

# HQ SAN ANTONIO

Up To 17,500 SF of Retail Available Soon  
In Northwest San Antonio's Major Retail Hub

6001 Northwest Loop 410  
San Antonio, Texas



 **NewQuest**

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# Project Highlights



**11%**  
POPULATION  
GROWTH  
WITHIN 5 MILES  
FROM 2020 TO 2024



**\$88K**  
AVERAGE  
HOUSEHOLD  
INCOME  
WITHIN 5 MILES



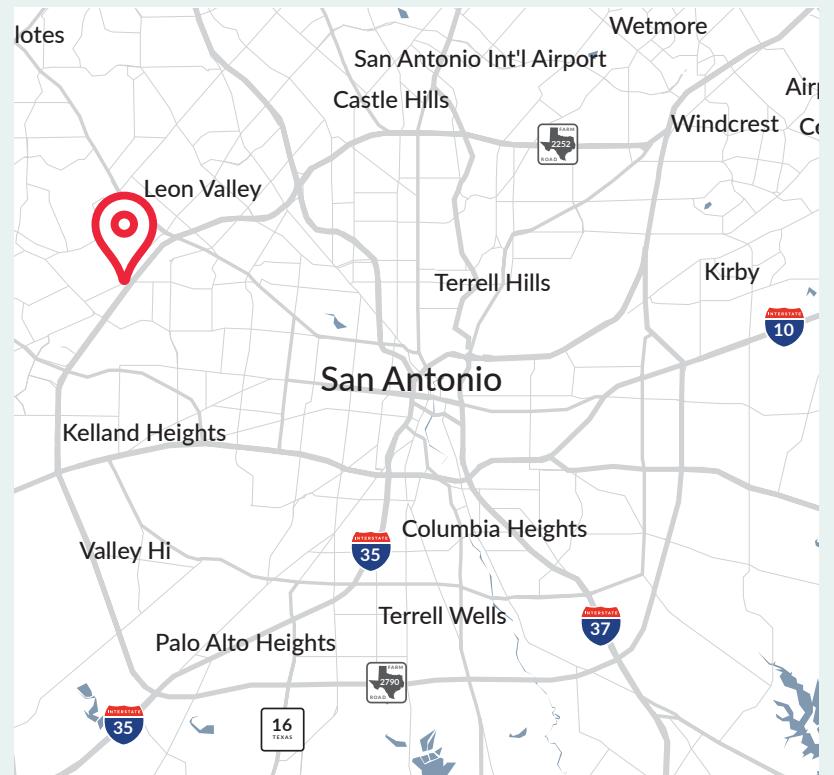
**402K**  
CURRENT  
POPULATION  
WITHIN 5 MILES

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

## AGGRESSIVE RESIDENTIAL GROWTH

12,057 FUTURE HOME UNITS & 8,153 TOTAL HOME UNITS  
2,997 ANNUAL HOME STARTS & 3,079 HOME CLOSINGS  
\$409,990 | AVERAGE HOME SALE PRICE

Zonda Estimates Within 10 Miles as of Q1 2024



# Project Highlights

**1.8 M SHOPPERS  
WITHIN THE LAST 12 MONTHS**

- PLACER.AI, '24



**FULLY-LEASED  
RETAIL CENTER**  
ANCHORED BY BEST  
BUY WITH NATIONAL  
RETAIL JUNIOR  
ANCHORS SUCH AS  
PETCO, ROSS, AND  
BURLINGTON



**EXCELLENT VISIBILITY  
AND DIRECT OFF-  
RAMP HIGHWAY  
ACCESS FROM I-410  
BOASTING OF MORE  
THAN 214K VPD**



**LOCATED ON ONE OF  
THE BUSIEST LOOP  
410 CORRIDORS  
WITH DENSE RETAIL  
HUBS AND MINUTES  
FROM JBSA, MEDICAL  
CENTERS, AND  
UNIVERSITIES**



**FRONTING THE PARK  
ON WURZBACK, 14  
ACRES OF CLASS-A  
MULTIFAMILY  
COMPLEX WITH 324  
LUXURY UNITS AND A  
LIFESTYLE CENTER**



