fair housing and equal opportunity laws.

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



THE PEAK SA - 26.3891 ACRES - REMAINING RETAIL LAND

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

Executive Summary



OFFERING SUMMARY

PRICE / SF:	\$10.50 to \$14/SF
REMAINING LAND:	26.3891 Acres
ZONING:	C3 & C2
# OF PARCELS REMAINING:	6
PARCEL SIZES:	1.5 to 8.6 Acres Sites Available
PRICE / ACRE:	\$457,380 to 609,840

PROPERTY OVERVIEW

The remaining retail parcels are part of a 70 acre mixed use development located in San Antonio, TX. The development is located on the Southwest corner of Loop 410 & HWY 90 within close proximity to Lackland Air Force Base & The Port Authority of San Antonio.

PROPERTY HIGHLIGHTS

- All sites are zoned C-2 and C-3 (light commercial and commercial) by the City of San Antonio.
- All vertical development and signage will require design review by architectural board prior to approval and permitting.
- Excellent access and visibility from Interstate 90 and Loop 410.
- 45,000 people work, train and live at Lackland AFB
- Lackland AFB's economic impact in the region is in excess of \$1.9B annually
- Nearby Port San Antonio employs over 13,000 people
- Port Authority's economic impact in the region is in excess of \$2.5B annually
- Ample redundant power, dual fiber sources, SAWS Sewer & Water, CPS Gas, & Power, new road systems in place

Parcel Numbers & Zoning



Parcel Sizes & Pricing



Retailer Map



City Map



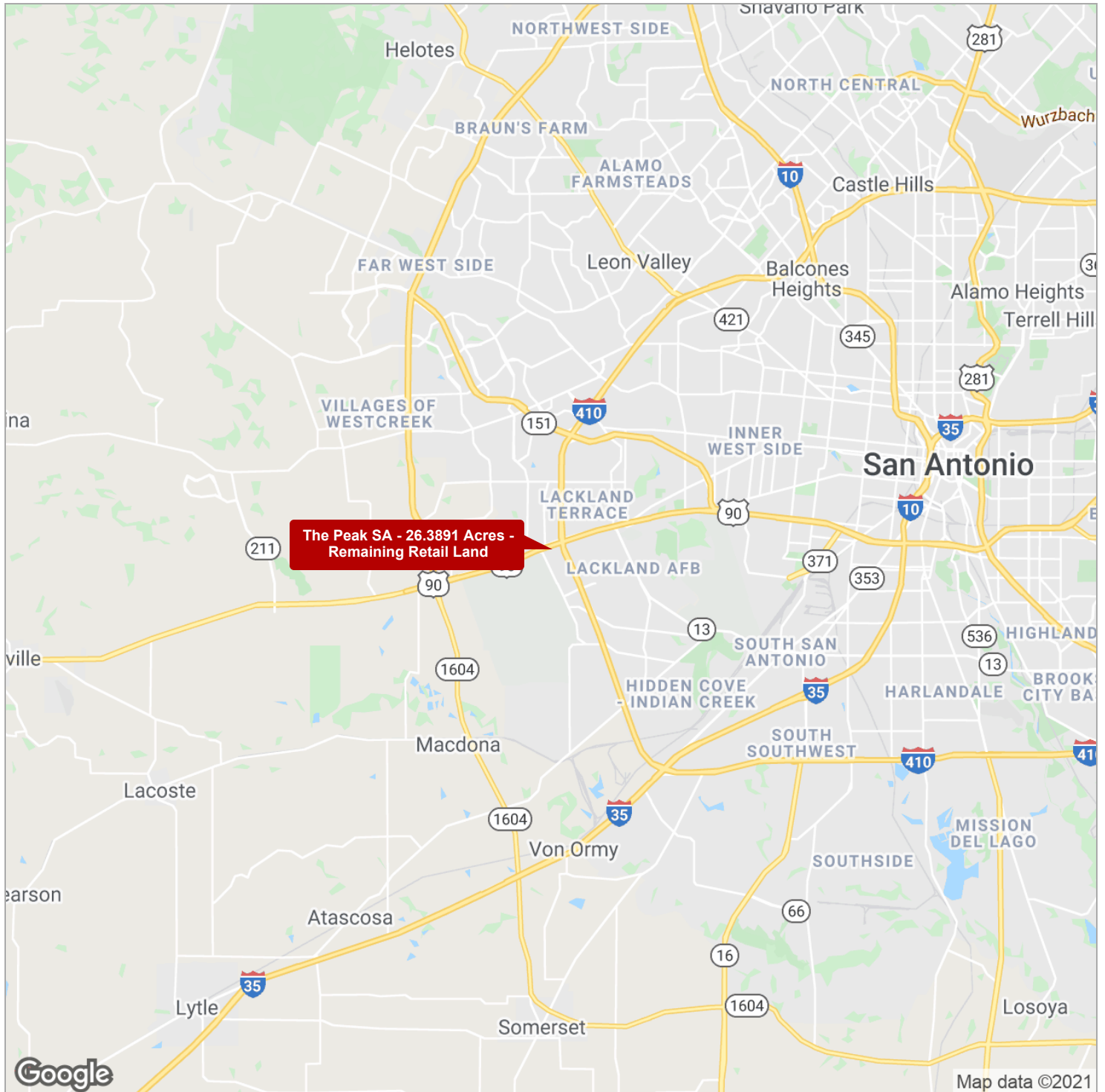
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LOCATION INFORMATION

