



**In The Area**

- LOWE'S
- WALGREENS
- MCDONALD'S
- TACO CABANA
- CARMAX
- BID Best Western
- SAM'S CLUB
- EXXON
- SUBWAY
- SPRINT
- 7 ELEVEN
- QUINZOS SUB

**Live Oak Retail Center**

- ASHLEY HOMESTORE
- WALGREENS
- BUFFALO WILD WINGS
- COLD STONE CREAMERY
- JIMMY JOHN'S
- DUNKIN' DONUTS
- SMOOTHIE KING
- Hilton Garden Inn
- McALISTER'S BEEHIVE
- BURGER KING
- POSTAL SERVICE
- STARBUCKS

**The Forum at Olympia Parkway**

- COSTCO WHOLESALE
- Academy
- HOBBY LOBBY
- ROSS DRESS FOR LESS
- TARGET
- Party City
- BEST BUY
- THE HOME DEPOT
- KOHL'S
- Fred's
- Chick-fil-e
- Payless
- Kirkland's
- CHIPOTLE MEXICAN BOWL
- CVS
- TJ-MAXX

- H-E-B
- UPS
- CHASE
- Great Clips
- SPRINT

- BUSH'S CHICKEN
- GOODYEAR
- SONIC
- WALGREENS
- CVS pharmacy
- MCDONALD'S

- Walmart
- DUNKIN' DONUTS
- DOLLAR TREE
