

FOR SALE

WINWOOD VILLAGE SHOPPING CENTER

719-735 HILL COUNTRY DRIVE | KERRVILLE, TX 78028



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This COM does not constitute or pertain to an offer of a security or an offer of any investment contract. This COM contains descriptive materials, financial information and other data compiled for the convenience of parties who may be interested in the Property. Such information is not all inclusive and is not represented to include all information that may be material to an evaluation of the acquisition opportunity presented. Foresite Commercial Real Estate has not independently verified any of the information contained herein and makes no representations or warranties of any kind concerning the accuracy or completeness thereof. All summaries and discussions of documentation and/or financial information contained herein are qualified in their entirety by reference to the actual documents and/or financial statements, which upon request may be made available. An interested party must conduct its own independent investigation and verification of any information the party deems material to consideration of the opportunity, or otherwise appropriate, without reliance upon Foresite Commercial Real Estate.

The Property may be financed or withdrawn from the market without notice, and its owner(s) reserve(s) the right to negotiate with any number of interested parties at any time. The Property is offered and sold by its owner(s) as is, where is, and with all faults, without representation or warranty of any kind except for any customary warranties of title.

BY ACCEPTING THIS COM, YOU AGREE THAT: (1) all information contained herein, and all other information you have received or may hereafter receive from Foresite Commercial Real Estate relating to the Property, whether oral, written or in any other form (collectively, the "Information"), is strictly confidential; (2) you will not copy or reproduce, and claim as your own without attribution to Foresite Commercial Real Estate, all or any part of this COM or the Information; (3) upon request by Foresite Commercial Real Estate at any time, you will return and/or certify your complete destruction of all copies of this COM and the Information; (4) for yourself and all your affiliates, officers, employees, representatives, agents and principals, you hereby release and agree to indemnify and hold harmless comp all of its affiliates, officers, employees, representatives, agents and principals, from and with respect to any and all claims and liabilities arising from or related to the receipt or use of this COM and/or any other Information concerning the Property; (5) you will not provide this COM or any of the Information to any other party unless you first obtain such party's acceptance and approval of all terms, conditions, limitations and agreements set forth herein, as being applicable to such party as well as to you; and (6) monetary damages alone will not be an adequate remedy for a violation of these terms and that Foresite Commercial Real Estate shall be entitled to equitable relief, including, but not limited to, injunctive relief and specific performance, in connection with such a violation and shall not be required to post a bond when obtaining such relief.

EXCLUSIVELY OFFERED BY:

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LEASING INFORMATION
(830) 257-2454





Winwood Village is a multi-tenant retail center in the scenic Texas Hill Country town of Kerrville, Texas. The property is located one block away from River Hills Mall, a regional shopping hub that services Kerrville and neighboring towns, and across the street from HEB, the dominant grocer in Central Texas. The property is located on the hard corner of Texas State Highway 16 / Sidney Baker and Hill Country Drive with great access and visibility.

