

WESTOVER RETAIL



HWY 151 & MILITARY DR, SAN ANTONIO, TEXAS 78251

FOR SALE *or* LEASE

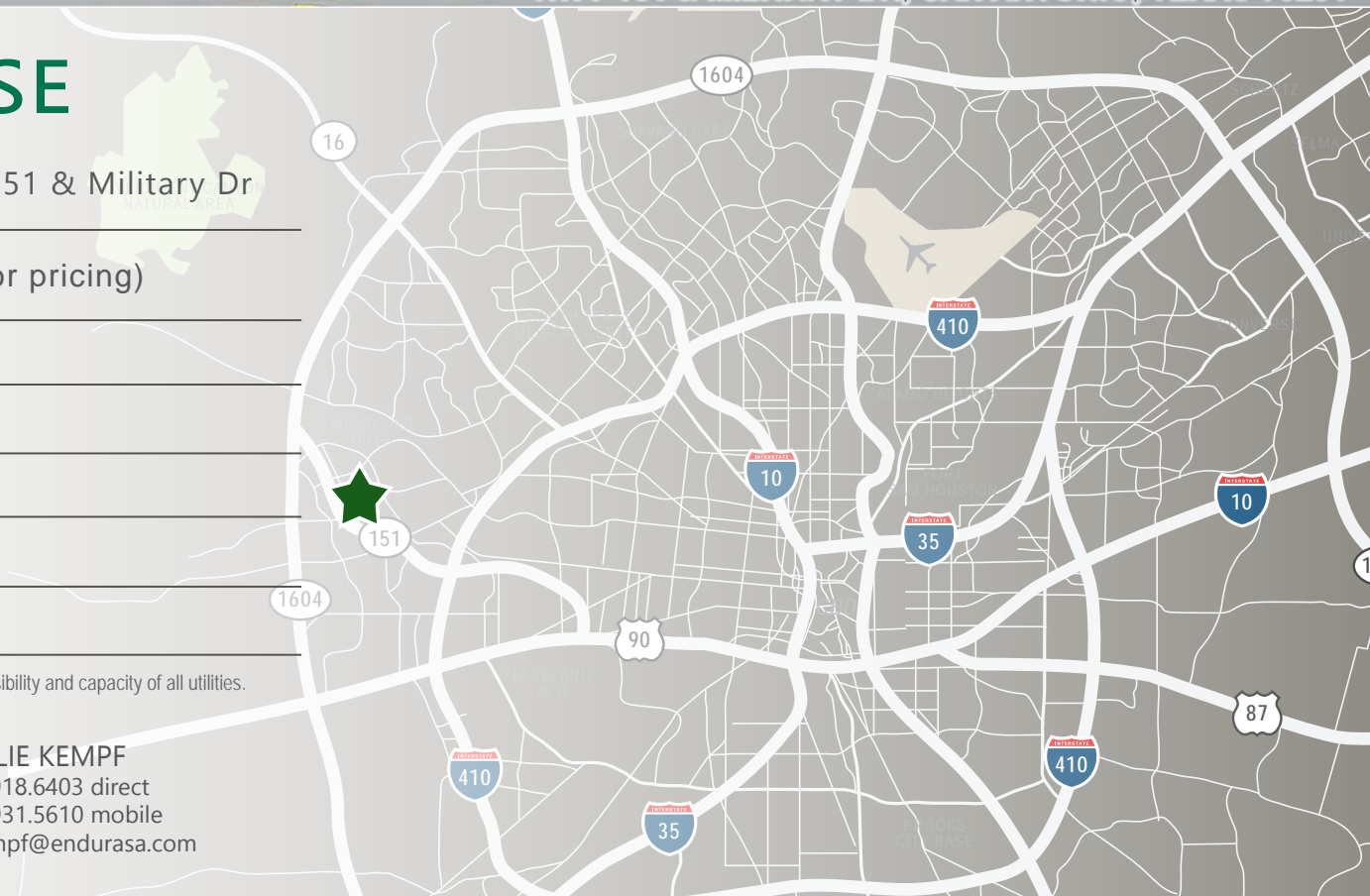
Location:	SEQ of State Hwy 151 & Military Dr
Land For Sale:	±1.08 acres (call for pricing)
Retail Space For Lease:	±13,226 SF
Rent:	Contact Broker
Zoning:	C-3
Utilities*:	Available to site
Frontage:	±284 ft.

