

PAD SITES AVAILABLE

ROOSEVELT HEIGHTS

NWC LOOP 410 & ROOSEVELT AVE. | SAN ANTONIO, TEXAS | 78214

KB HOMES 500 SINGLE FAMILY HOMES

135
RESIDENTIAL LOTS

PAD 6
AVAILABLE
MULTIFAMILY -
STORAGE - MEDICAL

OWNED BY
H-E-B
FOR FUTURE DEVELOPMENT

UNDER CONTRACT



PAD 4
AVAILABLE



AVAILABLE
PAD 1
PAD 2
PAD 3



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PROPERTY HIGHLIGHTS

- 1 Benefits from **surrounding residential density** as well as nearby Texas A&M University San Antonio and Brooks City Base.
- 2 **Excellent access** along Loop 410, which boasts 62,608 cars per day.
- 3 **Well-positioned** close to expected H-E-B, future medical care location, Urgent Care, residential lots and single family homes.

ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS

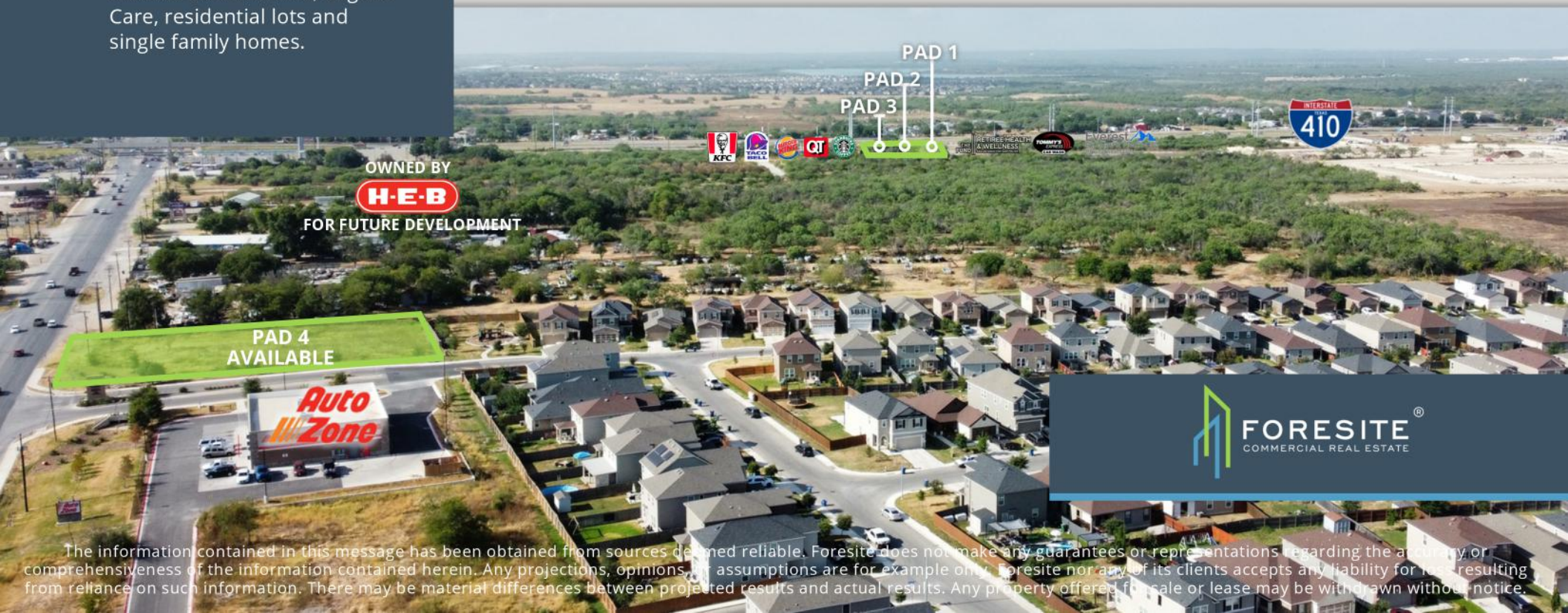
DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	4,034	47,050	162,951
Household Income	\$71,097	\$66,393	\$61,954
Households	1,336	16,101	55,840
Median Age	33.5	34.1	34.0

DESIRED USES

- Oil Change
- Asian Restaurant
- BBQ Restaurants
- Sandwich Shops
- Pet Store
- Dental Groups

“ It is right in the heart of all the growth of the South Side of San Antonio with amazing access for retailers. *B. COATS* ”



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ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS



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ROOSEVELT HEIGHTS PAD SITES

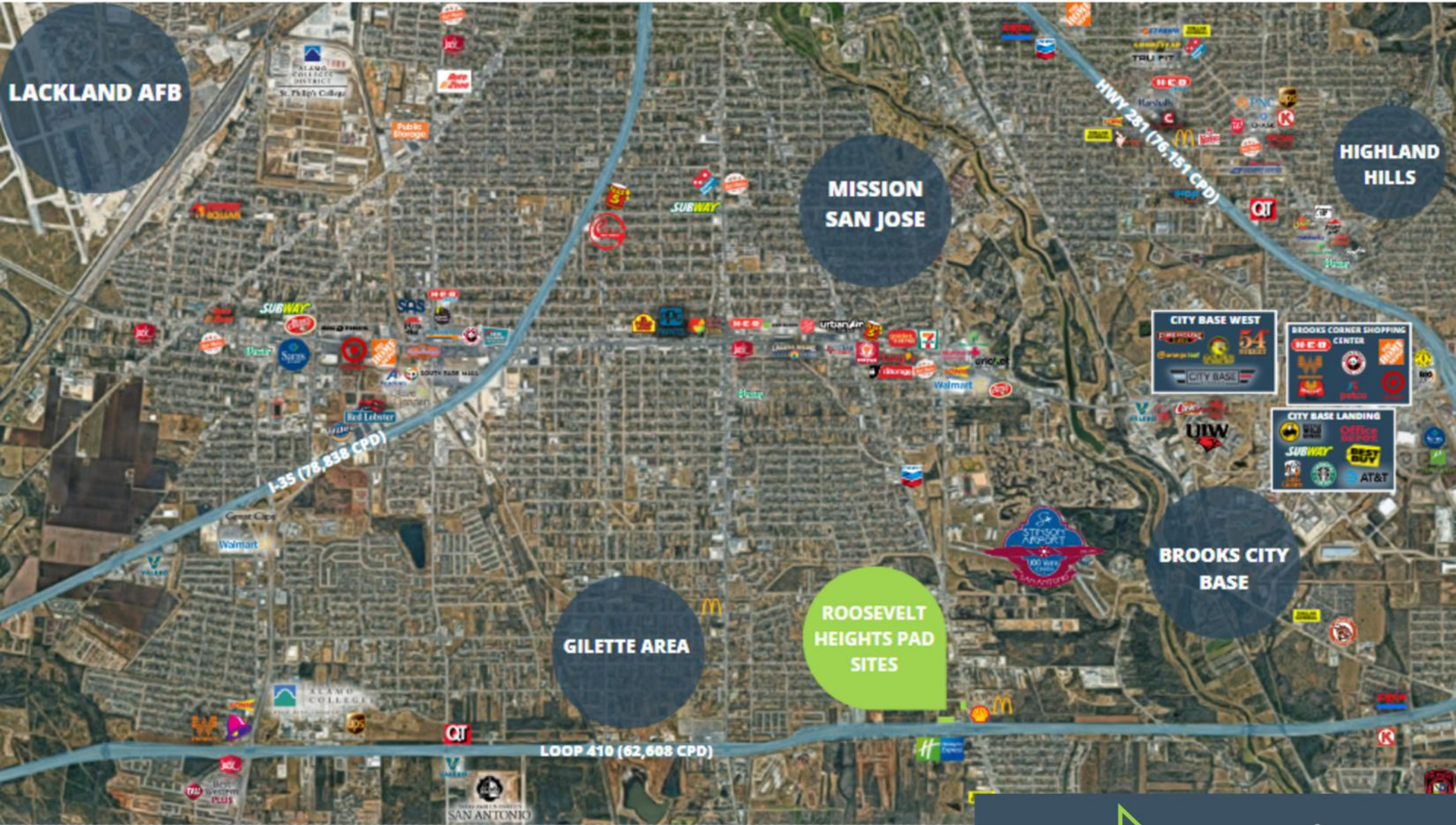
SAN ANTONIO, TEXAS



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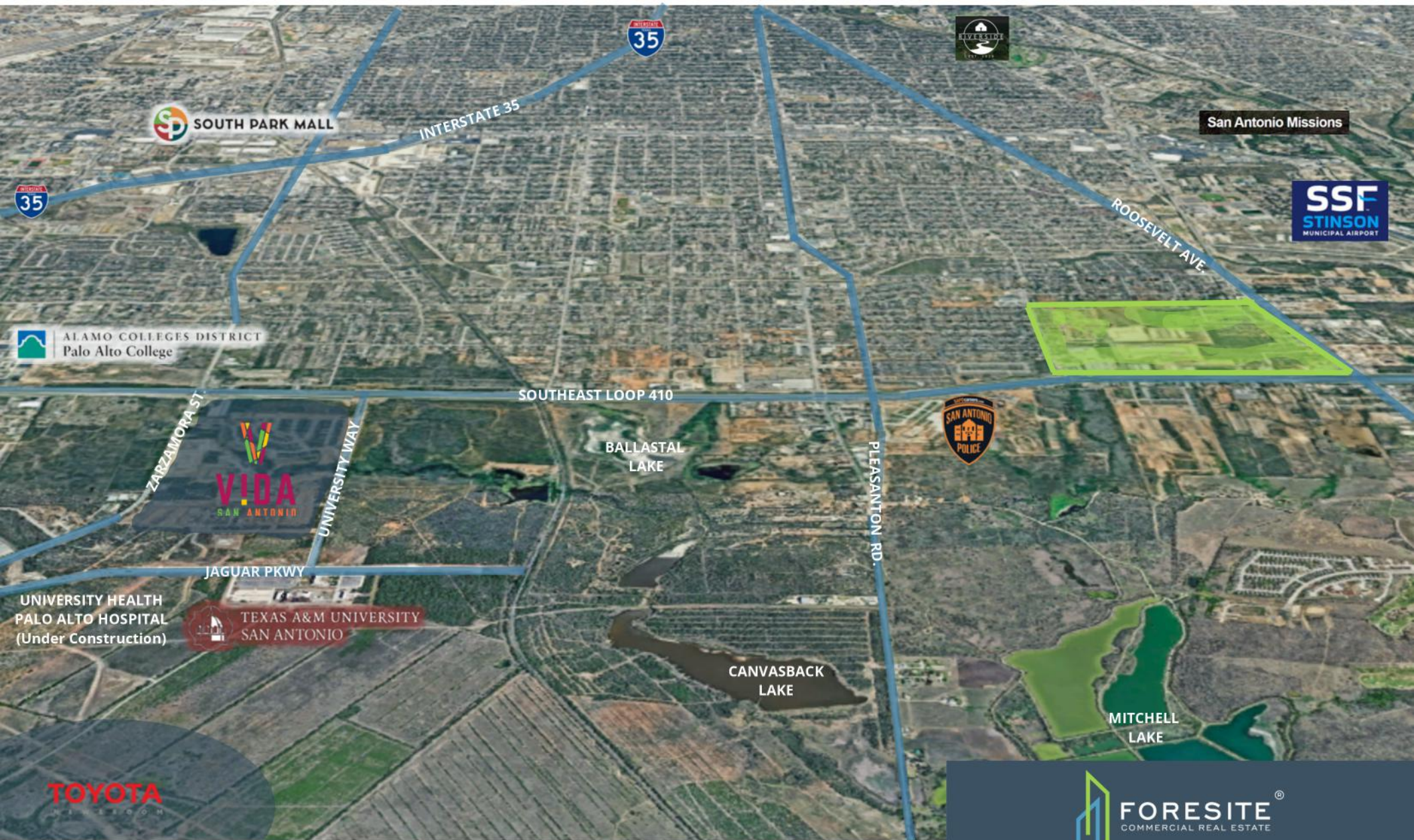
ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS



ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS



ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS

Massive development set for 2,000 acres of ranchland on San Antonio's Southeast Side

A proposed project at the intersection of Loop 410 and New Sulphur Springs Road on the Southeast Side is expected to include about 5,000 lots for single-family homes, along with commercial and industrial development.

Thousands of single-family homes and other development are set to rise on nearly 2,000 acres of ranchland in Southeast San Antonio, an area where a dearth of housing has long been blamed for limiting economic growth — but where construction is accelerating.

San Antonio developer Versa Terra Development and R City Developments Inc., a family-run company from Mexico that has owned the property for decades, are partnering to build the project at Loop 410 and New Sulphur Springs Road. It will include about 5,000 lots for single-family homes and 600 to 650 acres of industrial and commercial development, such as retail and office space, Versa Terra CEO Paul Basaldua said. He has spoken with leaders at East Central Independent School District about setting aside parcels for schools.

Toyota Motor Manufacturing, Texas Inc., which opened its plant on the South Side in 2006, is among the employers contributing to demand for housing on that part of San Antonio.

