

THE SHOPS AT DOVE CREEK



±80 Acre Regional Shopping Center

W Loop 1604 & Potranco Rd, San Antonio, TX 78253



THE SHOPS AT DOVE CREEK

Property Features



250,000 SF Shopping Center anchored by Costco, Ross, TJ Maxx, Home Goods, Michaels, Ulta, PetSmart, along with Flix Movie Theatre and various other restaurants and retailers.

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population:	13,492	108,151	250,645
Households:	4,128	34,484	83,409
Median HH Income:	\$102,103	\$89,209	\$80,050

Source: CoStar (2024 estimates)

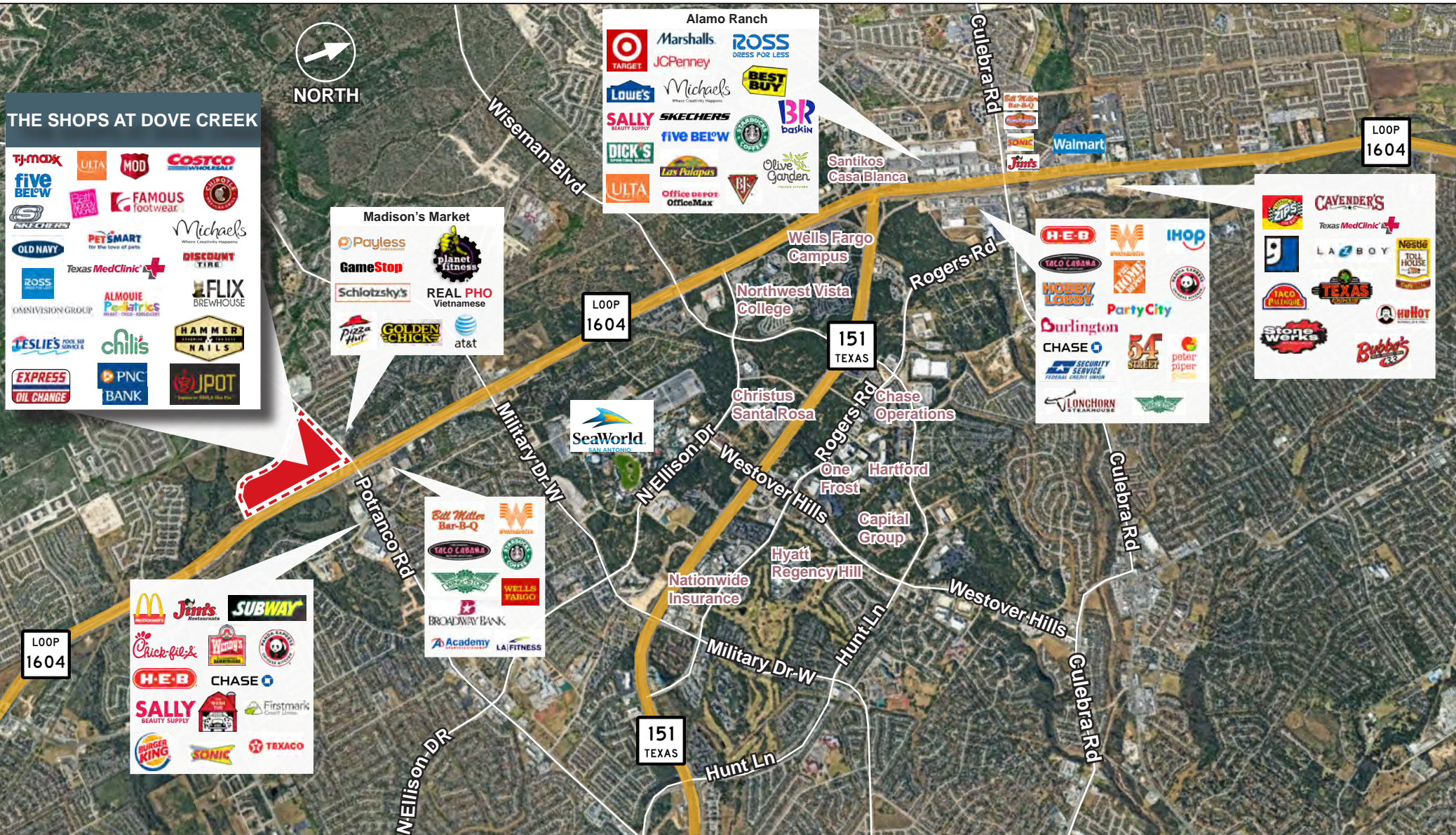
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THE SHOPS AT DOVE CREEK