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



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PROJECT OVERVIEW

Endura Advisory Group is excited to announce that pre-leasing is underway for a new retail project in the Hwy 151 corridor. The project is adjacent to a new Quik Trip c-store and features direct proximity to the recently announced VA hospital. The Westover Hills project is surrounded by dense residential neighborhoods, corporate campuses, and boasts one of the strongest day time populations in all of San Antonio.

Major employers in the trade area include CHRISTUS Santa Rosa, Baptist Healthcare, Valero, Microsoft, Lowes, Frost Bank, Nationwide Insurance, JP Morgan Chase, Wells Fargo, Southwest Research Institute, and countless others.

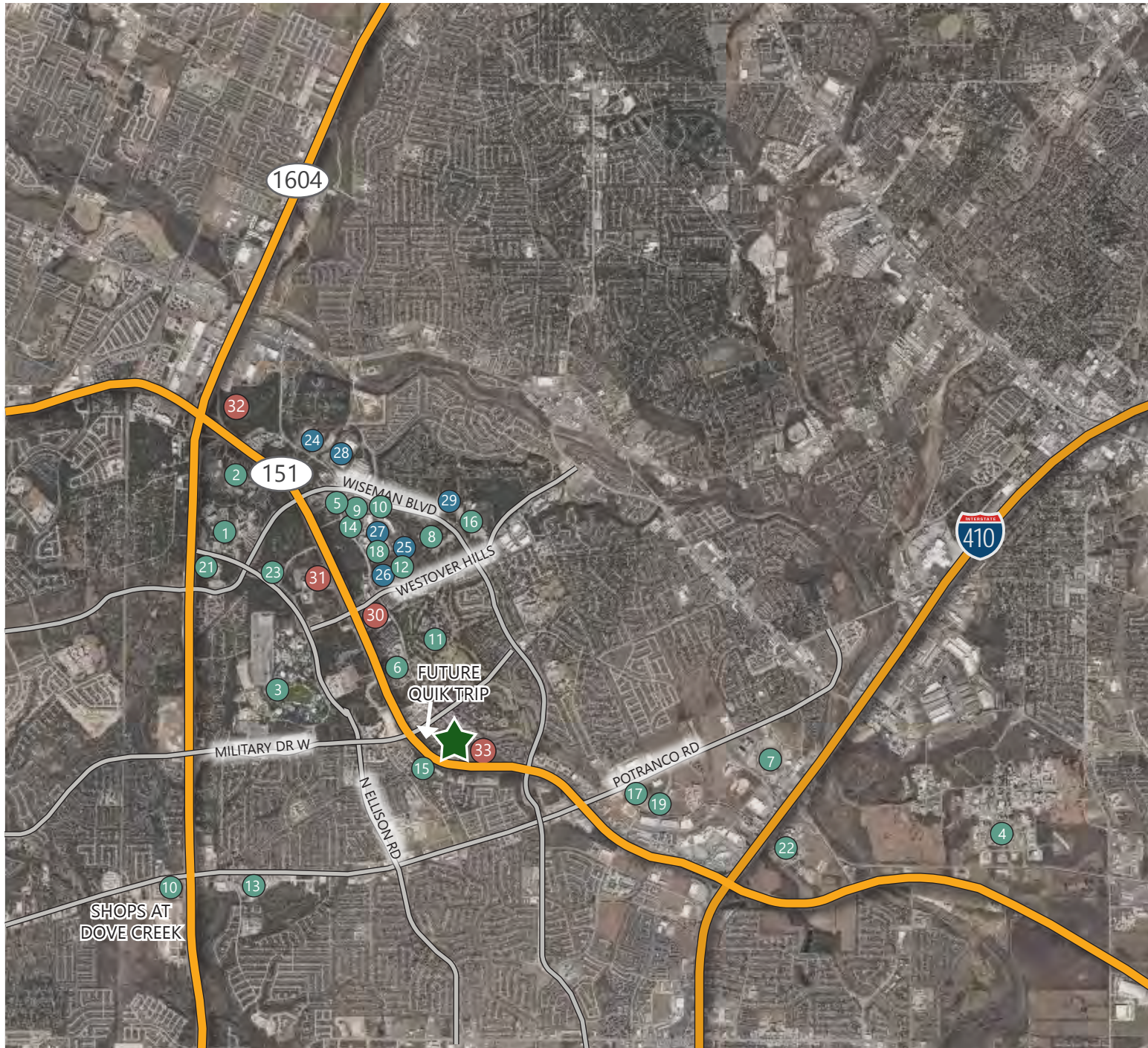
The project itself is a mix of strip retail (approximately 13,226 SF) and one pad site for sale. The project will have access directly off of the Hwy 151 frontage road as well as Military Drive via a cross-access agreement with Quik Trip. The strong daytime population coupled with outstanding access and visibility make this project one of the premier retail locations in the corridor.