To help alleviate traffic congestion, the companies plan to build two arterial roads connecting New Sulphur Springs Road to WW White Road and the Loop 410 access road to Foster Road, Basaldua said. The project is expected to take 15 years, with construction on the first cluster of homes expected to begin next year.

"I don't think there's a whole lot of projects or pieces of property of that magnitude so close to our inner loop," Basaldua said. Construction on the South Side is increasing, with developers erecting a flurry of single-family homes, apartments, stores and restaurants. Builders started work on 2,924 homes on the South Side during fourth quarter 2023, up from 897 homes during the same three-month period in 2018, according to real estate data firm Zonda.

Texas A&M University-San Antonio's campus - Texas A&M University System Chancellor John Sharp recently predicted the campus will become the second largest of the system's 11 universities in the next decade. Texas A&M University-San Antonio recently broke ground on a \$55 million Public Health and Education Building, indicative of the growth on the South Side.

"Growing up in San Antonio, a lot of friends from the South Side, when they graduated from college, went off and started looking for homes, they couldn't find something that they wanted to be in on the South Side," Basaldua said. "Now, as you're seeing that housing stock grow ... you're seeing a lot of these folks move back toward the sides of town they grew up on." "Historically, the South Side has been underserved," said Bryan Glasshagel, senior vice president at Zonda. "There have always been residents of San Antonio (who) would prefer to live in this part of the market if product was available."

