



# TPC Town Plaza – For Lease



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Broker

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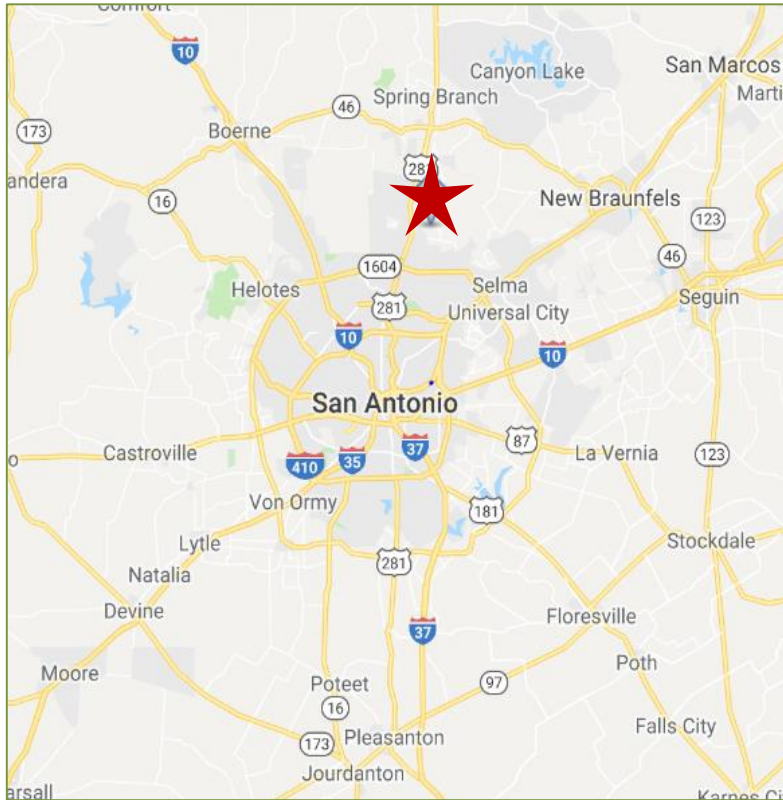
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# Property Details



TPC PARKWAY & CIBOLO CANYONS	
Construction:	Two buildings of concrete tilt wall panels with glass storefront along TPC Parkway, accented with natural stone of the area
Size:	Phase 1 – 9,100 sf (100% pre-leased) Phase 2 – 10,000 sf (Currently pre-leasing)
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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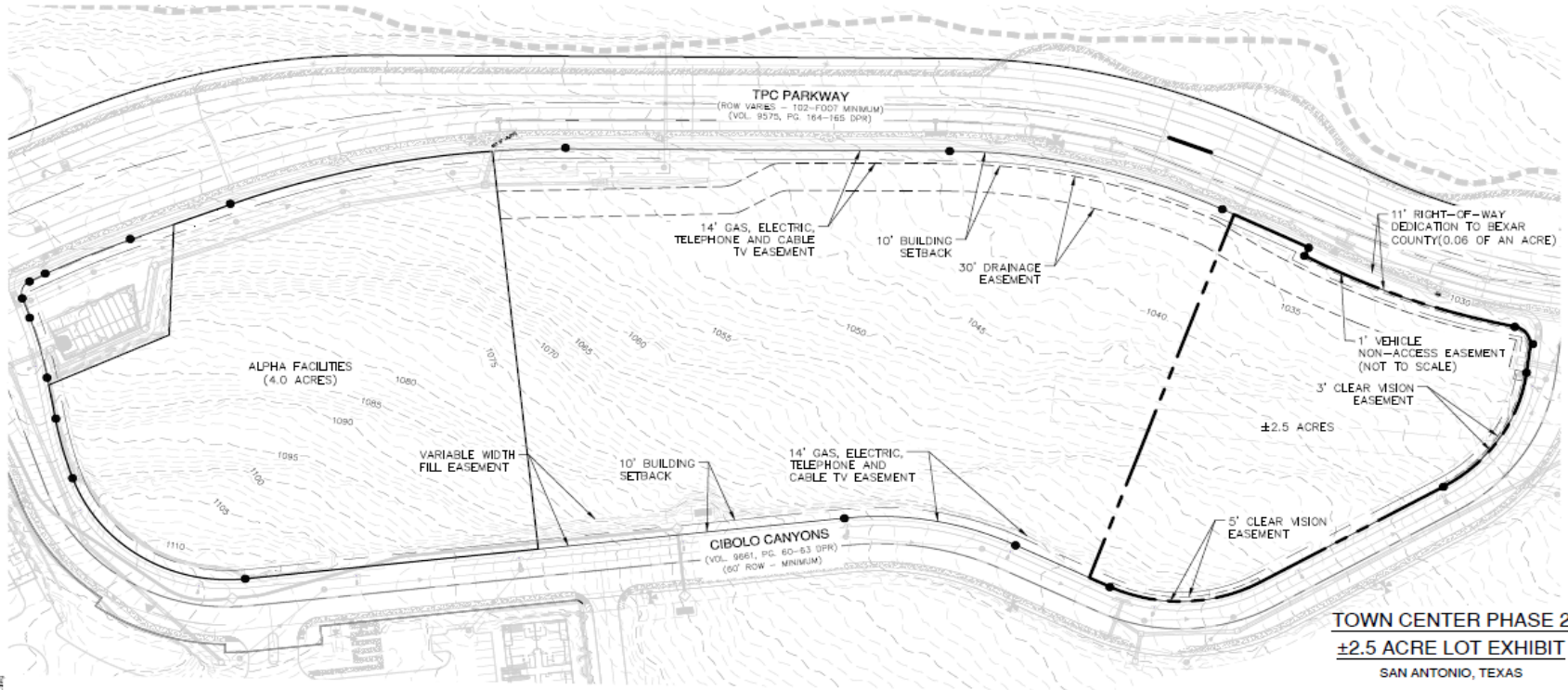


