



TPC Town Plaza – For Lease



Sarah Teel

Broker

c: 210.323.6999

o: 210.524.8190

sarah@mslinvestments.com

Austin Ochoa

Associate

c: 512.560-4758

o: 210.340.5335

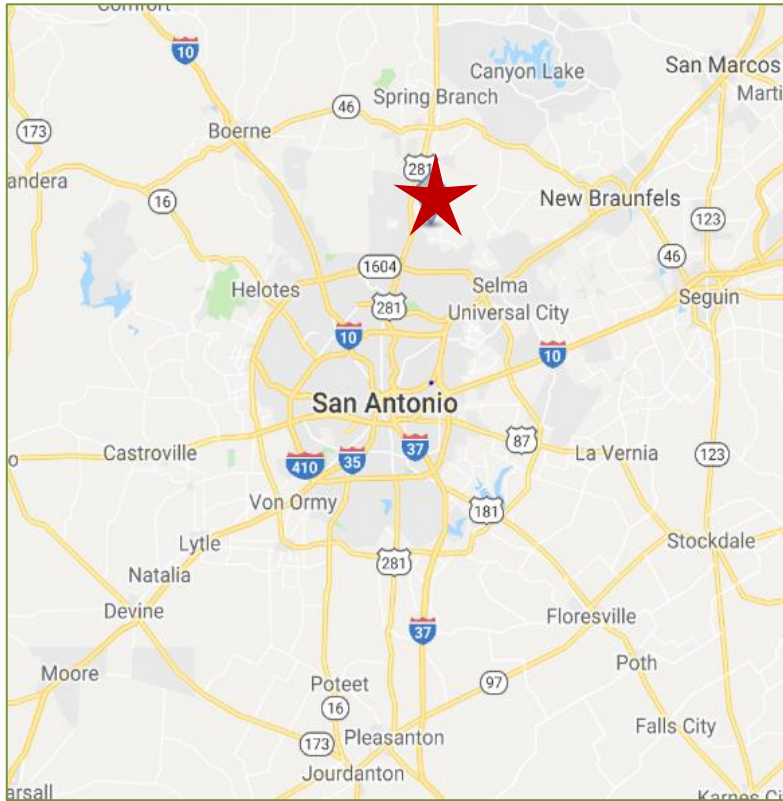
austin@mslinvestments.com

MSL Investments, LLC

2211 NW Military Highway Suite 220
San Antonio, Texas 78213

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Property Details



TPC PARKWAY & CIBOLO CANYONS	
Construction:	Concrete tilt wall panels with glass storefront along TPC Parkway, accented with natural stone of the area
Size:	Building 1 – 15,820 sf (Currently pre-leasing) Building 2 – 4,800 sf (Restaurant pad site)
Base Rent:	\$28.00 - 32.00 psf
Estimated Expenses:	Estimated \$9.00 psf - NNN
TI Allowance:	Negotiable
Zoning:	Commercial C-2 ERZD
Frontage:	337.16 feet on TPC Parkway 425.42 feet on Cibolo Canyons
Location:	Corner of TPC Parkway & Cibolo Canyons

Home to one of the wealthiest ZIP codes in San Antonio, the Far North Central Submarket has high incomes, high home prices, and great proximity to business, residential and schools, which bodes well for retail demand. This property is an area that is currently underserved by retail services and is located one mile east of Hwy 28 on TPC Parkway (Stone Oak Parkway extension) near the entrance to Cibolo Canyons Master Planned Community and directly adjacent to the entrance to the world class J.W. Marriott TPC Resort & Spa with its two PGA Tour golf courses.