The uptick in interest among developers, Glasshagel said, likely stems from "a combination of available, lower-priced land and builders realizing that a market exists on the South Side that is beyond just entry-level housing." Home prices and rents in the area generally are lower than in many other parts of the city, a draw at a time when housing costs are outpacing wages, interest rates remain high and much of the development has catered to lower-income buyers. More midscale and upscale housing are being built.

"While a lot remains value-oriented, that is changing as builders have discovered there is demand not only for \$200,000 homes but \$300,000 and \$400,000 homes as well," Glasshagel said.

Toyota Motor Manufacturing, Texas Inc. and its surrounding suppliers, Navistar, TJX Cos., and manufacturers and other businesses at Brooks employ thousands of workers at their facilities. JCB Manufacturing plans to open a \$269 million plant at 13610 Texas 16 S. and hire 1,580 workers to build construction and agricultural equipment. Commuting to work at those places is faster compared with other parts of the city, where traffic is heavier, Basaldua said. Downtown is also a short drive away.

JCB Manufacturing plans to open a \$269 million plant at 13610 Texas 16 S. and hire 1,580 workers to build construction and agricultural equipment. Such development is contributing to the demand for new housing on the South Side. "I think you're going to start to see a lot of folks see this area as an area that they can get around town a little bit easier," he said.

Infrastructure improvements are another factor, with roads receiving upgrades and the San Antonio Water System changing its sewer service boundaries. Versa Terra and R City Developments' project will benefit from the expansion, as the city-owned utility's service area currently ends in the middle of their property, Basaldua said.

The growth in the area prompted the owner of a nearly 100-acre tract near Texas 16 and Watson Road to sue Toyota late last year over a 3-mile buffer zone around the plant that discourages residential development and other uses that Toyota considers incompatible with its facility.

Southside Affordable Development LLC wants to sell about 34 acres to a multifamily residential developer that seeks to build more than 700 affordable apartments, but the city denied the company's request to rezone the property for multifamily residential. The company filed a lawsuit in December, alleging that the city of San Antonio and Toyota entered into an "unconstitutional contract zoning" that gives the manufacturer "veto power" over proposed developments within the buffer zone.

Basaldua said developers have been eyeing R City Developments' land at Loop 410 and New Sulphur Springs Road — which is not within the buffer zone — for a decade. He said he "hit it off" with the family, who wants to see the ranch where they grew up become "something to be proud of when they drove through it in 15 to 20 years."

"We're just very excited about the project and its prospects," Basaldua said.



~ San Antonio Express News
April 30, 2024

ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS

University Health breaks ground for South Side hospital

The first bit of dirt has been turned and construction is officially underway for a full-service, state-of-the-art hospital that will serve the rapidly growing South Side community in Bexar County. George Hernández, Jr., president & CEO for University Health, compared the official beginning of construction to the planting of a seed that will grow with the support of area leaders and residents. "My ask of you today, is that you commit to watering the seeds we plant. That you commit to further develop the foundations we lay," said Hernández, who championed the need for this hospital and is retiring later this year. "In the end, we will all leave a real legacy for this community, for San Antonio, for Bexar County and for Texas that will not only heal the sick and injured, or train the next generation of health care workers, but also improve the good health of the community," he said.

When it opens in 2027, University Health Palo Alto Hospital, located on a 68-acre campus next to Texas A&M – San Antonio, will be a state-of-the-art, five-story acute care hospital with a connected medical office building. The initial 166 inpatient beds can be expanded to 286 beds as the population of the South Side continues to grow. It will have a 24/7 Emergency Department, labor and delivery unit, NICU, inpatient units, operating rooms, radiology and lab services.

The hospital groundbreaking follows the beginning of construction in December for Vida, a separate multi-specialty health care center and headquarters for the University Health Institute for Public Health. That clinical building, located on the same Palo Alto campus, is scheduled to open in 2026. University Health's expansion, aimed at providing inpatient services closer to families' homes, includes the groundbreaking for another community hospital in February. University Health Retama will be located at the corner of Lookout Road and Retama Parkway along the I-35 corridor in Selma.

Patients visiting the Palo Alto hospital and campus will benefit from a partnership signed last year with the Texas A&M System Board of Regents. The university system is building a \$45 million College of Education and Public Health that will accelerate the training of health care professionals, expand medical research and provide needed care to southern Bexar County residents. "We are thrilled to celebrate this groundbreaking with our friends and collaborators at University Health," said John Sharp, chancellor of The Texas A&M University System. "Texas A&M – San Antonio was created to serve the people of Texas, and this is exactly what this hospital and our partnership with them will do."

"I suspect in the years ahead, people will look back and remember this was the first strategic step in developing a true South Side medical center," Clay-Flores said. "This is not a Band-Aid, or a piecemeal approach to addressing the serious health disparities in this sector of our community. This is about planting roots, strategically, and watching them thrive and grow."

Bexar County Judge Peter Sakai provided the closing remarks, congratulating University Health for recognizing the area's rapid growth and executing plans to meet needs that come with a surge in population. "University Health saw this coming even before the pandemic, with increased Emergency Room visits and hospitalizations that are continuing to soar," Sakai said. "Through strategic planning, good financial management and a commitment to serving this growing community, they made plans to grow at a historic pace and are now executing on those plans as quickly as they can."