Property Highlights

- The Shops at Dove Creek offers excellent visibility and access to Far West San Antonio, the MSA's fastest growing region.
- The site is adjacent to Costco and additional retailers such as: TJ Maxx, HomeGoods, Ross Dress for Less, PetSmart, Michaels, Ulta, Skechers, Famous Footwear and Bath & Body Works, as well as other national and regional tenants.
- Walmart, HEB, Kohl's, Academy, and LA Fitness are among the retailers with a presence in this underserved trade area, which has seen explosive residential growth.
- The Shops at Dove Creek is a master planned development including single family residential, apartments, and a large selection of retail and restaurant options.
- Infrastructure expansions completed on Loop 1604 and Potranco Road and State Hwy 211.

Property Features



THE SHOPS AT DOVE CREEK

Site Plan

PAD SITE	SIZE (Ac)
11	2.799
12	6.8
13	1.305

AVAILABLE RETAIL SPACE	SF
2	1,954
3	2,600
4	2,293
5	3,000

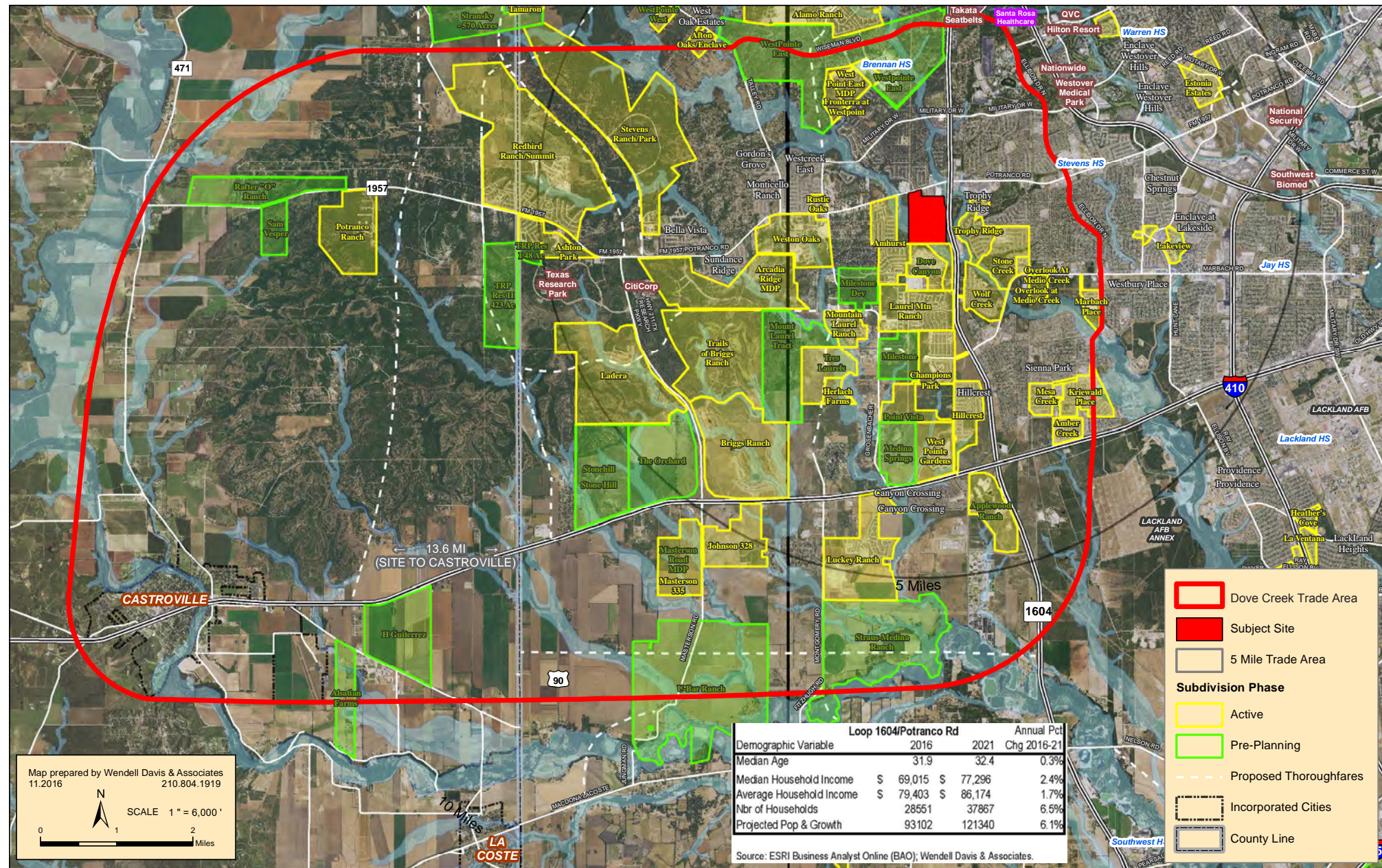
Available Pad Sites

Available For Lease



THE SHOPS AT DOVE CREEK

Trade Area Map



DYNAMIC EMPLOYMENT CENTER

- Westover Hills employs more than 28,000 people (5 miles)
- Fortune 500 companies include JPMorgan Chase, Wells Fargo, Kohl's, Nationwide and Allstate (5 miles)
- Major regional employers are SeaWorld San Antonio, Southwest Research Institute, Christus Santa Rosa Healthcare and Frost Bank (5 miles)