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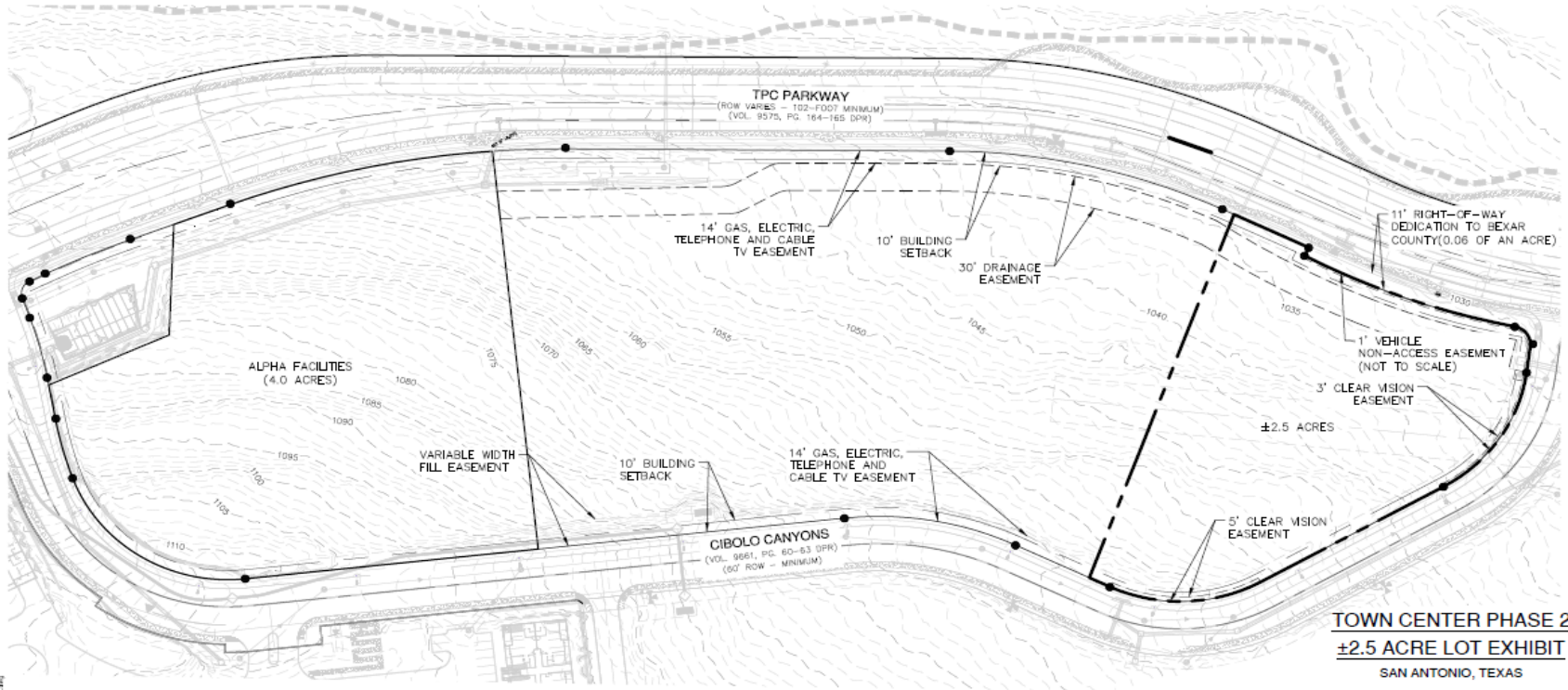


Aerial

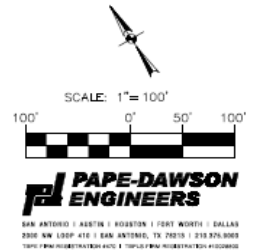


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Survey



TOWN CENTER PHASE 2
±2.5 ACRE LOT EXHIBIT
 SAN ANTONIO, TEXAS



Date: May 10, 2016, 4:53pm, User ID: jmcgovern
 File: P:\2016\TownCenterPhase2\Survey\10000 - 2.5 Acre Lot Exhibit.dwg

