



RETAIL PROPERTY FOR SALE

WESTPOINTE

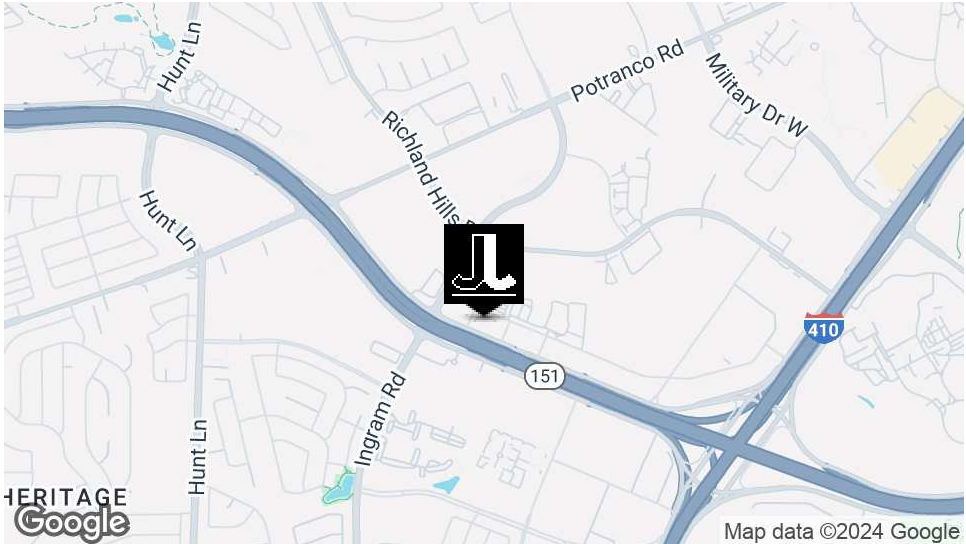
8603 STATE HIGHWAY 151, SAN ANTONIO, TX 78245

Presented By
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FOR SALE



OFFERING SUMMARY

| | |
|------------------|------------------|
| Sale Price: | Subject To Offer |
| Building Size: | 29,855 SF |
| Lot Size: | 2.9AC |
| Number of Units: | 16 |
| Year Built: | 2008 |
| Zoning: | C-3 |

PROPERTY OVERVIEW

Westpointe Shopping Center is a 30,000 square foot, Class A center located in the thriving Westover Hills area of San Antonio. Shadow anchor to Target and Lowe's and boasting 95% occupancy rate since 2011, this property presents a lucrative investment with stable income potential. Don't miss the chance to add this prime commercial asset to your portfolio.

PROPERTY HIGHLIGHTS

- 30,000 SF in 2 free-standing building
- 95% Occupancy for immediate income potential
- Zoned C-3 for versatile commercial use
- Ample parking.
- Great tenant mix.