- STARBUCKS
- BIG LOTS!
- PAPA JOHN'S
- CVS
- Wendy's
- TACO BELL

**Subject**

Interstate 35

Miller's Point Elementary School

Kitty Hawk Road

Montgomery Elementary School

Gibbs Sprawl Road

FM 78

Judson High School

Universal City

Randolph Air Force Base

Loop 1604



## OFFERING SUMMARY

**Sales Price** Call for price

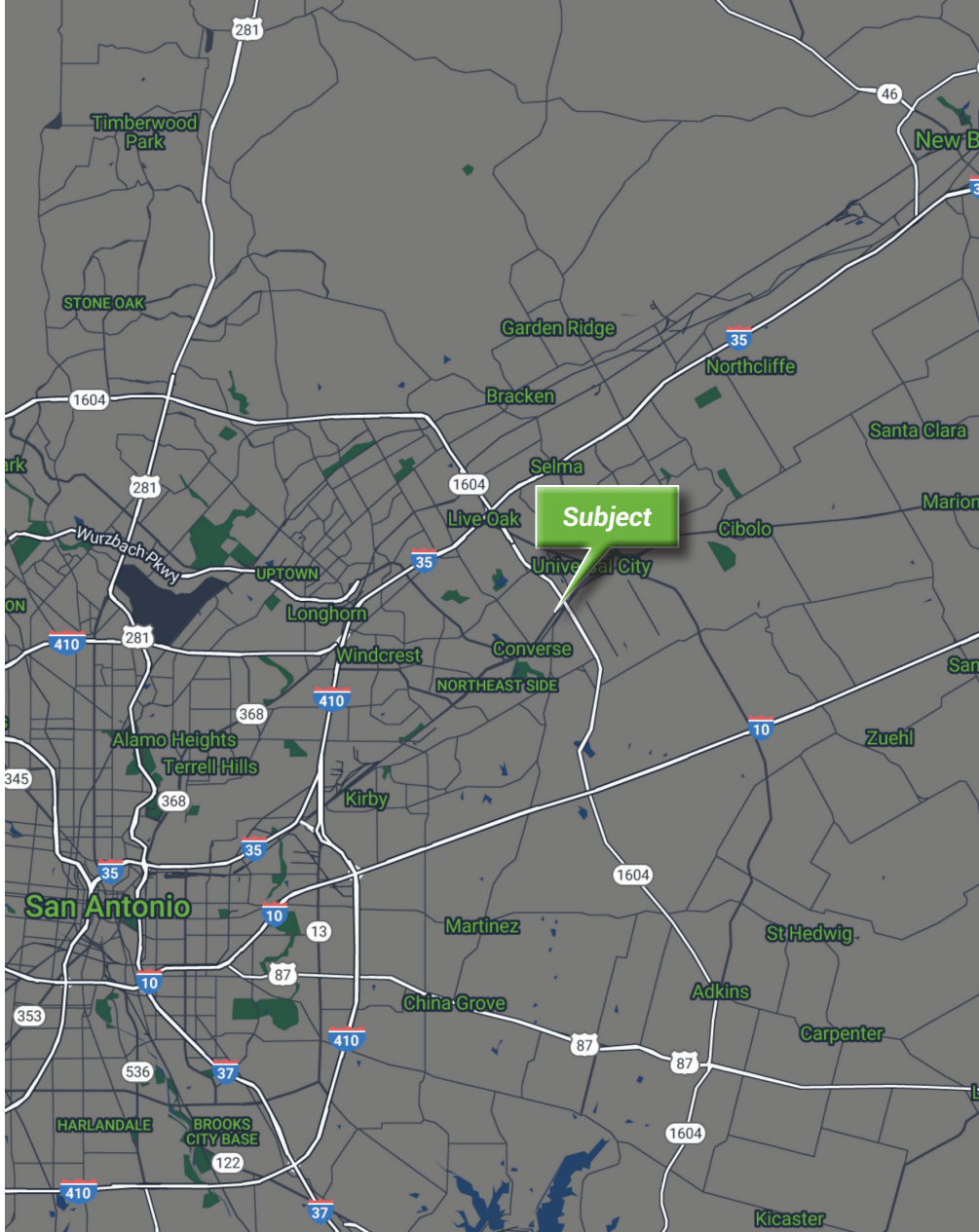
## Property Highlights

- Property has approximately 2,450 feet of frontage along FM 78
- Easy access to and from Loop 1604 & IH 35
- Visibility from Loop 1604
- Located within the far northeast San Antonio submarket city of Converse
- Zoned B-3, Commercial District and I-1, Light Industrial District
- Excellent location for retail, office, hotel and multifamily
- Traffic Counts (per TxDOT): ~40,095 vehicles per day on Loop 1604



