

OVERLOOK TOWN CENTER DEVELOPMENT SITE

US HWY 281 AND OVERLOOK PKWY
SAN ANTONIO, TX 78258



±81 ACRES

CBRE

OVERLOOK TOWN CENTER DEVELOPMENT SITE

PROPERTY INFORMATION

LOCATION

US Hwy 281 & Overlook Pkwy
San Antonio, TX 78258

LAND SIZE

±81 Acres

ZONING

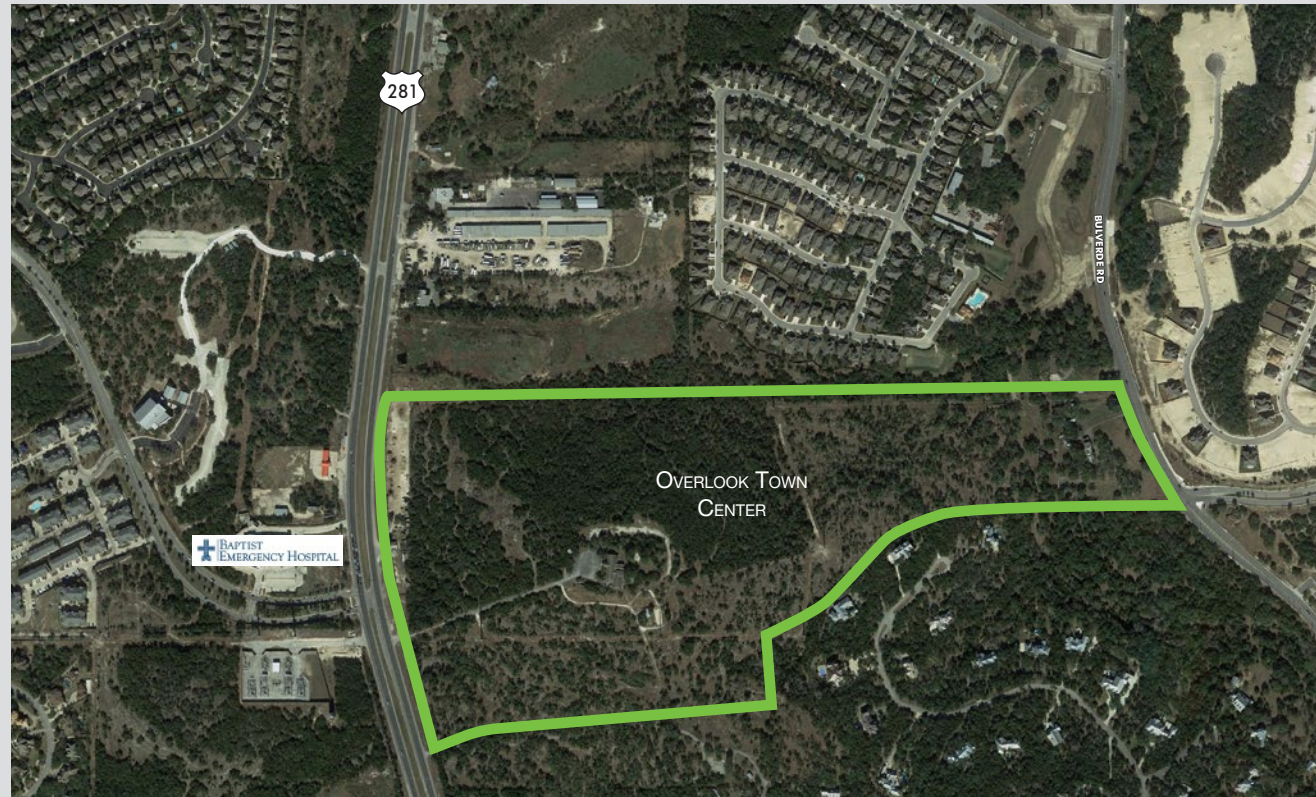
C-2 CD ERZD
C-3 ERZD

UTILITIES

Water and sewer connections in process to extend the current USA with San Antonio System (SAWS)

PRICE

Please call for information.



