



1604



WELLS FARGO CENTER

151

KOHL'S

ALAMO COLLEGES
NORTHWEST VISTA COLLEGE

Frost Bank

WISEMAN BLVD

TAKATA

GM

CHRISTUS SANTA ROSA
Hospital
Westover Hills

HYATT REGENCY
HILL COUNTRY
RESORT & SPA

SeaWorld
SAN ANTONIO

NELLISON DR

VALE MIDDLE SCHOOL

Nationwide

1604

THE CHURCH OF
JESUS CHRIST
OF LATTER-DAY SAINTS



MILITARY DR

ESTRAYA WESTOVER HILLS
(278 UNITS U/C)

MILITARY DR

±8.605 ACRES
WESTOVER HILLS LAND

151

±8.605 ACRES FOR SALE
WESTOVER HILLS LAND | SAN ANTONIO, TEXAS

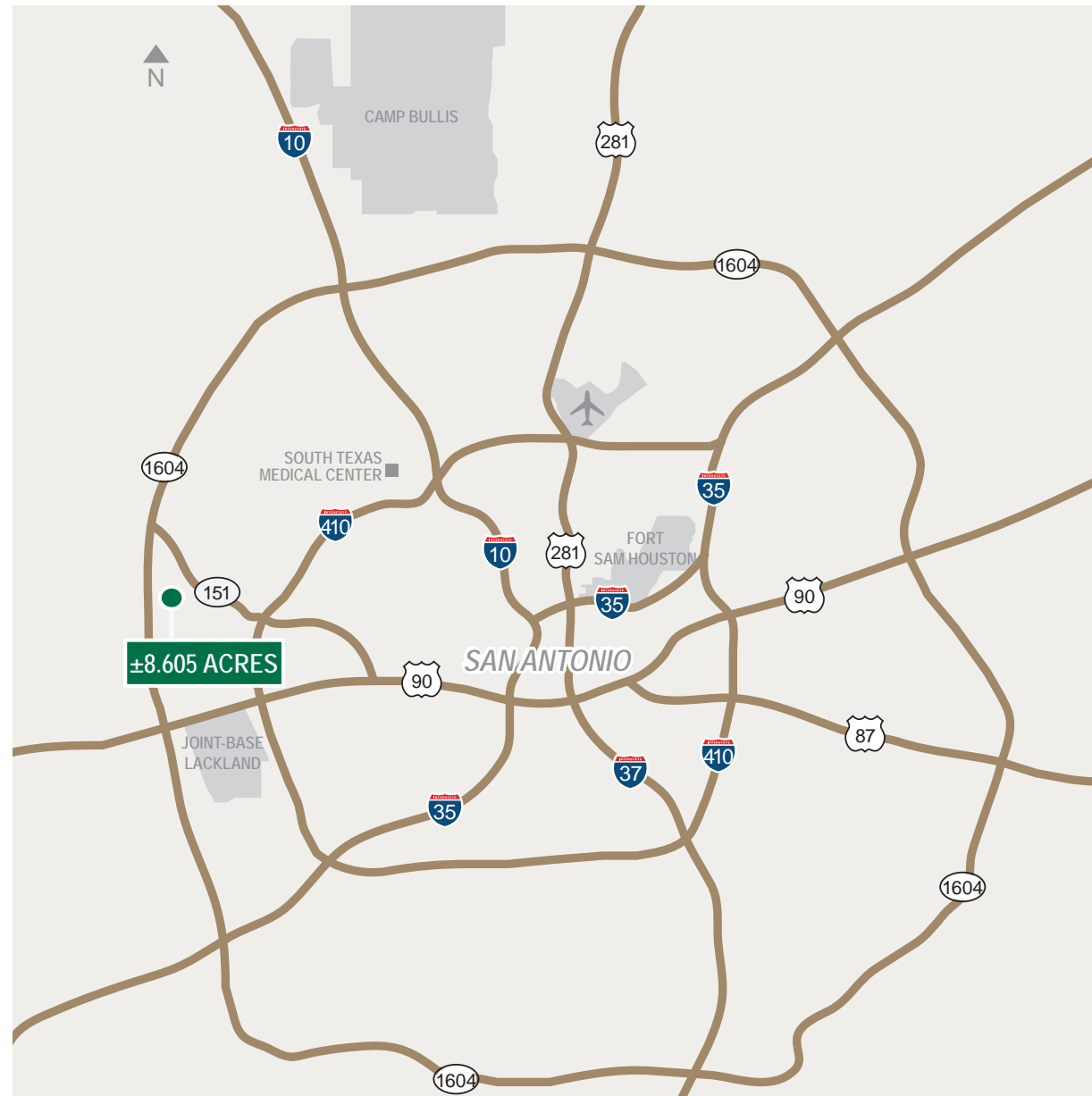
ENDURA
ADVISORY GROUP
commercial real estate solutions

