

OPPORTUNITY ZONE

MIXED USE REDEVELOPMENT OPPORTUNITY

130,000 +/- SF OF COMMERCIAL - LIVE/WORK MULTIFAMILY BUILDING

215 COCA COLA PLACE .SAN ANTONIO, TX 78220

PRICE: TBD BY MARKET



DETAILS

- TYPE: MIXED USE
- 40,000 + SF COMMERCIAL SPACE
- 91,352 +/- SF LIVE/WORK MULTI FAMILY
- BEXAR COUNTY
- ZONING: MXD
- 550 +/- FT FRONTAGE ON COCA COLA PL

GRAND HALL - 19,169 SF
MARKET HALL - 16,240 SF
EVENT HALL - 3,450 SF
ROOFTOP PATIO - 6,420+ SF
ENCLOSED ROOFTOP STRUCTURE - 900 SF

480/277 3-PHASE ELECTRICAL SERVICE
2" WATER SUPPLY
GAS SERVICE
FULLY SPRINKLERED

Steps away from the AT&T Center this Former Handy Andy grocery store distribution center is perfectly positioned to be redeveloped into a multi-use destination to include thirty-five Live/Work condominium/ multi-family / commercial spaces.

40,000+ SF of office/retail space is street-facing with ~550 ft of high visibility frontage off Coca Cola Place. These commercial spaces are prime locations for restaurant, retail, event space, co-working or small grocer.

Building features include a 900 sf rooftop structure and ability to build out 6,420 SF rooftop terrace with city views. Current owners have competed 85% of the renovations to deliver as white boxes.

AT&T Center - 0.4 miles
DT San Antonio - 3.8 miles
San Antonio Airport - 10.8 miles

DR
DEVORA REALTY

COMMERCIAL
ACQUISITION
DISPOSITION &
DEVELOPMENT

JOHNNY DEVORA, CCIM
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ARENA VISTA

CONCEPTUAL RENDERINGS



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MARKET COMMENTS

WHY ARENA VISTA?

LOCATION

Arena Vista is located half of a block from the AT&T Center and Freeman Colosseum. The AT&T Center is a multi-purpose indoor arena on the east side of San Antonio. It is the home of two professional sports teams: the San Antonio Spurs (National Basketball Association), and the San Antonio Rampage (American Hockey League). The arena seats 18,418 for basketball, 16,151 for ice hockey, and 19,000 for concerts or gatherings. The AT&T Center and Freeman Colosseum are also home to the San Antonio Stock Show & Rodeo which has grown to be one of the largest events in the city with more than two million visitors each year. It is one of the top Professional Rodeo Cowboys Association (PRCA) rodeos in the nation.

Arena Vista is just 3.8 miles east of Downtown San Antonio and its central business district. The thriving city center also serves as the urban core of Greater San Antonio, a metropolitan area with nearly 2.5 million people. Many people travel to visit the Alamo Plaza Historic District, which houses the famous Alamo. Attractions such as the river walk are home to many of the festivities throughout the year including A Night in Old San Antonio ("NIOA"), Fiesta, Cinco de Mayo, and numerous parades and celebrations. In the southeastern part of Downtown is the Alamodome, a 65,000-seat arena that hosts many types of events, primarily conventions and football games.

OPPORTUNITY

Arena Vista's close proximity to heavily attended venues and San Antonio's central business district makes this location an attractive option to both investors and consumers. A gap analysis performed on this site at a 5, 10 and 15 minute drive-time shows a tremendous amount of retail market potential. Within a 5 mile drive-time \$51mm in retail trade/food & drink are leaving the area to satisfy the demand.

Arena Vista sits on an expansive ~7.55 acre site with an existing structure that totals over 130,000 SF and includes improvements such as finished insulated perimeter walls, low E glass windows, low E glass entry doors, Insulated ceiling/roof (excludes south wing), electrical panel & supply (single phase), gas supply, water supply, skylights, fully sprinklered, 22'+ ceiling height with mezzanine (2nd floor area).

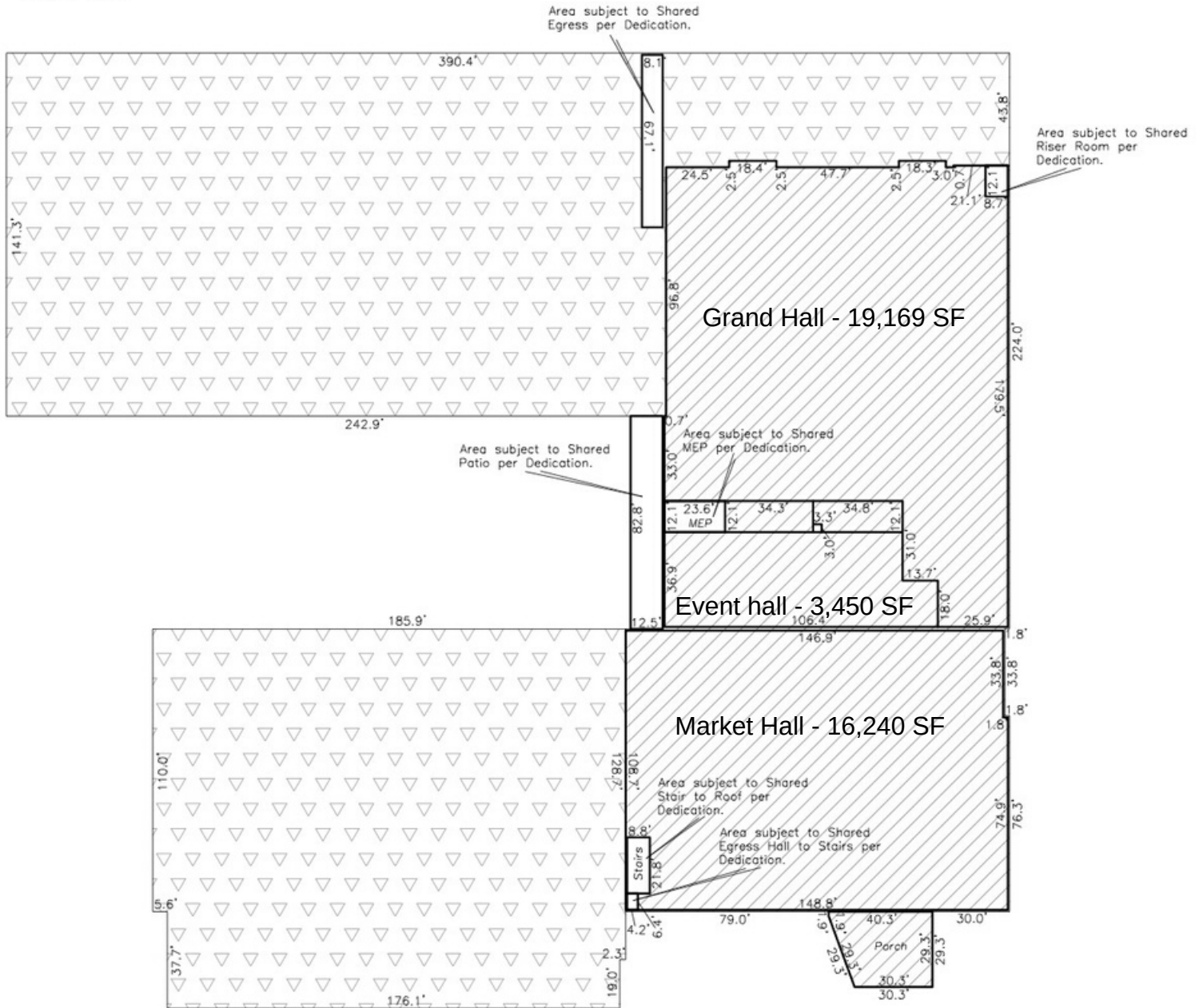
Original vision for this project was a mixed use condo development with ~40,000 SF of commercial condos and 35 live/work condos (totaling 90,000+ SF). Project is well suited for a hotel or combination of creative office, retail and multi-family. The site is primed to take advantage of the Opportunity Zone tax benefits available to the purchaser!