~ San Antonio Express News
January 18, 2024

ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS

New development bringing homes, shops and hospital to Southside San Antonio

Construction crews began building homes this summer at VIDA. Construction is underway on a \$250 million development expected to bring homes, apartments, shops, and restaurants to the city's South Side. The community, VIDA, will be just north of Texas A&M University-San Antonio's South Side campus. South Star Communities is the developer of the project.

"At full build out, it's going to be about 4,000 different types of housing. For sale, for rent, apartment, and townhomes," said Thad Rutherford, president & CEO of South Star Communities. Rutherford said the 600-acre regional hub is focused on community, education, and health. This summer, construction crews have been building homes at the site located off Loop 410 and South Zarzamora.

"We have Palo Alto across the highway. We have Texas A&M-San Antonio. A bunch of faculty and students in this area. So, we think VIDA is going to be a great choice for them to live, to work, to play," Rutherford said.

Plans include a Zocalo, a gathering space for festivals, concerts and movie nights. VIDA will also include a town center, with shops and restaurants. Rutherford said VIDA is bringing opportunities. "For our town center, we'll add jobs. We hope to add more office space, so people move their jobs down here," Rutherford said. Rutherford said the project is also bringing business to the area. Two of the builders have never built on the South Side before. "Perry and Highland have never built on the South Side. We are very excited to bring them down to the success that we've seen here," Rutherford said. Highland Homes have already been selling VIDA homes.

University Health is also planning to build an acute care hospital within the VIDA project site. The hospital will be on 68 acres located at Zarzamora Street and Jaguar Boulevard and will include about 140 beds and medical offices. "They are purchasing land within the VIDA community and that's very exciting for us. So, we are going to tie a lot of what we do programming wise and development wise in and around the town center and Zocalo back to the UHS Hospital campus," Rutherford said.

And major employers are drawing people to the South Side, including Navistar, Toyota and TJ MAXX. "What do people want out here? They want food. They want food choices for housing. They want to be safe. They want health. They want education. VIDA is going to contribute to that," Rutherford said.

Rutherford said the overall project will take about 10 to 15 years.



**San Antonio Express News
July 14, 2022**

ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS

Toyota Texas to Expand and Add More Than 400 New Jobs

Toyota Texas is expanding its footprint with a \$531 million investment bringing more than 400 new, high-quality jobs to San Antonio. The new on-site 500,000-square-foot facility will be dedicated to drivetrain parts production, further affirming Toyota's commitment to reinvesting profits in its U.S. operations.

"Our team members are ready for this new opportunity to grow our plant's capabilities and workforce," said Susann Kazunas, Toyota Texas president. "They are highly capable, innovative and have a steadfast commitment to our products. We are proud to celebrate that spirit and the long-term job stability the investment represents, and we are excited to welcome 400 new team members to Toyota Texas."

For nearly two decades, Toyota Texas has rolled out top-quality trucks and SUVs with more than 181,000 vehicles assembled last year. Toyota's total investment in the plant has grown to more than \$4.7 billion.

"Texas is proud to be the home of a global powerhouse like Toyota," said Texas Governor Greg Abbott. "For more than two decades, Texas has been home to Toyota manufacturing. Toyota Texas' new \$531 million investment to expand their manufacturing facility in San Antonio that will create over 400 good-paying jobs is a testament to Texas' unmatched business-friendly environment, low taxes and young, growing and skilled workforce. I thank Toyota for their continued expansion in Texas, and I look forward to strengthening our partnership as we build a bigger, better Texas for generations to come."

This is an incredible victory for both the City of San Antonio and Toyota Texas," said San Antonio Mayor, Ron Nirenberg. "Over 400 stable, high-quality jobs will be created in our community, demonstrating Toyota's willingness to continue to invest in the people of San Antonio. We are extremely proud of this corporate partnership, and I look forward to all the great things that San Antonio and Toyota Texas will continue to build together."

This investment also reinforces the plant's flexibility with advanced manufacturing technologies as the company expands its diverse capabilities across its North American operations.

"It is exciting to see Toyota expand its footprint in Southern Bexar County. I look forward to the hundreds of new jobs and boost to our local economy, especially for the area school districts," said Bexar County Judge, Peter Sakai. "Toyota has been a loyal and dedicated community partner for two decades, and this initiative shows the confidence one of the world's leading companies has in Bexar County's future."

"Job stability, growth and competitive pay are all reasons I found a passion for assembling trucks at Toyota," said Christopher Rivera, Toyota Texas team leader. "During my 17-year career with Toyota, I have seen firsthand Toyota's commitment to our team. It is exciting to help bring new capabilities to our plant."