GRID

SITE OVERVIEW

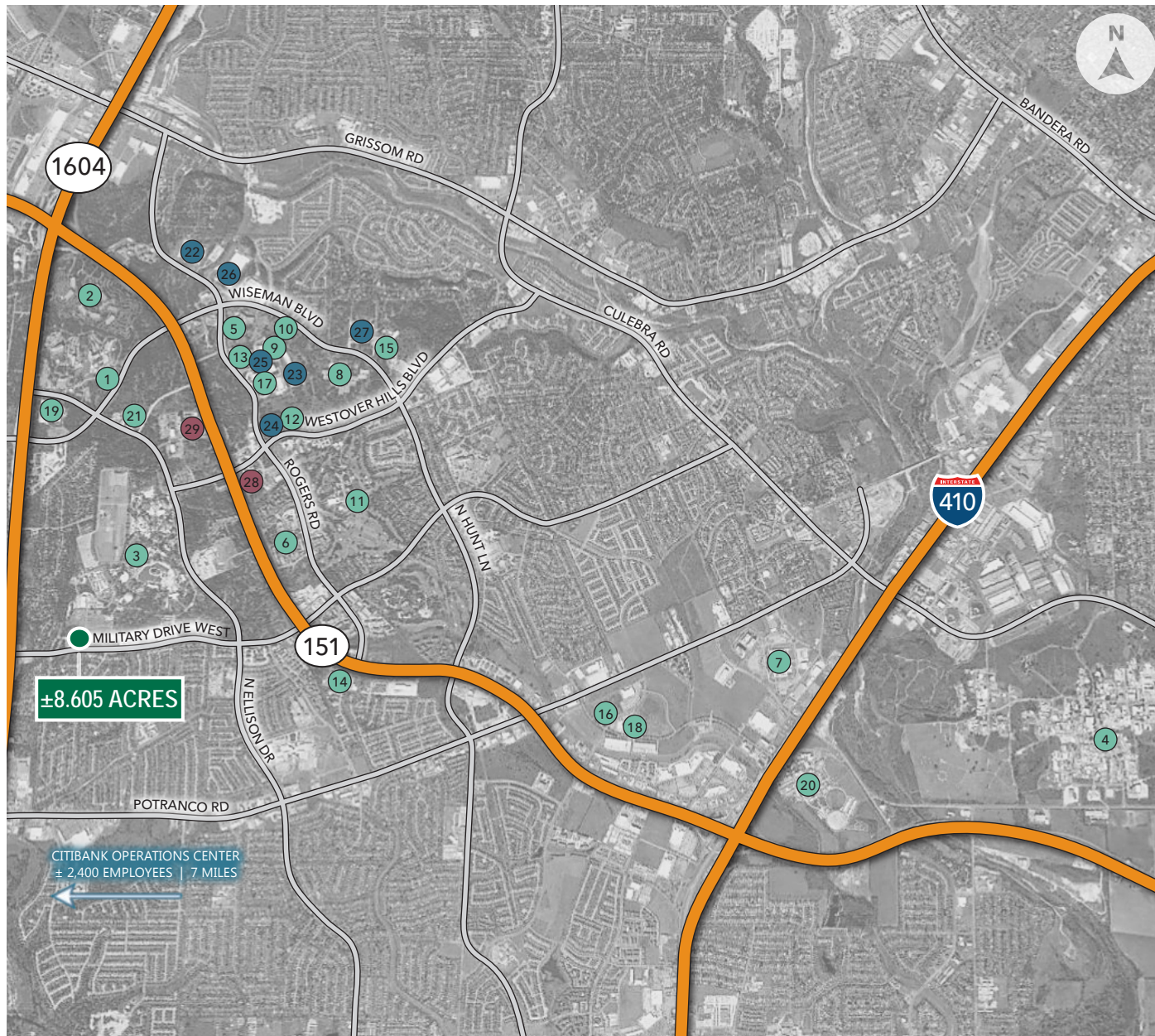
The property consists of ± 8.605 acres within the premier location of Westover Hills in Northwest San Antonio. This location offers easy access to/from State Hwy 151, Loop 1604 and Loop 410. It is not encumbered by Edwards Aquifer Recharge Zone restrictions and is vested to the 1997 Tree Ordinance.