Aerial

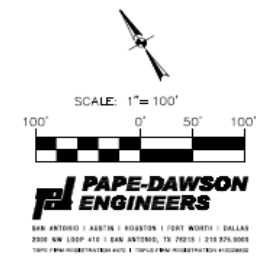


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# Survey



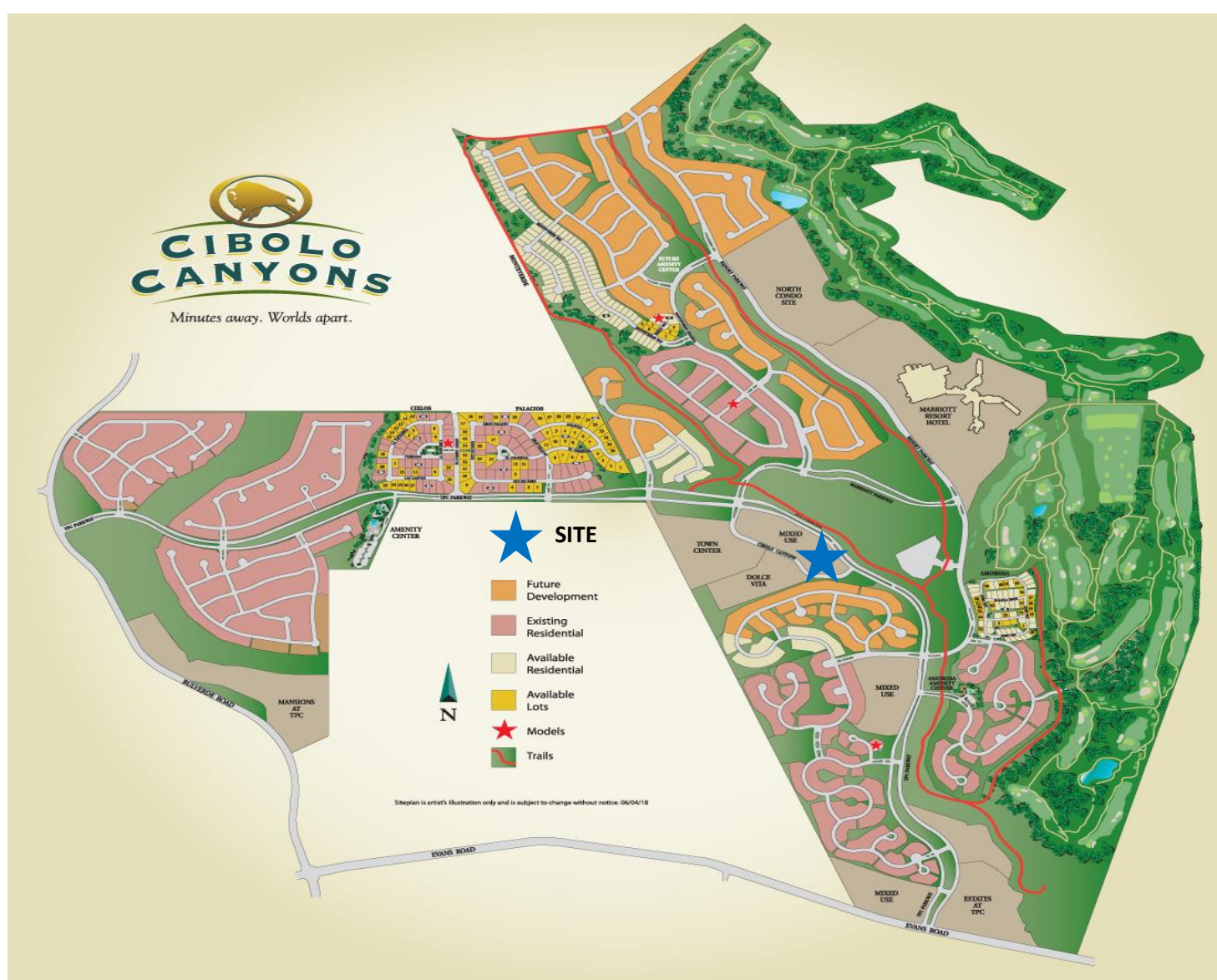
**TOWN CENTER PHASE 2**  
**±2.5 ACRE LOT EXHIBIT**  
SAN ANTONIO, TEXAS



DATE: 04/12/2016, 4:43PM, USER: J. J. JONES  
FILE: P:\2016\Town Center Phase 2\2.5 Acre Lot Exhibit.dwg