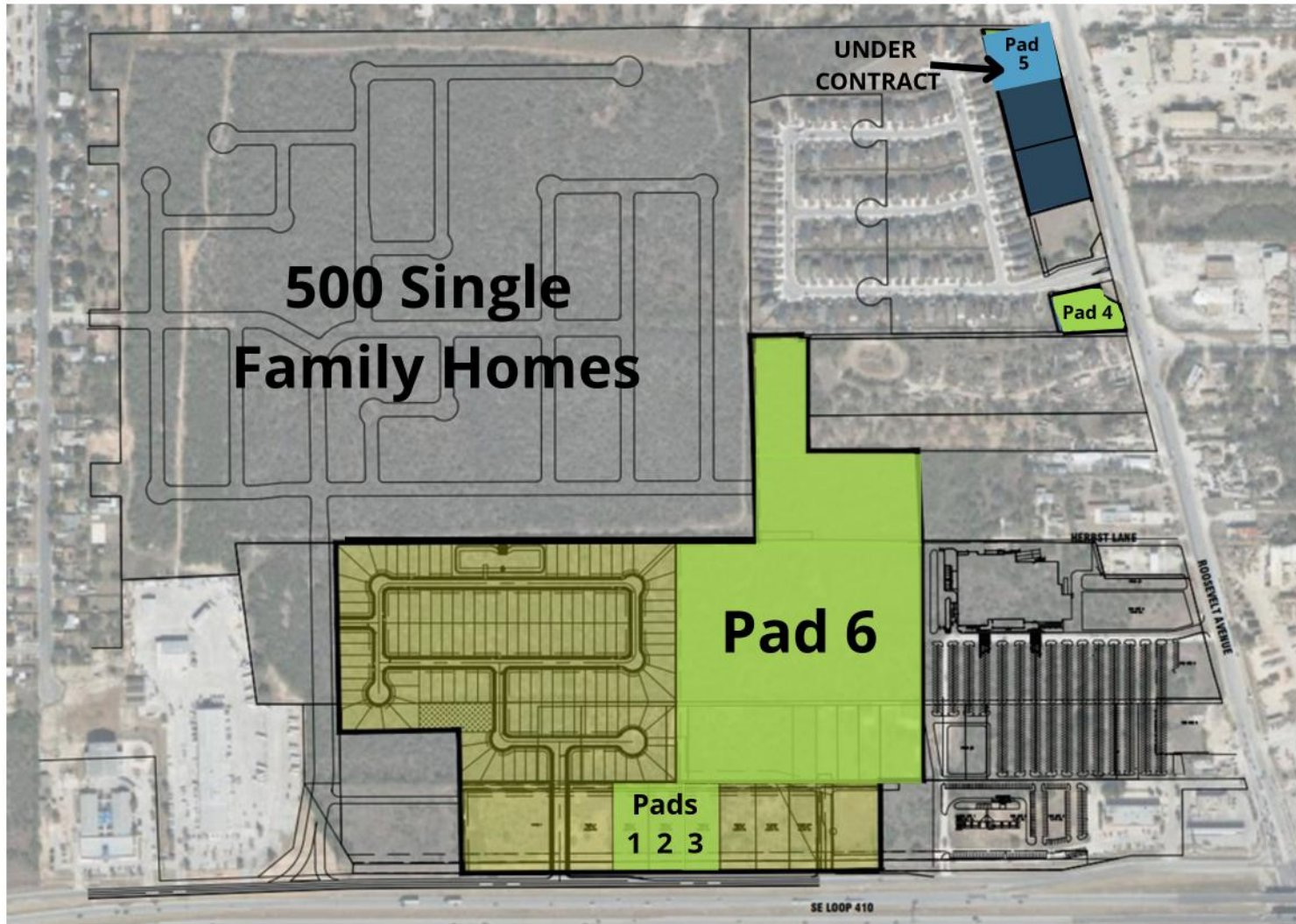
Toyota Texas is the exclusive home to the Tundra truck and all-hybrid Sequoia SUV, both assembled on the same production line.