**FUTURE LEASE  
17,500-SF ENDCAP**

## KEY TENANTS

**petco**



**Marshalls**

**five BELOW**

**BEST  
BUY**

**BARNES & NOBLE**

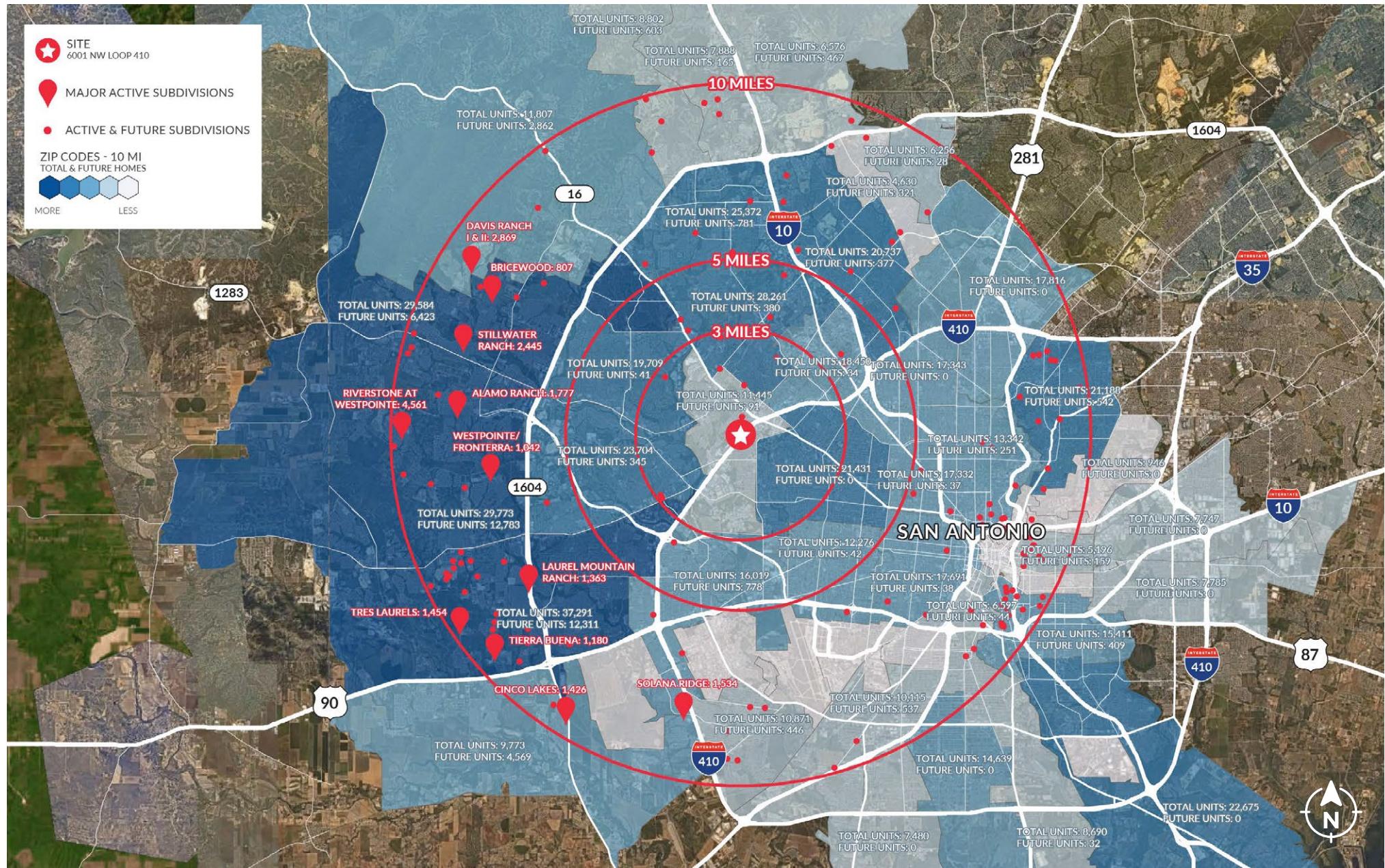
**ROSS**

**Burlington**

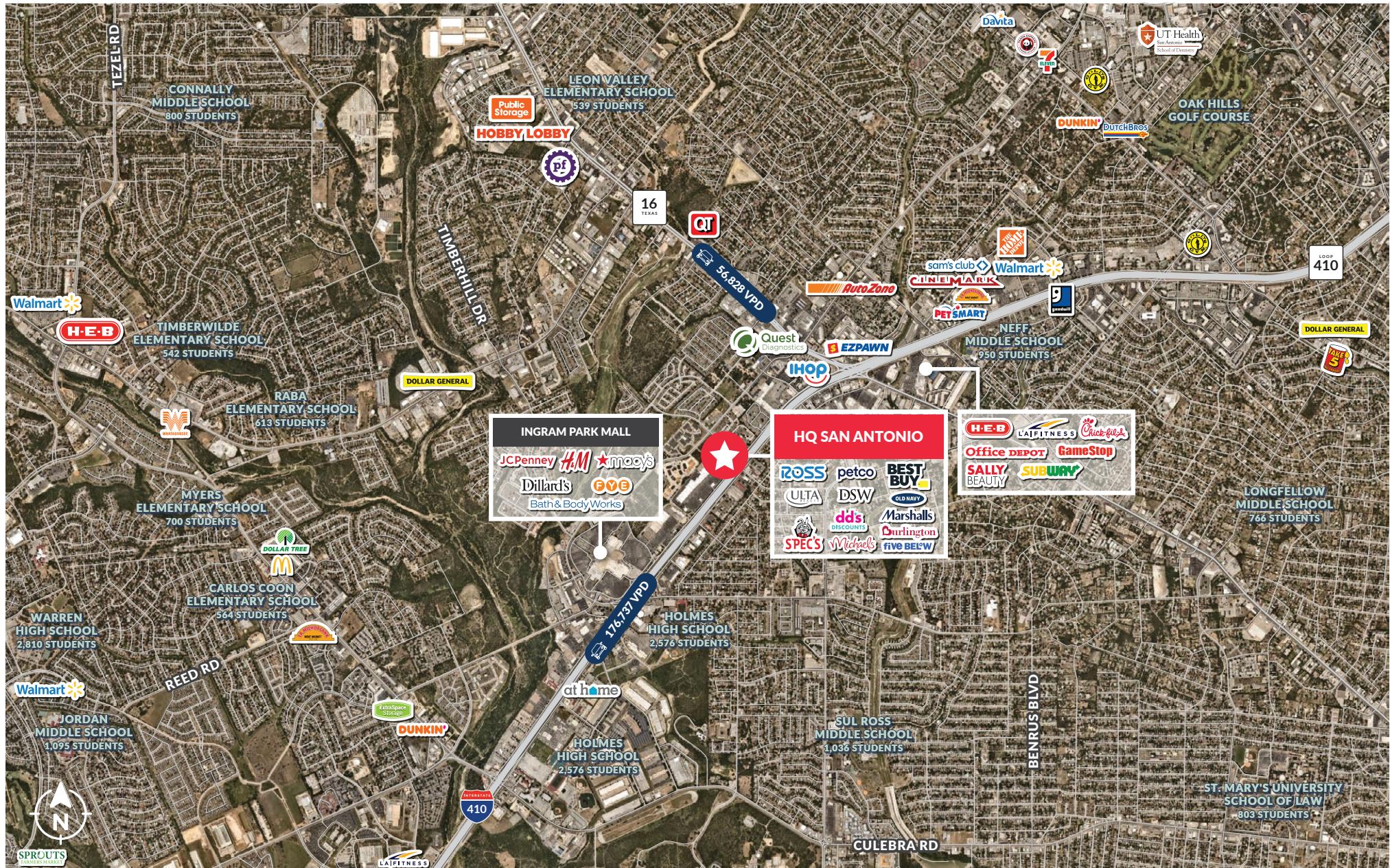
**SPEC'S**

**DSW**

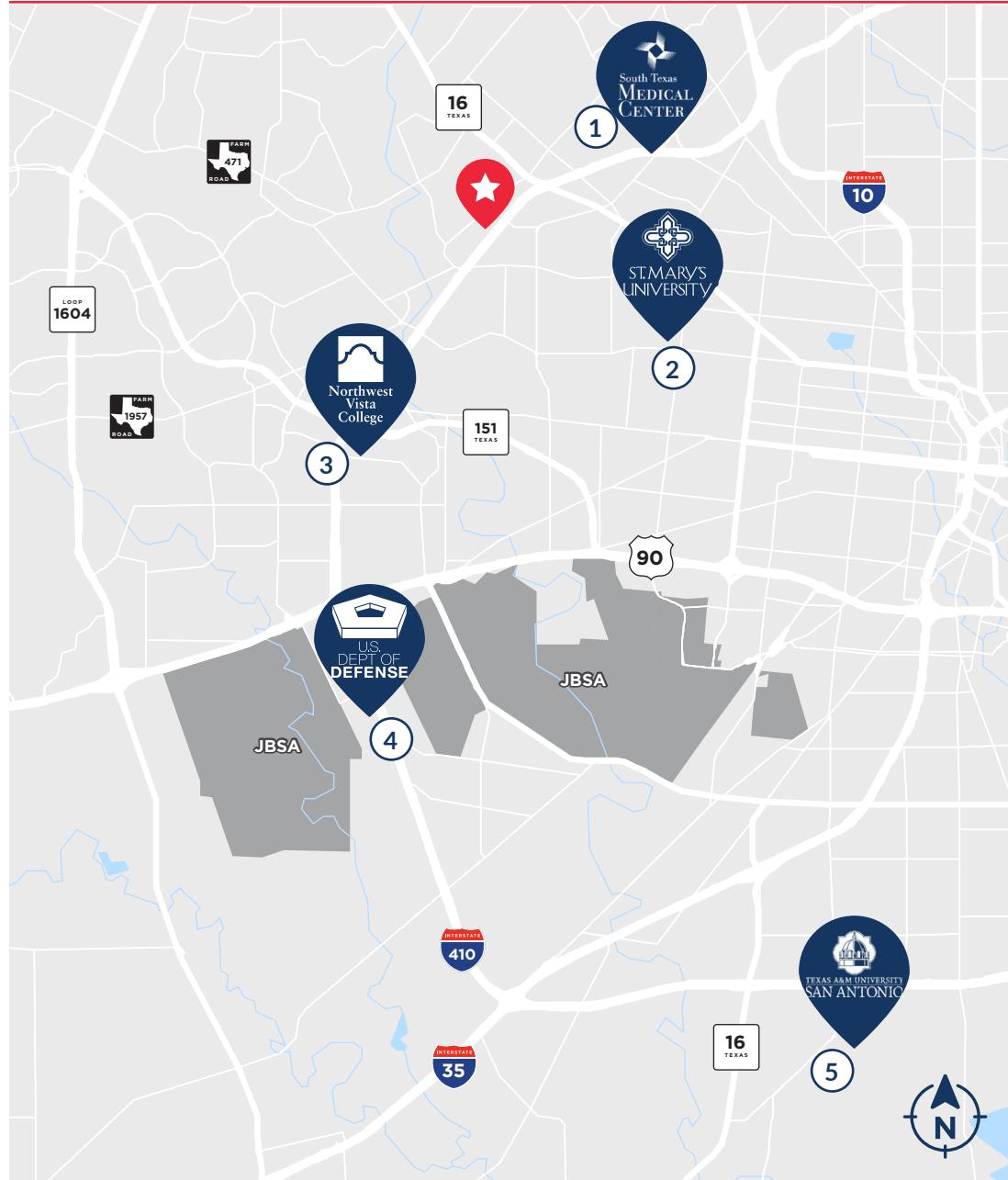
# Aerial



09.24 | 07.24



10.24 | 07.24



- ★ STRATEGICALLY POSITIONED WITHIN A DENSE RETAIL HUB
- 📍 MAJOR INSTITUTIONS ARE WITHIN QUICK DRIVE TIMES TO SITE

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- 1 SOUTH TEXAS MEDICAL CENTER**  
900-AC CAMPUS WITH 132+ INSTITUTIONS  
DISTANCE TO SITE - 3.2 MI
- 2 ST. MARY'S UNIVERSITY**  
NSA & DHS ACADEMIC CENTER  
DISTANCE TO SITE - 4.3 MI
- 3 NORTHWEST VISTA COLLEGE**  
68K+ STUDENTS IN 5-COLLEGE DISTRICT  
DISTANCE TO SITE - 7.7 MI
- 4 JBSA LACKLAND TRAINING**  
24K+ MILITARY, 21K CIVILIAN EMPLOYEES  
DISTANCE TO SITE - 8 MI
- 5 TEXAS A&M SAN ANTONIO**  
196% ENROLLMENT GROWTH SINCE 2022  
DISTANCE TO SITE - 18.7 MI