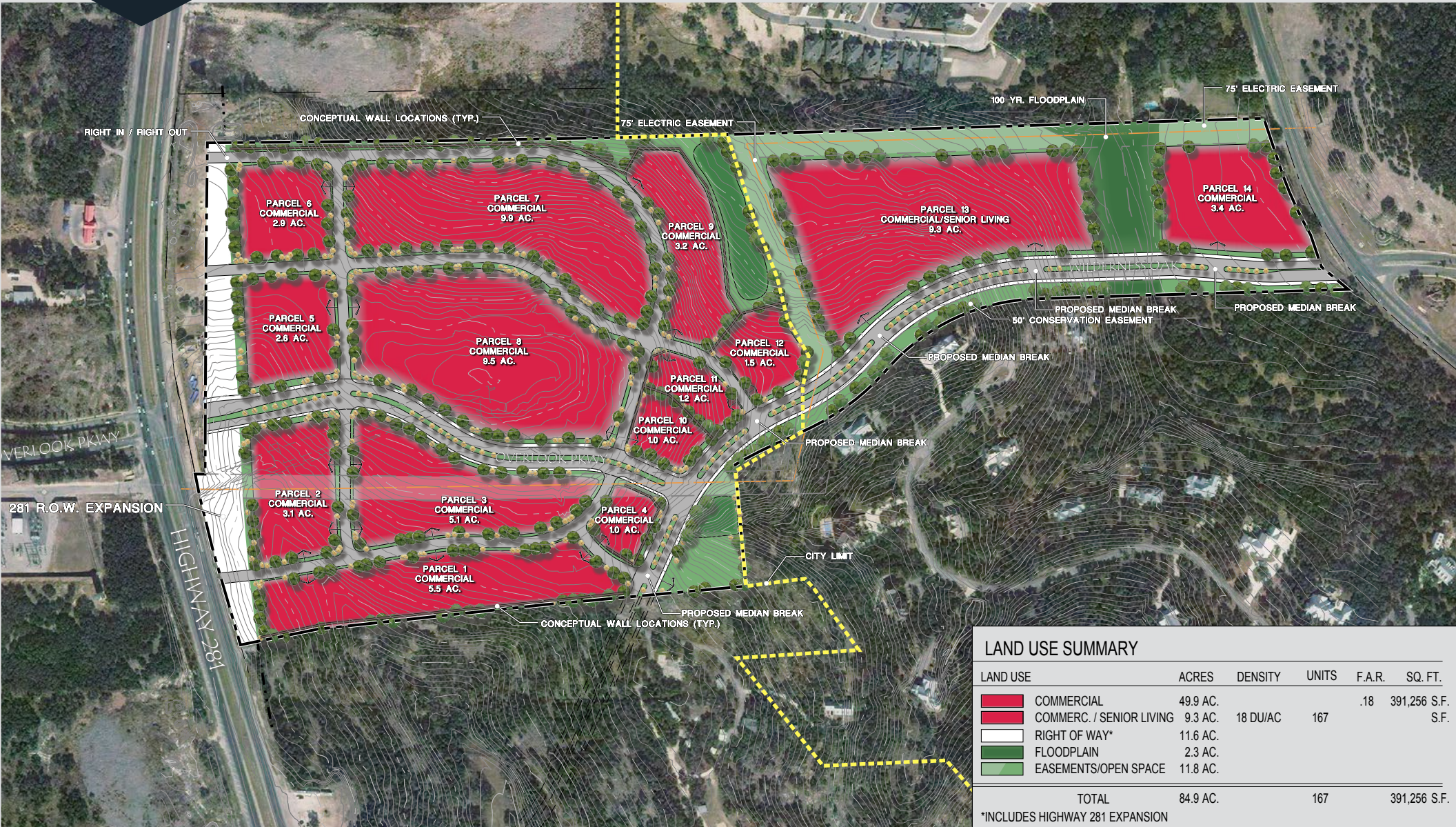
PROPERTY HIGHLIGHTS

HIGHLIGHTS

- Ideal large-scale development land suited for several product types
- Located in a very desirable high-income trade area in north central San Antonio surrounded by high-value housing and quality development.
- Valuable entitlement in place
- Expansive frontage along Hwy 281 providing excellent visibility and access
- Only contiguous property spanning from Hwy 281 (western boundary) to Bulverde Rd (eastern boundary) with frontage on both roadways
- Overlook Parkway and Wilderness Oak are master planned through the property providing a new major east/west roadway between Hwy 281 & Bulverde Rd

