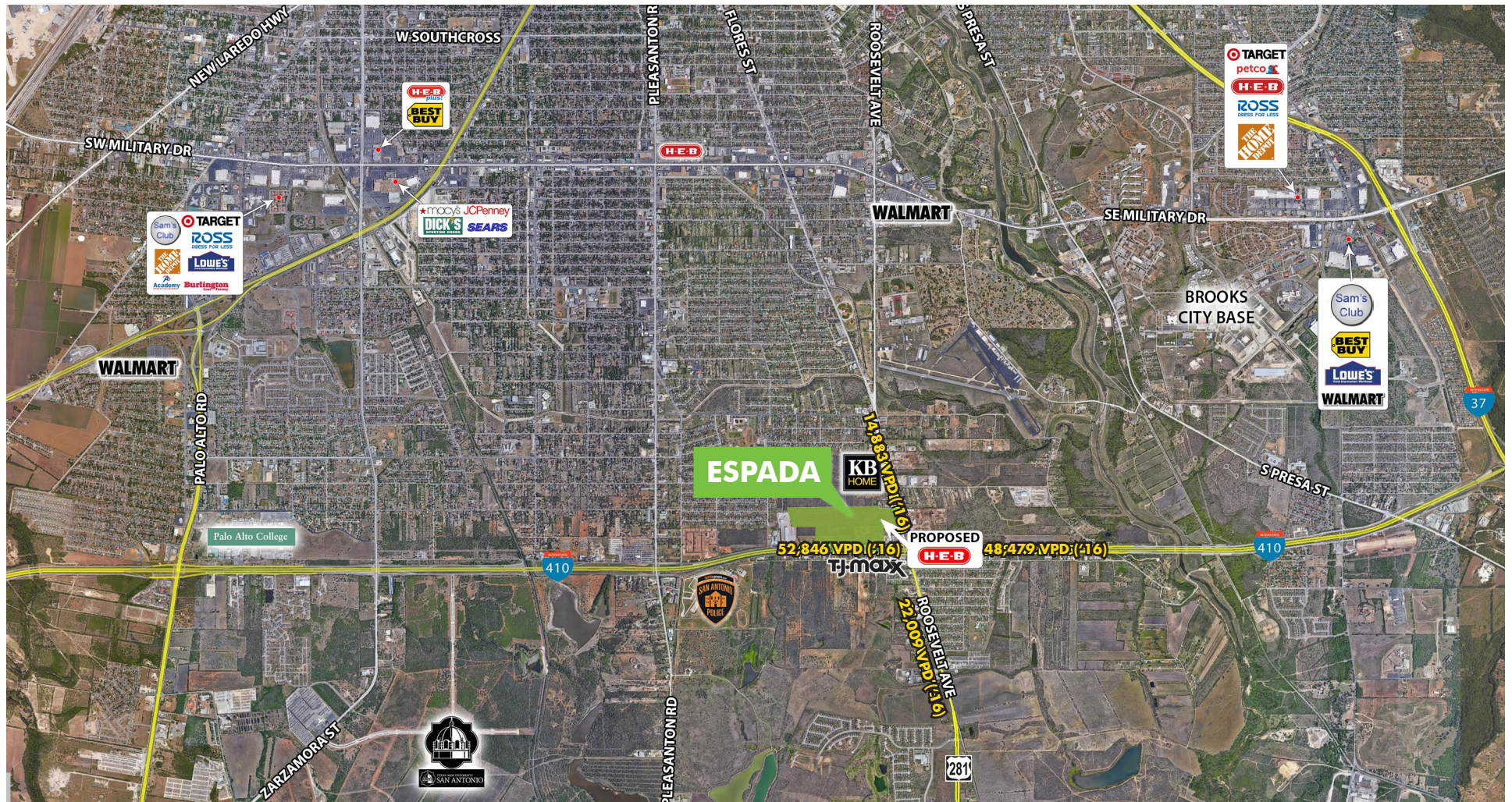


FOR SALE ESPADA

SE LOOP 410 AT ROOSEVELT AVE, SAN ANTONIO, TX



FOR SALE ESPADA

SE LOOP 410 AT ROOSEVELT AVE, SAN ANTONIO, TX



PROPERTY INFO

PROPERTY DESCRIPTION

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

SIZE

- + ±60 Acres

ZONING

- + C-3

PRICING

- + Developer pricing; Call for information

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PROPERTY HIGHLIGHTS

- + Well positioned at the NWQ of Loop 410 & Roosevelt Ave to address underserved south central San Antonio.
- + Adjacent to proposed H-E-B Grocery
- + Nearly equidistant spacing between major retail clusters at SW Military & I-35 and SE Military & I-37/Goliad Rd



