



REATA
REAL ESTATE

ALAMO RANCH

SWC LOOP 1604 & ALAMO RANCH PARKWAY
SAN ANTONIO, TX 78253

MICHAEL N. JERSIN / PRICE ONKEN / JOHN L. MOAKE



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PROPERTY HIGHLIGHTS

Alamo Ranch is Northwest San Antonio's premier regional shopping center. This power center features a dynamic mix of powerful anchors, specialty retailers and entertainment options with easy access to Loop 1604, Culebra Road and State Highway 151.

Located in the heart of the city's largest master-planned community, which has historically produced nearly 40% of the county's new housing starts, Alamo Ranch is ideally positioned to serve an area experiencing explosive residential growth.

It is also well positioned to benefit from the presence of nearby economic generators which include Sea World, Northwest Vista College, several corporate campuses, data centers and three hospitals.

GLA

465,319 SF (approximate)

SIZE AVAILABLE

956 SF – 2,639 SF

ANCHORS

Super Target, Best Buy, Dick's Sporting Goods, JC Penney, Lowe's Home Improvement, Michael's, Petsmart, Ross Dress for Less and Old Navy

AREA RETAILERS

Walmart Supercenter, H-E-B, Home Depot, Office Depot and Santikos Casa Blanca Theatre

TRIPLE NET CHARGES

CAM	\$3.55 PSF
Insurance	\$0.13 PSF
Taxes	\$6.73 PSF
TOTAL	\$10.41 PSF

TRAFFIC COUNTS

Loop 1604, South of Culebra	98,874 CPD
Culebra, West of Loop 1604	44,014 CPD

DEMOGRAPHICS

	1 Miles	3 Miles	5 Miles
2018 Estimated Population	6,337	92,209	241,062
2018 Estimated Households	2,131	29,467	76,924
Annual Growth 2000–2018	46.3%	6.5%	5.7%
Average Household Income	\$116,587	\$98,093	\$101,718

CONTACTS

MICHAEL N. JERSIN, PARTNER
210.841.3270 / mjersin@reatares.com

PRICE ONKEN, PARTNER
210.841.3243 / ponken@reatares.com

JOHN L. MOAKE, PARTNER
210.841.3217 / jmoake@reatares.com

ABOUT ALAMO RANCH



Once a working cattle ranch, Alamo Ranch has become the largest master-planned community in San Antonio with over 1,200 home sites covering more than 3,000 acres. It was recently named the sixth fastest selling master-planned community in the country, according to John Burns Real Estate Consulting. Alamo Ranch was the only San Antonio-area neighborhood to make the list.

A POWERFUL RETAIL DRAW

The Highway 151 and Loop 1604 interchange has attracted major retail development including Alamo Ranch shopping center, located in the southwest corner of the intersection. The remaining quadrants also feature powerful anchors including H-E-B, Home Depot and Walmart Supercenter.

THE DONUT HOLE

Alamo Ranch occupies an area known as “The Donut Hole” because of its position in the middle of Westover Hills, Alamo Ranch and Westpointe.

Located to the east, Westover Hills is one of the nation’s premier master-planned, mixed-use developments. Many of the city’s largest employers, including SeaWorld, Northwest Vista College, QVC, Chase Bank, Microsoft, Citigroup and Fidelity Investments have a presence in the area. It is also home to several resorts and three hospitals.

Alamo Ranch and Westpointe, located to the west, have been called the new Stone Oak of San Antonio. In the coming decade, this market is projected to have the highest influx of people in the city.

“This northwest area of San Antonio has been the number one market in new housing production. With all the major employers and lots of schools, it will continue to be a very attractive, very active area.” says Jack Inselmann, Vice President for the U.S. Central Division of Metrostudy the nation’s leading provider of primary and secondary market information to the housing and retail industries.