AVAILABLE

LEASED

IN NEGOTIATION

NOT A PART

# Site Plan



10.24 | 06.21

# Photos



# SAN ANTONIO, TEXAS



2<sup>ND</sup> LARGEST CITY  
IN TEXAS  
1.5 MILLION RESIDENTS<sup>1</sup>



TOP TOURIST  
DESTINATION  
41 MILLION TOURIST  
VISITS ANNUALLY<sup>2</sup>



\$43 BILLION IN  
ECONOMY  
HEALTHCARE &  
BIOSCIENCE FIELD<sup>4</sup>



9+ MILLION VISITORS  
TOUR RIVERWALK  
ANNUALLY<sup>3</sup>



\$22.2 BILLION GRP  
FINANCIAL SERVICES  
FIELD<sup>5</sup>



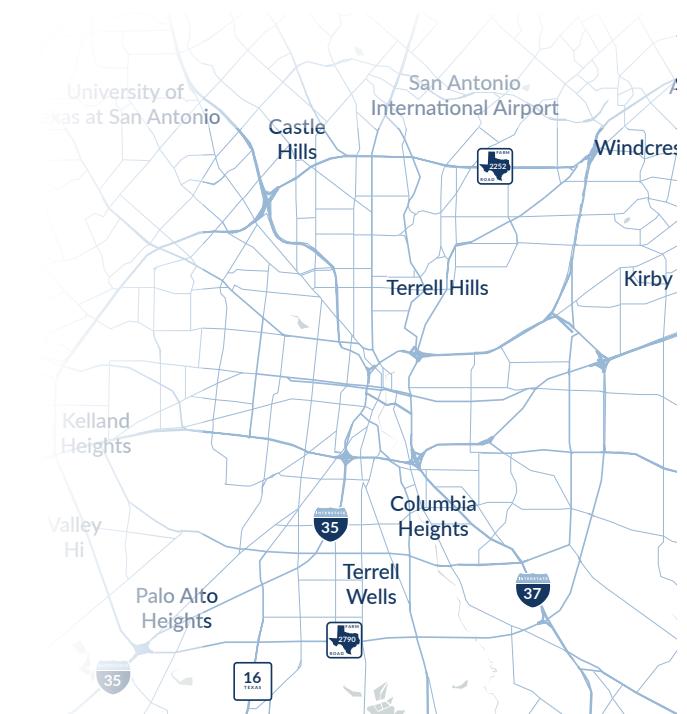
200K+ EMPLOYEES  
HEALTHCARE &  
BIOSCIENCE FIELD<sup>4</sup>



\$7.1 BILLION GRP  
MANUFACTURING  
FIELD<sup>5</sup>



\$3.4 BILLION IN  
RESIDENTIAL  
BUILDING PERMITS  
8% INCREASE SINCE 2020<sup>6</sup>



<sup>1</sup>U.S. Census, 2020 | <sup>2</sup>The University of Texas San Antonio | <sup>3</sup>Texas Parks & Wildlife | <sup>4</sup>The Greater San Antonio Chamber | <sup>5</sup>Greater SATX Regional Economic Partnership | <sup>6</sup>U.S. Census Building Permits Survey

# Demographics



POPULATION	2 MILES	3 MILES	5 MILES
Current Households	22,168	53,278	157,135
Current Population	56,961	132,345	401,875
2020 Census Population	51,631	122,206	362,722
Population Growth 2020 to 2024	10.32%	8.30%	10.79%
2024 Median Age	34.3	33.4	33.5

RACE AND ETHNICITY	2 MILES	3 MILES	5 MILES
White	45.17%	43.80%	43.77%
Black or African American	5.53%	7.81%	8.85%
Asian or Pacific Islander	1.98%	2.65%	2.88%
Other Races	45.99%	44.55%	43.32%
Hispanic	73.01%	69.34%	67.41%

INCOME	2 MILES	3 MILES	5 MILES
Average Household Income	\$81,107	\$84,174	\$87,597
Median Household Income	\$58,065	\$58,621	\$61,322
Per Capita Income	\$32,108	\$34,178	\$34,487

CENSUS HOUSEHOLDS	2 MILES	3 MILES	5 MILES
1 Person Households	42.25%	42.17%	39.07%
2 Person Households	26.00%	27.78%	30.25%
3+ Person Households	31.75%	30.04%	30.68%
Owner-Occupied Housing Units	45.76%	43.10%	46.44%
Renter-Occupied Housing Units	54.24%	56.90%	53.56%

2020 Census, 2024 Estimates with Delivery Statistics as of 04/24

# 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.

Home Asset, Inc., dba NewQuest	420076	-	281.477.4300
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Designated Broker of Firm	License No.	Email	Phone
<b>H. Dean Lane, Jr.</b>	<b>366134</b>	<b>dlane@newquest.com</b>	<b>281.477.4300</b>
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<b>Leni Sandoval</b>	<b>796689</b>	<b>lsandoval@newquest.com</b>	<b>281.955.3898</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>



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