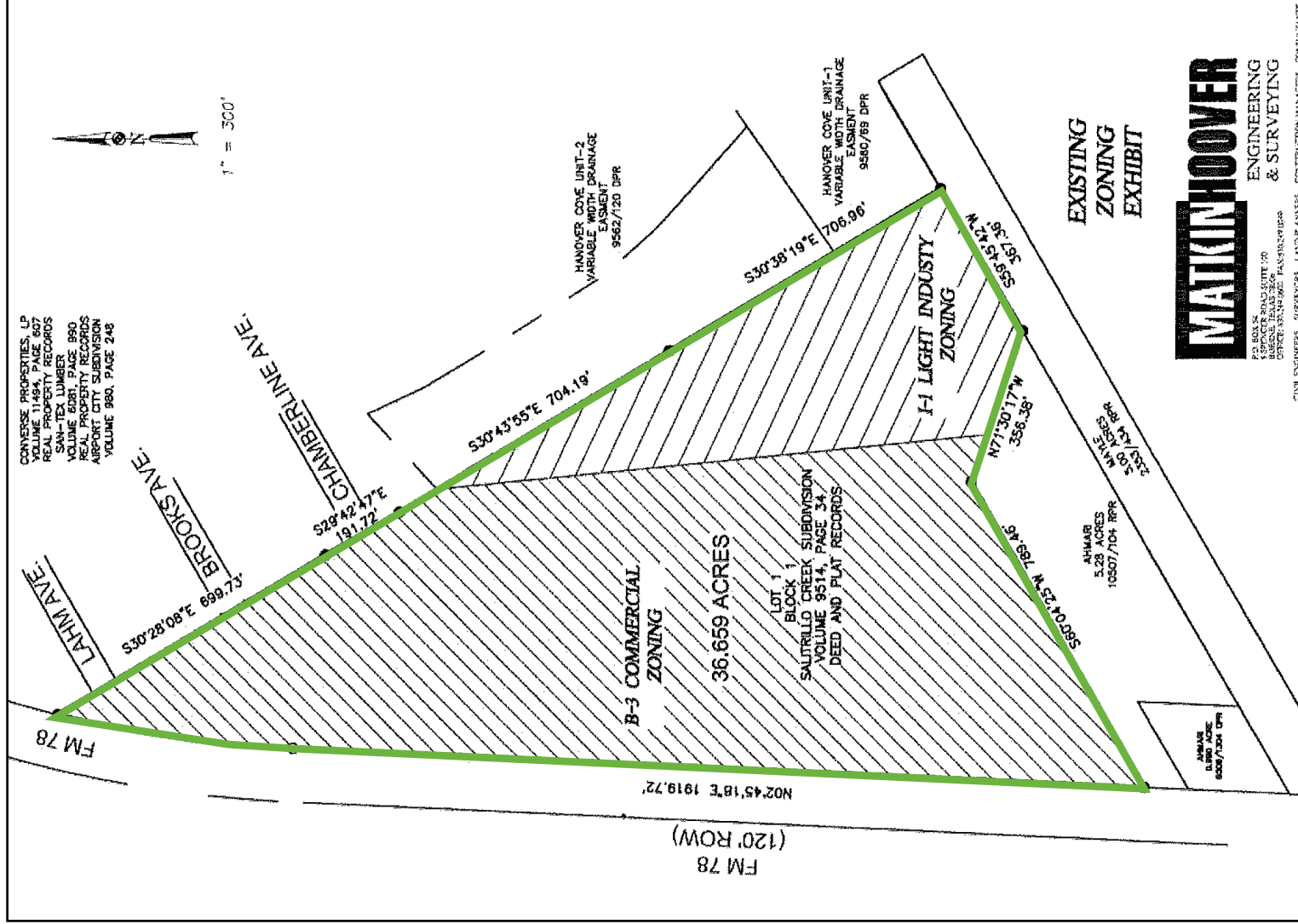


SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW



PROPERTY INFORMATION	
Size	36.65 AC
Legal Description	CB 5053U BLK 1 LOT 1 EXC SW IRR 100FT (SALITRILLO CREEK SUBD)
ID Number	307326
Access	Accessible to & near Loop 1604 & John E Peterson Blvd (FM 78)
Frontage	2450' on John E Peterson Blvd (FM 78)
Zoning	B-3, Commercial & I-1, Light Industrial
Utilities	Utilities in area
Flood Plain	Partial
Traffic Counts	FM 78: ~20882 VPD Loop 1604: ~40,095

Survey





SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW



FM 78  
**OVER 20,000**  
VEHICLES PER DAY  
(TXDOT AADT 2016)



TOTAL POPULATION OF  
**OVER 195,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL HOUSEHOLDS  
**OVER 68,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



AVERAGE HH INCOME  
**OVER \$75,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)



TOTAL EMPLOYEES  
**OVER 46,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)