- JBSA-Lackland is home to more than 37,000 Air Force personnel (9 miles)
- New 1M SF data center development for Microsoft coming to Texas Research Park (6 miles)
- New GM Financial operations center will bring up to 700 new jobs (2 miles)

ROBUST FAR WEST HOUSING MARKET

- Features the MSA's top three ZIP codes for home sales (78254, 78253, 78245)
- 1 out of every 3 San Antonio homes under construction is within 5 miles
- Fastest annual growth (7.1%) in new construction starts
- Highly desirable communities of Luckey Ranch, Briggs Ranch, Stevens Ranch, Bella Vista and Redbird Ranch
- 17,000 existing multifamily units and nearly 1,200 additional units currently under construction

BOOMING DEMOGRAPHICS

- One-Mile Population
 - » 28.1% growth since 2010
 - » Projected growth of 10.14% over the next five years
 - » Average age: 32 years old
- One-Mile Households
 - » 28% increase since 2010
 - » Average household income: \$91,657
 - » Average household size: 3.2 people

INFRASTRUCTURE IMPROVEMENTS

- Construction underway on major road expansions:
 - » \$93M project to create a four-lane expressway along Loop 1604 from US 90 to Potranco Road
 - » Separate \$93M project to create a four-lane expressway along Loop 1604 from Potranco Road to Culebra Road
 - » Five-lane expansion of Potranco Road from Loop 1604 to SH 211 underway
- Expansion of State Highway 211 from Potranco Road to Culebra Road scheduled to begin in late 2018