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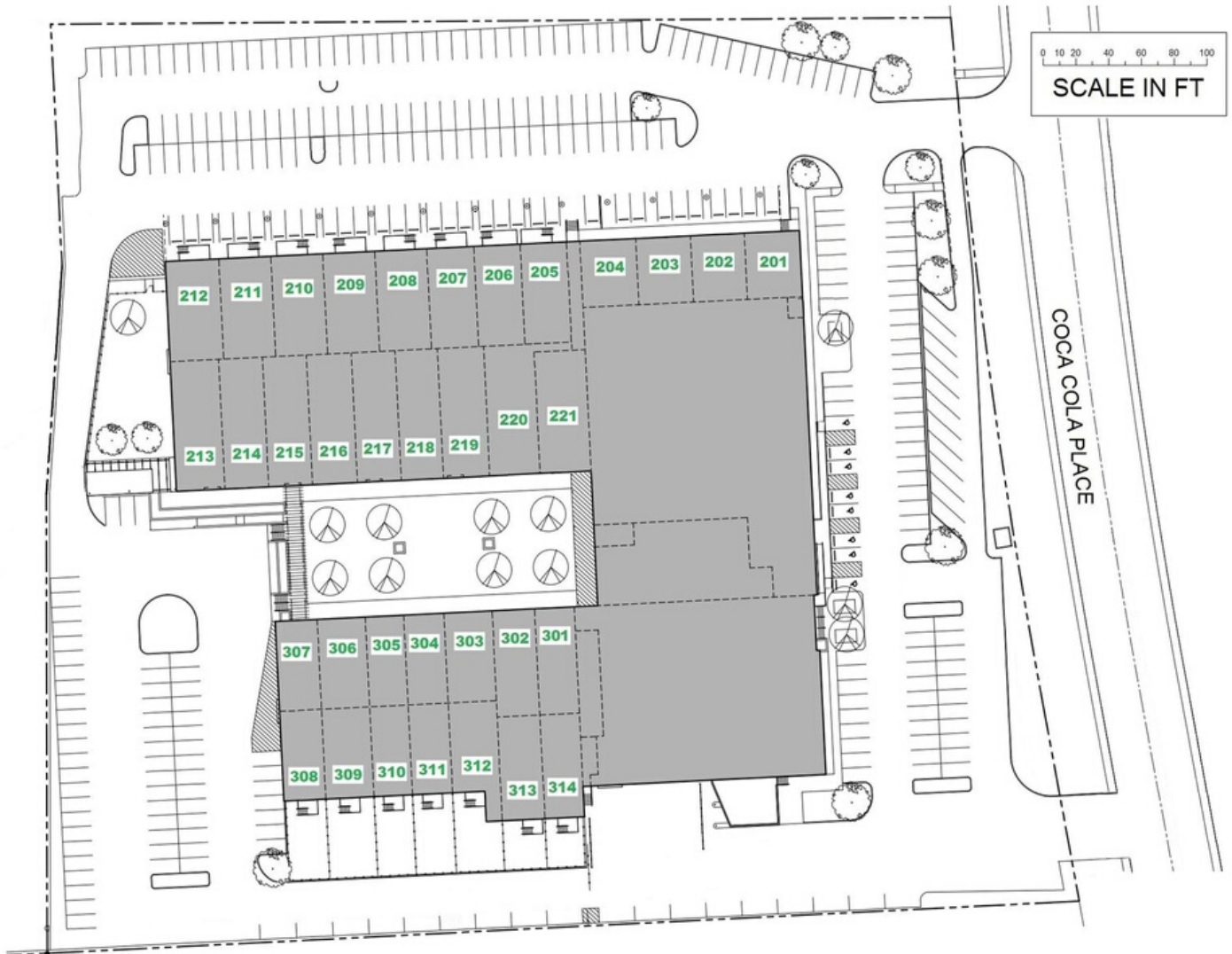
COMMERCIAL SPACES

SCALE: 1" = 60'



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LIVE/WORK SPACES



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LIVE/WORK SPACES



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LIVE/WORK - MULTI FAMILY SPACES

NORTH WING

Unit (Suite #s)	1st Floor Area (SF)	2nd Floor Area (SF)	Total Area (SF)	Occupant Load
201	1,409	1,129	2,538	14
202	1,383	1,113	2,496	14
203	1,375	1,107	2,482	14
204	1,414	1,132	2,546	14
205	1,691	854	2,545	14
206	1,558	797	2,355	14
207	1,830	924	2,754	14
208	1,897	958	2,855	15
209	1,915	967	2,882	15
210	1,915	967	2,882	15
211	1,927	1,016	2,943	15

Unit (Suite #s)	1st Floor Area (SF)	2nd Floor Area (SF)	Total Area (SF)	Occupant Load
212	2,229	709	2,938	15
213	2,232	730	2,962	16
214	2,122	832	2,954	15
215	2,122	832	2,954	15
216	2,035	798	2,833	15
217	2,114	829	2,943	15
218	2,017	792	2,809	15
219	2,100	825	2,925	16
220	2,457	1,008	3,465	21
221	2,201	998	3,199	19

SOUTH WING

Unit (Suite #s)	1st Floor Area (SF)	2nd Floor Area (SF)	Total Area (SF)	Occupant Load
301	1,472	1,047	2,519	14
302	1,600	1,138	2,738	15
303	1,566	1,030	2,596	14
304	1,258	827	2,085	12
305	1,226	806	2,032	11
306	1,528	1,005	2,533	14
307	1,318	866	2,184	12
308	1,318	810	2,128	12
309	1,528	920	2,448	14
310	1,226	754	1,980	11
311	1,258	774	2,032	11
312	1,738	963	2,701	15
313	1,562	582	2,144	12
314	1,438	534	1,972	11

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MARKET COMMENTS

WHY SAN ANTONIO?

San Antonio is not only rich with history and culture, but it's also growing in investment opportunities and quickly being recognized as one of the best places to buy real estate.

What makes buying in San Antonio a smart decision?

FAST GROWTH

San Antonio is the 2nd largest city in Texas and the 7th largest in the US housing market, which makes for a strong economy. Further, it has an unemployment rate below the national average and a growing job market, specifically in pivotal sectors like technology, cybersecurity, manufacturing, renewable energy, and bioscience.

A ranking released January 2020 by real estate website Zillow puts the Alamo City at No. 6 among the top 10 up-and-coming tech markets in the country. On this list, nearby tech hub Austin comes in at No. 8 - trailing San Antonio. Zillow based its analysis on five factors:

- Housing Affordability
- City's appeal to newcomers
- Economic strength
- Pool of tech workers
- Livability (such as commute times and internet quality)

San Antonio stands out in all five of those categories according to Zillow. The city boasts more skilled workers for each currently available tech job than Austin. Zillow economist Jeff Tucker states that by this measure and others, tech startups have substantially more room to grow in San Antonio than in rival Austin.