Retail Science from CBRE

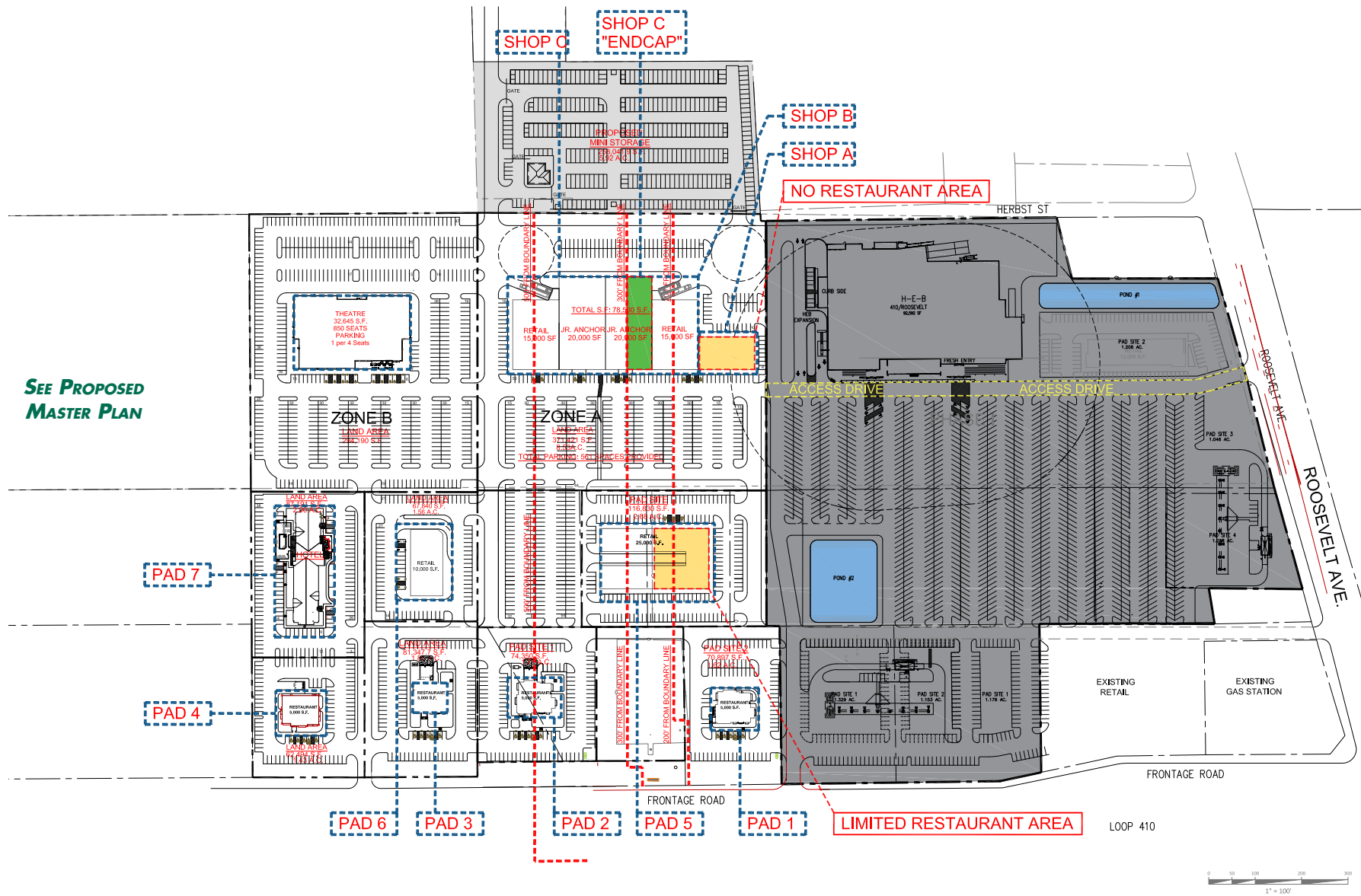
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CBRE

PROPOSED MASTER PLAN



CONCEPTUAL MASTER PLAN



SEE PROPOSED MASTER PLAN

ARTICLE

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

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 know the community."