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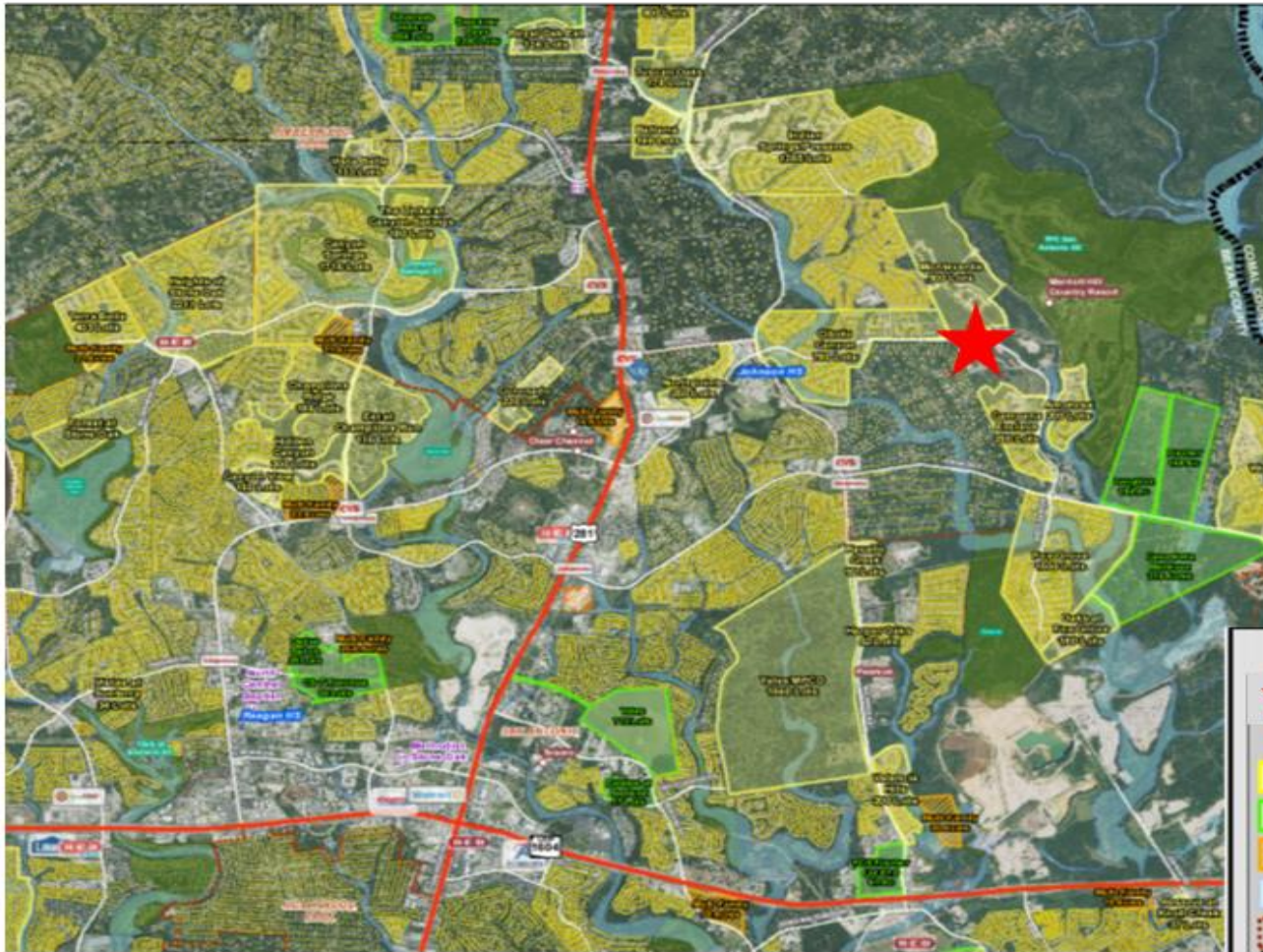