AFFORDABILITY

Residents of San Antonio get to enjoy a cost of living that is below the national average, primarily due to lower housing costs and absence of a state income tax. Homes in Austin typically price at a 60 percent premium to comparable homes in San Antonio.

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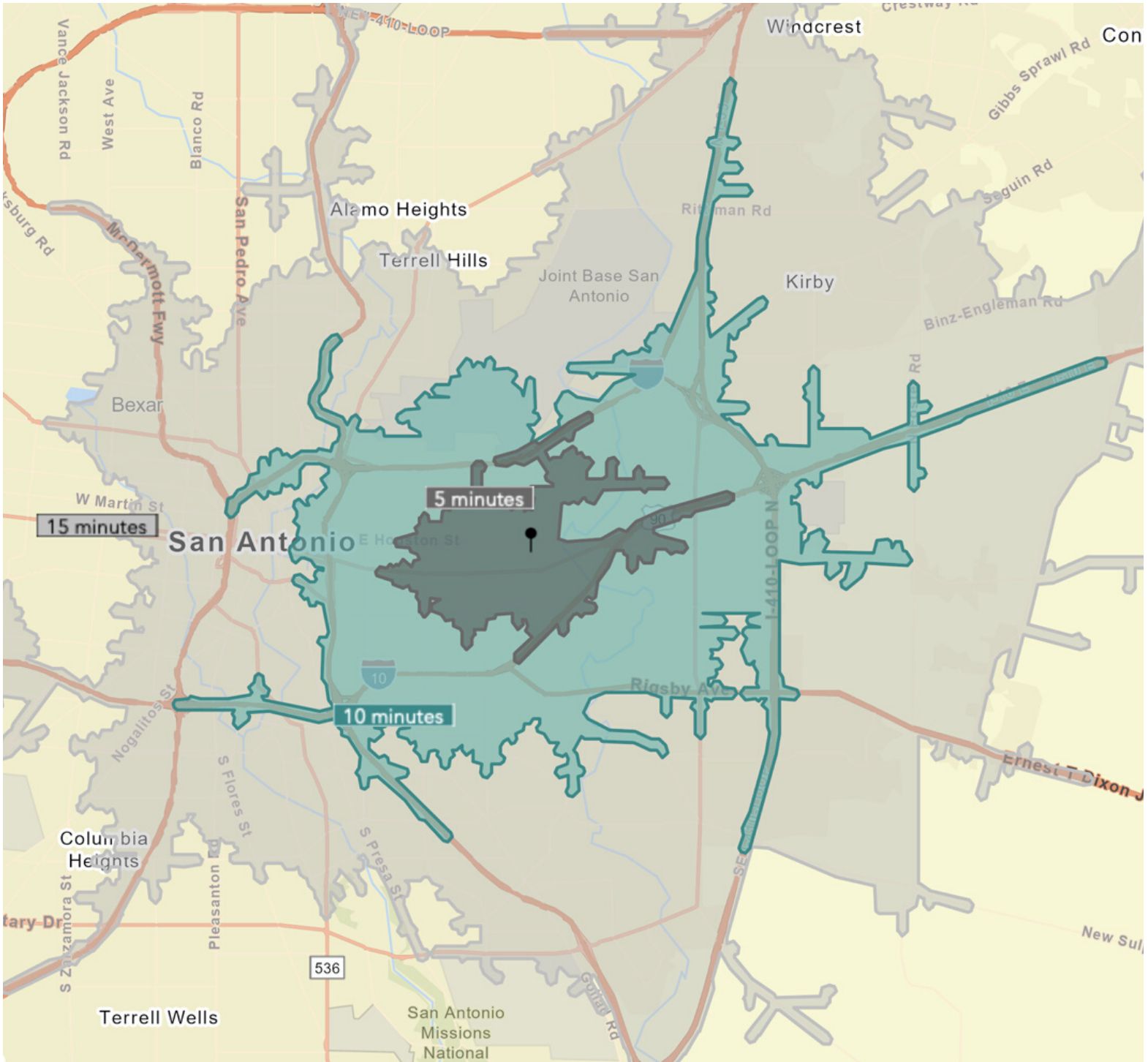
LOCATION



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LOCATION

5, 10 & 15 MIN DRIVE TIME



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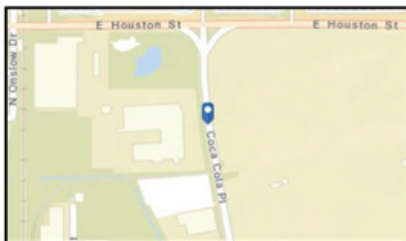
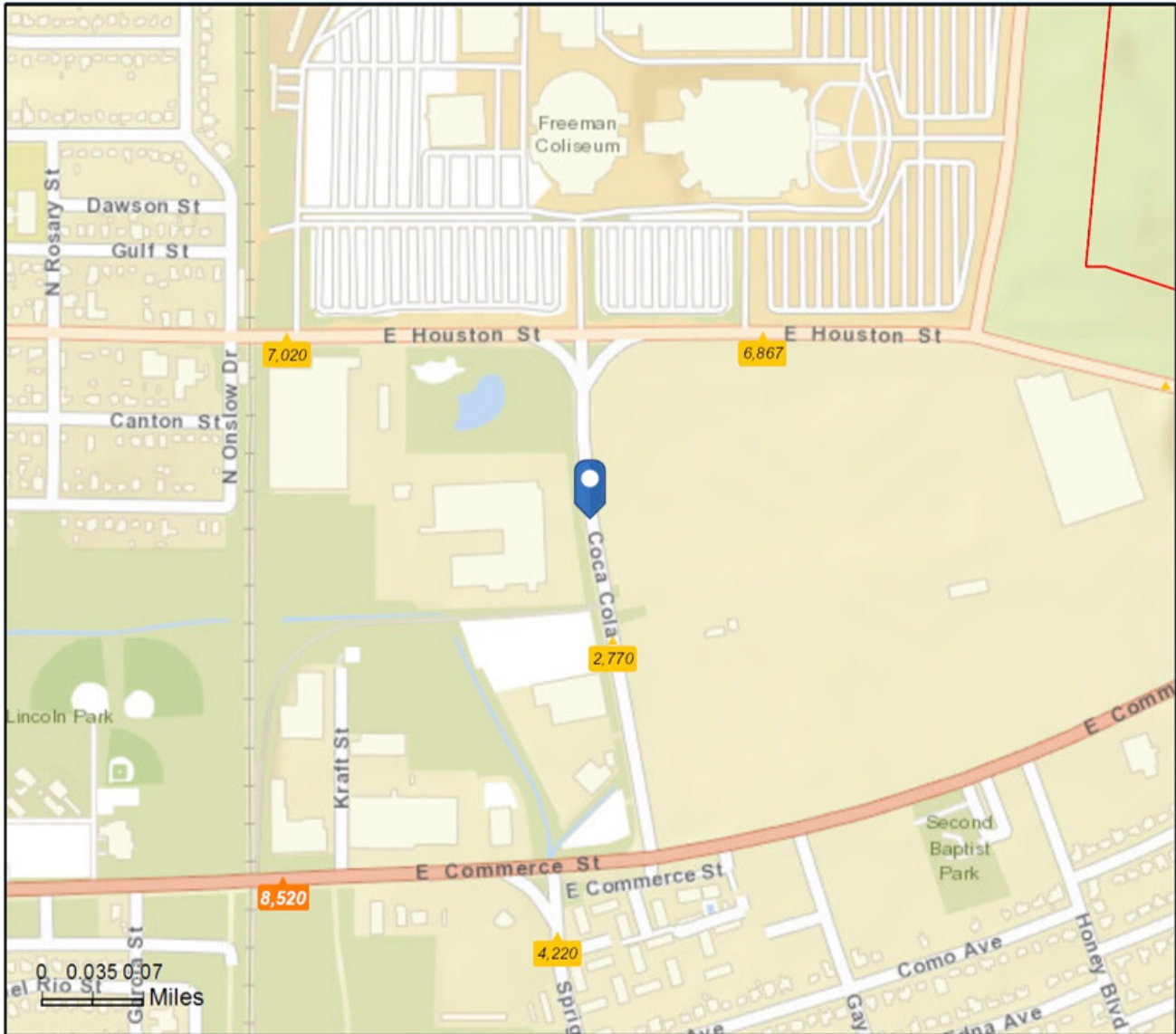
TRAFFIC COUNT