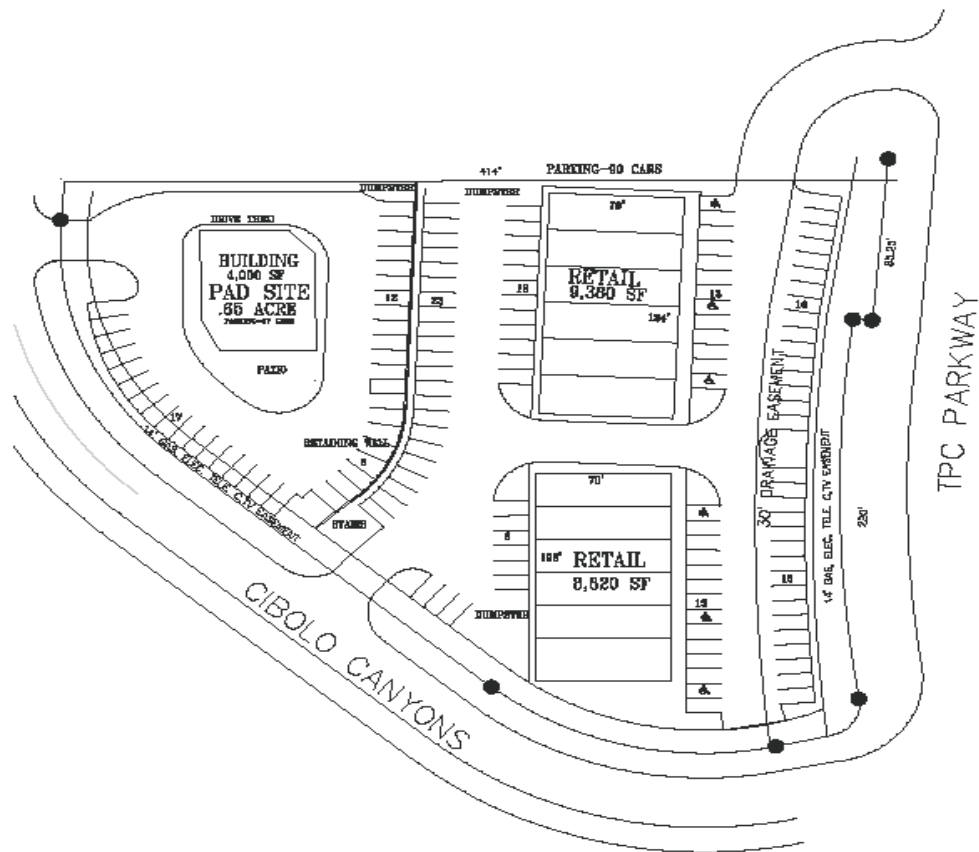
# TPC Town Plaza – For Lease

# Site Plan – Cibolo Canyons



## TPC Town Plaza – For Lease

# Site Plan



TOWN CENTER PHASE 2

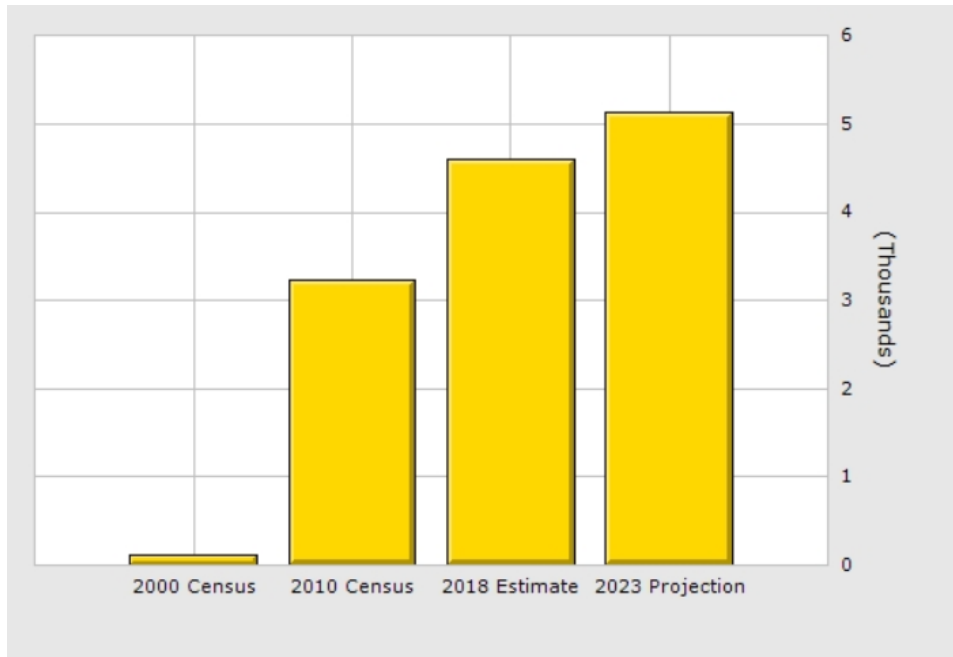
## TPC Town Plaza – For Lease



# TPC Town Plaza – For Lease

# Demographics - Summary

## Population – 1 mile



## Snapshot

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2018 Total Population:	4,597	34,723	91,345
2023 Population:	5,125	38,416	100,199
Pop Growth 2018-2023:	11.49%	10.64%	9.69%
Average Age:	33.10	34.50	35.50
<b>Households</b>			
2018 Total Households:	1,592	11,843	31,398
HH Growth 2018-2023:	11.24%	10.42%	9.48%
Median Household Inc:	\$121,386	\$105,980	\$104,562
Avg Household Size:	2.90	2.90	2.90
2018 Avg HH Vehicles:	2.00	2.00	2.00
<b>Housing</b>			
Median Home Value:	\$327,929	\$279,643	\$266,265
Median Year Built:	2006	2006	2004

# TPC Town Plaza – For Lease



# Demographics – Continued

Population:			
2023 Projection	5,125	38,416	100,199
2018 Estimate	4,597	34,723	91,345
2010 Census	3,228	26,094	73,854
Growth 2018-2023	11.49%	10.64%	9.69%