Site Plan – Cibolo Canyons



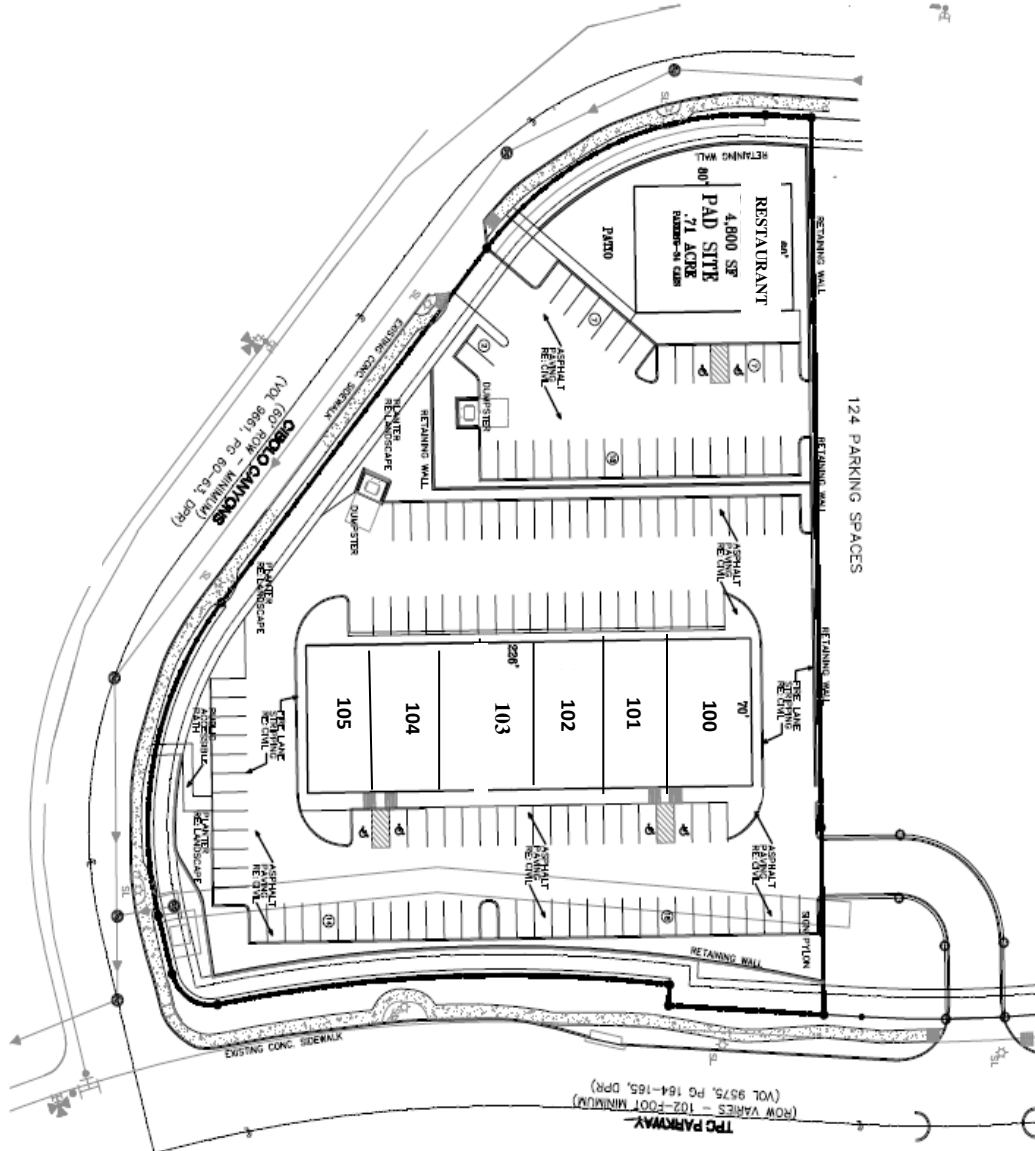
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NORTH CENTRAL SAN ANTONIO RESIDENTIAL GROWTH



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Site Plan



BUILDING 1
MULTI-TENANT RETAIL
 15,820 sf

Suite 100	7 to 7 Dental & Orthodontics	3,500 sf
Suite 101	Salon & Spa	2,100 sf
Suite 102/3	Wine and Beer Mart	5,000 sf
Suite 104	Pending yoga/fitness lease	2,000 sf
Suite 105	Vacant	2,000 sf