Traffic Count Map - Close Up

215 Coca Cola Pl, San Antonio, Texas, 78219
Drive Time: 5, 10, 15 minute radii

Prepared by Esri
Latitude: 29.42322
Longitude: -98.43928



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2019 Kalibrate Technologies (Q3 2019).

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GAP ANALYSIS

5 MIN DRIVE TIME

Summary Demographics						
2019 Population						13,977
2019 Households						4,764
2019 Median Disposable Income						\$20,456
2019 Per Capita Income						\$11,076
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
2017 Industry Summary						
Total Retail Trade and Food & Drink	44-45,722	\$82,873,708	\$134,187,438	-\$51,313,730	-23.6	61
Total Retail Trade	44-45	\$74,951,382	\$125,823,977	-\$50,872,595	-25.3	41
Total Food & Drink	722	\$7,922,326	\$8,363,460	-\$441,134	-2.7	21
	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
2017 Industry Group						
Motor Vehicle & Parts Dealers	441	\$16,336,595	\$17,064,663	-\$728,068	-2.2	8
Automobile Dealers	4411	\$13,226,194	\$11,954,165	\$1,272,029	5.1	3
Other Motor Vehicle Dealers	4412	\$1,684,745	\$0	\$1,684,745	100.0	0
Auto Parts, Accessories & Tire Stores	4413	\$1,425,657	\$4,731,493	-\$3,305,836	-53.7	5
Furniture & Home Furnishings Stores	442	\$2,491,728	\$7,918,552	-\$5,426,824	-52.1	2
Furniture Stores	4421	\$1,511,205	\$0	\$1,511,205	100.0	0
Home Furnishings Stores	4422	\$980,523	\$7,704,222	-\$6,723,699	-77.4	1
Electronics & Appliance Stores	443	\$2,609,373	\$951,701	\$1,657,672	46.5	1
Bldg Materials, Garden Equip. & Supply Stores	444	\$4,381,800	\$12,803,987	-\$8,422,187	-49.0	5
Bldg Material & Supplies Dealers	4441	\$4,127,263	\$12,803,987	-\$8,676,724	-51.2	5
Lawn & Garden Equip & Supply Stores	4442	\$254,537	\$0	\$254,537	100.0	0
Food & Beverage Stores	445	\$14,052,207	\$38,438,347	-\$24,386,140	-46.5	7
Grocery Stores	4451	\$12,804,822	\$36,193,987	-\$23,389,165	-47.7	6
Specialty Food Stores	4452	\$602,527	\$1,455,941	-\$853,414	-41.5	1
Beer, Wine & Liquor Stores	4453	\$644,858	\$788,419	-\$143,561	-10.0	1
Health & Personal Care Stores	446,4461	\$4,431,141	\$11,551,403	-\$7,120,262	-44.6	3
Gasoline Stations	447,4471	\$7,911,267	\$24,516,796	-\$16,605,529	-51.2	6
Clothing & Clothing Accessories Stores	448	\$3,215,221	\$1,918,817	\$1,296,404	25.3	1
Clothing Stores	4481	\$2,174,460	\$1,918,817	\$255,643	6.2	1
Shoe Stores	4482	\$463,109	\$0	\$463,109	100.0	0
Jewelry, Luggage & Leather Goods Stores	4483	\$577,652	\$0	\$577,652	100.0	0
Sporting Goods, Hobby, Book & Music Stores	451	\$2,441,869	\$805,664	\$1,636,205	50.4	1
Sporting Goods/Hobby/Musical Instr Stores	4511	\$2,165,085	\$423,059	\$1,742,026	67.3	1
Book, Periodical & Music Stores	4512	\$276,784	\$0	\$276,784	100.0	0
General Merchandise Stores	452	\$12,992,308	\$4,148,412	\$8,843,896	51.6	3
Department Stores Excluding Leased Depts.	4521	\$8,865,064	\$0	\$8,865,064	100.0	0
Other General Merchandise Stores	4529	\$4,127,244	\$4,084,621	\$42,623	0.5	3
Miscellaneous Store Retailers	453	\$2,945,067	\$4,849,399	-\$1,904,332	-24.4	2
Florists	4531	\$108,830	\$0	\$108,830	100.0	0
Office Supplies, Stationery & Gift Stores	4532	\$605,952	\$0	\$605,952	100.0	0
Used Merchandise Stores	4533	\$480,462	\$699,535	-\$219,073	-18.6	1
Other Miscellaneous Store Retailers	4539	\$1,749,824	\$2,968,681	-\$1,218,857	-25.8	1
Nonstore Retailers	454	\$1,142,806	\$856,236	\$286,570	14.3	1
Electronic Shopping & Mail-Order Houses	4541	\$814,477	\$0	\$814,477	100.0	0
Vending Machine Operators	4542	\$70,227	\$0	\$70,227	100.0	0
Direct Selling Establishments	4543	\$258,102	\$0	\$258,102	100.0	0
Food Services & Drinking Places	722	\$7,922,326	\$8,363,460	-\$441,134	-2.7	21
Special Food Services	7223	\$92,802	\$163,164	-\$70,362	-27.5	2
Drinking Places - Alcoholic Beverages	7224	\$277,595	\$772,301	-\$494,706	-47.1	4
Restaurants/Other Eating Places	7225	\$7,551,929	\$7,427,995	\$123,934	0.8	16

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.