FAR WEST SAN ANTONIO ECONOMIC DRIVERS

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MAJOR EMPLOYERS

Employer	Employees (+)
1 Northwest Vista College	16,000 (students)
2 Wellsfargo Operations Center	3,200
3 SeaWorld San Antonio	2,800
4 Southwest Research Institute	3,000
5 JPMorgan Chase	1,800
6 Nationwide Insurance	2,000
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 H-E-B plus!	550
14 Aetna Health	600
15 Charter Communications	500
16 Maxim Integrated Products	500
17 Fred Loya Insurance Center	480
18 Frost Bank Operations + Data Center	1,350
19 Petco Support Center	400
20 Walmart Super Center	350
21 Takata Seatbelts	340
22 Texas Biomedical Research Institute	360
23 GM Financial Servicing Center	650
TOTAL	40,580

DATA CENTERS

- 24 Chevron
- 25 Christus Health Care
- 26 CyrusOne
- 27 Lowe's
- 28 Microsoft
- 29 Valero Energy

HOSPITALS

- 30 Baptist Emergency Hospital
- 31 CHRISTUS Santa Rosa Hospital
- 32 Methodist Westover Hills
- 33 VA Hospital

WEST LOOP 1604 RETAIL CENTERS

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1. THE RIM
2. BANDERA TRAILS
3. ALAMO RANCH
4. SHOPS AT DOVE CREEK
5. WESTOVER MARKET PLACE