OVERLOOK TOWN CENTER DEVELOPMENT SITE

CONCEPTUAL SITE PLAN



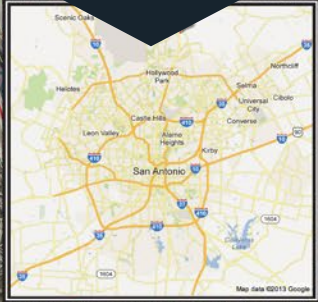
LAND USE SUMMARY

LAND USE	ACRES	DENSITY	UNITS	F.A.R.	SQ. FT.
COMMERCIAL	49.9 AC.			.18	391,256 S.F.
COMMERC. / SENIOR LIVING	9.3 AC.	18 DU/AC	167		S.F.
RIGHT OF WAY*	11.6 AC.				
FLOODPLAIN	2.3 AC.				
EASEMENTS/OPEN SPACE	11.8 AC.				
TOTAL	84.9 AC.		167		391,256 S.F.

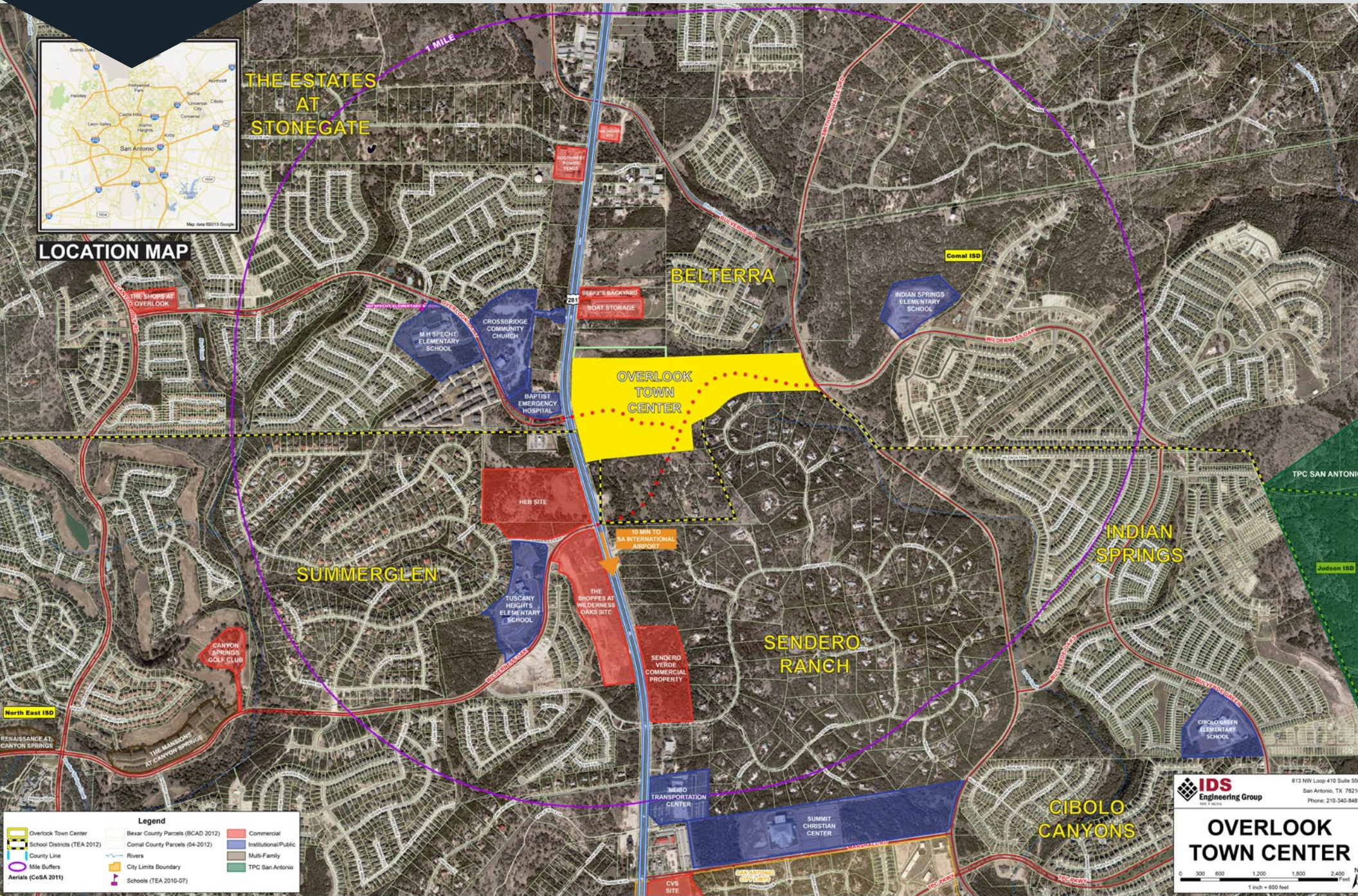
*INCLUDES HIGHWAY 281 EXPANSION

OVERLOOK TOWN CENTER DEVELOPMENT SITE

CONTEXT MAP



LOCATION MAP



Legend			
	Overlook Town Center		Commercial
	Bexar County Parcels (BCAD 2012)		Institutional/Public
	School Districts (TEA 2012)		Multi-Family
	County Line		TPC San Antonio
	Rivers		Schools (TEA 2010-07)
	Mile Buffers		
	City Limits Boundary		
	Aerials (CoSA 2011)		

IDS
Engineering Group
1613 NW Loop 410 Suite 550
San Antonio, TX 78214
Phone: 210-340-8488