MAJOR EMPLOYERS

EMPLOYER

TOTAL EMPLOYEES

Wells Fargo	5,153
SeaWorld	3,500
JPMorgan Chase	2,300
QVC Network, Inc.	1,500
The Capital Group	1,500

COLLEGE

Northwest Vista	16,564 students
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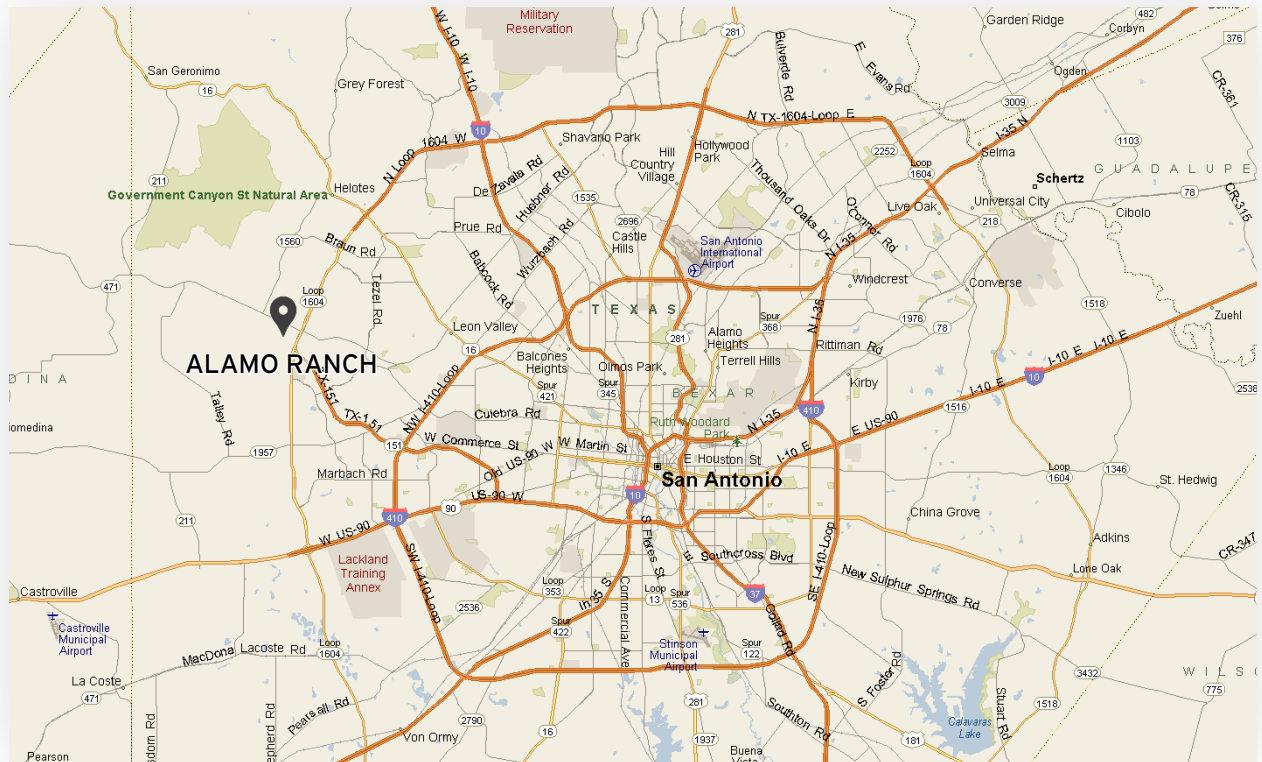
FAR WEST MEDICAL CENTERS

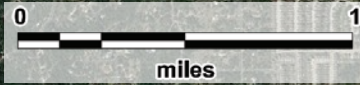
Christus Santa Rosa
Methodist Healthcare System
Westover Hills Baptist