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REGIONAL MAP

Regional Map



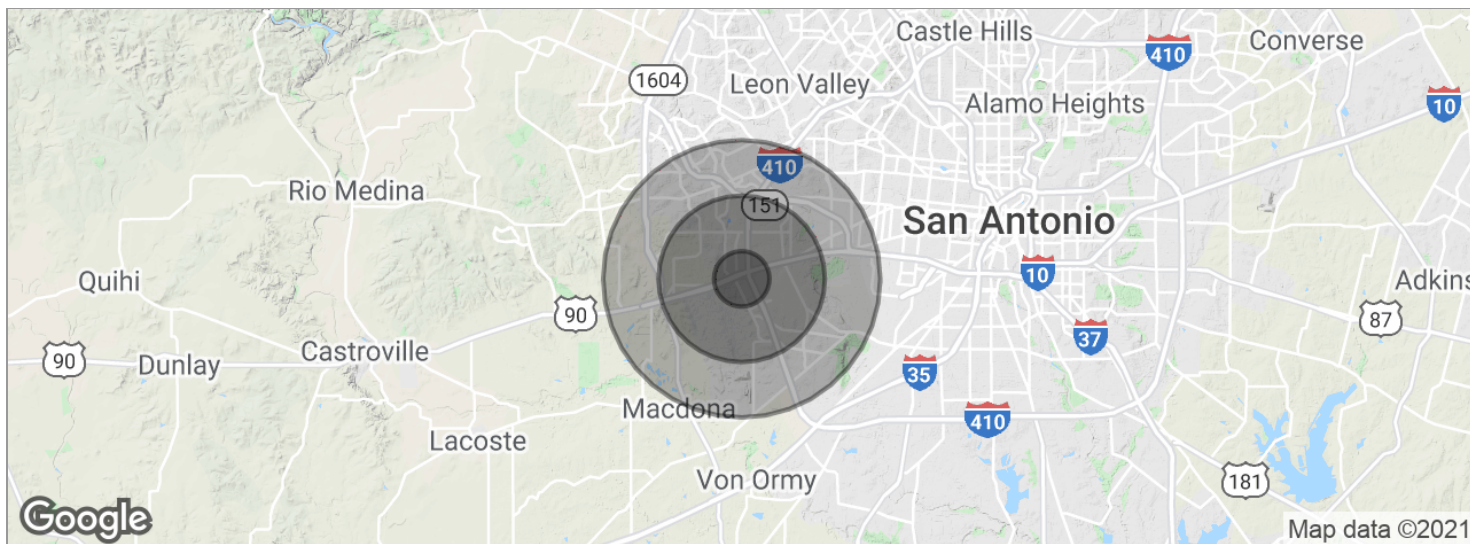
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DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	10,053	74,778	171,156
Median age	29.3	28.7	28.6
Median age (male)	29.0	28.0	28.3
Median age (Female)	29.1	29.1	28.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,223	22,518	52,725
# of persons per HH	3.1	3.3	3.2
Average HH income	\$50,146	\$48,805	\$52,368
Average house value	\$99,493	\$97,601	\$103,375