OVERLOOK TOWN CENTER

0 300 600 1,200 1,800 2,400 Feet
1 inch = 600 feet

OVERLOOK TOWN CENTER DEVELOPMENT SITE

AERIAL

JW Marriott
Hill Country Resort & Spa

VILLAGE AT STONE OAK

Target ALAMO DSW
TARGET WORLD MARKET HOBBY LOBBY ABS

Clear Channel
Headquarters
2,800 Employees

Chase
Regional
Operations
Center
2,800
Employees

Tuscan Heights
Elementary

BUIVER ROAD

OVERLOOK TOWN
CENTER

281

BARTER
BUSINESS HOMES



OVERLOOK TOWN CENTER DEVELOPMENT SITE

TRADE AERIAL



OVERLOOK TOWN CENTER

281

BLANCO RD

CANYON GOLF RD

STONE OAK PKWY

TPC PKWY

EVANS RD

Chase Regional Operations Center
2,800 Employees

Clear Channel Headquarters
2,800 Employees

STONE RIDGE MARKET
HEB plus! Chick-fil-A
PETSMART TWIN LINGERIE

Walgreens

THE VINEYARD
Whole Foods copenhagen
TARGET J-PRIME LAIFITNESS BEALLS

SONTERRA VILLAGE
TRADER JOE'S ZOIE'S KITCHEN