San Antonio Express News
June 21, 2024

ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS



AVAILABLE SPACE

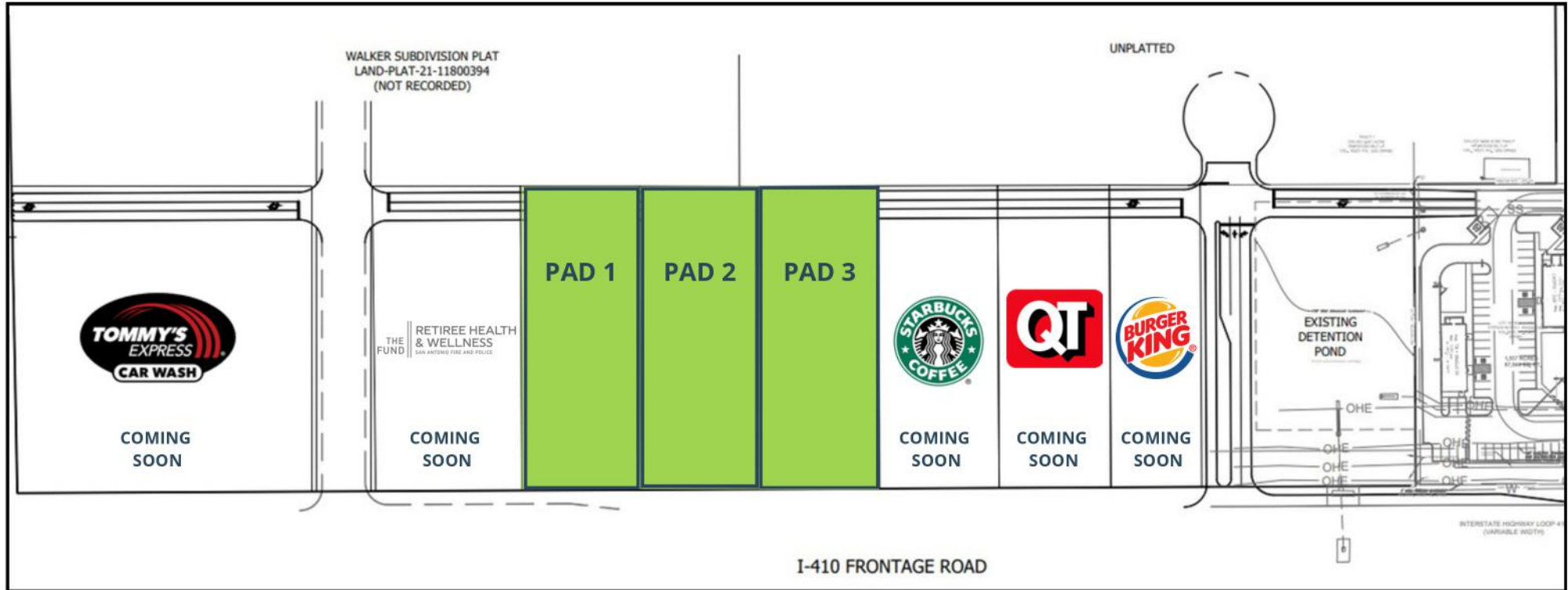
Pad	+/- AC	Location	Pad	+/- AC	Location
Pad 1	1.001	Loop 410	Pad 4	0.785	Roosevelt Ave
Pad 2	1.0005	Loop 410	Pad 5	1.59	Roosevelt Ave
Pad 3	1.00	Loop 410	Pad 6	25	Multifamily/Storage/ Medical



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ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS



AVAILABLE SPACE

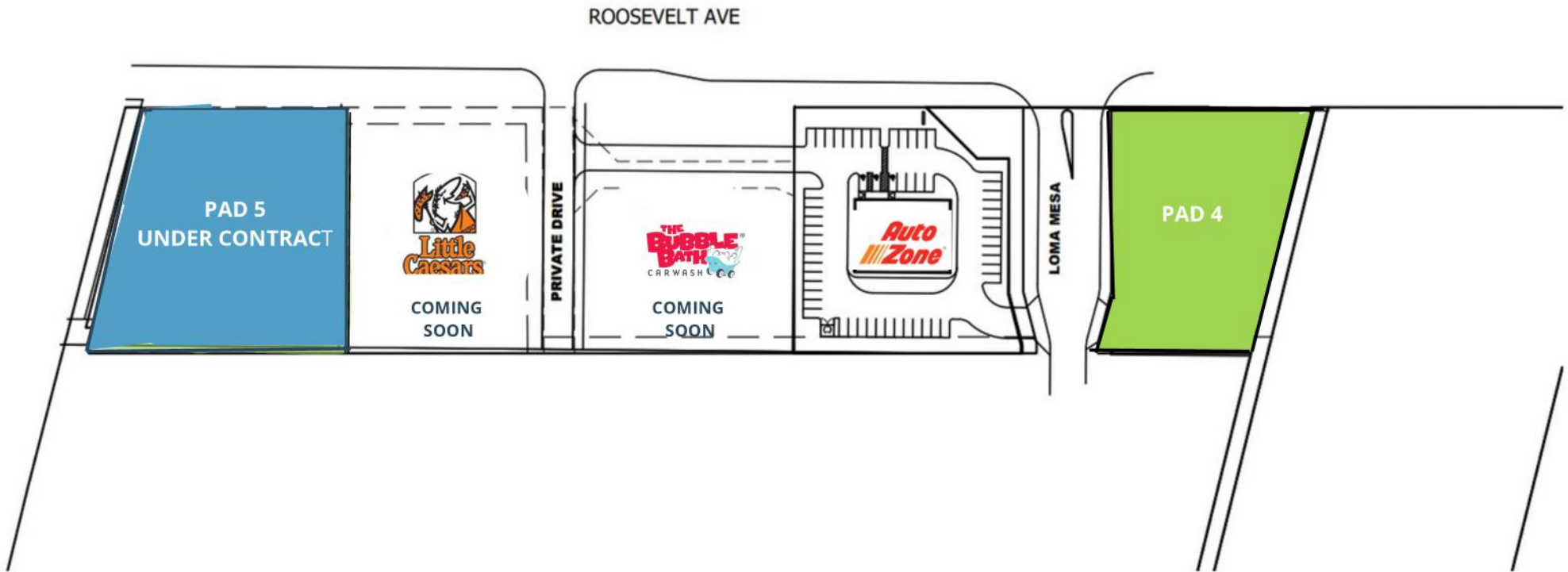
Pad	+/- AC	Location
Pad 1	1.001	Loop 410
Pad 2	1.0005	Loop 410
Pad 3	1.00	Loop 410