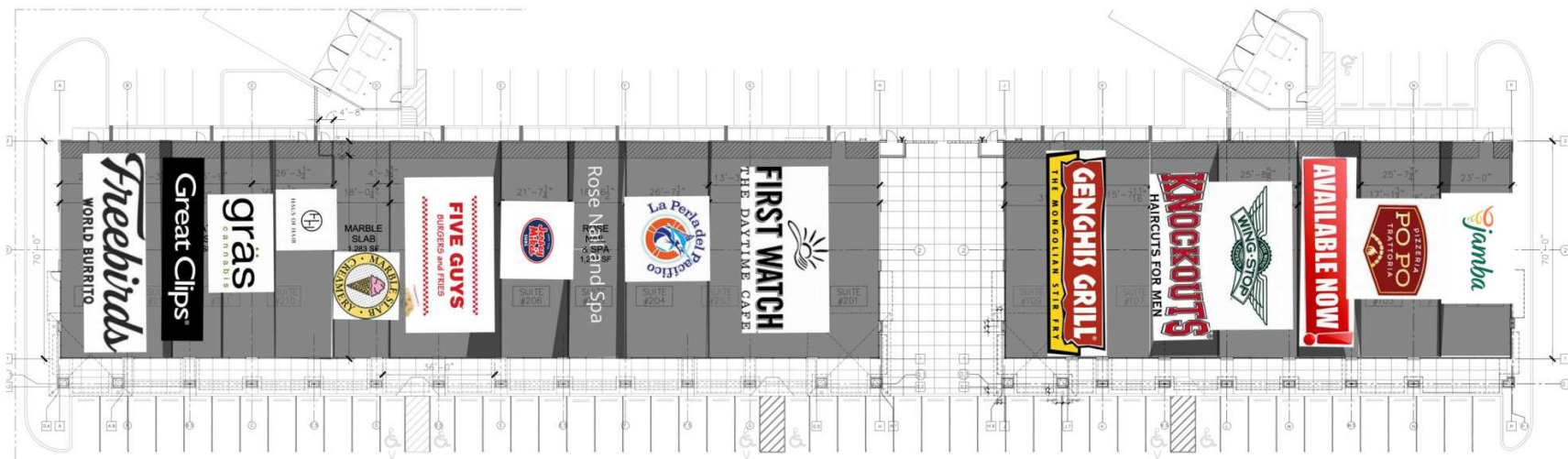


Exterior Photos



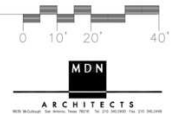


Tenant Mix



WESTPOINTE SHOPPING CENTER
 TENANT LAYOUT #15
 SAN ANTONIO, TX
 07/27/11
 1" = 30'

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Tenant Mix

| SUITE | TENANT NAME | SIZE SF | % OF BUILDING | PRICE / SF / YEAR |
|-----------------|---|------------------|---------------|-------------------|
| 101 | Fresh Dining Concepts | 1,610 SF | 5.39% | - |
| 103 | G & G 151 LLC | 1,795 SF | 6.01% | - |
| 105 | Wing Stop | 1,800 SF | 6.03% | - |
| 106 | TKO, LP | 1,505 SF | 5.04% | - |
| 109 | Teriyaki 151, LLC | 3,300 SF | 11.05% | - |
| 104 | Vacant | 1,400 SF | 4.69% | - |
| 201 | First Watch Rest | 3,849 SF | 12.89% | - |
| 203 | La Perla Pacifico | 1,862 SF | 6.24% | - |
| 205 | Linh Thi Hoai Tran | 1,298 SF | 4.35% | - |
| 206 | Jubile Holdings JM Westpointe Series, LLC | 1,512 SF | 5.06% | - |
| 208 | Five Guys Properties, LLC | 2,500 SF | 8.37% | - |
| 209 | UNM Enterprises, LLC | 1,283 SF | 4.30% | - |
| 210 | Lynnicia Talton | 1,300 SF | 4.35% | - |
| 211 | Panache Gras, LLC | 1,200 SF | 4.02% | - |
| 212 | Jet Clips, LLC | 1,120 SF | 3.75% | - |
| 213 | Tavistock Freebirds, LLC | 2,520 SF | 8.44% | - |
| TOTALS | | 29,854 SF | 99.98% | \$0.00 |
| AVERAGES | | 1,866 SF | 6.25% | |



San Antonio Metropolitan Area



SAN ANTONIO STATISTICS

- Seventh largest city in the U.S.
- Second most populated city in Texas.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area