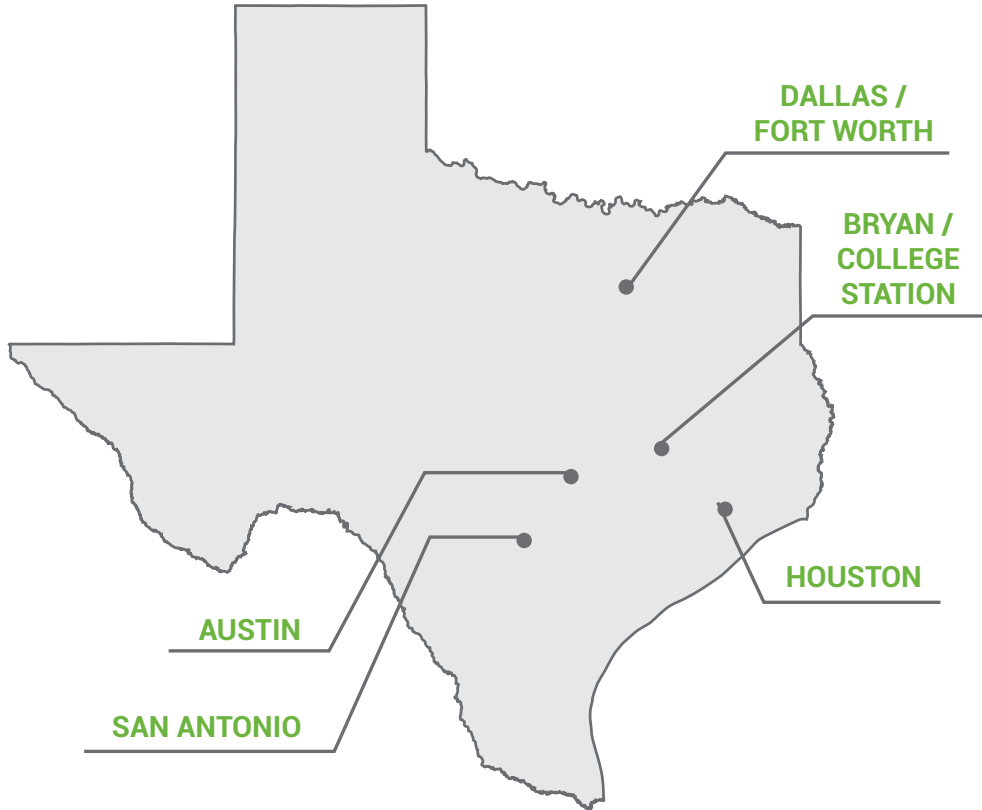


AVERAGE HOME VALUE  
**OVER \$164,000**  
WITHIN FIVE MILE RADIUS  
(ESRI 2017)

	1 Mile	3 Mile	5 Mile
<b>2017 Total Population</b>	11,547	86,084	195,567
<b>2022 Total Population</b>	12,861	93,833	214,980
<b>2017-2022 Annual Growth Rate</b>	2.18%	1.74%	1.91%
<b>2017 Households</b>	3,927	29,613	68,392
<b>2022 Households</b>	4,354	32,154	74,913
<b>2017 Average Home Value</b>	\$147,322	\$148,672	\$164,826
<b>2022 Average Home Value</b>	\$161,616	\$168,127	\$191,588
<b>2017 Average HH Income</b>	\$67,972	\$72,813	\$75,244
<b>2022 Average HH Income</b>	\$76,500	\$81,328	\$84,066



SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW



**SAN ANTONIO, TEXAS  
NATIONAL RANKING  
AND RECOGNITIONS**

**#9 FASTEST-GROWING  
LARGE METROPOLITAN AREA IN TEXAS**  
(U.S. Census Bureau, 2015)

**#9 METRO AREA IN U.S.  
FOR GROWING  
COMPANIES**  
(CNBC 2015)

**#25 METRO MARKET  
POPULATION: 2.3 MILLION**  
(U.S. Census Bureau, 2015)

**34.4 MILLION  
ANNUAL VISITORS**  
(Visit San Antonio 2016)

**#8 AMERICA'S NEXT  
"BOOM TOWNS"**  
(Forbes 2016)

**#6 POPULATION GROWTH  
IN THE US AMONG BIG METROS**  
(Express News 2016)

**#7 TOP 10 BEST  
RUN CITIES  
IN TEXAS**  
(Wallet Hub, 2017)

**#10 TOP 15 CITIES  
IN THE U.S.**  
(Travel and Leisure, 2017)

**#3 BEST PLACES  
TO RETIRE**  
(US News & World Report, 2017)

**#14 BEST PLACES  
TO LIVE**  
(US News & World Report, 2017)

Strategically placed in the heart of the Texas Hill Country is San Antonio, Texas. Often referred to as "a big city, with a small town feel," San Antonio offers the perfect blended energy of a metropolitan, international city with small town charm. The current metropolitan population of San Antonio-New Braunfels stands at 2.3 million people, which includes surrounding counties of Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson.

The San Antonio-New Braunfels MSA is served by a dense network of highways and an interstate system, including Interstate 10 (running through the heart of San Antonio), Interstate 35 (running north-south through the center of the metro), and is also served by federal highways Interstate 37 and Interstate 410.