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SAN ANTONIO, TEXAS



AVAILABLE SPACE

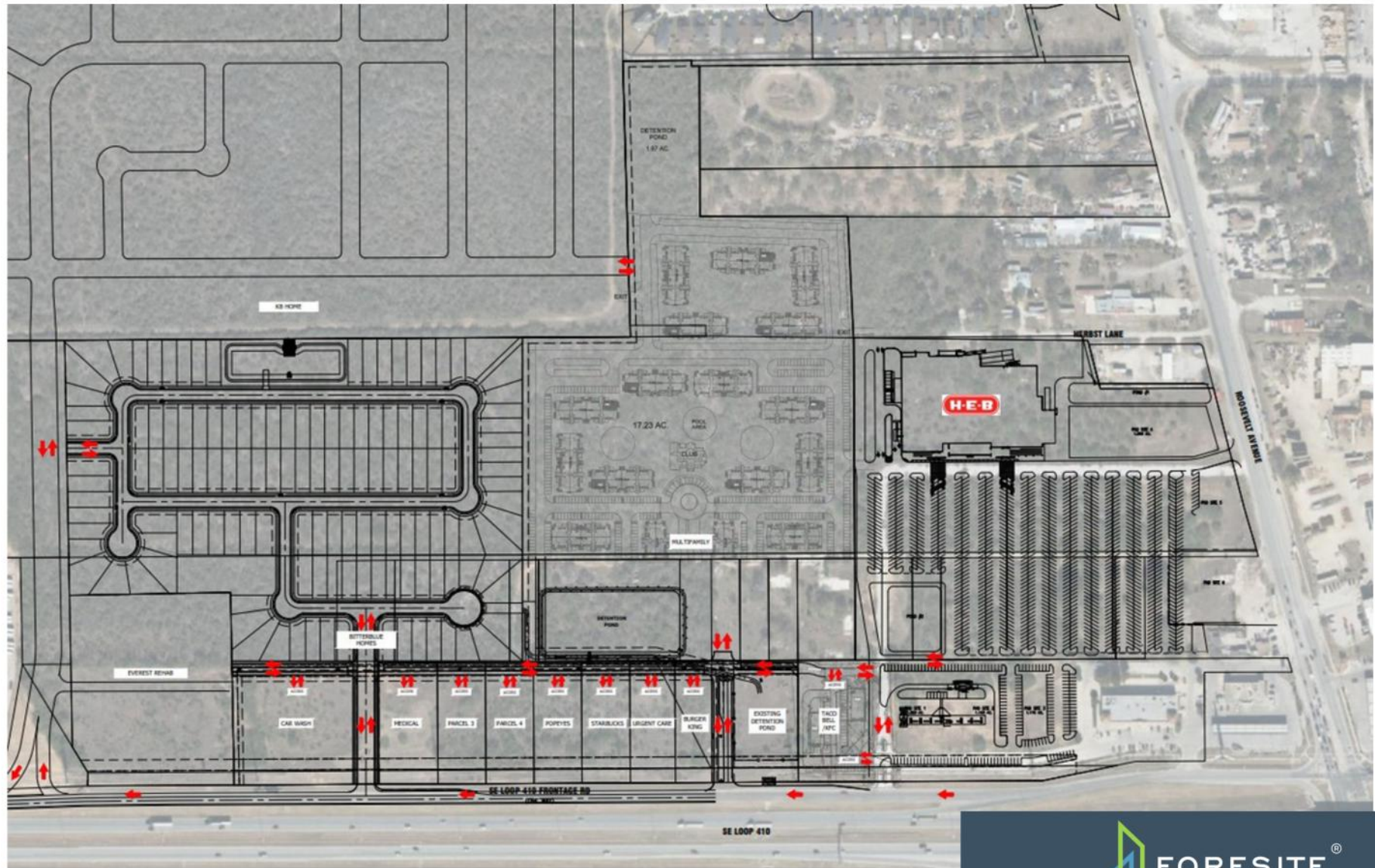
Pad	+/- AC	Location
Pad 4	0.785	Roosevelt Ave
Pad 5	1.59	UNDER CONTRACT



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ROOSEVELT HEIGHTS PAD SITES

SAN ANTONIO, TEXAS



TRAFFIC FLOW



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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:
 - 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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Sales Agent/ Associate's Name		E-Mail	Phone
<u>Jon Galindo</u>	<u>740297</u>	<u>jgalindo@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