BUILDING 2
RESTAURANT PAD SITE
 4,800 SF
 .71 Acre

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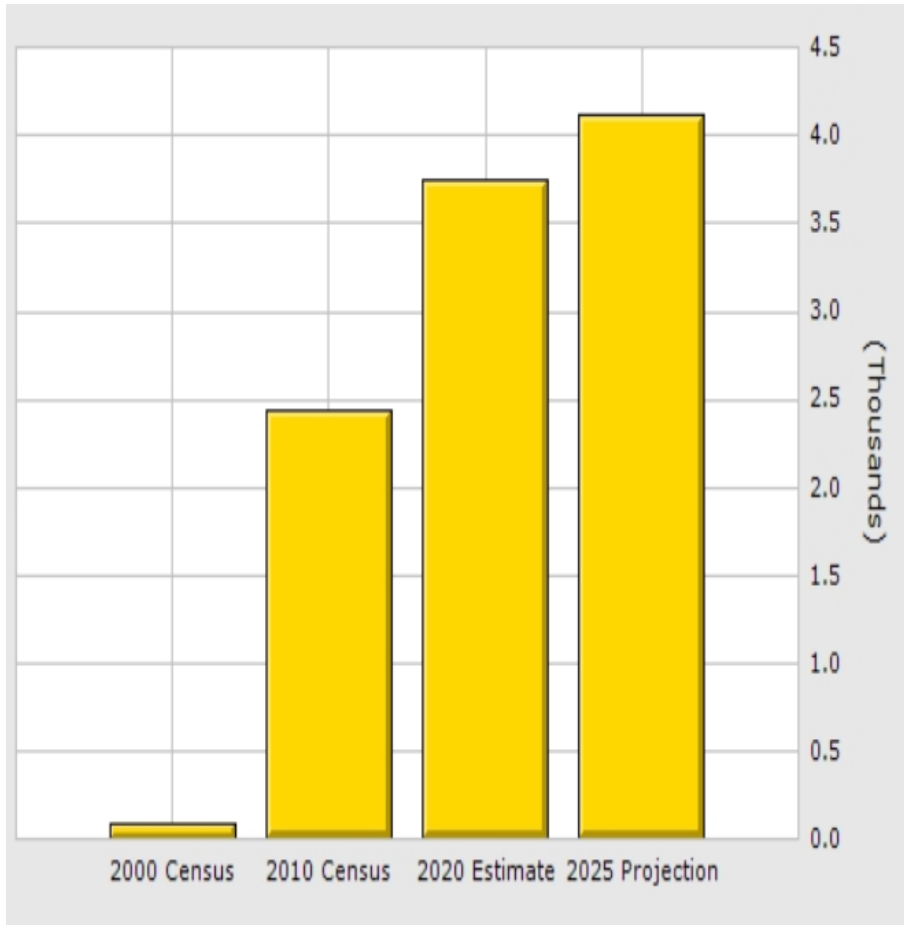
VIEW FROM SITE – TPC'S J.W. MARRIOTT HOTEL & GOLF COURSE



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Demographics - Summary

Population – 1 mile



Snapshot

	1 Mile	3 Mile	5 Mile
Population			
2020 Total Population:	3,754	36,243	91,605
2025 Population:	4,125	39,508	98,755
Pop Growth 2020-2025:	9.88%	9.01%	7.81%
Average Age:	33.30	34.40	35.30
Households			
2020 Total Households:	1,305	12,279	31,382
HH Growth 2020-2025:	9.58%	8.70%	7.55%
Median Household Inc:	\$112,006	\$97,257	\$97,785
Avg Household Size:	2.80	2.90	2.90
2020 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$379,664	\$300,958	\$279,885
Median Year Built:	2007	2006	2004

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Demographics – Continued

Population:				
2024 Projection		3,992	39,921	94,173
2019 Estimate		3,606	36,053	86,621
2010 Census		2,468	24,937	69,889
Growth 2019-2024		10.70%	10.73%	8.72%
Growth 2010-2019		46.11%	44.58%	23.94%
2019 Population Hispanic Origin		1,172	12,239	29,904
2019 Population by Race:				
White		3,012	29,691	72,357
Black		260	2,355	5,601
Am. Indian & Alaskan		15	238	550
Asian		198	2,461	5,304
Hawaiian & Pacific Island		14	135	245
Other		107	1,173	2,564
U.S. Armed Forces:		65	574	824
Households:				
2024 Projection		1,403	13,658	32,037
2019 Estimate		1,271	12,365	29,555
2010 Census		881	8,596	23,977
Growth 2019 - 2024		10.39%	10.46%	8.40%
Growth 2010 - 2019		44.27%	43.85%	23.26%
Owner Occupied		770	9,510	22,788
Renter Occupied		502	2,855	6,766
2019 Avg Household Income		\$146,084	\$123,381	\$120,259
2019 Med Household Income		\$120,517	\$101,698	\$101,963
2019 Households by Household Inc:				
<\$25,000		63	414	1,361
\$25,000 - \$50,000		152	1,401	3,559
\$50,000 - \$75,000		114	1,974	4,648
\$75,000 - \$100,000		145	2,245	4,805
\$100,000 - \$125,000		198	2,186	5,146
\$125,000 - \$150,000		196	1,188	3,074
\$150,000 - \$200,000		111	1,332	3,523
\$200,000+		294	1,625	3,438

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OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professional of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

PROPERTY _____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date