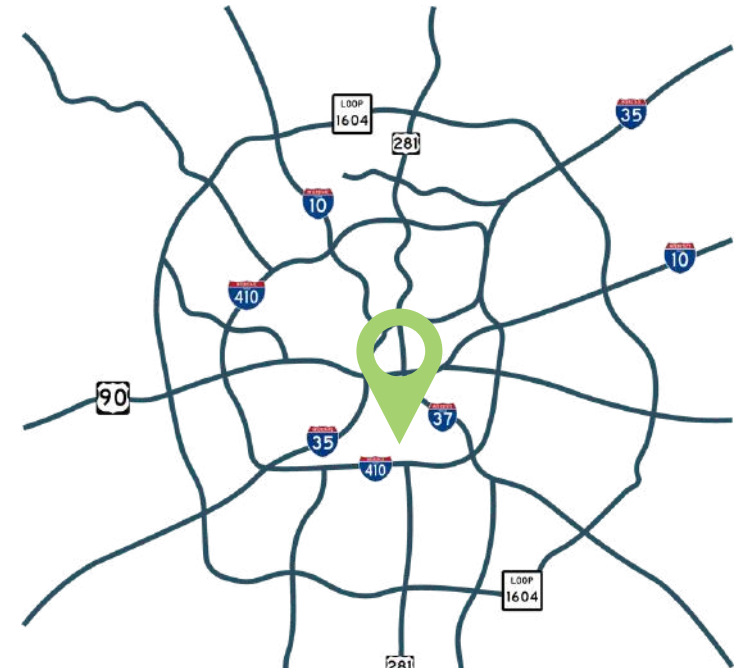


SPACE AVAILABLE

ROOSEVELT NEIGHBORHOOD SHOPS

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

Prime leasing opportunity. Secure your spot in an 11,000 sf shopping center positioned for success - right near a future HEB and booming new home developments. This high-traffic destination will be anchored by Dunkin', driving strong foot traffic and visibility.



BILL COATS, CCIM
ASSOCIATE VICE PRESIDENT
(210) 816-2734
BCOATS@FORESITECRE.COM

VICKI ADELSTEIN
SENIOR ASSOCIATE
(210) 816-2734
VADELSTEIN@FORESITECRE.COM

ROOSEVELT NEIGHBORHOOD SHOPS

SAN ANTONIO, TEXAS

PROPERTY HIGHLIGHTS

1

Located on Roosevelt Avenue and positioned near a future H-E-B development project.

2

Strong visibility and access on Roosevelt Avenue

3

Next to 635 single family homes being delivered over the next 18 months

DEMOGRAPHICS

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------|----------|----------|----------|
| Population | 3,759 | 46,813 | 163,103 |
| Average Household Income | \$71,845 | \$70,301 | \$64,936 |
| Households | 1,258 | 15,992 | 55,941 |
| Daytime Population | 2,991 | 45,978 | 146,527 |
| Median Age | 34.3 | 34.8 | 35.7 |