* Demographic data derived from 2010 US Census

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ADDITIONAL INFORMATION

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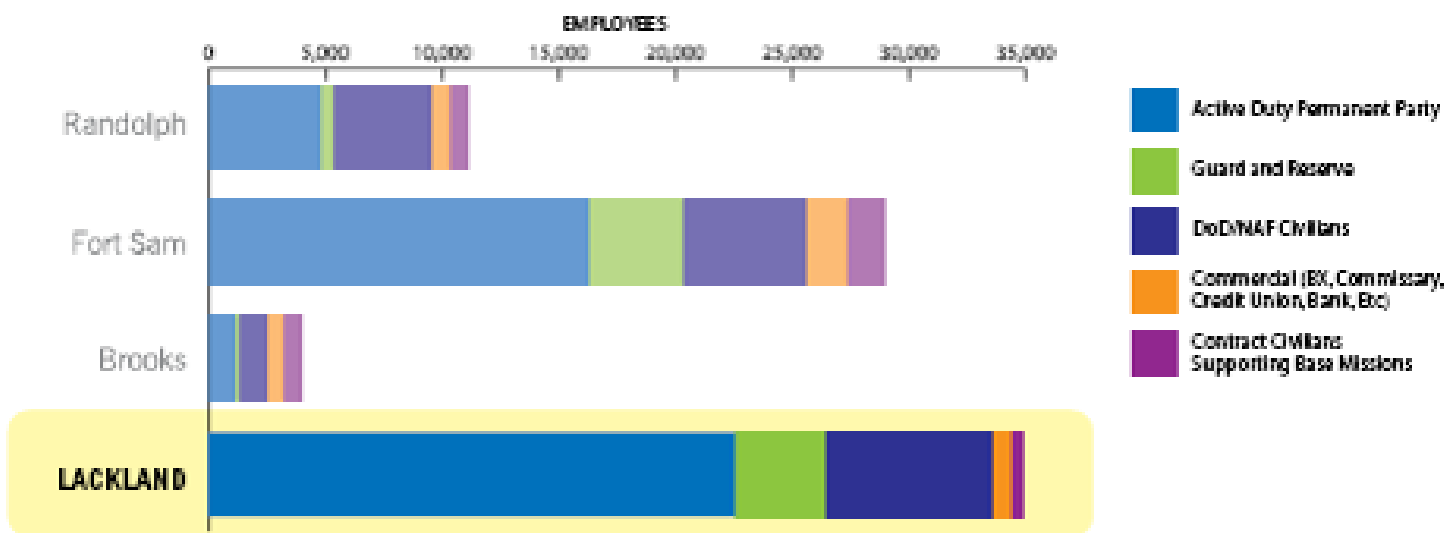
ADDITIONAL PHOTOS

ADDITIONAL PHOTOS

CITY INFORMATION 2018

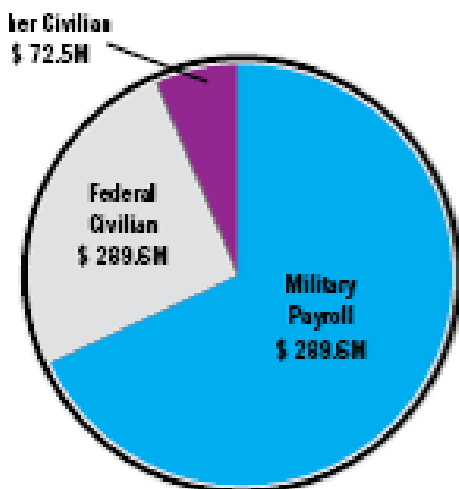
Lackland AFB Economic Impact

SAN ANTONIO MILITARY BASE EMPLOYEES

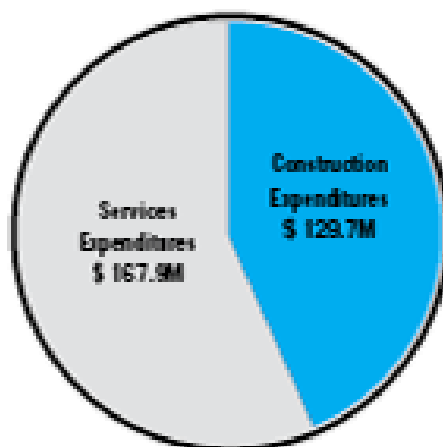


NOTE: Lackland's active duty strength includes an average daily military student load of 5,610