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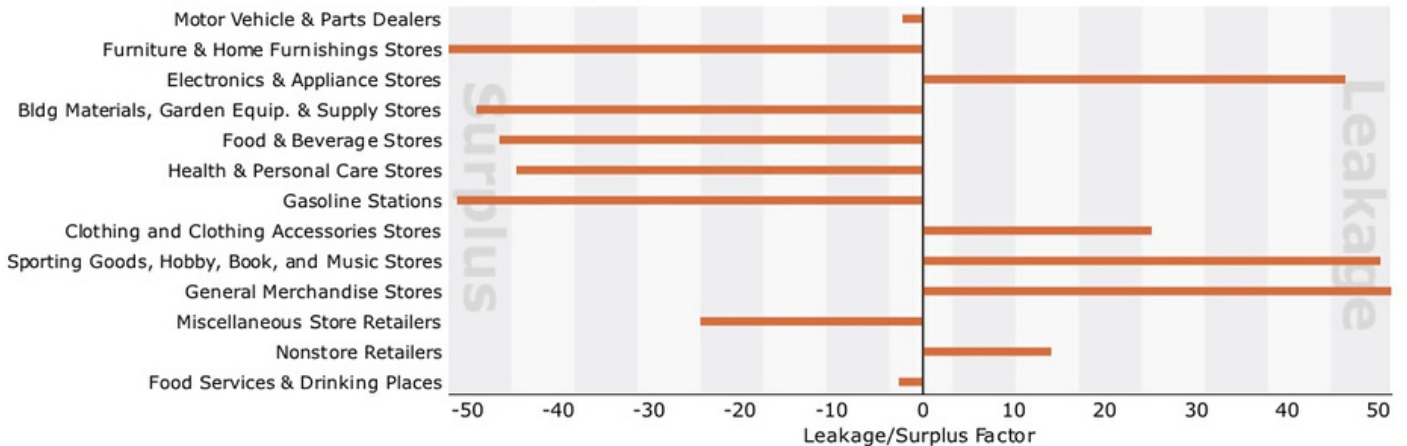
GAP ANALYSIS

5 MIN DRIVE TIME

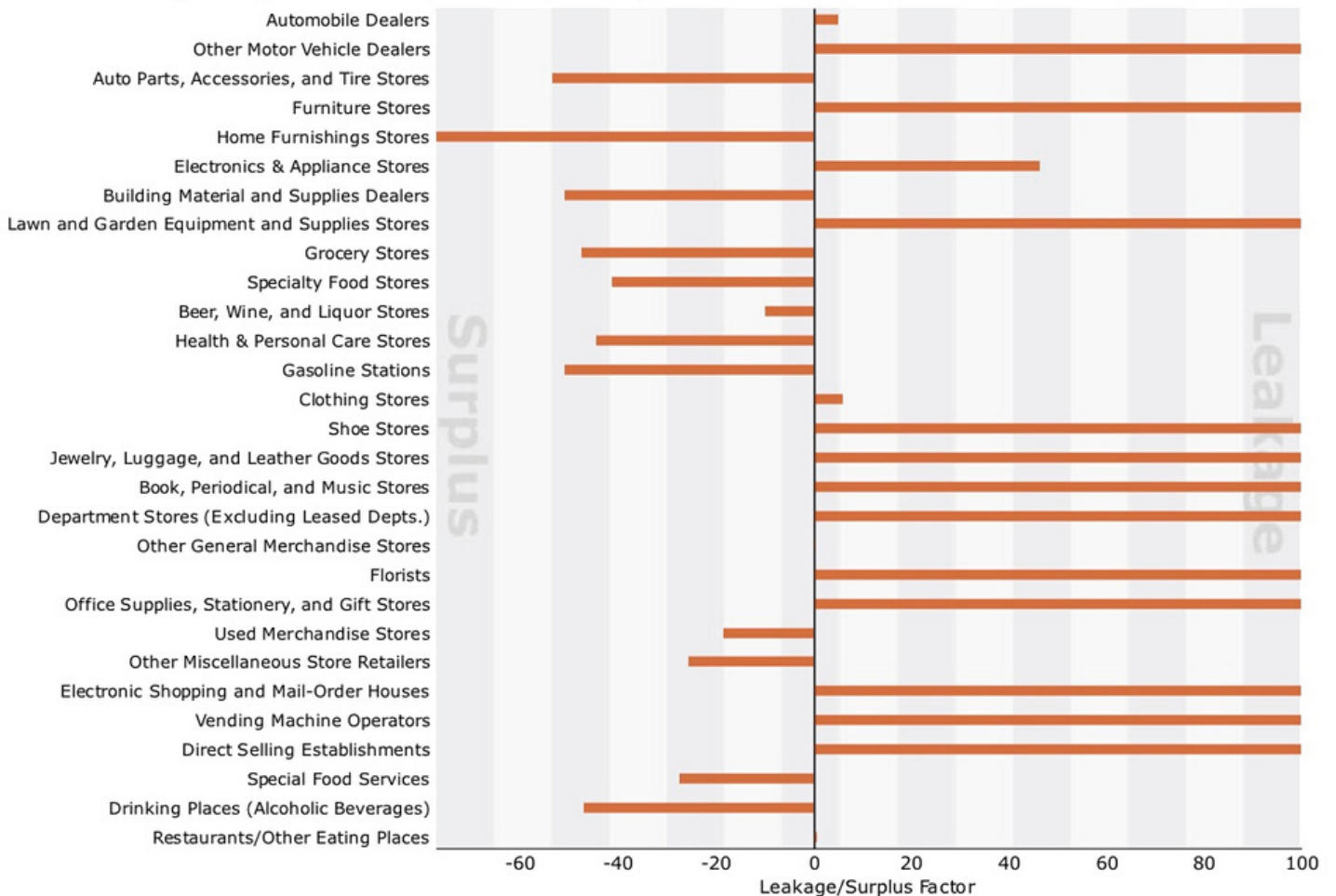
Drive Time: 5 minute radius

Latitude: 29.42322
Longitude: -98.43928

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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GAP ANALYSIS