AREA RETAILERS

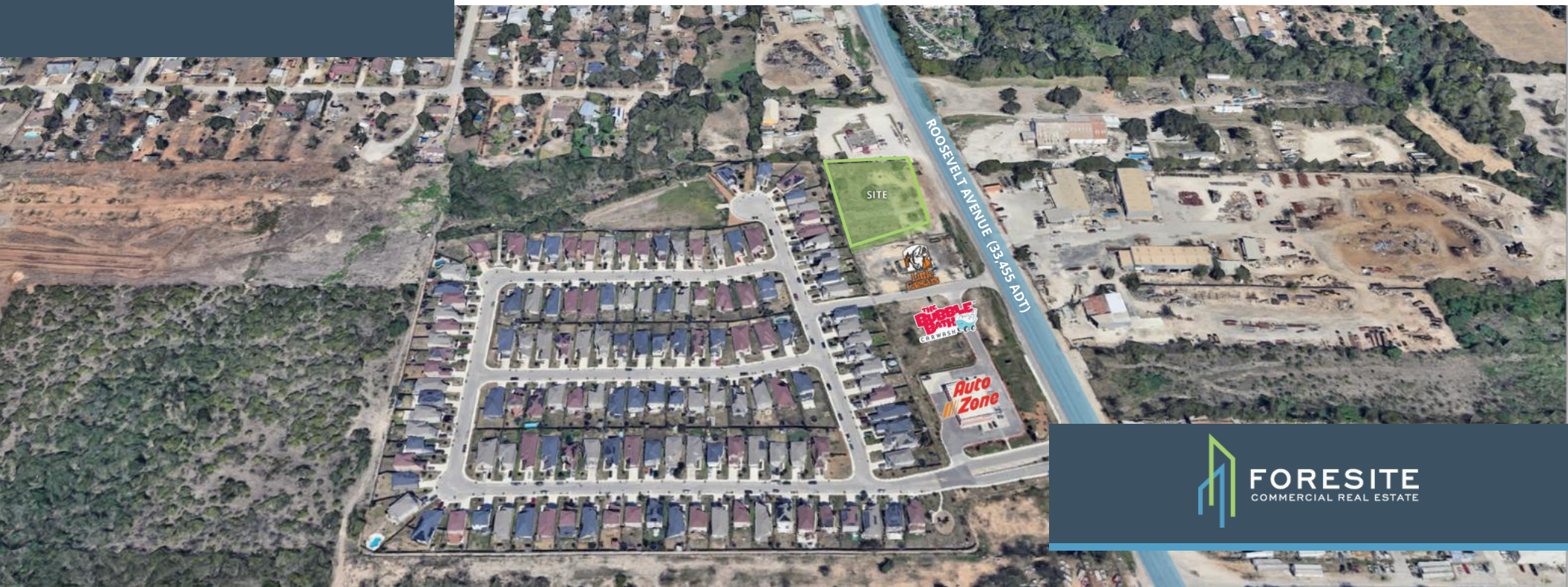


“

Situated strategically within South San Antonio's development corridor, this location offers excellent connectivity to Loop 410.

B. COATS

”



ROOSEVELT NEIGHBORHOOD SHOPS

SAN ANTONIO, TEXAS



LOOP 410 (75,628 ADT)



LOOP 410 (79,521 ADT)

OWNED BY



FOR FUTURE DEVELOPMENT

AutoZone

THE BUBBLE
BATH
CARWASH CO.