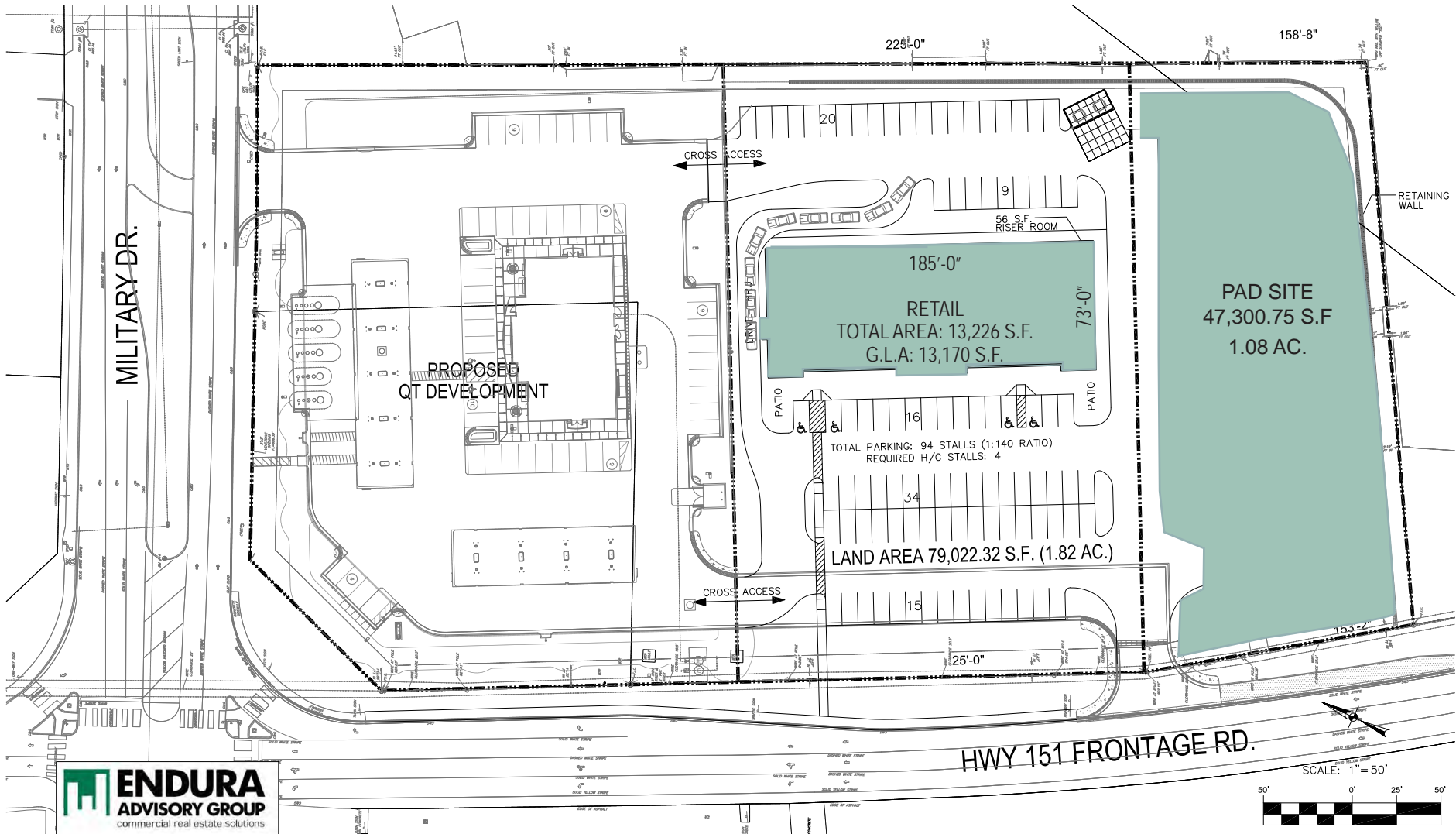


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SITE PLAN

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RETAIL DEVELOPMENT
 HWY 151 & MILITARY DR.
 SAN ANTONIO, TEXAS 78251