PAYROLL



EXPENDITURES

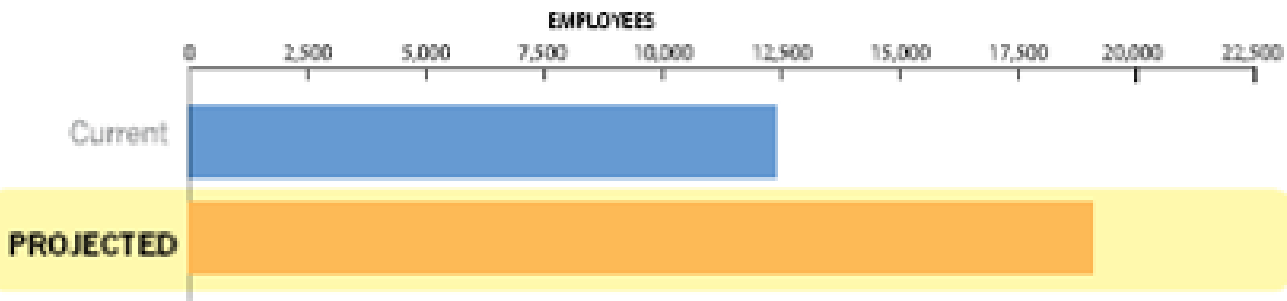


VALUE OF JOBS

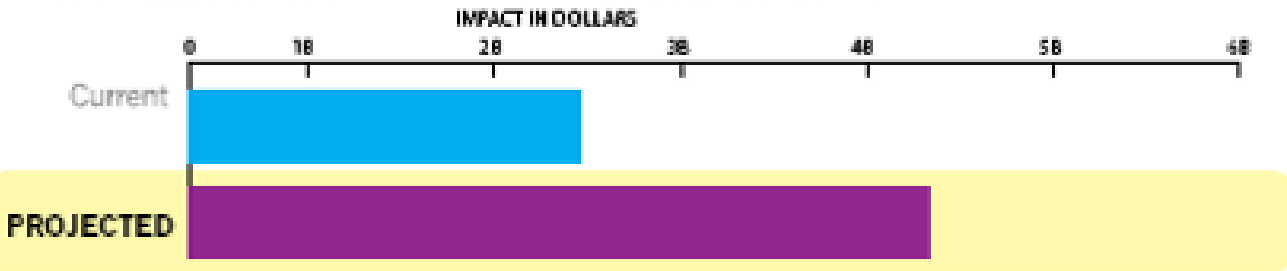


Port San Antonio Economic Impact

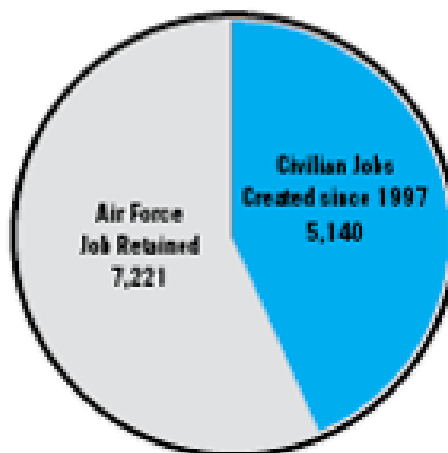
CURRENT AND PROJECTED PORT AUTHORITY EMPLOYEES



CURRENT AND PROJECTED ECONOMIC IMPACT



TYPES OF JOBS



VALUE OF JOBS



City Information 2018

San Antonio, TX



San Antonio is the seventh largest city in the United States, with an estimated 2017 city population of over 1,500,000 and an estimated 2017 metro area population of over 2,500,000. This metro area, known as Greater San Antonio, is continuously expanding and has become one of the three fastest growing areas in the country. The major employers in San Antonio help drive the city's dynamic and diverse economy with a healthy mix of business services and a rapidly growing biomedical and biotechnology sector. San Antonio boasts an emerging new energy economy and a varied manufacturing sector, producing goods that range from aircraft to semiconductors to trucks, to name a few. Located in the southwest corner of The Texas Triangle, San Antonio has historically been the economic hub of the region. Many corporations have relocated to the Greater San Antonio Area, which is the home of several Fortune 500 Companies like Valero Energy Corp., Tesoro Corporation, USAA, CST Brands Inc., NuStar Energy, and Clear Channel Communications as well as the Methodist Healthcare System and four military bases. San Antonio's economy is focused primarily within military, healthcare, government civil service, oil and gas, tourism, financial services, cybersecurity, aerospace, and automobiles. Recent companies to have expanded into this market, which have added to the demand for housing, include Petco, Oracle, Microsoft, Boeing, Toyota, and Medtronic. Also, large private companies such as H-E-B, the 14th largest private company in the United States, create a bigger demand for housing. San Antonio's employment in 2016 was approximately 1,100,000, compared to 990,000 one year prior. The city's unemployment rate is 3.2%, down from 3.7% one year ago, and lower than the national average of 5.0% and the national average from a year ago of 5.7%.

THE PEAK SA - 26.3891 ACRES - REMAINING RETAIL LAND

OUR COMPANY

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WHY KW

INFORMATION ABOUT BROKERAGE SERVICES 15

Why KW

WHY

Hire KW Commercial for Land and Development:

- **More than 2,000 brokers in over 800 offices**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- No conflicts of interest
- Secure online service portal
- Largest network of residential brokers

I specialize in land brokerage and development services and possess an exceptional understanding of the complex factors that influence the land brokerage transaction and have the extensive experience and contacts to get the deal done right.

Working in coordination with my other specialties, land and development services include:

- Sales leasing and negotiation
- Site selection and demographics
- Entitlement and approval services
- Environmental resource constraints
- Feasibility analysis
- Valuation services
- Infrastructure analysis



ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results-driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients’ needs in virtually any market nationwide.

An agent-centric company, **our mission is “to build commercial careers worth having, businesses worth owning and lives worth living.”** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 800 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.





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.

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-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Luke LeGrand-	561816	luke@kwcommercialsa.com	210-482-3200
Sales Agent/Associate's Name	License No.	Email	Phone
-	-	-	-
Buyer/Tenant/Seller/Landlord Initials		Date	