WELLS
FARGO

HILL COUNTRY DR

Office
DEPOT

H-E-B

VALERO

STATE HIGHWAY 161
SIDNEY BAKER ST S
2,269 CARS PER DAY

FORESITE
INVESTMENT PARTNERS



FIRE LANE NO PARKING

INVESTMENT SUMMARY

OFFERING

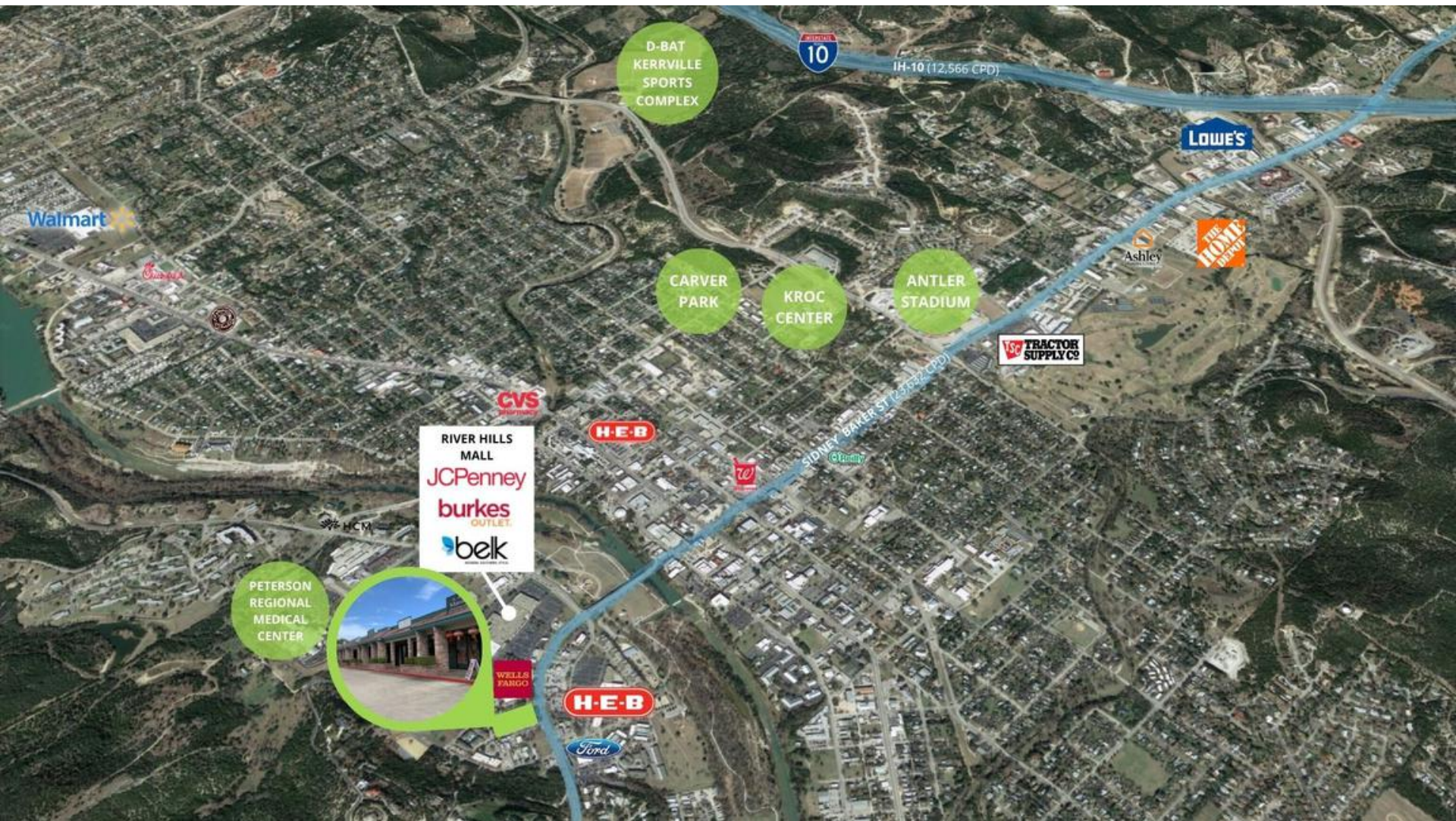
PRICING	\$3,630,000
NET OPERATING INCOME	\$236,080
CAP RATE	6.50%
LEASE TYPE	Gross
NUMBER OF TENANTS	11
OCCUPANCY	100%
PRICE PER SQUARE FOOT	\$120.88

PROPERTY STATS

BUILDING SIZE	30,030 SF
LOT SIZE	2.4 ACRES
YEAR BUILT	1985
VEHICLE COUNTS	22,269 STATE HWY 16 / SIDNEY BAKER ST
DAYTIME POPULATION	27,203 PEOPLE WITHIN A 3 MILE RADIUS

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

AERIAL



errville
URGENTCARE
Walking Welcome

 **Franklin Clinic**
Primary Care

 **ARMSTRONG McCALL**
PROFESSIONAL BEAUTY SUPPLY

 **Real Life FELLOWSHIP**



INVESTMENT HIGHLIGHTS

PROPERTY

The Winwood Village Shopping Center, located across the street from H-E-B, the town's most prominent grocer, services the residents of Kerrville.

LOCATION

The shopping center is located on the corner of State Highway 16 / Sidney Baker Street and Hill Country Drive, a lighted intersection that shares direct access with the grocery store and adjacent tenants.

STRONG DEMOGRAPHICS

Kerrville is the county seat and dubbed "The Capital of the Texas Hill Country" There are 34,919 residents in a five mile radius and average household income is \$73,208.

RENT GROWTH

Property has under market rents that can be replaced with higher paying tenants. The weighted-average rental rate is \$11.35 (gross).