PROPOSED SITE PLAN

project #: 18.319
 151 and Military Site Plan 10.07.19 LF.dwg

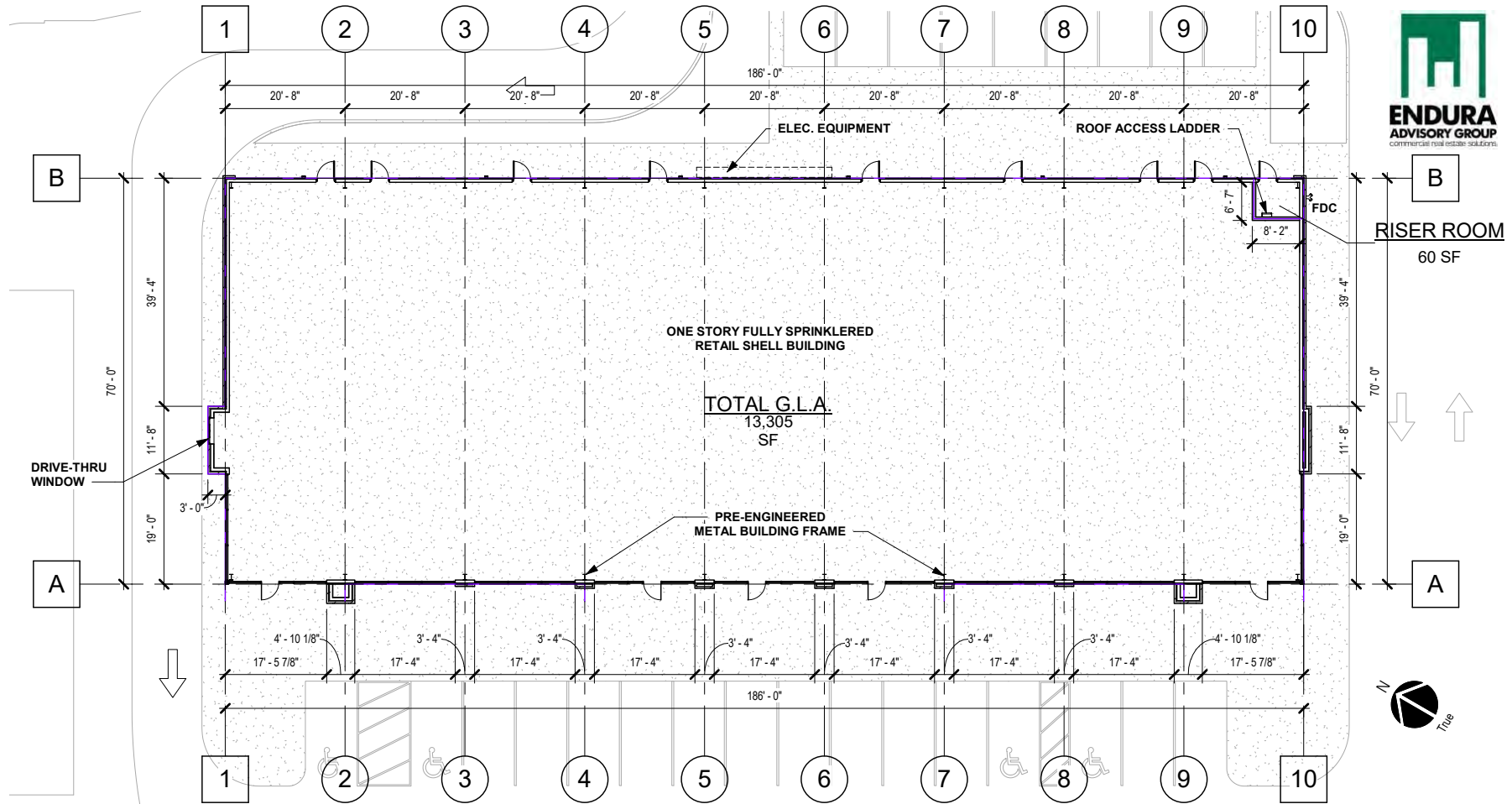
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FLOOR PLAN

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RISER ROOM
60 SF

TOTAL G.L.A.
13,305
SF



151 & MILITARY RETAIL DEVELOPMENT

PROPOSED FLOOR PLAN

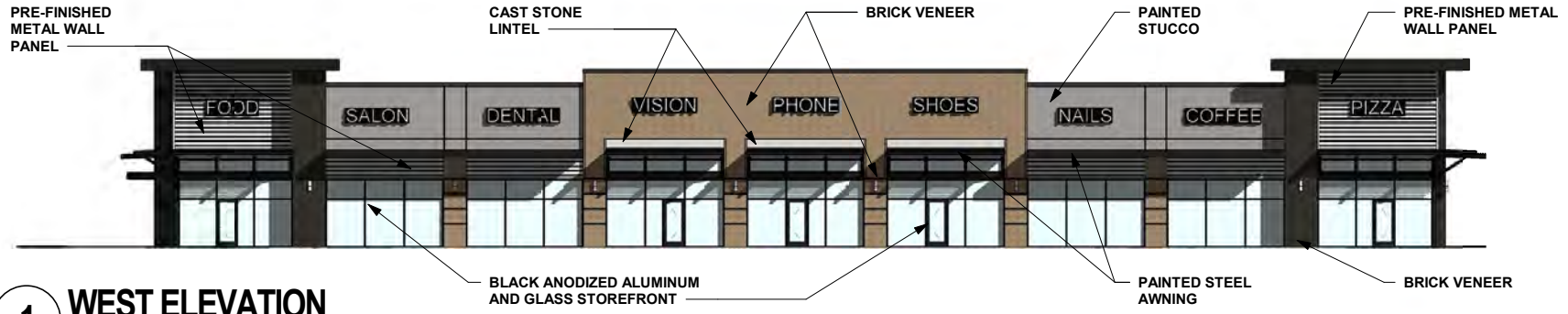
HWY 151 & MILITARY DR.
 SAN ANTONIO, TEXAS 78251