SUMMARY • PROPERTY DESCRIPTION • MARKET OVERVIEW

**MAJOR EMPLOYERS IN THE SAN ANTONIO AREA (2017)**

COMPANY	INDUSTRY SECTOR	SA EMPLOYEES
Lackland Air Force Base	Military	37,000
Fort Sam Houston	Military	32,000
H-E-B	Super Market Chain	20,000
USAA	Financial Services & Insurance	18,305
Northside ISD	School District	12,751
Randolph Air Force Base	Military	11,000
Methodist Health Care	Health Care Services	9,620
City of San Antonio	San Antonio	9,145
Baptist Health System	Health Care Services	6,383
Wells Fargo	Financial Services	5,152



**REAL ESTATE IN SAN ANTONIO**

San Antonio is located in the heart of the hill country, linking the Southern part of the Texas Triangles which include Houston and Dallas Fort-Worth. San Antonio is only 140 miles from the Gulf of Mexico and because of its strategic location, it is the seventh largest city in the United States and the second largest in Texas. It's strong economy, strategic infrastructure, and geography make San Antonio a naturally favorable condition for real estate.

The city is perfectly positioned to link the East & West coasts. Interstate highways connect San Antonio to major Texas population centers and to primary border crossing points into Mexico and including the ports at Corpus Christi and Houston. Because of this, the city of San Antonio accounts for more than 50% of total goods flowing between the United States & Mexico, before reaching their final destination.

**WORKFORCE & LABOR POOL**

The San Antonio MSA, which includes New Braunfels, Boerne, Schertz, and Seguin, boasts a workforce population of 1,186,000 people as of March 2018. A number of professional opportunities present themselves to the city, including environmental technology, finance, healthcare, IT/cybersecurity, government and more. In addition, more than 26,000 students enter the workforce each year from the 31 higher-education facilities scattered around the city. During the last financial crisis, San Antonio remained recession proof, and actually ranked in the top 10 for the fewest jobs lost and the highest economic growth in the country during the recession. (The Atlantic)



## REGIONAL TRAFFIC GENERATORS

### TOURISM

Tourism in San Antonio is big business. With more than 34 million visitors annually, the tourism industry in the Alamo city has about a \$13.6 billion-dollar impact on the local economy. The major attractions of the Alamo and Riverwalk, alone, bring an average of 26 million visitors per year. However, the city offers a plethora of entertainment options and ideas to newcomers and locals - from catching a show at the Majestic Theatre, exploring the redeveloped yet historic charm of Pearl Brewery & Blue Star Brewery, or braving your fear of heights at Fiesta Texas. In May 2018, San Antonio celebrated its' tricentennial as a city, celebrating the inhabitants that helped lay the foundation for the eclectic art, diverse culture and stunning innovations that have become signatures of life in San Antonio. Beginning in the Spring of the late 1800s, San Antonio gathers together during a two-week span every year for events, parades, and food celebrating culture and the Battle of San Jacinto; this event is appropriately named Fiesta. A study released by the University of Texas San Antonio in 2017 revealed that the economic impact of the two-week celebration contributes over \$340 million for the Alamo city – Viva Fiesta!

### INFORMATION TECHNOLOGY/CYBER SECURITY

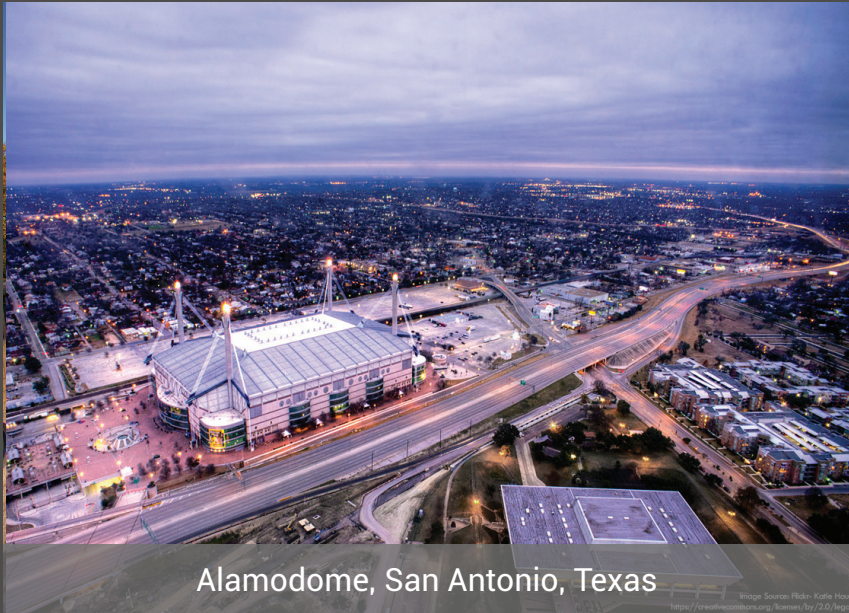
San Antonio has one of the largest concentrations, across multiple agencies, of IT, Information Assurance (IA) and cybersecurity professionals in the nation. Historically known as America's home for military training and operational excellence, San Antonio has now expanded its role as a premier center as Information Technology and Cybersecurity in the U.S. Today, over forty Cybersecurity firms are headquartered in San Antonio and is one of the largest concentrations of IT, Information Assurance (IA) and cybersecurity professionals in the nation. Numerous Universities and Colleges fuel the talent pipeline for San Antonio's Cybersecurity/Tech industries, by offering dedicated education and training in these fields.