10 MIN DRIVE TIME

Longitude: -98.43928

Summary Demographics						
2019 Population						77,686
2019 Households						26,586
2019 Median Disposable Income						\$25,326
2019 Per Capita Income						\$13,629
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$537,856,336	\$1,541,712,119	-\$1,003,855,783	-48.3	651
Total Retail Trade	44-45	\$486,149,332	\$1,323,115,994	-\$836,966,662	-46.3	393
Total Food & Drink	722	\$51,707,004	\$218,596,125	-\$166,889,121	-61.7	258
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$106,074,973	\$472,178,071	-\$366,103,098	-63.3	66
Automobile Dealers	4411	\$85,822,553	\$438,879,502	-\$353,056,949	-67.3	33
Other Motor Vehicle Dealers	4412	\$11,030,165	\$4,491,844	\$6,538,321	42.1	4
Auto Parts, Accessories & Tire Stores	4413	\$9,222,255	\$28,806,725	-\$19,584,470	-51.5	28
Furniture & Home Furnishings Stores	442	\$16,180,405	\$45,426,436	-\$29,246,031	-47.5	13
Furniture Stores	4421	\$9,705,531	\$13,178,021	-\$3,472,490	-15.2	5
Home Furnishings Stores	4422	\$6,474,874	\$32,248,415	-\$25,773,541	-66.6	8
Electronics & Appliance Stores	443	\$17,007,785	\$12,284,495	\$4,723,290	16.1	10
Bldg Materials, Garden Equip. & Supply Stores	444	\$29,368,598	\$129,630,864	-\$100,262,266	-63.1	42
Bldg Material & Supplies Dealers	4441	\$27,708,782	\$128,215,981	-\$100,507,199	-64.5	38
Lawn & Garden Equip & Supply Stores	4442	\$1,659,816	\$1,414,882	\$244,934	8.0	4
Food & Beverage Stores	445	\$90,505,538	\$205,697,848	-\$115,192,310	-38.9	66
Grocery Stores	4451	\$82,455,259	\$181,903,621	-\$99,448,362	-37.6	44
Specialty Food Stores	4452	\$3,877,745	\$17,999,625	-\$14,121,880	-64.6	15
Beer, Wine & Liquor Stores	4453	\$4,172,533	\$5,794,602	-\$1,622,069	-16.3	6
Health & Personal Care Stores	446,4461	\$28,477,646	\$75,194,477	-\$46,716,831	-45.1	27
Gasoline Stations	447,4471	\$51,073,818	\$148,089,300	-\$97,015,482	-48.7	23
Clothing & Clothing Accessories Stores	448	\$20,997,212	\$46,268,607	-\$25,271,395	-37.6	41
Clothing Stores	4481	\$14,151,231	\$31,630,229	-\$17,478,998	-38.2	29
Shoe Stores	4482	\$3,044,269	\$9,913,702	-\$6,869,433	-53.0	5
Jewelry, Luggage & Leather Goods Stores	4483	\$3,801,713	\$4,724,676	-\$922,963	-10.8	7
Sporting Goods, Hobby, Book & Music Stores	451	\$16,020,552	\$18,504,765	-\$2,484,213	-7.2	19
Sporting Goods/Hobby/Musical Instr Stores	4511	\$14,239,841	\$15,450,705	-\$1,210,864	-4.1	16
Book, Periodical & Music Stores	4512	\$1,780,711	\$3,054,059	-\$1,273,348	-26.3	3
General Merchandise Stores	452	\$84,158,543	\$57,532,860	\$26,625,683	18.8	27
Department Stores Excluding Leased Depts.	4521	\$57,591,667	\$31,201,649	\$26,390,018	29.7	6
Other General Merchandise Stores	4529	\$26,566,876	\$26,331,211	\$235,665	0.4	20
Miscellaneous Store Retailers	453	\$18,939,399	\$66,186,337	-\$47,246,938	-55.5	53
Florists	4531	\$711,076	\$2,147,886	-\$1,436,810	-50.3	8
Office Supplies, Stationery & Gift Stores	4532	\$3,967,487	\$10,274,390	-\$6,306,903	-44.3	15
Used Merchandise Stores	4533	\$3,113,111	\$11,323,269	-\$8,210,158	-56.9	11
Other Miscellaneous Store Retailers	4539	\$11,147,725	\$42,440,792	-\$31,293,067	-58.4	20
Nonstore Retailers	454	\$7,344,863	\$46,121,935	-\$38,777,072	-72.5	7
Electronic Shopping & Mail-Order Houses	4541	\$5,273,741	\$1,981,960	\$3,291,781	45.4	1
Vending Machine Operators	4542	\$452,420	\$37,070,990	-\$36,618,570	-97.6	3
Direct Selling Establishments	4543	\$1,618,701	\$7,068,985	-\$5,450,284	-62.7	4
Food Services & Drinking Places	722	\$51,707,004	\$218,596,125	-\$166,889,121	-61.7	258
Special Food Services	7223	\$600,810	\$7,793,010	-\$7,192,200	-85.7	13
Drinking Places - Alcoholic Beverages	7224	\$1,785,415	\$22,725,590	-\$20,940,175	-85.4	33
Restaurants/Other Eating Places	7225	\$49,320,778	\$188,077,525	-\$138,756,747	-58.4	211

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement. <http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

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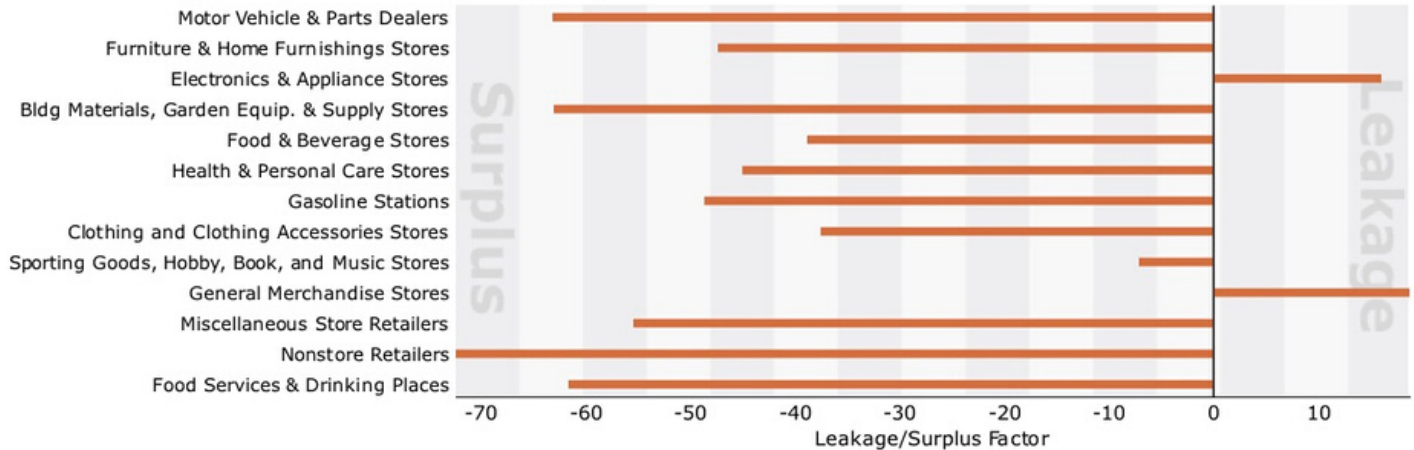
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GAP ANALYSIS