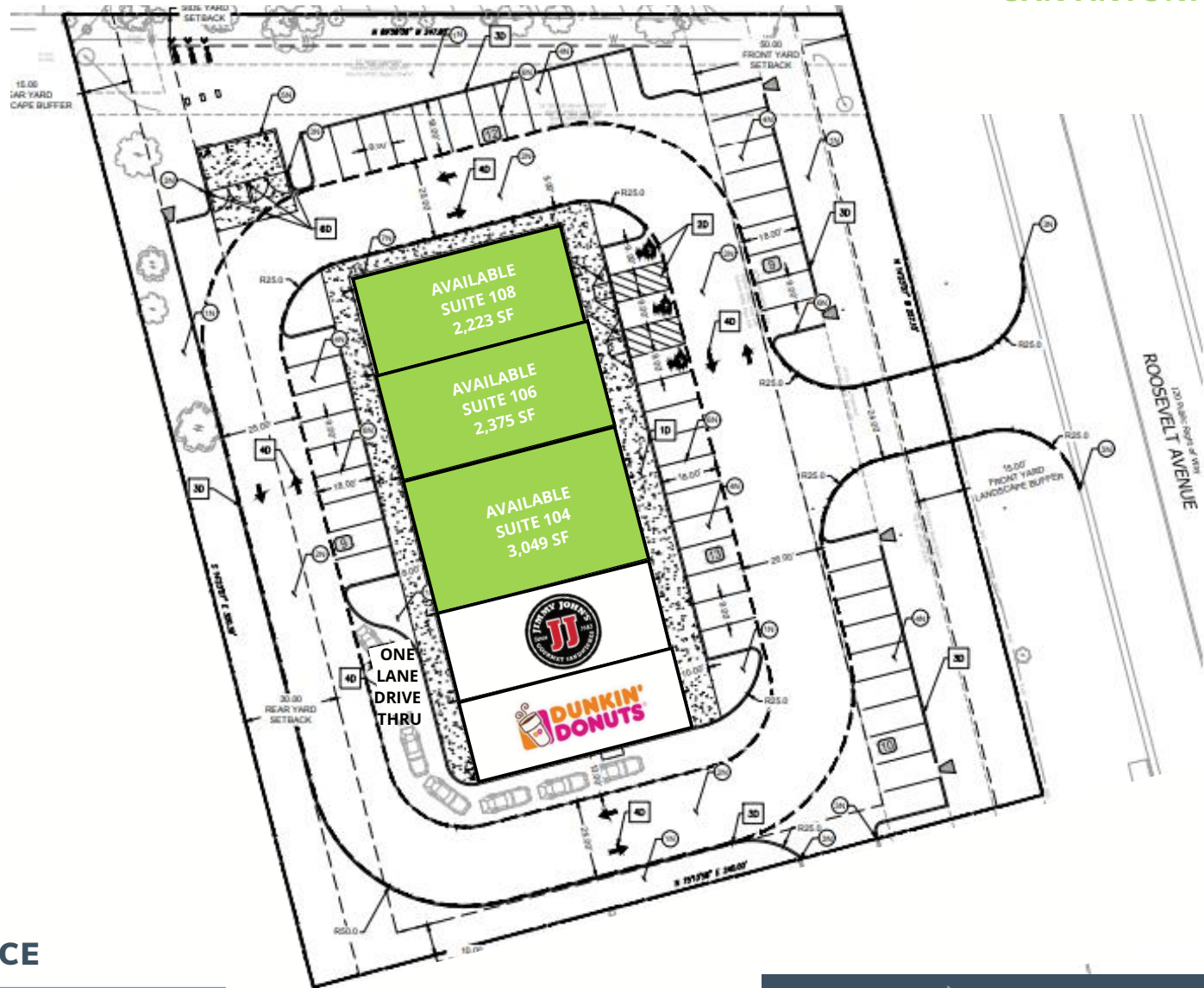
Little
Caesars

ROOSEVELT AVE. (33,455 ADT)

SITE

ROOSEVELT NEIGHBORHOOD SHOPS

SAN ANTONIO, TEXAS



AVAILABLE SPACE

| Suite Number | SF | Condition |
|--------------|-------|------------|
| 104 | 3,049 | Cold Shell |
| 106 | 2,375 | Cold Shell |
| 108 | 2,223 | Cold Shell |



ROOSEVELT NEIGHBORHOOD SHOPS

SAN ANTONIO, TEXAS



Legend

- School District Boundaries

Status

- Active
- Built Out
- Grading/Staking
- Streets/Utilities
- Raw Land
- Preliminary

1 inch = 1.3 miles

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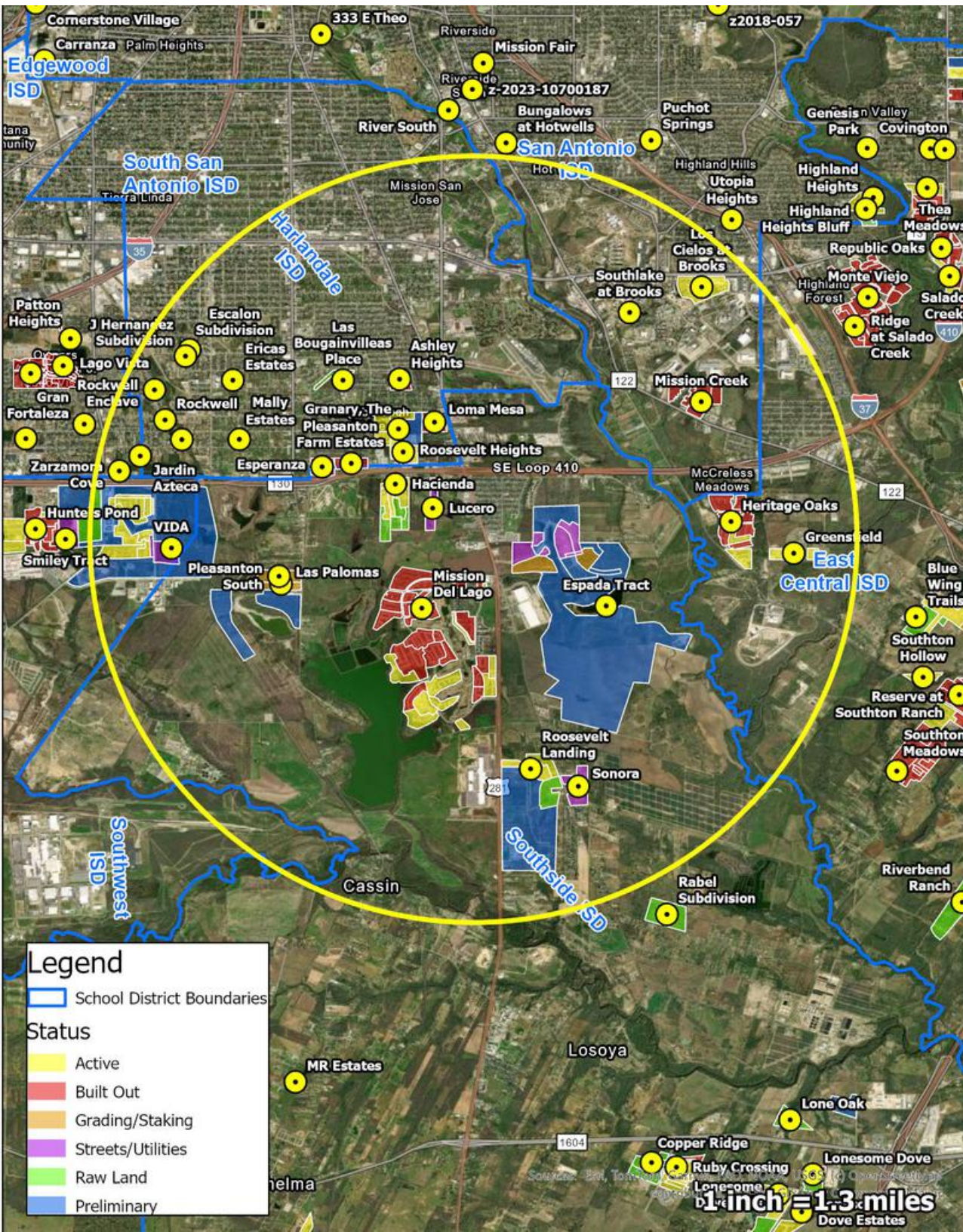
Legend