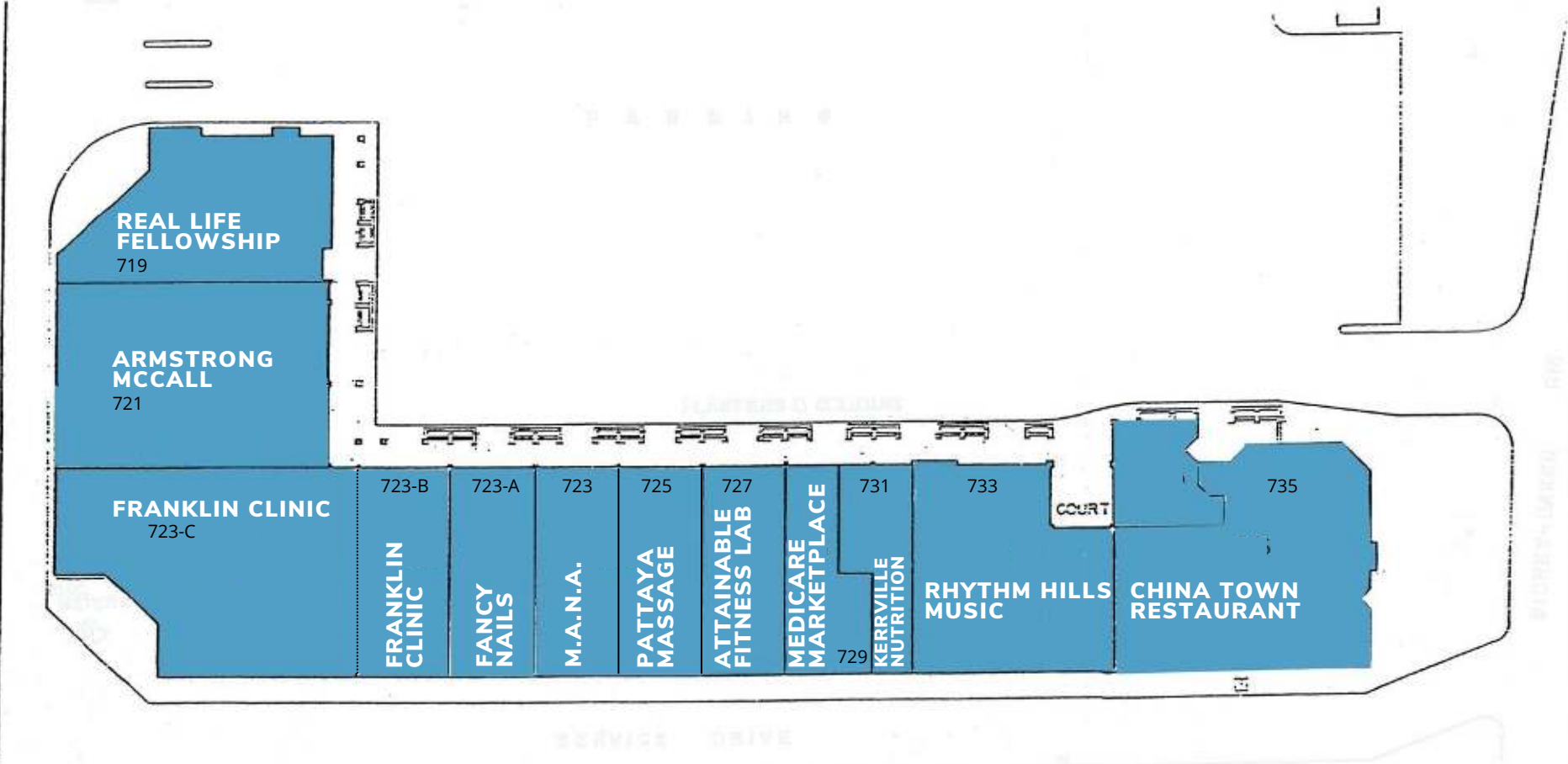
OCCUPANCY

The property is 100% leased and boasts strong historical occupancy.