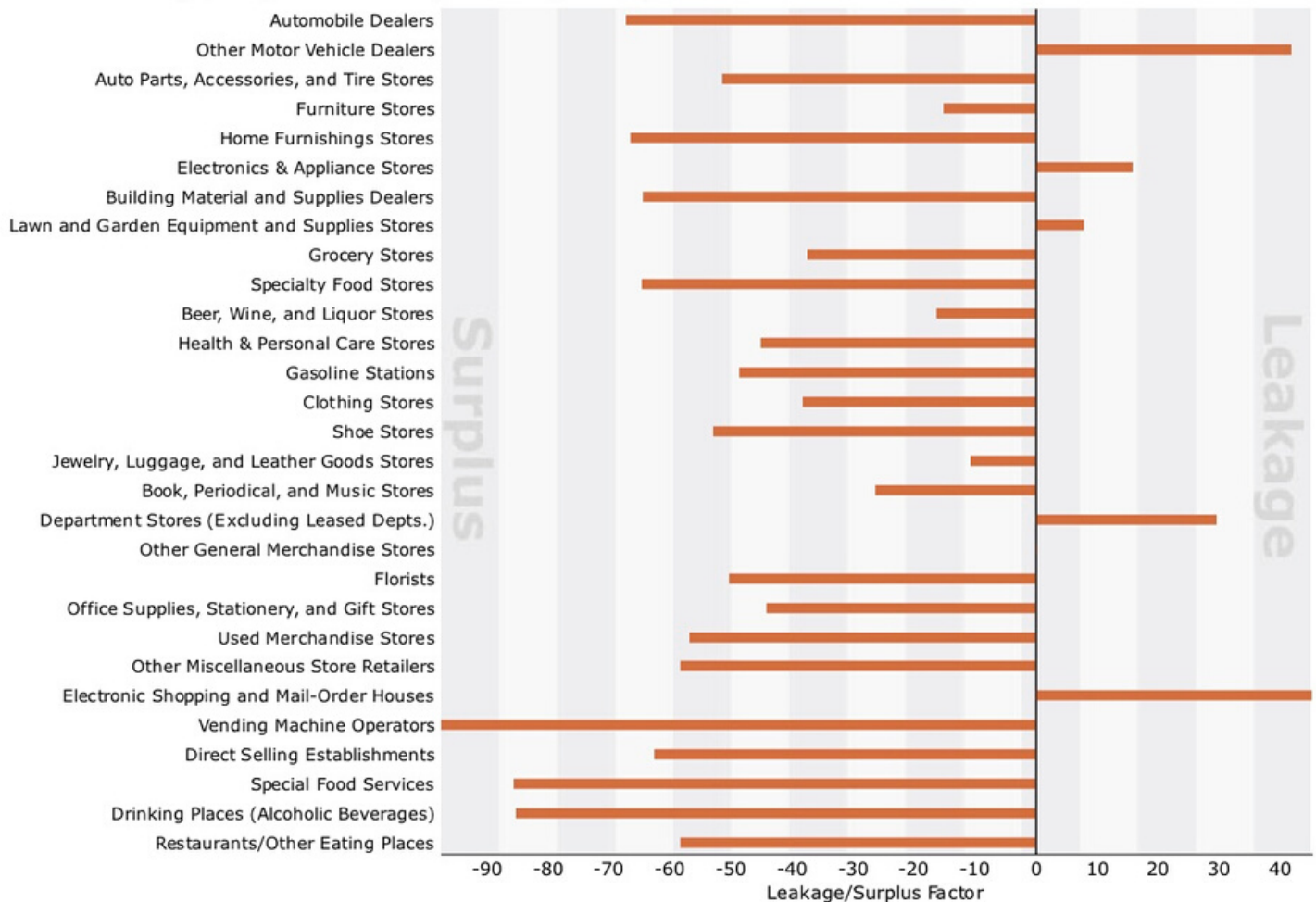
10 MIN DRIVE TIME

Longitude: -98.43928

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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GAP ANALYSIS

15 MIN DRIVE TIME

Longitude: -98.43928

Summary Demographics						
2019 Population						354,645
2019 Households						121,941
2019 Median Disposable Income						\$31,815
2019 Per Capita Income						\$18,269
2017 Industry Summary	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Total Retail Trade and Food & Drink	44-45,722	\$3,054,912,451	\$6,104,376,330	-\$3,049,463,879	-33.3	2,830
Total Retail Trade	44-45	\$2,754,197,945	\$5,271,602,316	-\$2,517,404,371	-31.4	1,754
Total Food & Drink	722	\$300,714,506	\$832,774,014	-\$532,059,508	-46.9	1,076
2017 Industry Group	NAICS	Demand (Retail Potential)	Supply (Retail Sales)	Retail Gap	Leakage/Surplus Factor	Number of Businesses
Motor Vehicle & Parts Dealers	441	\$595,294,707	\$1,202,695,408	-\$607,400,701	-33.8	288
Automobile Dealers	4411	\$480,581,242	\$1,053,455,313	-\$572,874,071	-37.3	149
Other Motor Vehicle Dealers	4412	\$62,300,664	\$27,450,531	\$34,850,133	38.8	18
Auto Parts, Accessories & Tire Stores	4413	\$52,412,800	\$121,789,564	-\$69,376,764	-39.8	121
Furniture & Home Furnishings Stores	442	\$93,443,191	\$148,767,686	-\$55,324,495	-22.8	62
Furniture Stores	4421	\$55,535,860	\$56,753,637	-\$1,217,777	-1.1	28
Home Furnishings Stores	4422	\$37,907,331	\$92,014,049	-\$54,106,718	-41.6	35
Electronics & Appliance Stores	443	\$98,698,494	\$64,192,908	\$34,505,586	21.2	43
Bldg Materials, Garden Equip. & Supply Stores	444	\$169,582,522	\$354,350,351	-\$184,767,829	-35.3	140
Bldg Material & Supplies Dealers	4441	\$160,139,114	\$348,138,080	-\$187,998,966	-37.0	123
Lawn & Garden Equip & Supply Stores	4442	\$9,443,408	\$6,212,271	\$3,231,137	20.6	17
Food & Beverage Stores	445	\$508,623,060	\$1,475,864,304	-\$967,241,244	-48.7	283
Grocery Stores	4451	\$462,401,927	\$1,379,879,550	-\$917,477,623	-49.8	192
Specialty Food Stores	4452	\$21,730,584	\$64,027,013	-\$42,296,429	-49.3	62
Beer, Wine & Liquor Stores	4453	\$24,490,549	\$31,957,741	-\$7,467,192	-13.2	30
Health & Personal Care Stores	446,4461	\$159,342,086	\$297,848,758	-\$138,506,672	-30.3	117
Gasoline Stations	447,4471	\$284,131,752	\$557,698,208	-\$273,566,456	-32.5	108
Clothing & Clothing Accessories Stores	448	\$123,109,975	\$181,944,182	-\$58,834,207	-19.3	193
Clothing Stores	4481	\$82,218,501	\$118,289,305	-\$36,070,804	-18.0	124
Shoe Stores	4482	\$17,576,525	\$40,534,501	-\$22,957,976	-39.5	28
Jewelry, Luggage & Leather Goods Stores	4483	\$23,314,949	\$23,120,375	\$194,574	0.4	42
Sporting Goods, Hobby, Book & Music Stores	451	\$92,820,168	\$72,940,919	\$19,879,249	12.0	76
Sporting Goods/Hobby/Musical Instr Stores	4511	\$82,549,609	\$59,889,003	\$22,660,606	15.9	59
Book, Periodical & Music Stores	4512	\$10,270,559	\$13,051,916	-\$2,781,357	-11.9	16
General Merchandise Stores	452	\$480,421,174	\$485,957,965	-\$5,536,791	-0.6	103
Department Stores Excluding Leased Depts.	4521	\$331,354,000	\$376,414,244	-\$45,060,244	-6.4	28
Other General Merchandise Stores	4529	\$149,067,174	\$109,543,722	\$39,523,452	15.3	75
Miscellaneous Store Retailers	453	\$107,151,264	\$289,277,470	-\$182,126,206	-45.9	299
Florists	4531	\$4,198,074	\$11,476,414	-\$7,278,340	-46.4	38
Office Supplies, Stationery & Gift Stores	4532	\$22,904,530	\$47,363,388	-\$24,458,858	-34.8	80
Used Merchandise Stores	4533	\$18,087,430	\$103,593,164	-\$85,505,734	-70.3	68
Other Miscellaneous Store Retailers	4539	\$61,961,230	\$126,844,504	-\$64,883,274	-34.4	113
Nonstore Retailers	454	\$41,579,553	\$140,064,157	-\$98,484,604	-54.2	42
Electronic Shopping & Mail-Order Houses	4541	\$30,078,483	\$42,930,355	-\$12,851,872	-17.6	11
Vending Machine Operators	4542	\$2,538,714	\$46,850,113	-\$44,311,399	-89.7	13
Direct Selling Establishments	4543	\$8,962,355	\$50,283,688	-\$41,321,333	-69.7	19
Food Services & Drinking Places	722	\$300,714,506	\$832,774,014	-\$532,059,508	-46.9	1,076
Special Food Services	7223	\$3,481,062	\$20,556,734	-\$17,075,672	-71.0	33
Drinking Places - Alcoholic Beverages	7224	\$10,626,986	\$60,624,513	-\$49,997,527	-70.2	101
Restaurants/Other Eating Places	7225	\$286,606,458	\$751,592,766	-\$464,986,308	-44.8	942