project #: 18.319
 11.14.19
EX.1

ELEVATIONS

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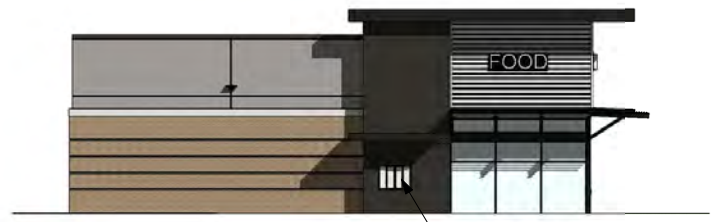
1 WEST ELEVATION
 SCALE: 1/16" = 1'-0"



2 EAST ELEVATION
 SCALE: 1/16" = 1'-0"



3 SOUTH ELEVATION
 SCALE: 1/16" = 1'-0"



4 NORTH ELEVATION
 SCALE: 1/16" = 1'-0"



151 & MILITARY RETAIL DEVELOPMENT

HWY 151 & MILITARY DR.
 SAN ANTONIO, TEXAS 78251

EXTERIOR ELEVATIONS

project #: 18.319
 11.14.19
EX.3

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DEMOGRAPHICS

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RADIUS	1 MILE	3 MILE	5 MILE
POPULATION			
2024 Projection	13,984	126,242	297,669
2019 Estimate	12,935	116,723	277,196
2010 Census	10,882	97,892	244,892
Growth 2019-2024	8.11%	8.16%	7.39%
Growth 2010-2019	18.87%	19.24%	13.19%

HOUSEHOLDS			
2024 Projection	5,243	42,708	98,224
2019 Estimate	4,847	39,595	81,418
2010 Census	4,003	33,389	81,418
Growth 2019 - 2024	8.17%	7.86%	7.10%
Growth 2010 - 2019	21.08%	18.59%	12.65%
Owner Occupied	2,347	23,423	59,125
Renter Occupied	2,500	16,172	32,589

HOUSEHOLD INCOME			
2019 Avg Household Income	\$83,120	\$75,868	\$73,892
2019 Med Household Income	\$70,249	\$63,576	\$60,404

RADIUS	NO. OF BUSINESSES			NO. OF EMPLOYEES		
	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE
TOTAL BUSINESSES	272	2,168	4,911	3,122	28,356	63,808
Retail	22	259	727	155	6,054	12,684
Wholesale	4	26	99	17	125	891
Hospitality & Food Service	24	220	472	1,051	5,585	10,762
Real Estate, Renting, Leasing	23	143	322	101	728	1,491
Finance & Insurance	17	190	403	52	2,855	3,846
Information	4	37	82	18	279	648
Scientific & Technology Services	10	89	232	124	850	4,652
Management of Companies	1	1	4	3	3	12
Health Care & Social Assistance	116	708	1,100	594	3,618	6,796
Education Services	9	52	139	745	2,805	6,690
Public Administration & Sales	4	5	20	20	32	565
Arts, Entertainment, Recreation	4	33	87	32	3,026	3,353
Utilities	0	1	2	0	12	62
Admin Support & Waste Management	5	47	140	40	211	1,183
Construction	12	89	338	47	344	2,263
Manufacturing	1	26	107	8	245	4,476
Agriculture, Mining, Fishing	0	2	9	0	3	16
Other Services	16	240	628	115	1,581	3,418

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Major hospital campus planned for Westover Hills

Nov 7, 2019, 6:35pm CST

Methodist Healthcare has begun preliminary work on a major clinical campus in Westover Hills that will include a full-service hospital and a multistory medical office building housing an ambulatory surgery center.

Confirmation of those plans comes little more than a month after the San Antonio based health care system opened a smaller emergency facility in the same Far West Side area.

"We are ... working through the design, scope of services and the size of the hospital," Methodist Healthcare CEO Allen Harrison told me.

The planned facility has tentatively been branded Methodist Hospital Westover Hills.

