

SOUTHEAST SAN ANTONIO'S NEWEST LARGE SCALE RETAIL DEVELOPMENT

ESPADA

SE Loop 410 @ Roosevelt Ave. | San Antonio, Texas



PROPERTY HIGHLIGHTS AND DETAILS

PROJECT DESCRIPTION

Proposed multi-anchored retail center adjacent to proposed H-E-B Grocery.

SIZE	60+ Acres
AVAILABILITY	Retail land and lease space (to be built). Now pre-leasing anchor and junior anchor space.
PRICING/RATES	Call for information.
ZONING	C3

HIGHLIGHTS

- Well positioned at the NWQ of Loop 410 & Roosevelt Ave to address underserved south central San Antonio.
- Adjacent to proposed major grocery store (owned by others).
- Nearly equidistant spacing between major retail clusters at SW Military & IH-35 and SE Military & I-37/Goliad Rd.

TRAFFIC COUNTS

SE LOOP 410
44,509 Vehicles per day

ROOSEVELT AVE.
25,100 Vehicles per day

STRONG DEMOGRAPHICS IN 2016

5 MINUTES

10 MINUTES

15 MINUTES

POPULATION



21,646

140,248

329,693

MEDIAN AGE



33

32.4

32.5

AVERAGE HOUSEHOLD INCOME



\$49,238

\$46,846

\$46,482

HOUSEHOLDS



6,793

44,326

104,659

PROPOSED SITE PLAN



ARTICLE

FORTUNE 100 COMPANY TO BRING 1,000 JOBS AND MORE TO SOUTHSIDE



RIVARD REPORT | MAY 18, 2017

When the TJX Companies went shopping last year for a place to put its newest distribution center, the city of San Antonio scored a deal — one that adds up to 1,000 new jobs to the community and other investments on the Southside.

City Council approved Thursday morning a 15-year non-annexation partnership for the 200-acre distribution center site and other related development agreements on 1,000 acres west of Mission Espada. The land is located in the City's Extraterritorial Jurisdiction, where the discount retailer will begin construction on a 1.5 million sq. ft. distribution center this summer.

The non-annexation partnership comes with additional perks for the Southside community as well. It provides for a natural development buffer around the historic Mission Espada, part of a UNESCO World Heritage Site, and stitches together more than 13 miles of hike and bike trails on the Medina River Greenway to 14 miles of trails along the San Antonio River.

The company also has agreed to invest \$150 million in the center and provide land for a new Southside Independent School District facility.

TJX began scouting for locations to build the distribution center in 2016, considering locations in northeast Texas, Dallas/Fort Worth, and Louisiana, along with San Antonio, that might provide an available workforce, 200 acres of land, and access to the interstate highway network.

TJX consultants and executives visited San Antonio several times, said Jenna Saucedo-Herrera, president and CEO of the San Antonio Economic Development Foundation. "TJX has a local approach to their process when looking at investing significant resources," she said. "It is admirable, in my opinion, because they wanted to get to the know the community."

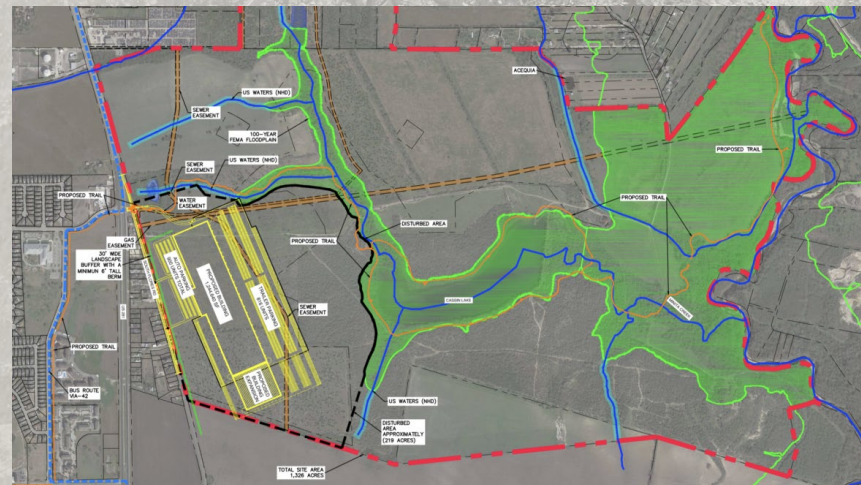
But they eliminated San Antonio from consideration early on in the process.

"They thought we were too far away, from a logistics standpoint," Saucedo-Herrera said. "But then our workforce and demographics profile brought us back into the mix — and the fact that we had a culture that was a good fit for their company."

Bargain-hunters know TJX Companies better as the owner of T.J. Maxx, Marshalls, and HomeGoods. Led by CEO Ben Cammarata, T.J. Maxx opened its first stores in 1977. Now with more than 3,800 stores in nine countries, TJX annual sales totaled \$33.2 billion at the end of January. In 2016, TJX was ranked #89 in the Fortune 500 listings and opened its 500th store.

Plans for the distribution center in San Antonio call for attractive fencing and drought-resistant landscaping in buffer areas along the road, a larger-than-required building setback, an earthen berm that will run parallel along FM 1937, parking lot lighting that is shielded to ensure no light trespasses beyond a property line, and other facility exterior lighting that is shielded. TJX will complete a required Traffic Impact Analysis.

[read more](#)



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