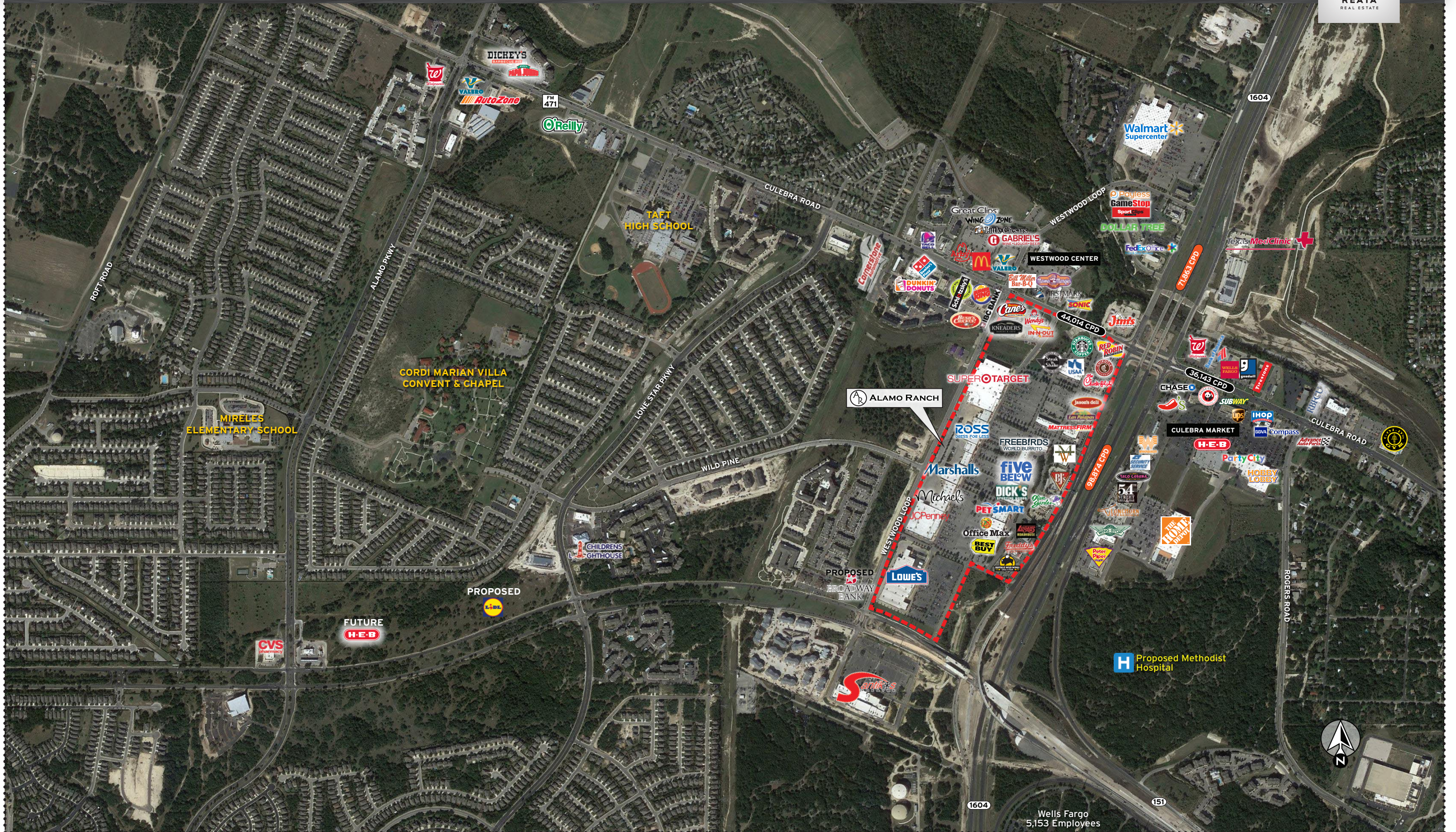
THEME PARK

Sea World	2.5 million annual visitors
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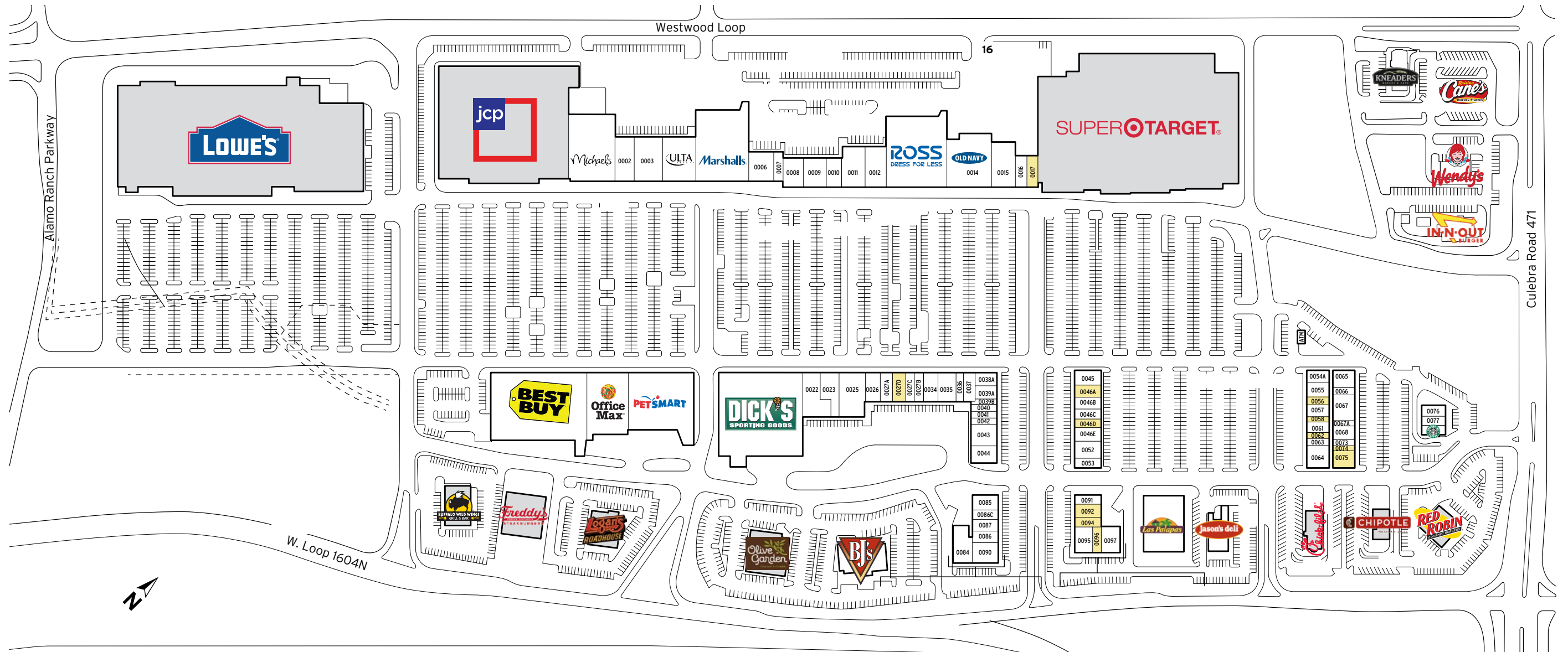




SITE PLAN



SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF	SUITE	TENANT	SF
NAP 1	LOWE'S	(NAP)	0016	SWEET & SASSY	2,150 SF	039A	CAJUN CRAWFISH	,151 SF	0058	AVAILABLE	956 SF	086C	JIMMY JOHN'S	2,000 SF
NAP 2	TARGET	(NAP)	0017	AVAILABLE	2,477 SF	039B	THE JOINT	1,088 SF	0061	BEYOND THE SUN TANNING	1,496 SF	0087	GORDITAS DONA TOTA	1,400 SF
NAP 3	JC PENNEY	(NAP)	0018	BEST BUY	45,000 SF	0040	EDIBLE ARRANGEMENTS	1,231 SF	0062	AVAILABLE	956 SF	0090	VITAMIN SHOPPE	3,500 SF
0001	MICHAELS	21,262 SF	0019	OFFICEMAX	18,000 SF	0041	SUPERCUTS	1,231 SF	0063	STYLE AMERICA	1,165 SF	0091	BASKIN ROBBINS	1,211 SF
0001B	WENDY'S	2,675 SF	0020	PETSMART	27,415 SF	0042	OLD MINE JEWELERS	1,377 SF	0064	EYEMASTERS	3,578 SF	0092	AVAILABLE	2,600 SF
0002	CATO	5,661 SF	0021	DICK'S SPORTING GOODS	50,000 SF	0043	RIDE AWAY BICYCLES	3,185 SF	0065	DENTAL ONE	2,711 SF	0094	AVAILABLE	2,233 SF
0003	SKECHERS	8,760 SF	0022	5.11 TACTICAL	7,899 SF	0044	FREEBIRDS WORLD BURRITOS	2,649 SF	0066	LE NAILS & SPA	1,491 SF	0095	AT&T	3,000 SF
0004	ULTA SALON	10,117 SF	0023	KD SALON AND SPA	3,028 SF	0045	JAMES AVERY CRAFTSMAN	2,435 SF	0067	STEAK N SHAKE SIGNATURE	2,186 SF	0096	AVAILABLE	1,462 SF