Retailer Map



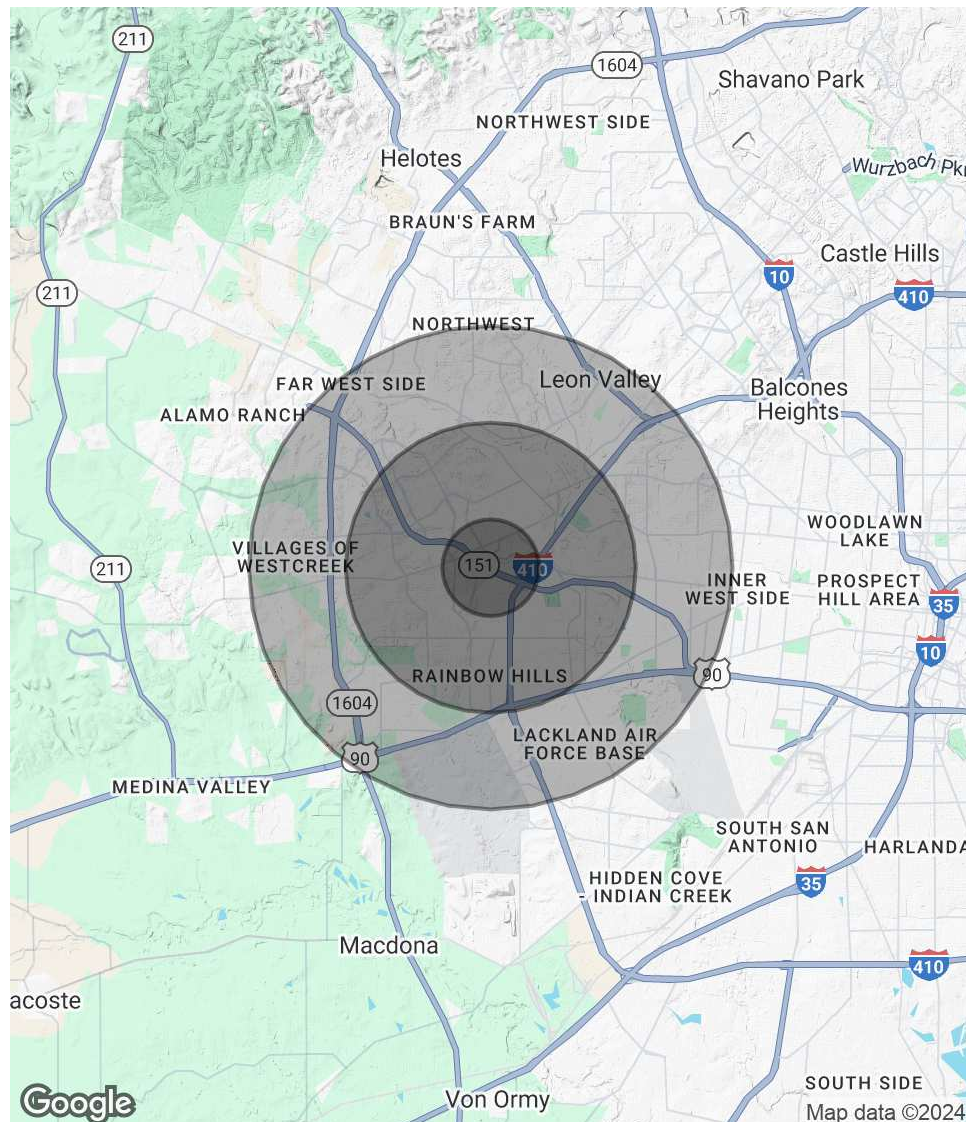


Demographics Map & Report

| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 16,609 | 129,894 | 319,307 |
| Average Age | 34 | 36 | 36 |
| Average Age (Male) | 33 | 35 | 35 |
| Average Age (Female) | 35 | 37 | 37 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 6,473 | 46,659 | 107,571 |
| # of Persons per HH | 2.6 | 2.8 | 3 |
| Average HH Income | \$73,852 | \$82,901 | \$84,788 |
| Average House Value | \$226,977 | \$219,715 | \$237,052 |

Demographics data derived from AlphaMap





Broker Info



JEREMY JESSOP
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Direct: 210.386.3970

PROFESSIONAL BACKGROUND

JJ Real Co is a boutique real estate firm and brokerage based in San Antonio, Texas, with a rich history spanning over 20 years. Founded by Jeremy Jessop, the firm has built a reputation for prioritizing client relationships above all else, valuing quality over quantity when it comes to transactions.

Specializing in the neighborhoods surrounding San Antonio's central business district, including Pearl, Southtown, King William, Alamo Heights, Tobin Hill, and Dignowity Hill, Jessop has established he and his firm as a trusted partner in the local real estate market.

One of their key areas of expertise lies in adaptive reuse development, focusing on transforming industrial, retail, and mixed-use projects into vibrant spaces that contribute to the community's growth and revitalization. They have a strong emphasis on historic tax credit projects, leveraging public-private incentives to bring new life to historic buildings and neighborhoods.

Throughout their two-decade journey, Jessop has demonstrated a commitment to excellence, innovation, and sustainable growth in the real estate sector, making them a sought-after partner for clients looking for personalized, high-quality real estate services in the San Antonio and Downtown area.

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Disclosures



Information About Brokerage Services

11/2/2015

Texas law requires all real estate licensees 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 obtained 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 licensee 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:**
 - o **that the owner will accept a price less than the written asking price;**
 - o **that the buyer/tenant will pay a price greater than the price submitted in a written offer; and**
 - o **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 licensee who acts as a subagent when acting as a buyer in a transaction without an agreement to represent the buyer. A subagent who acts for 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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| <u>JEREMY JESSOP</u> | <u>537746</u> | <u>jeremy.jessop@gmail.com</u> | <u>(210) 386-3970</u> |
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| Licensee Supervisor of Sales Agent/Associate | License No. | Email | Phone |
| <u>Mariela Monagas</u> | <u>676145</u> | <u>mariela@jrealco.com</u> | <u>(210) 687-7067</u> |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov
IAB 5.1-0 Date

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