

THE WOODS

4411 E EVANS RD, SAN ANTONIO, TX 78259

AT TPC



OFFERING MEMORANDUM | BUILDING 2



FORESITE[®]
INVESTMENT SALES

CONFIDENTIALITY & DISCLAIMER

Foresite Real Estate, Inc. ("Broker") has been retained as the exclusive advisor and broker for the sale of the property located at: 4419 E Evans Rd, San Antonio, TX 78259 (the "Property") on behalf of the Seller of the property ("Seller").

An Offering Memorandum is a legal document that states the objectives, risks, and terms of an investment involved in the private placement of commercial real estate. It contains sensitive, confidential, and proprietary information not available to the public, including financial statements, market data, product descriptions, customer lists, and intellectual property. It is fundamentally a document used to advertise a given transaction and cannot be relied upon in lieu of independent due diligence.

Capacity: Any person in possession of the attached Offering Memorandum ("You/Your") has received the same because they have expressed interest in receiving information regarding the above referenced Property. By acceptance of the Offering Memorandum You agree to treat as confidential any information that You or your representatives are furnished in connection with the Property, including, but not limited to the attached Offering Memorandum. You represent and warrant that you are reviewing the confidential material for your own account or in a representative capacity for your employer, investment group, or closely held entity or another broker representing a party who has been previously identified in writing. Any use or possession of this Operating Memorandum by any other party is strictly prohibited.

Confidentiality and Disclaimer: The Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, You agree that You will hold and treat it in the strictest confidence, that You will not photocopy or duplicate it, that You will not disclose the Offering Memorandum or any of the contents to any other person or entity (except to outside advisors retained by You, if necessary, for your determination of whether or not to make an offer and from whom You have obtained a similar agreement of confidentiality) without prior written authorization of the Seller or Broker, and that You will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

The attached Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which You may need or desire when entering a transaction involving commercial real estate. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. AS SUCH, THE USE OR RELIANCE OF THE INFORMATION PROVIDED HEREIN IS ASSUMED AT YOUR OWN RISK AND MAY NOT BE RELIED UPON FOR ANY PURPOSE OTHER THAN GENERAL SALES INQUIRIES. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely Your responsibility. Additional information and an opportunity to inspect the Property will be made available upon full execution of an agreed upon Earnest Money Contract.

Indemnity / Remedies: By accepting the Offering Memorandum, You agree to indemnify, defend, protect and hold Seller and Broker and any, officer, director, employee, agent, or affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising out of or in any way related to any acts or omissions of any party to this agreement (except for the gross negligence or intentional misconduct of Broker or Seller), the Property, the Offering Memorandum, or any agreement arising therefrom.

By accepting the Offering Memorandum You agree and that money damages would not be a sufficient remedy for any unlawful dissemination of the Offering Memorandum or any related confidential information provided by Broker or the Seller, and that the Broker or Seller will be entitled to seek specific performance and injunctive relief as remedies for any such breach, including via ex parte action as may be necessary or advisable. Such remedies will not be deemed to be the exclusive remedies but will be in addition to all other remedies available at law or in equity to Seller and Broker. Broker and Seller expressly reserve any and all rights, remedies, claims and actions that they may have now or in the future to protect the Offering Memorandum or confidential information or to seek damages from You, Your agents or representatives for any failure to comply with the requirements herein stated.

EXCLUSIVELY OFFERED BY:

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INVESTMENT SUMMARY

BUILDING 2

OFFERING

PRICING	\$ 3,627,300
PRICE PER SQUARE FOOT	\$321.00
CONDITION	SHELL
OCCUPANCY	0.0%

PROPERTY STATS

BUILDING SIZE	11,300 SF
LOT SIZE	1.39 ACRES
YEAR BUILT	2024



EVANS RD.

The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information.
Buyer must verify the information and bears all risk of any inaccuracies