0005	MARSHALLS	27,000 SF	0025	FIVE BELOW	8,216 SF	046A	AVAILABLE	1,050 SF	067A	HOP + VINE	1,645 SF	0097	MATTRESS FIRM	3,605 SF
0006	MAURICES	5,000 SF	0026	MASSAGE ENVY	3,000 SF	046B	ORANGE LEAF FROZEN YOGURT	1,540 SF	0068	AMAZING LASH STUDIO	3,299 SF	0098	LAS PALAPAS	3,500 SF
0007	SALLY BEAUTY SUPPLY	1,671 SF	027A	SCRUBS & BEYOND	3,200 SF	046C	LENSCRAFTERS	4,200 SF	0073	MATHNASIUM	1,180 SF	0099	JASON'S DELI	5,315 SF
0008	RUE21	4,400 SF	027D	AVAILABLE	2,352 SF	046D	AVAILABLE -- AUGUST, 2019	1,578 SF	0074	AVAILABLE	1,180 SF	0106	BJ'S RESTAURANT & BREWHOUSE	9,000 SF
0009	BATH & BODY WORKS	4,764 SF	027B	MOTHERHOOD MATERNITY	1,578 SF	046E	DIESEL BARBERSHOP	1,612 SF	0075	AVAILABLE -- JAN 1, 2020	2,639 SF			
0010	HALLMARK	3,180 SF	027C	ARCH TO ARCH	1,500 SF	0052	HIGH SCHOOL MUSIC	3,476 SF	0076	T-MOBILE	2,000 SF			
0011	LANE BRYANT	6,600 SF	0034	DRAGON'S LAIR COMICS & FANTASY	2,900 SF	0053	JAMBA JUICE	1,750 SF	0077	EUROPEAN WAX CENTER	1,449 SF			
0012	RACK ROOM SHOES	6,050 SF	0035	THE CHILDREN'S PLACE	4,100 SF	054A	MENCHIE'S FROZEN YOGURT	1,600 SF	0078	STARBUCKS	1,725 SF			
0013	ROSS DRESS FOR LESS	30,187 SF	0036	CALI NAILS	1,489 SF	0055	TOTAL NUTRITION	1,400 SF	0084	MEN'S WEARHOUSE	5,000 SF			
0014	OLD NAVY	15,500 SF	0037	YUM THAI	2,197 SF	0056	AVAILABLE	1,300 SF	0085	HEARTLAND DENTAL CARE	2,847 SF			
0015	KIRKLAND'S STORES	7,807 SF	038A	KUMORI SUSHI AND TEPPANYAKI	3,000 SF	0057	ORANGE THEORY FITNESS	2,785 SF	0086	ZALES	2,400 SF			