Meanwhile, the office building will likely span roughly 100,000 square feet. Methodist officials are working to finalize its development agreement.

The health care system anticipates allocating the first floor for an ambulatory surgery center, which will be a joint venture between Methodist Healthcare and surgeon investors, Harrison said.

The office portion of the project is expected to take about 24 months to complete. It's not clear when construction will begin on that phase. Westover Hills and nearby Alamo Ranch are high-growth areas. Harrison said that sector of the city is projected to have more than 650,000 residents in the next five years.

Methodist officials have not disclosed the projected cost for the two projects, as plans for the structures are not completed. For context, about a year ago, Methodist announced plans to invest roughly \$46 million to expand its Northeast Methodist Hospital. The planned Westover Hills campus will likely be far more expansive.

"Over the course of the life of our system, we have invested about one and a half billion dollars in capital projects," Harrison said. "This will represent a sizable increase to that number."

As work progresses on the new hospital and offices, Methodist will look at options for its current emergency medical facility in Westover Hills.

"We will look to the next two or three years to better understand how that facility is meeting the needs of the community and what we might want to retain or what we might want to change as we open a full-service hospital," Harrison said. "We will finalize those plans as we get closer."



METHODIST HEALTHCARE
Conceptual rendering of Methodist Healthcare's new hospital and medical office building planned for Westover Hills.

SOURCE: SAN ANTONIO BUSINESS JOURNAL

VA to get \$68M multistory medical center near SeaWorld

Jul 1, 2019, 2:12pm CDT

US Federal Properties Co., a Kansas City, Missouri-based developer, plans to break ground in mid-July on a new multistory Veterans Affairs outpatient campus near SeaWorld San Antonio.

The three-story San Antonio Northwest Health Care Center will cost approximately \$68 million to develop and span nearly 237,000 square feet. It will be built near U.S. Highway 151 and Rogers Road and feature a contemporary architectural design intended to provide what project leaders characterize as a "healing embrace."

The new facility is expected to open in November 2022, though it could be earlier, said Lisa Simoneau, associate director for the South Texas Veterans Health Care System. While officials have not disclosed the project's cost, it represents a significant expansion of the VA's presence in San Antonio.

"San Antonio is a fast-growing city. This will allow us to expand access to care, including mental health care," Simoneau said.

The new center is designed around six modules for patient-aligned care teams, or PACTs, on two floors. Those modules will accommodate 60 care and extended care teams supporting 128 exam rooms. Each PACT group will embrace a holistic approach to care and will include a pharmacist, mental health provider and case workers.

Kansas City, Kansas-based architectural firm Hoefler Wysocki designed the San Antonio project, which will also house general health, telehealth and women's health personnel. It will offer general and mental health services, surgery, imaging, laboratory services, a pharmacy and CT/MRI services on-site. In addition, patients will have access to a 50-chair dental clinic, a dental surgery suite and a prosthetics lab.

"It's a very comprehensive project. It's a hospital with out the overnight beds," Hoefler Wysocki Principal Hasam Habib said.

"We are exclusively leasing the property. It is being built to our needs," Simoneau said.

Asked about the location, several miles from the VA's South Texas Medical Center campus, Simoneau said, "We are finding more veterans who live in that area. It's a great property with great access."

Work on the new campus, which will be built on a 25-acre site and include 200 parking spaces, will follow President Donald Trump's request for an appropriation of more than \$198 billion in the 2019 budget to support the VA's work. The administration is using those funds to redesign existing infrastructure and on new construction in an effort to create more holistic healing environments.

Toward that end, the new Alamo City campus will feature a large atrium with natural light and a lush park-like setting with native plants. Project officials believe the design will bring patients more comfort, while improving staff productivity and retention.

"There is a focus on whole health, a more holistic approach for our vets," Habib said.



VETERANS ADMINISTRATION | HOEFER WYSOCKI
A rendering shows the outside of the Department of Veterans Affairs' planned San Antonio Northwest Health Care Center

SOURCE: SAN ANTONIO BUSINESS JOURNAL

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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.

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- **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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Eric Lundblad	584796	elundblad@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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