Growth 2010-2018	42.41%	33.07%	23.68%
2018 Population Hispanic Origin	1,539	11,486	30,443
2018 Population by Race:			
White	3,816	28,567	76,393
Black	328	2,237	5,695
Am. Indian & Alaskan	23	223	566
Asian	266	2,458	5,851
Hawaiian & Pacific Island	21	126	237
Other	143	1,112	2,604
U.S. Armed Forces:	91	560	925
Households:			
2023 Projection	1,771	13,077	34,376
2018 Estimate	1,592	11,843	31,398
2010 Census	1,127	8,934	25,465
Growth 2018 - 2023	11.24%	10.42%	9.48%
Growth 2010 - 2018	41.26%	32.56%	23.30%
Owner Occupied	1,047	9,031	23,780
Renter Occupied	546	2,811	7,619
2018 Avg Household Income	\$145,754	\$131,104	\$125,394
2018 Med Household Income	\$121,386	\$105,980	\$104,562
2018 Households by Household Inc:			
<\$25,000	56	328	1,265
\$25,000 - \$50,000	211	1,450	4,292
\$50,000 - \$75,000	189	1,847	4,670
\$75,000 - \$100,000	193	1,903	4,622
\$100,000 - \$125,000	173	1,645	4,661
\$125,000 - \$150,000	234	1,424	3,616
\$150,000 - \$200,000	177	1,313	3,929
\$200,000+	361	1,933	4,344

## TPC Town Plaza – For Lease

**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