PHOTOS



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PHOTOS



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DEMOGRAPHICS



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5503 W Loop 1604 N

San Antonio, TX 78253

1 mi radius 3 mi radius 5 mi radius

	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2018 Estimated Population	6,337	92,209	241,062
	2023 Projected Population	6,870	99,251	259,900
	2010 Census Population	1,991	70,648	201,265
	2000 Census Population	679	42,513	119,222
	Projected Annual Growth 2018 to 2023	1.7%	1.5%	1.6%
	Historical Annual Growth 2000 to 2018	46.3%	6.5%	5.7%
HOUSEHOLDS	2018 Estimated Households	2,131	29,467	76,924
	2023 Projected Households	2,230	30,800	80,494
	2010 Census Households	711	23,512	67,669
	2000 Census Households	215	13,435	39,205
	Projected Annual Growth 2018 to 2023	0.9%	0.9%	0.9%
	Historical Annual Growth 2000 to 2018	49.4%	6.6%	5.3%
AGE	2018 Est. Population Under 10 Years	17.1%	16.2%	15.6%
	2018 Est. Population 10 to 19 Years	14.6%	15.1%	15.3%
	2018 Est. Population 20 to 29 Years	14.6%	14.2%	14.4%
	2018 Est. Population 30 to 44 Years	26.3%	24.6%	24.1%
	2018 Est. Population 45 to 59 Years	15.9%	17.5%	17.8%
	2018 Est. Population 60 to 74 Years	8.7%	9.6%	10.2%
	2018 Est. Population 75 Years or Over	2.7%	2.7%	2.8%
	2018 Est. Median Age	30.9	31.8	32.2
MARITAL STATUS & GENDER	2018 Est. Male Population	49.0%	48.9%	48.9%
	2018 Est. Female Population	51.0%	51.1%	51.1%
	2018 Est. Never Married	29.5%	31.2%	32.6%
	2018 Est. Now Married	52.5%	49.4%	48.3%
	2018 Est. Separated or Divorced	13.9%	16.1%	15.7%
	2018 Est. Widowed	4.1%	3.3%	3.3%
INCOME	2018 Est. HH Income \$200,000 or More	9.2%	5.5%	5.6%
	2018 Est. HH Income \$150,000 to \$199,999	9.5%	8.4%	7.6%
	2018 Est. HH Income \$100,000 to \$149,999	23.7%	20.3%	20.8%
	2018 Est. HH Income \$75,000 to \$99,999	14.6%	16.6%	16.5%
	2018 Est. HH Income \$50,000 to \$74,999	18.1%	21.4%	21.4%
	2018 Est. HH Income \$35,000 to \$49,999	8.7%	11.5%	11.0%
	2018 Est. HH Income \$25,000 to \$34,999	7.3%	6.9%	6.8%
	2018 Est. HH Income \$15,000 to \$24,999	4.0%	4.4%	5.0%
	2018 Est. HH Income Under \$15,000	4.8%	5.1%	5.4%
	2018 Est. Average Household Income	\$116,587	\$98,093	\$101,718
	2018 Est. Median Household Income	\$89,329	\$79,195	\$78,708
	2018 Est. Per Capita Income	\$39,208	\$31,356	\$32,468
	2018 Est. Total Businesses	244	1,379	3,630
2018 Est. Total Employees	2,970	20,245	42,030	

