

DINING SHOPPING

# ESCALA

ENTERTAINMENT

san antonio, tx

sitework commencing summer 2018



Developed by:



exclusively represented by



**Bethany Babcock**  
Principal  
(210) 816-2734  
bbabcock@foresitecre.com



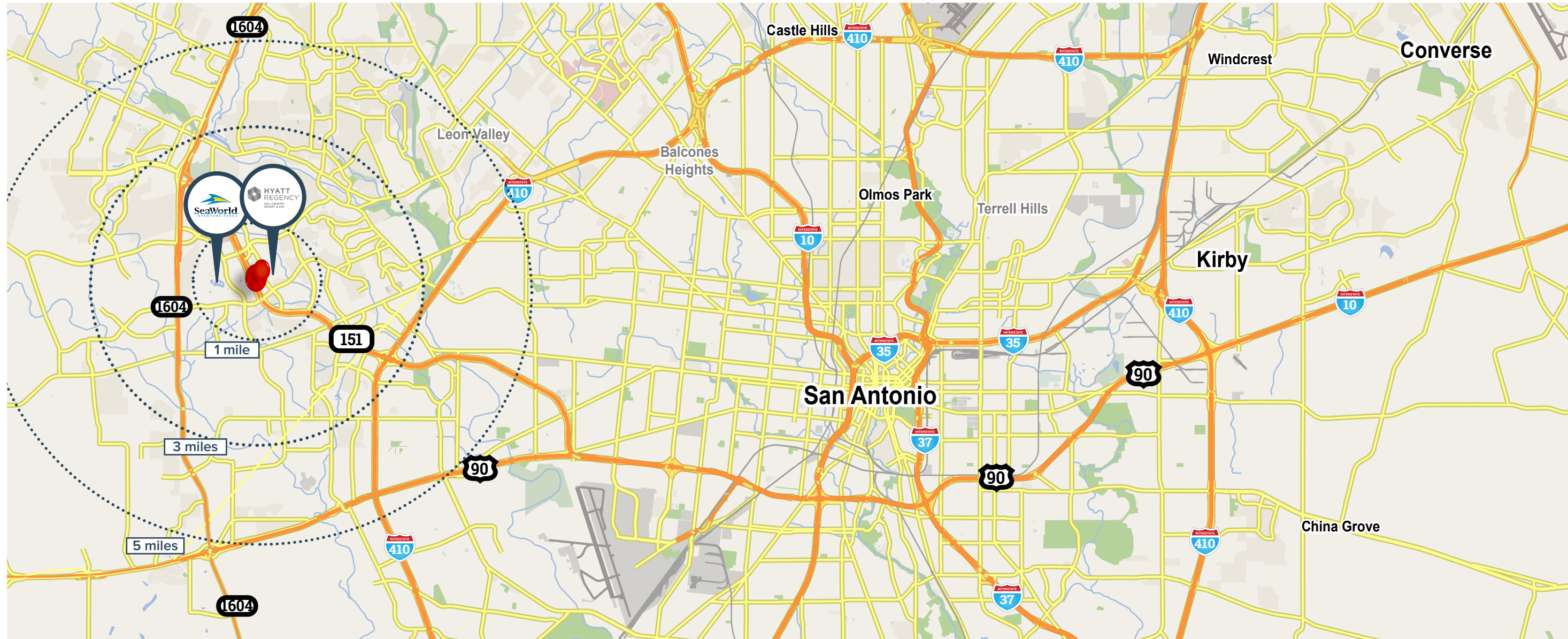
TOP  
HIGHLIGHTS

**98,000**  
VPD ON HIGHWAY 151

**\$85,000**  
AVERAGE HH INCOME

**220,000**  
EMPLOYEES WITHIN 5 MILES

**3.5 M**  
VISITORS TO SEA WORLD EACH YEAR



## SUBMARKET HIGHLIGHTS

2017 AVERAGE HH INCOME (1 Mile)  
**\$85,000**

POPULATION DENSITY (3 Mile)  
**95,000**

POPULATION DENSITY (5 Mile)  
**179,000**

EMPLOYEES (5 Mile)  
**220,000**

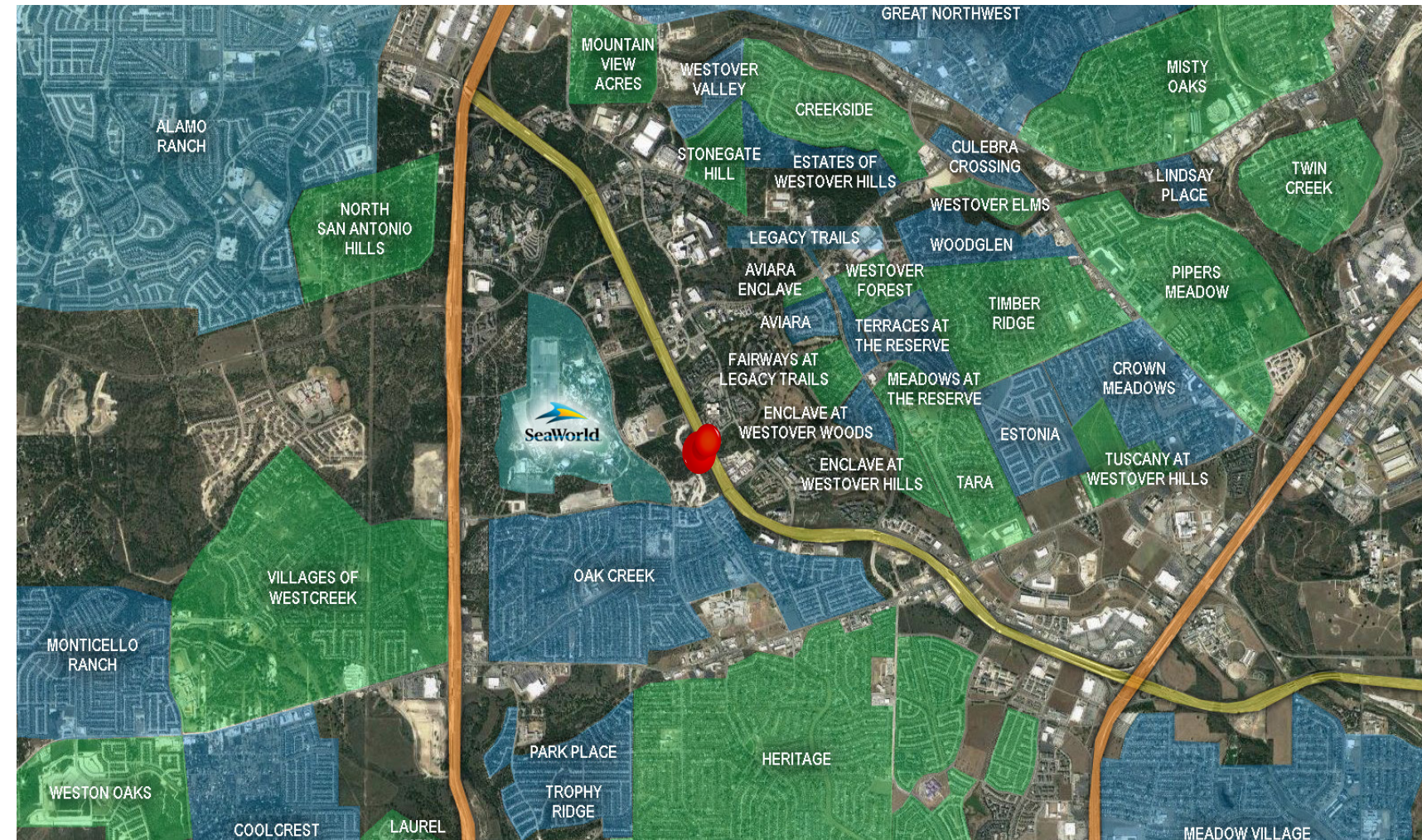
AVERAGE AGE  
**30.5**

ANNUAL VISITORS TO SEA WORLD  
**3,500,000**



**MAJOR EMPLOYERS WITHIN 1 MILE RADIUS**

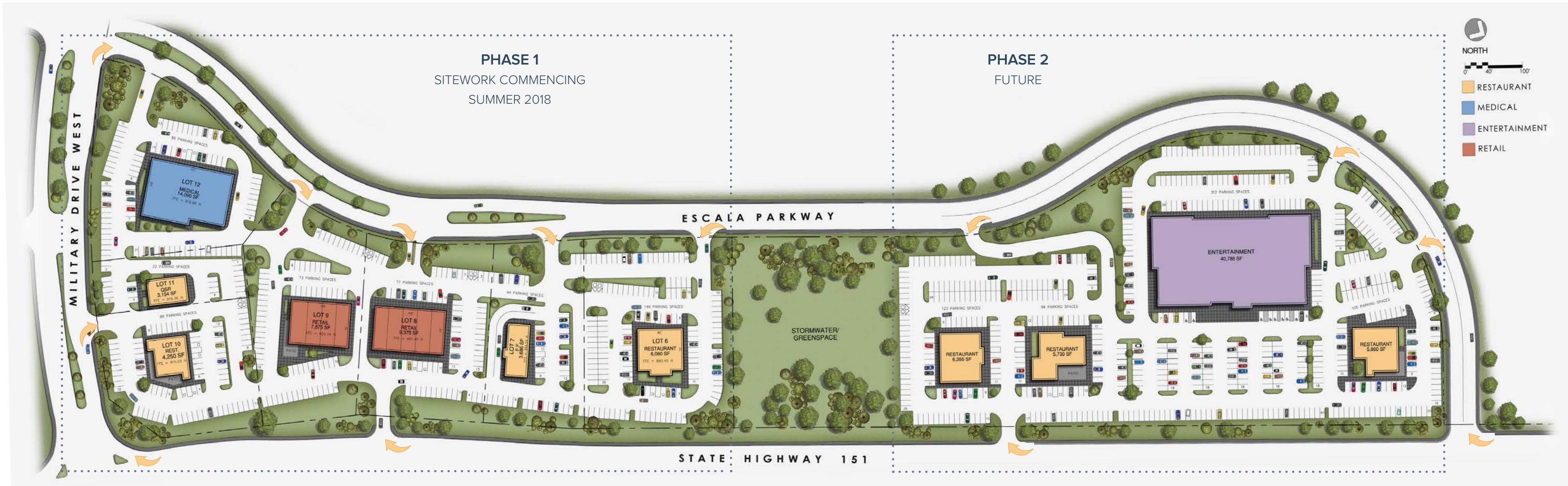
Wells Fargo - 5,725	Fred Loya Insurance HQ - 175	Maxim Integrated Products - 600