Size	± 8.605 Acres (can be sub-divided)
Utilities*	Available to site*
Zoning	ED - Entertainment District
Potential Uses	<ul style="list-style-type: none"> • Multifamily • Senior housing • Hotel • School • Church • Resort/Theme Park • Other commercial use
Area Major Employers	<ul style="list-style-type: none"> • Nationwide Insurance • National Security Agency (NSA) • JP Morgan Chase • Takata Seatbelts • Wells Fargo • Southwest Research Institute • QVC • The Capital Group • The Hartford • Aetna • Christus Santa Rosa Hospital



*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

ECONOMIC DRIVERS



MAJOR EMPLOYERS

Employer	No. of Employees(±)
1 Northwest Vista College	17,000 (students)
2 Wells Fargo Operations Center	3,200
3 SeaWorld San Antonio	3,000
4 Southwest Research Institute	2,700
5 JPMorgan Chase	2,300
6 Nationwide Insurance	1,500
7 National Security Agency	1,500
8 Capital Group	1,200
9 Kohl's Operations Center	1,000
10 The Hartford Contact Center	800
11 Hyatt Hill Country Resort	600
12 QVC Contact Center	600
13 Aetna Health	500
14 Charter Communications	500
15 Maxim Integrated Products	500
16 Fred Loya Insurance Center	480
17 Frost Bank Operations + Data Center	475
18 Petco Support Center	400
19 Takata Seatbelts	340
20 Texas Biomedical Research Institute	300
21 GM Financial Servicing Center	200

DATA CENTERS

- 22 Chevron
- 23 CHRISTUS
- 24 CyrusOne
- 25 Lowe's
- 26 Microsoft
- 27 Valero Energy