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

THE SHOPS AT
DOVE CREEK

West Loop 1604 Retail Centers

Three-Mile Demographics

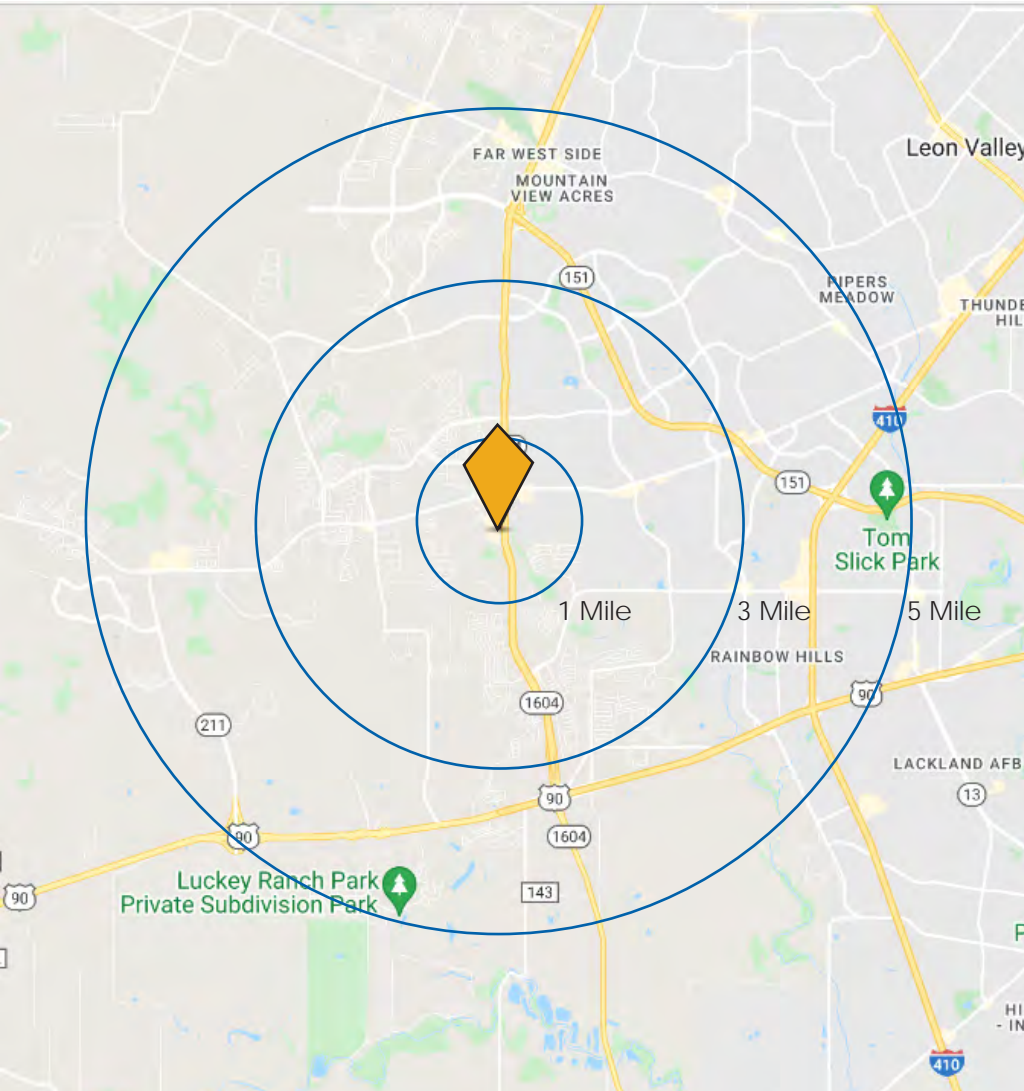
1	Loop 1604 @ Interstate 10
	Average Age (in years) 31.3
	Median Household Income \$69,594
	Average Household Income \$91,587
	No. of Households 31,943
	2024 Estimated Population 73,357
	Estimated Population Growth (2020-2024) 1.4%
	Projected Population Growth (2024-2029) 1.4%
2	Loop 1604 @ Bandera Road
	Average Age (in years) 35.5
	Median Household Income \$98,224
	Average Household Income \$106,501
	No. of Households 35,099
	2024 Estimated Population 99,255
	Estimated Population Growth (2020-2024) -0.8%
	Projected Population Growth (2024-2029) 1.1%
3	Loop 1604 @ Culebra Road
	Average Age (in years) 34.6
	Median Household Income \$91,865
	Average Household Income \$108,426
	No. of Households 40,216
	2024 Estimated Population 117,337
	Estimated Population Growth (2020-2024) 0.3%
	Projected Population Growth (2024-2029) 1.3%
4	Loop 410 @ Highway 151
	Average Age (in years) 33.4
	Median Household Income \$57,689
	Average Household Income \$71,858
	No. of Households 42,927
	2024 Estimated Population 119,591
	Estimated Population Growth (2020-2024) -0.4%
	Projected Population Growth (2024-2029) 1.2%
	Loop 1604 @ Potranco Road
	Average Age (in years) 33.2
	Median Household Income \$90,404
	Average Household Income \$102,305
	No. of Households 33,516
	2024 Estimated Population 105,000
	Estimated Population Growth (2020-2024) 1.6%
	Projected Population Growth (2024-2029) 1.4%

Source: CoStar (2024 estimates)



THE SHOPS AT DOVE CREEK

Demographics



	1 Mile	3 Mile	5 Mile
Population			
2024 Total Population:	13,301	105,000	245,488
2029 Population Projection:	14,230	112,528	263,899
Population Growth 2024-2029:	1.4%	1.4%	1.5%
Average Age:	32.9	33.2	33.5
Households			
2024 Total Households:	4,063	33,516	81,394
Household Growth 2024-2029:	1.4%	1.4%	1.5%
Median Household Income:	\$103,323	\$90,404	\$81,244
Average Household Size:	3.2	3.1	2.9
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$236,256	\$231,589	\$230,404
Median Year Built:	2003	2005	2006
Daytime Employment			
Total Businesses:	318	1,730	4,878
Total Employees:	2,745	13,662	42,942
Vehicle Traffic			
Potranco Rd @ Loop 1604:	33,416 vpd		
Potranco Rd @ Rousseau Rd:	31,301 vpd		

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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.

2-10-2025



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: 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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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