WALMART COSTCO WHOLESALE

THE LEGACY
MEOW BEST BUY
MAIN EVENT SPEKS STAPLES

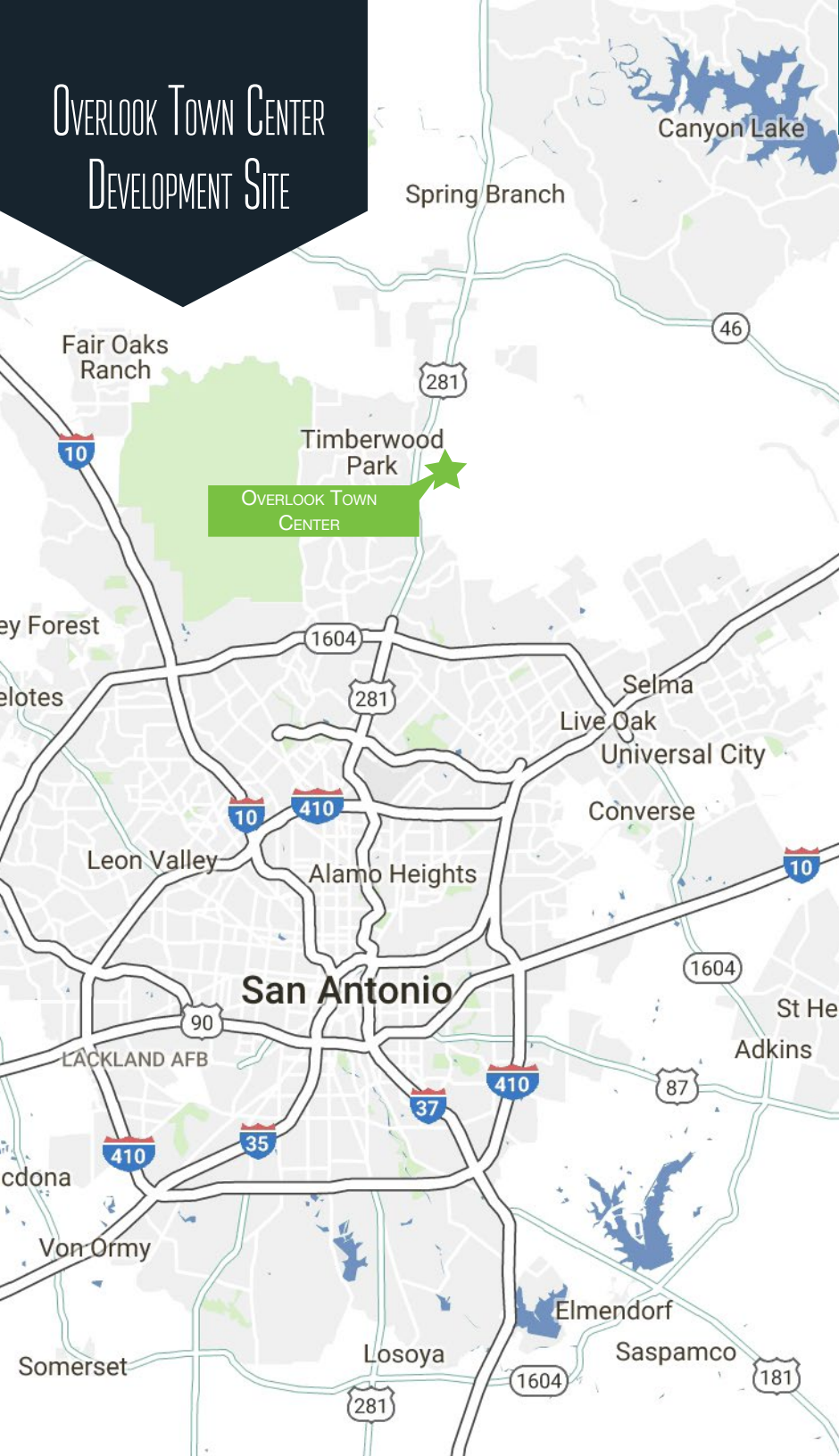
THE LEGACY
MEOW BEST BUY
MAIN EVENT SPEKS STAPLES

NORTHWOODS
HEB BARNES & NOBLE REGAL GROUP
BED BATH & BEYOND Bed Imports Academy KOHL'S OLD NAVY

1604

LOWE'S HEB

OVERLOOK TOWN CENTER DEVELOPMENT SITE



DEMOGRAPHICS



POPULATION

- 1 mile – 5,471
- 3 miles – 42,742
- 5 miles – 98,825
- 7 miles – 143,905



DAYTIME POPULATION

- 1 mile – 3,401
- 3 miles – 26,618
- 5 miles – 65,953
- 7 miles – 125,355



AVERAGE HH INCOME

- 1 mile – \$129,367
- 3 miles – \$134,188
- 5 miles – \$136,350
- 7 miles – \$134,543

CONTACT US

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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.

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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date