DEMOGRAPHICS



5503 W Loop 1604 N		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78253				
RACE	2018 Est. White	74.1%	73.1%	72.1%
	2018 Est. Black	6.9%	7.3%	8.1%
	2018 Est. Asian or Pacific Islander	4.5%	3.6%	3.9%
	2018 Est. American Indian or Alaska Native	0.3%	0.6%	0.7%
	2018 Est. Other Races	14.1%	15.4%	15.3%
HISPANIC	2018 Est. Hispanic Population	3,309	51,678	135,901
	2018 Est. Hispanic Population	52.2%	56.0%	56.4%
	2023 Proj. Hispanic Population	53.4%	57.1%	57.4%
	2010 Hispanic Population	55.5%	57.7%	56.3%
EDUCATION (Adults 25 or Older)	2018 Est. Adult Population (25 Years or Over)	3,943	57,947	151,358
	2018 Est. Elementary (Grade Level 0 to 8)	2.0%	3.2%	3.8%
	2018 Est. Some High School (Grade Level 9 to 11)	4.0%	4.5%	4.9%
	2018 Est. High School Graduate	20.6%	22.8%	22.6%
	2018 Est. Some College	24.6%	27.5%	26.9%
	2018 Est. Associate Degree Only	7.7%	10.2%	10.0%
	2018 Est. Bachelor Degree Only	26.5%	21.0%	20.9%
	2018 Est. Graduate Degree	14.7%	10.9%	10.9%
HOUSING	2018 Est. Total Housing Units	2,169	30,025	78,349
	2018 Est. Owner-Occupied	57.7%	73.3%	71.6%
	2018 Est. Renter-Occupied	40.6%	24.8%	26.6%
	2018 Est. Vacant Housing	1.7%	1.9%	1.8%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	25.4%	5.8%	4.4%
	2010 Homes Built 2000 to 2004	64.1%	38.9%	37.7%
	2010 Homes Built 1990 to 1999	8.9%	19.1%	20.1%
	2010 Homes Built 1980 to 1989	13.6%	28.2%	23.1%
	2010 Homes Built 1970 to 1979	9.2%	8.5%	10.9%
	2010 Homes Built 1960 to 1969	3.4%	1.5%	1.9%
	2010 Homes Built 1950 to 1959	3.7%	1.8%	2.3%
	2010 Homes Built Before 1949	2.2%	2.5%	2.2%
HOME VALUES	2010 Home Value \$1,000,000 or More	0.7%	0.5%	0.5%
	2010 Home Value \$500,000 to \$999,999	2.6%	2.2%	2.3%
	2010 Home Value \$400,000 to \$499,999	5.1%	2.7%	2.5%
	2010 Home Value \$300,000 to \$399,999	31.4%	9.8%	7.7%
	2010 Home Value \$200,000 to \$299,999	54.3%	25.1%	22.6%
	2010 Home Value \$150,000 to \$199,999	21.9%	24.9%	26.9%
	2010 Home Value \$100,000 to \$149,999	19.1%	30.8%	30.1%
	2010 Home Value \$50,000 to \$99,999	24.3%	17.6%	14.6%
	2010 Home Value \$25,000 to \$49,999	6.0%	2.5%	1.9%
	2010 Home Value Under \$25,000	1.6%	1.4%	1.6%
	2010 Median Home Value	\$179,378	\$155,903	\$159,933
	2010 Median Rent	\$760	\$945	\$943