LOCATION MAP/DEMOS

THE WOODS AT TPC



\$142,860

Avg HH income
1-Mile

\$144,893

Avg HH income
3-Mile

\$132,961

Avg HH income
5-Mile

6,227

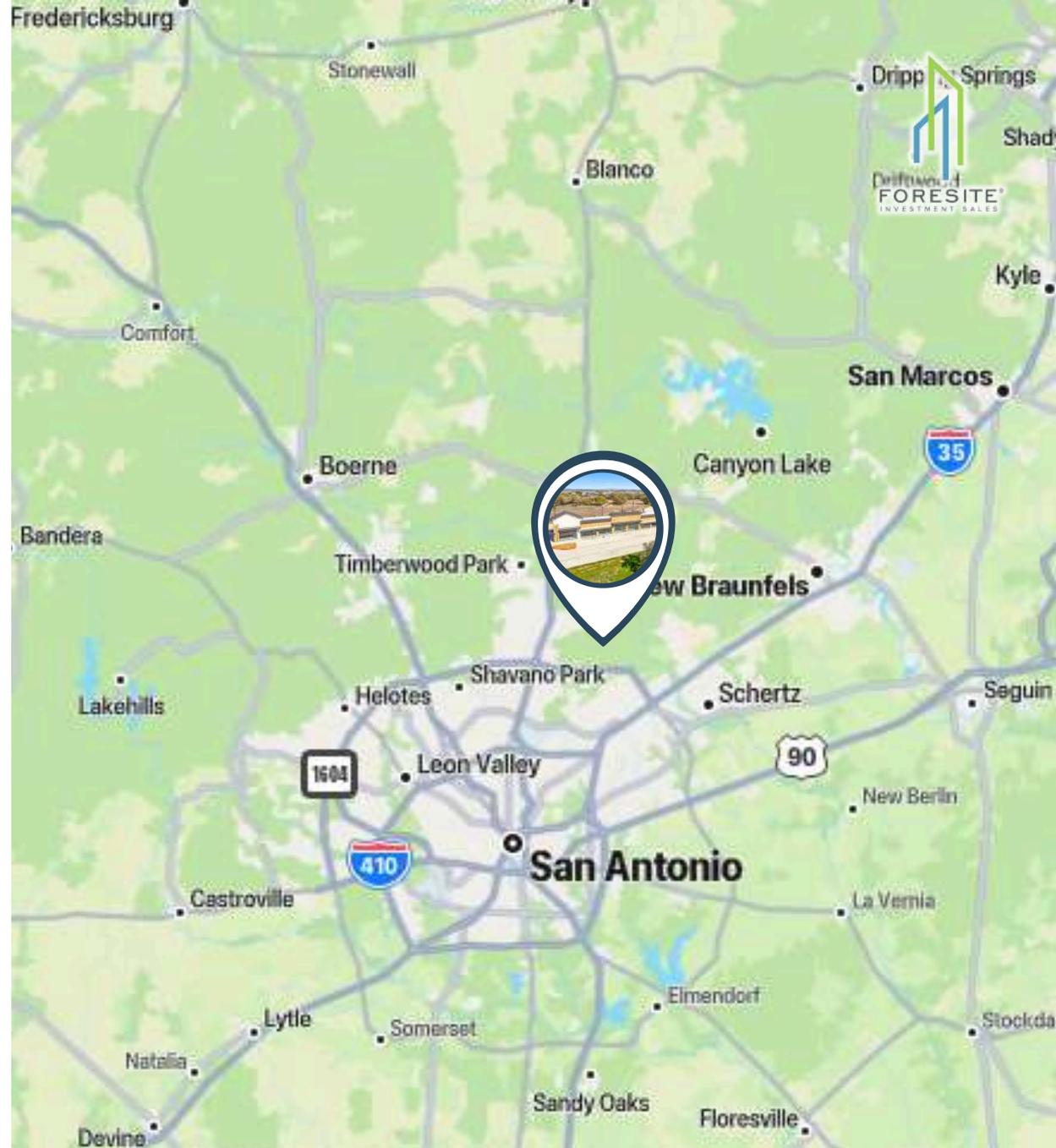
Population
1-Mile

47,491

Population
3-Mile

136,096

Population
5-Mile



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AERIAL

THE WOODS AT TPC



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AERIAL

THE WOODS AT TPC



Bulverde Village neighborhood
(3,750 homes)

Cibolo Canyons neighborhood
(1,800 homes)

TPC PARKWAY (12,298 VPD)



RESORT PARKWAY

The View
AT TPC

SITTERLE HOMES



MARQUIS



EVANS RD (27,764 VPD)

TPC PARKWAY (12,298 VPD)



SUMMIT
AT TPC

LANGDON

EVANS RD (27,764 VPD)

Fox Grove neighborhood
(934 homes)

Echo Creek neighborhood
(500 homes)

Dusty Canyon
(5,755 VPD)

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AERIAL

THE WOODS AT TPC



LANGDON

SUMMIT
AT TPC

TPC PARKWAY
12,298 CARS PER DAY

FISCHER'S



Building 1
Also Available

Building 2

DUSTY CANYON
5,753 CARS PER DAY

**Fox Grove
neighborhood
(934 homes)**

EVANS RD
27,764 CARS PER DAY

SITE OVERVIEW

THE WOODS AT TPC



AVAILABLE SPACE

Suite Number	SF	Condition
Building 2	11,300	Cold Dark Shell

Building 2
11,300 SF
79 Parking Spaces

Building 1
15,141 SF
Also Available

ACCESS TO
TPC PARKWAY



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San Antonio, Texas | 78259

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Building 2

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