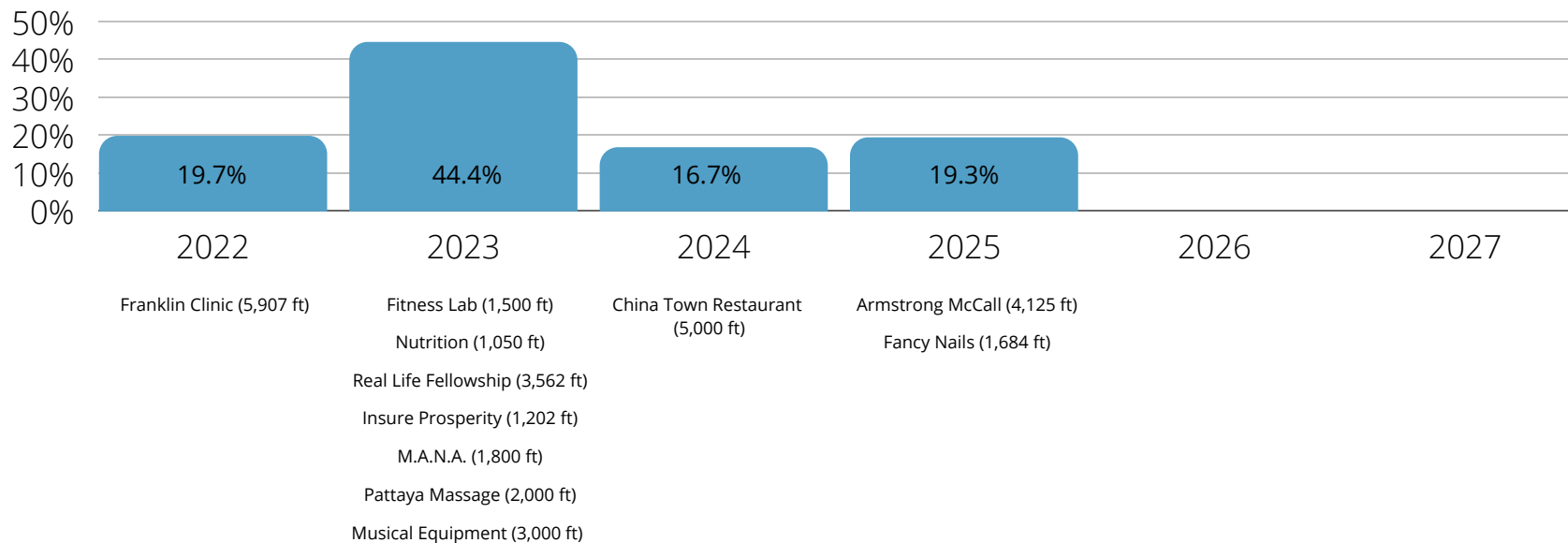




SITE PLAN



LEASE EXPIRATIONS





ATTAINABLE FITNESS

A. Pattaya
Massage

lane

A-Pattaya
MASSAGE
870-898-5771

FIRE LANE NO PARKING





China Town
Restaurant & Sushi Bar

OPEN

FIRE LANE NO PARKING

DEMOGRAPHICS



POPULATION SUMMARY			
	1-MILE	3-MILE	5-MILE
2021 TOTAL POPULATION	5,117	27,203	34,919
2021-2026 POPULATION: ANNUAL GROWTH RATE	0.48%	0.73%	0.75%
2026 TOTAL POPULATION	5,241	28,212	36,242
2021 MEDIAN AGE	46.7	48.1	48.7
HOUSEHOLD INCOME SUMMARY			
2021 AVERAGE HOUSEHOLD INCOME	\$64,200	\$72,585	\$73,208
2021 MEDIAN HOUSEHOLD INCOME	\$45,923	\$55,271	\$55,982
2021 PER CAPITA INCOME	\$28,141	\$30,187	\$30,324
HOUSEHOLD SUMMARY			
2021 TOTAL HOUSING UNITS	2,118	11,228	14,503
2021 OWNER OCCUPIED HOUSING UNITS	1,003	7,152	9,578
2021 RENTER OCCUPIED HOUSING UNITS	1,114	4,076	4,925
RACE AND ETHNICITY			
TOTAL	5,117	27,203	34,919
WHITE ALONE	79.8%	84.1%	84.9%
BLACK ALONE	4.6%	2.8%	2.5%
AMERICAN INDIAN ALONE	0.6%	0.8%	0.8%
ASIAN ALONE	1.6%	1.4%	1.3%
PACIFIC ISLANDER ALONE	0.0%	0.1%	0.1%
OTHER RACE ALONE	10.1%	8.0%	7.8%
TWO OR MORE RACES	3.3%	2.8%	2.7%
HISPANIC ORIGIN (ANY RACE)	39.8%	30.9%	29.7%



The official Capital of Texas Hill Country, Kerrville boasts endless tranquil outdoor activities, boutique shopping, authentic Texas dining, all in a natural wonderland setting less than hour away from San Antonio and two hours from Austin.

Kerrville and the surrounding areas are full of historic sites which have shaped the history of Kerrville. Kerrville's healthy climate, wildlife and scenery gave rise to tourism.

Kerrville has displayed steady growth to the present day. The town's economic base has diversified and broadened through business, agriculture, light manufacturing, health care, transportation services, education, the arts and tourism. By the mid-1990s the Wall Street Journal described Kerrville as "one of the wealthiest small towns in America."

Kerrville is located in the heart of the Texas Hill Country. The region is one of the fastest growing areas in the state. Kerrville is a shopping and business hub for 19 counties in our area.





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>
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<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
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Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Alexandria Tatem</u>	<u>716498</u>	<u>atatem@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



OFFERING MEMORANDUM



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Kerrville, Texas

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