DEMOGRAPHICS



5503 W Loop 1604 N San Antonio, TX 78253		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	4,668	68,455	180,673
	2018 Est. Civilian Employed	69.5%	68.3%	67.5%
	2018 Est. Civilian Unemployed	1.6%	2.0%	2.2%
	2018 Est. in Armed Forces	2.1%	1.5%	1.6%
	2018 Est. not in Labor Force	26.8%	28.2%	28.8%
	2018 Labor Force Males	48.5%	48.2%	48.1%
	2018 Labor Force Females	51.5%	51.8%	51.9%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	1,895	45,342	120,854
	2010 Mgmt, Business, & Financial Operations	14.2%	15.6%	14.8%
	2010 Professional, Related	27.1%	23.4%	23.2%
	2010 Service	14.6%	17.8%	18.3%
	2010 Sales, Office	25.3%	25.9%	26.2%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	8.7%	8.9%	8.8%
	2010 Production, Transport, Material Moving	10.1%	8.3%	8.6%
	2010 White Collar Workers	66.6%	65.0%	64.3%
	2010 Blue Collar Workers	33.4%	35.0%	35.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	79.8%	80.5%	80.3%
	2010 Drive to Work in Carpool	11.3%	10.4%	10.8%
	2010 Travel to Work by Public Transportation	2.6%	1.9%	2.0%
	2010 Drive to Work on Motorcycle	0.6%	0.2%	0.2%
	2010 Walk or Bicycle to Work	0.8%	1.4%	1.5%
	2010 Other Means	1.2%	0.8%	1.0%
	2010 Work at Home	3.6%	4.8%	4.1%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	15.6%	14.7%	16.6%
	2010 Travel to Work in 15 to 29 Minutes	38.7%	38.3%	40.5%
	2010 Travel to Work in 30 to 59 Minutes	41.6%	44.5%	41.8%
	2010 Travel to Work in 60 Minutes or More	10.7%	8.4%	6.7%
	2010 Average Travel Time to Work	28.3	28.1	26.7
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$169 M	\$2.06 B	\$5.50 B
	2018 Est. Apparel	\$5.97 M	\$72.6 M	\$194 M
	2018 Est. Contributions, Gifts	\$12.3 M	\$142 M	\$379 M
	2018 Est. Education, Reading	\$7.25 M	\$83.3 M	\$223 M
	2018 Est. Entertainment	\$9.60 M	\$117 M	\$311 M
	2018 Est. Food, Beverages, Tobacco	\$25.3 M	\$312 M	\$834 M
	2018 Est. Furnishings, Equipment	\$5.99 M	\$72.2 M	\$193 M
	2018 Est. Health Care, Insurance	\$14.1 M	\$174 M	\$465 M
	2018 Est. Household Operations, Shelter, Utilities	\$52.1 M	\$634 M	\$1.70 B
	2018 Est. Miscellaneous Expenses	\$2.42 M	\$29.7 M	\$79.6 M
	2018 Est. Personal Care	\$2.19 M	\$26.7 M	\$71.4 M
	2018 Est. Transportation	\$31.7 M	\$393 M	\$1.05 B

AGENCY DISCLOSURE



INFORMATION ABOUT BROKERAGE SERVICES

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 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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov

IABS 1-0 02/16/16

REATA Real Estate Services, LP
Licensed Broker/Broker Firm Name or
Primary Assumed Business Name

9002891
License Number

ttyng@reatares.com
Email

210.930.4111
Phone

Thomas C. Tyng, Jr.
Designated Broker of Firm

0406718
License Number

ttyng@reatares.com
Email

210.930.4111
Phone

Michael Jersin
Sales Agent

044018
License Number

mjersin@reatares.com
Email

210.930.4111
Phone

Price Onken
Sales Agent

0570479
License Number

ponken@reatares.com
Email

210.930.4111
Phone

John Moake
Sales Agent

540146
License Number

jmoake@reatares.com
Email

210.930.4111
Phone

Buyer/Tenant/Seller/Landlord Initials

Date