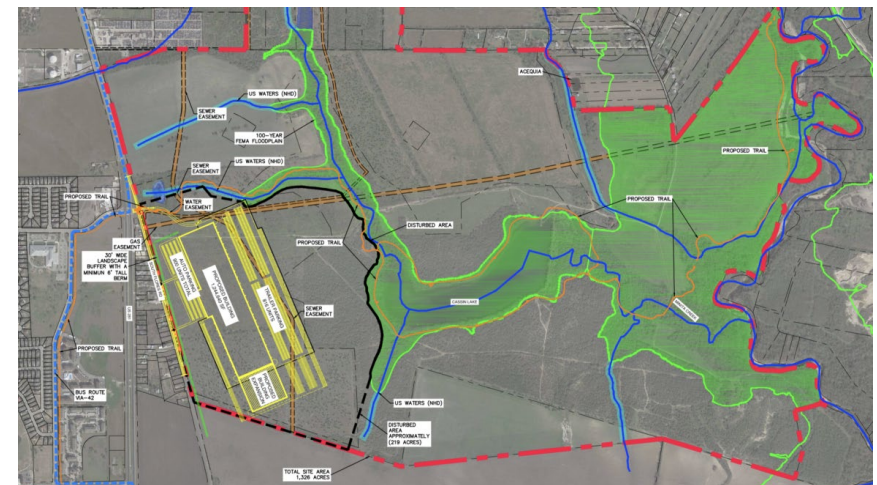
But they eliminated San Antonio from consideration early on in the process.

"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](#)





PROPERTY INFO

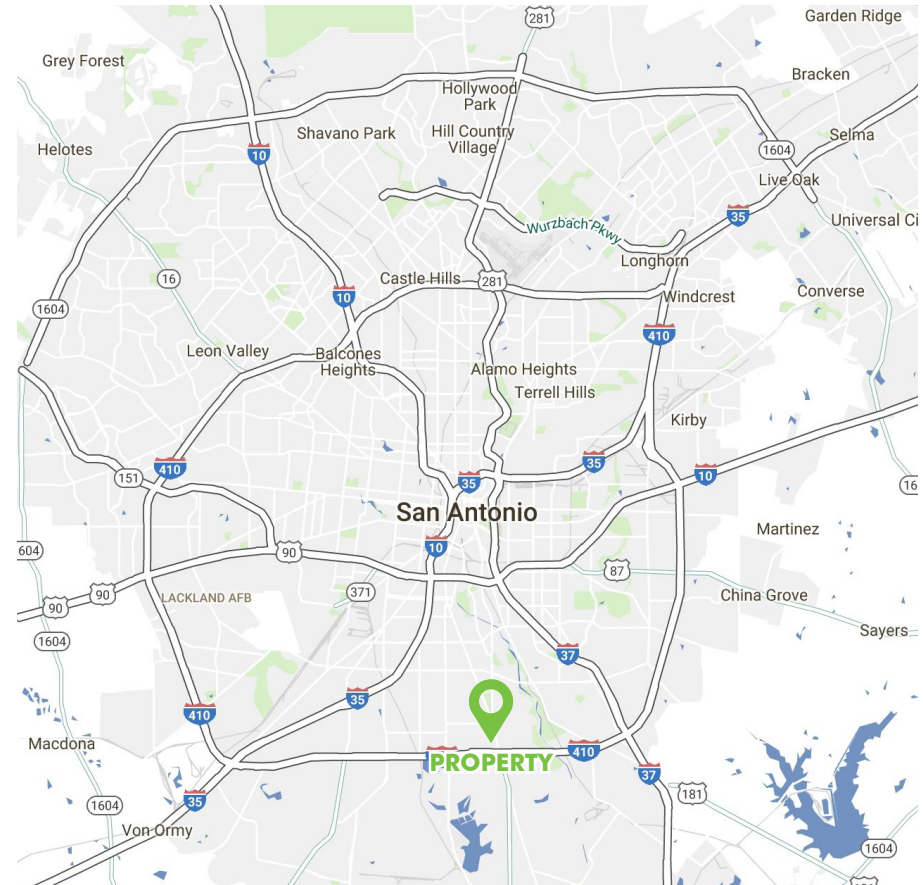
2017 Demographics

	5 Miles	10 Miles	15 Miles
Population	162,427	520,388	1,090,770
Daytime Population	150,446	596,951	1,244,071
Avg. HH Income	\$48,286	\$47,419	\$57,171
Median Age	33.3	32.6	33.1

Traffic Counts

SW Loop 410	52,846 vpd
SE Loop 410	48,479 vpd
North on Roosevelt Rd	14,883 vpd
South on Roosevelt Rd	22,009 vpd

Source: TxDot, 2016



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Retail Science from CBRE

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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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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	