Texas Cryptology Center - 2,000	Sea World of Texas - 3,500	Southwest Research Institute - 2,830
Texas Biomedical Research - 375	World Savings Operations Center - 4,000	Sea World - 3,500
Corporate Office Properties Trust -2,800	Chase Cardmember Services 2,300	JPMorgan - 2,300
Sears Call Center - 975	Northwest Vista College - 420	QVC Network, Inc. - 2,200
Petco Support Center - 400	Hyatt Regency Hill Country Resort - 600	The Capital Group - 2,000



**SIGNIFICANT RESIDENTIAL SUBDIVISIONS IN A 3 MILE RADIUS**

Alamo Ranch Subdivision	Laurel Ridge Subdivision	Pipers Meadow Community
North San Antonio Hills	Trophy Ridge Subdivision	Twin Creek Subdivision
Monticello Ranch	Park Place Residences	Timber Ridge Subdivision
Villages of Westcreek	Oak Creek Subdivision	Tara Homes Community
Weston Oaks	Heritage Homes Community	Misty Oaks Subdivision
Cool Crest Subdivision	Meadow Village Subdivision	Creekside Subdivision





As of April 2018

“Far NorthWest  
San Antonio is one  
of the city’s largest,  
fastest-growing  
employment and  
residential hubs”

- San Antonio Business Journal





### ABOUT THE DEVELOPER

N3 Real Estate is a fully integrated retail real estate investment and development firm based in Southlake, TX. Founded in 2004, N3 has acquired and developed single and multi-tenant commercial projects and shopping centers for national, regional and local retailers and restaurants across the United States.



### For More Information



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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.

\_\_\_\_\_  
Foresite Real Estate, Inc.

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

\_\_\_\_\_  
9003568

License No.

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210-816-2734

Phone

\_\_\_\_\_  
Buyer / Tenant / Seller / Landlord Initials

\_\_\_\_\_  
Date