HOSPITALS

- 28 Baptist Emergency Hospital
- 29 CHRISTUS Santa Rosa Hospital

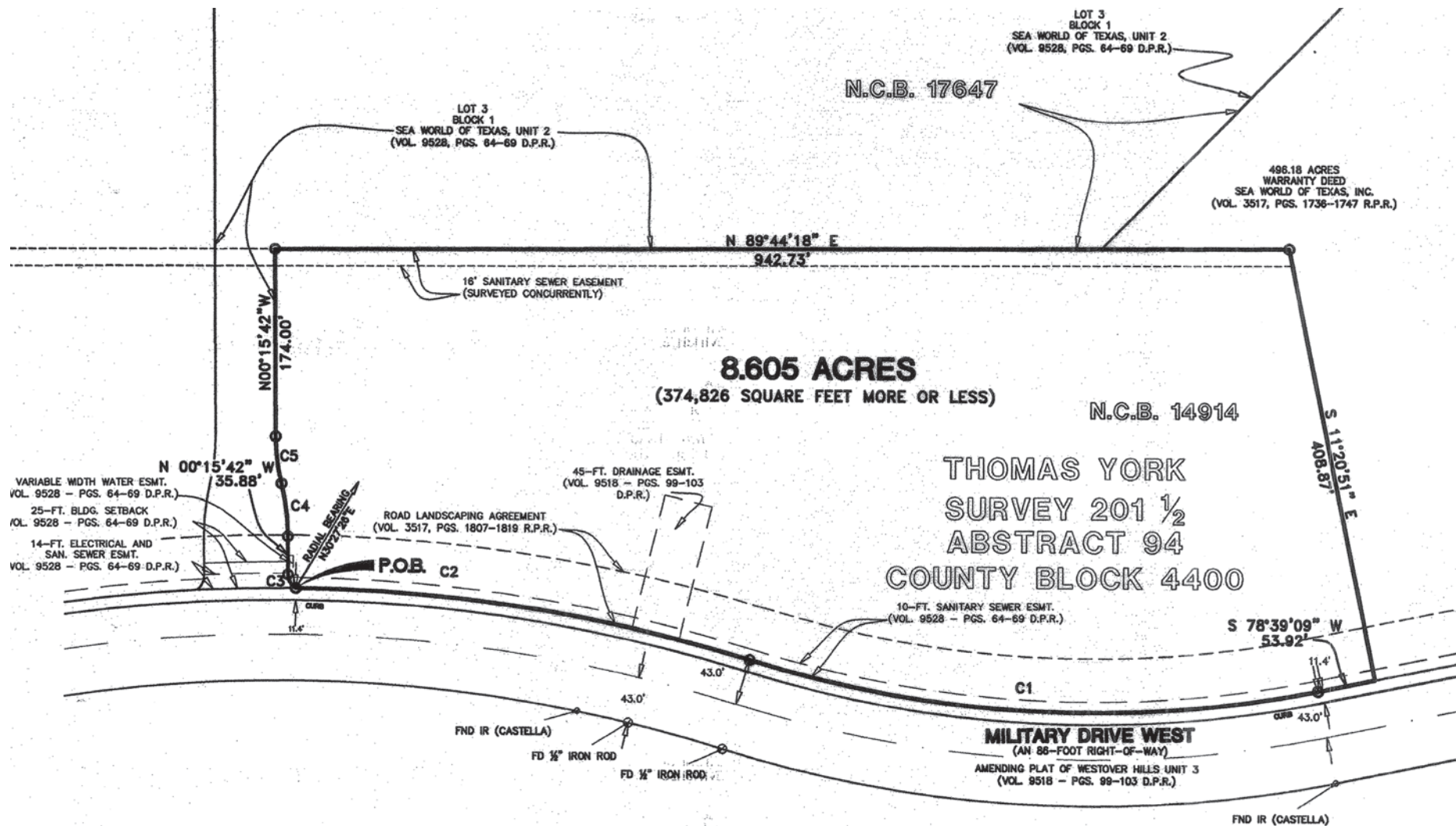


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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



AREA DEMOGRAPHICS

RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
2022 Projection	14,565	111,379	292,899
2017 Estimate	13,195	101,813	268,004
2010 Census	10,654	87,746	232,524
Growth 2017-2022	10.38%	9.40%	9.29%
Growth 2010-2017	23.85%	16.03%	15.26%
HOUSEHOLDS			
2022 Projection	5,505	37,414	98,045
2017 Estimate	4,968	34,201	89,740
2010 Census	3,882	29,388	77,767
Growth 2017 - 2022	10.81%	9.39%	9.25%
Growth 2010 - 2017	27.98%	16.38%	15.40%
Owner Occupied	2,579	22,275	60,002
Renter Occupied	2,389	11,925	29,738
HOUSEHOLD INCOME			
2017 Avg Household Income	\$81,911	\$79,575	\$74,331
2017 Med Household Income	\$75,619	\$69,793	\$63,282

RADIUS	NO. OF BUSINESSES			NO. OF EMPLOYEES		
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	194	2,020	4,682	6,713	30,779	67,687
Retail	8	277	734	57	7,972	14,552
Wholesale	1	27	101	6	114	2,657
Hospitality & Food Service	20	208	422	1,216	5,515	9,954
Real Estate, Renting, Leasing	15	140	314	67	751	1,515
Finance & Insurance	9	207	452	52	3,321	4,485
Information	0	29	82	0	242	612
Scientific & Technology Services	7	100	232	1,230	1,662	6,106
Management of Companies	0	0	0	0	0	0
Health Care & Social Assistance	109	565	904	499	3,092	5,532
Education Services	6	57	157	650	2,874	7,574
Public Administration & Sales	1	7	23	4	49	548
Arts, Entertainment, Recreation	6	29	72	2,836	2,934	3,238
Utilities	0	1	2	0	12	62
Admin Support & Waste Management	2	50	151	4	179	1,008
Construction	4	97	349	19	452	2,559
Manufacturing	0	20	85	0	241	4,110
Agriculture, Mining, Fishing	0	4	8	0	9	19
Other Services	6	202	594	73	1,360	3,156

Source: CoStar



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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.

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James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Corbin Barker Sales Agent/Associate's Name	491799 License No.	cbarker@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date