### MILITARY

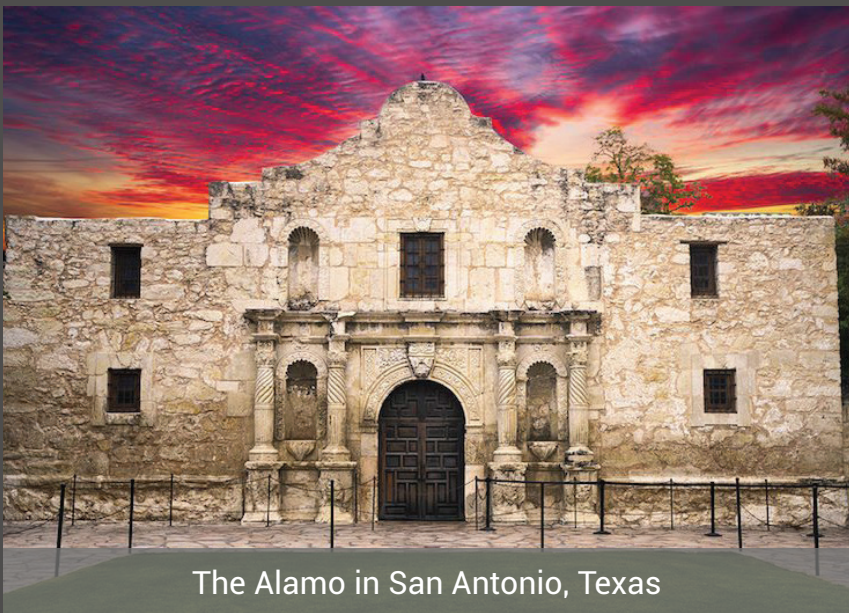
Collectively known as Military City, USA, San Antonio is home to 4 military stations. Randolph Air Force Base – Headquarters for Air Education and Training Command and the Air Force Military Personnel Center, Fort Sam Houston – Brooke Army Medical Center, Lackland Air Force Base – Headquarters for Air Force Intelligence Agency & basic training camp, and Camp Bullis – training support to JBSA. Joint Base San Antonio (JBSA) has a substantial impact on the local economy in San Antonio and in Texas. The Texas Comptroller of Public Accounts and JBSA recorded an impact estimated at \$48.7 billion overall. One in eight people in Bexar County are associated with JBSA, translating to 3.4% of the area's total employment and 64% of Texas' total military population.

### FACTS AND FIGURES

- San Antonio has the top tourist attractions in Texas: The Alamo and The Riverwalk
- San Antonio is the seventh largest city in America and the second largest in Texas, encompassing a total geographic area of 467 miles
- Each year, more than 34 million visitors make their way to San Antonio
- San Antonio is ranked as #7 in the Top 10 best run cities in Texas; WalletHub, 2017
- Ranked 3rd among (15) the largest U.S. cities with the biggest population gains, U.S. Census Bureau, 2017



Alamodome, San Antonio, Texas



The Alamo in San Antonio, Texas



# 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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Licensed Broker/Broker Firm Name or Primary Assumed Business Name

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Sales Agent/Associate's Name

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Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date



**For More Information About This Property,  
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