Data Note: Supply (retail sales) estimates sales to consumers by establishments. Sales to businesses are excluded. Demand (retail potential) estimates the expected amount spent by consumers at retail establishments. Supply and demand estimates are in current dollars. The Leakage/Surplus Factor presents a snapshot of retail opportunity. This is a measure of the relationship between supply and demand that ranges from +100 (total leakage) to -100 (total surplus). A positive value represents 'leakage' of retail opportunity outside the trade area. A negative value represents a surplus of retail sales, a market where customers are drawn in from outside the trade area. The Retail Gap represents the difference between Retail Potential and Retail Sales. Esri uses the North American Industry Classification System (NAICS) to classify businesses by their primary type of economic activity. Retail establishments are classified into 27 industry groups in the Retail Trade sector, as well as four industry groups within the Food Services & Drinking Establishments subsector. For more information on the Retail MarketPlace data, please click the link below to view the Methodology Statement.
<http://www.esri.com/library/whitepapers/pdfs/esri-data-retail-marketplace.pdf>

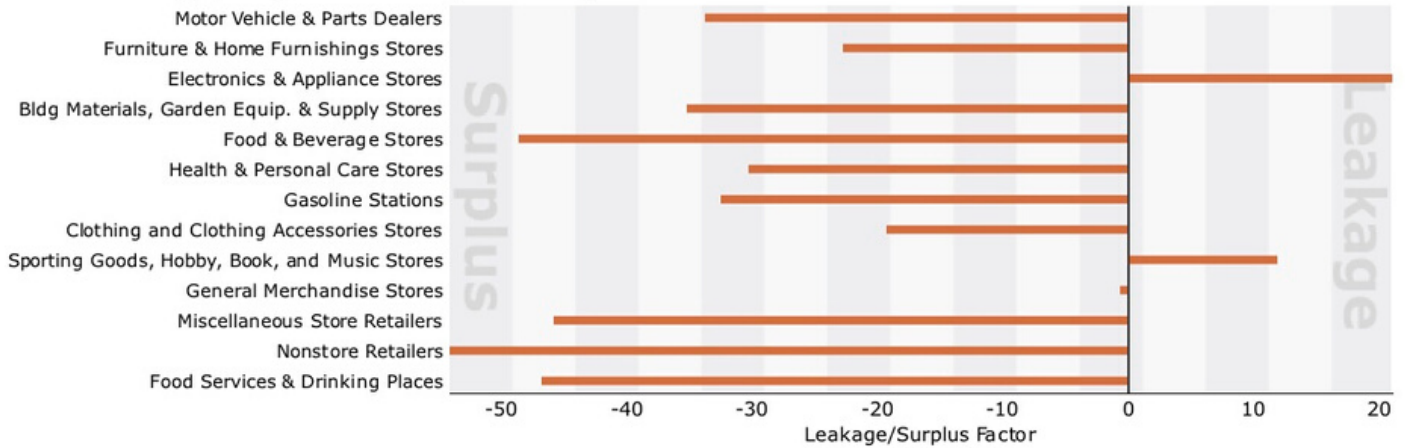
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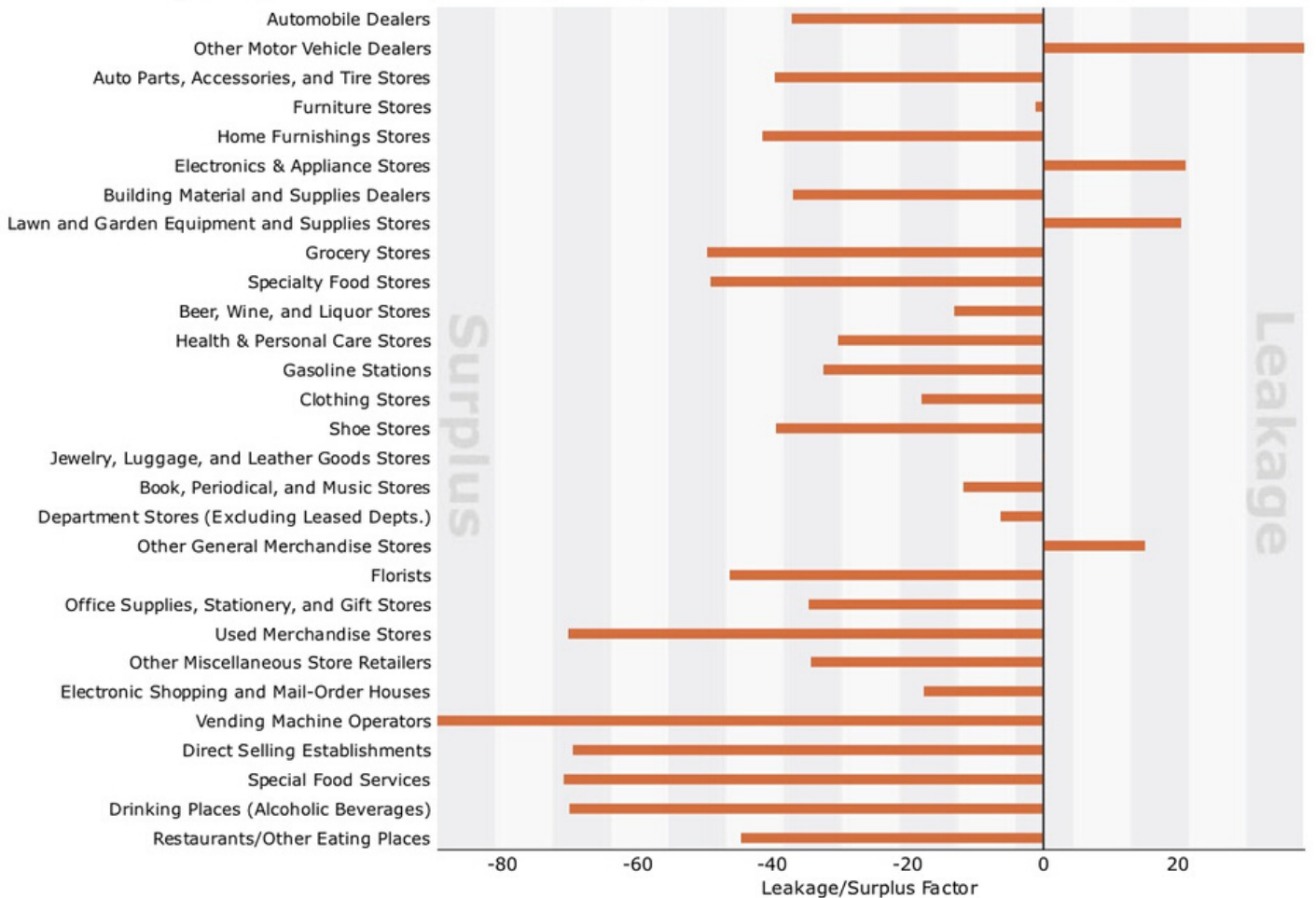
GAP ANALYSIS

15 MIN DRIVE TIME

2017 Leakage/Surplus Factor by Industry Subsector



2017 Leakage/Surplus Factor by Industry Group



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