- School District Boundaries

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1 inch = 1.3 miles



3-Mile Radius

ROOSEVELT NEIGHBORHOOD SHOPS

SAN ANTONIO, TEXAS

LOOP 410 AND ROOSEVELT AVE.
SOUTH SAN ANTONIO

3-MILE RADIUS
PROJECTED
POPULATION/HOUSEHOLD GROWTH
NEW HOME ACTIVITY



Population (PPH=2.87, per ESRI)

| | |
|--------------------|--------|
| 4Q29 Projection* | 65,562 |
| 4Q27 Projection* | 59,211 |
| 4Q25 Projection* | 53,526 |
| 4Q24 Estimate* | 50,612 |
| 2020 Census | 44,123 |
| Growth 2020 - 4Q24 | 12.82% |

Households

| | |
|--------------------|--------|
| 4Q29 Projection* | 22,844 |
| 4Q27 Projection* | 20,631 |
| 4Q25 Projection* | 18,650 |
| 4Q24 Estimate* | 17,635 |
| 2020 Census | 14,909 |
| Growth 2020 - 4Q24 | 15.46% |

New Home Activity

| | |
|---|--------|
| SF Household Growth Projection (1-Year) | 1,015 |
| SF Household Growth Projection (3-Year) | 2,996 |
| SF Household Growth Projection (5-Year) | 5,209 |
| Annual New Home Starts (1Q24-4Q24) | 1,037 |
| Annual New Home Closings (1Q24-4Q24) | 1,030 |
| Vacant Lots (4Q24) | 1,135 |
| Lots Under Development (4Q24) | 1,590 |
| Preliminary/Concept Plan Lots (4Q24) | 4,298 |
| Total Potential Future Homesites (4Q24) | 7,023 |
| Total Estimated Single Family Lots | 12,395 |

3-Mile Radius



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.

| | | | |
|---|----------------|-----------------------------------|-----------------------|
| <u>Foresite Real Estate, Inc.</u> | <u>9003568</u> | <u></u> | <u>(210) 816-2734</u> |
| Licensed Broker/ Broker Firm Name or Primary Assumed Business Name | Licensed No. | E-Mail | Phone |
| <u>Bethany Babcock</u> | <u></u> | <u>bbabcock@foresitecre.com</u> | <u>(210) 816-2734</u> |
| Designated Broker of Firm | | E-Mail | Phone |
| <u>Chad Knibbe</u> | <u></u> | <u>cknibbe@foresitecre.com</u> | <u>(210) 816-2734</u> |
| Licensed Supervisor of Sales Agents/ Associate | | E-Mail | Phone |
| <u>Bill Coats</u> | <u>710200</u> | <u>bcoats@foresitecre.com</u> | <u>(210) 816-2734</u> |
| Sales Agent/ Associate's Name | | E-Mail | Phone |
| <u>Vicki Adelstein</u> | <u>540915</u> | <u>vadelstein@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

