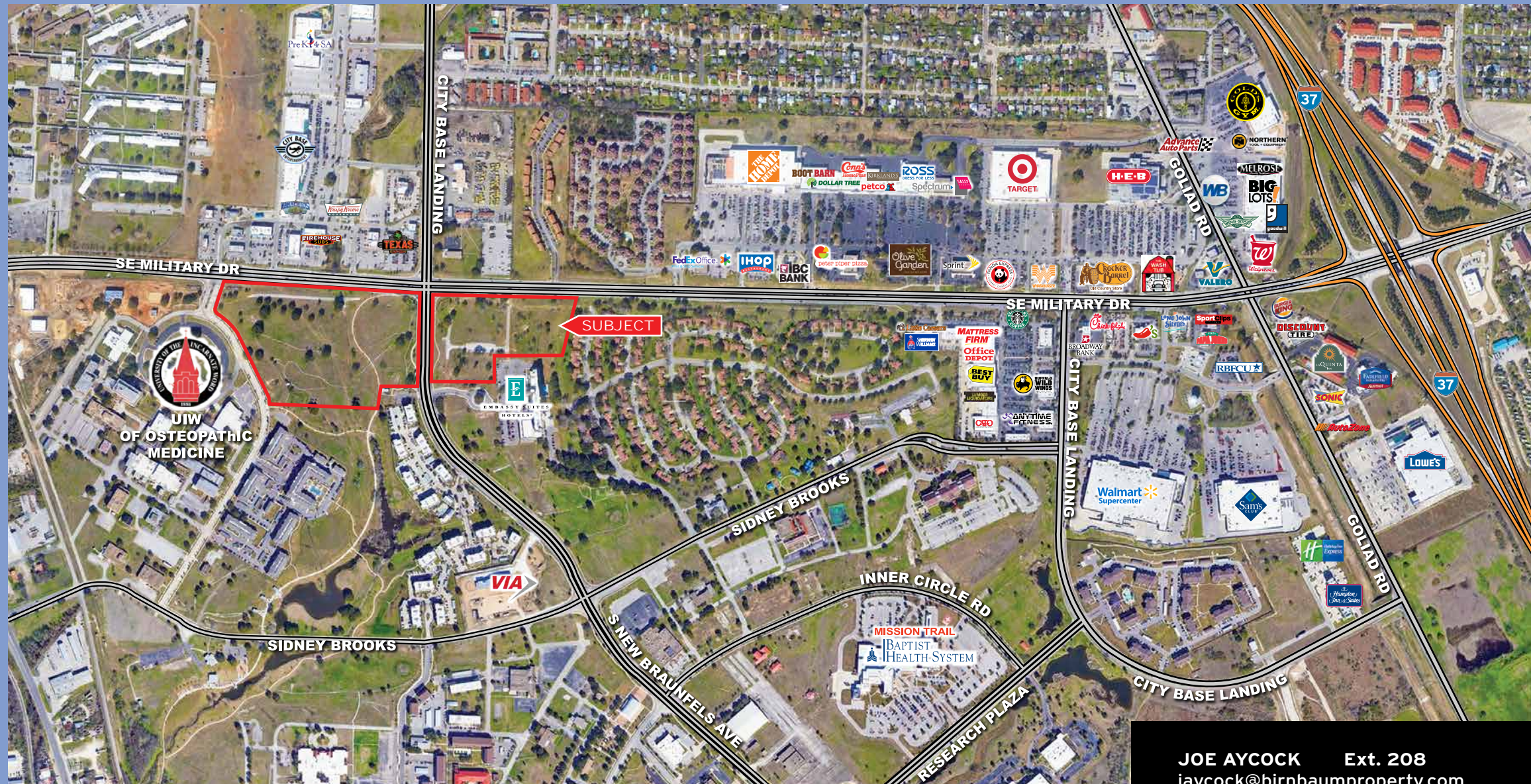
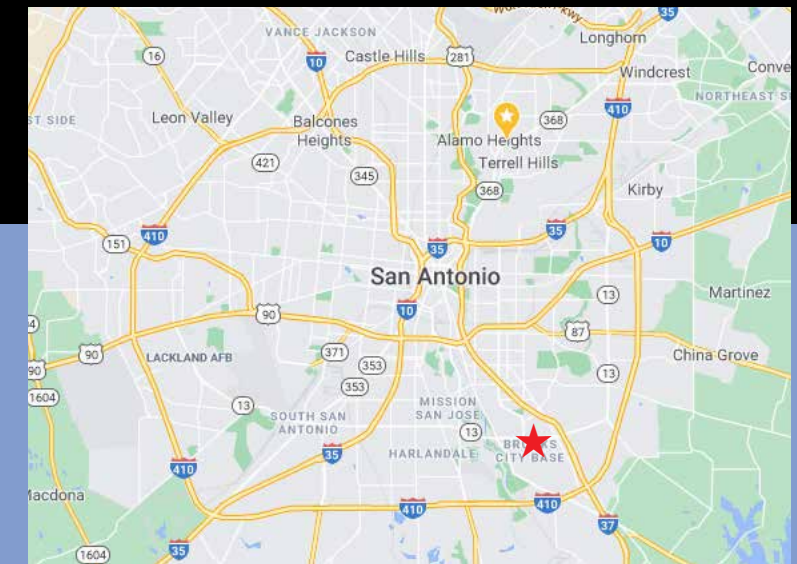


LA PICOSA AT BROOKS SHOPPING CENTER

SE MILITARY DRIVE AT S NEW BRAUNFELS AVE • SAN ANTONIO, TEXAS



Brooks City Base Shopping Center Coming Soon - Pads Available

LOCATION: The property is located in SE San Antonio at the entrance to Brooks City Base on the SE & SW corner of SE Military Dr. and S New Braunfels Ave.

FOR LEASE: 1,200 - 30,000 SF of retail space available

PAD SITES: 1-3 acre pads available

TRAFFIC COUNTS: SE Military Dr 23,584 vpd
S New Braunfels Ave 13,748 vpd

Strategically located at the entrance to the renowned Brooks City Base. Brooks City Base is a 1,308-acre mixed-use community in the southeast portion of the city of San Antonio, Texas. Brooks was created in 2001 by the United States Congress, the State of Texas and the City of San Antonio to redevelop the former Brooks Air Force Base.

HIGHLIGHTS

- Entrance into 1,300 acre mixed use project with connectivity to an abundance of multi-family, office, healthcare, and schools
- High visibility at busy intersection
- Strong restaurant and retail sales in the area
- Brooks Employment: 3,300 employees within with another 2,000 employees coming soon
- Adjacent to 1,300 multi-family units at max capacity with another 1,600 units available in 2022.
- Adjacent to Incarnate Word Medical School
- Recently included to Mission Reach to tie into San Antonio River

SPACE:
Pad Sites Available
Shopping Center Available for Lease

APPROXIMATELY
70,000 SF
of Class A Retail
Coming Soon

TRAFFIC COUNTS:
SE Military Dr 20,600 VPD
S New Braunfels Ave 13,500 VPD

JOE AYCOCK Ext. 208
jaycock@birnbaumproperty.com

PJ PFEIFFER Ext. 204
ppfeiffer@birnbaumproperty.com

WES KIMBALL Ext. 227
wkimball@birnbaumproperty.com

Demographics 2021

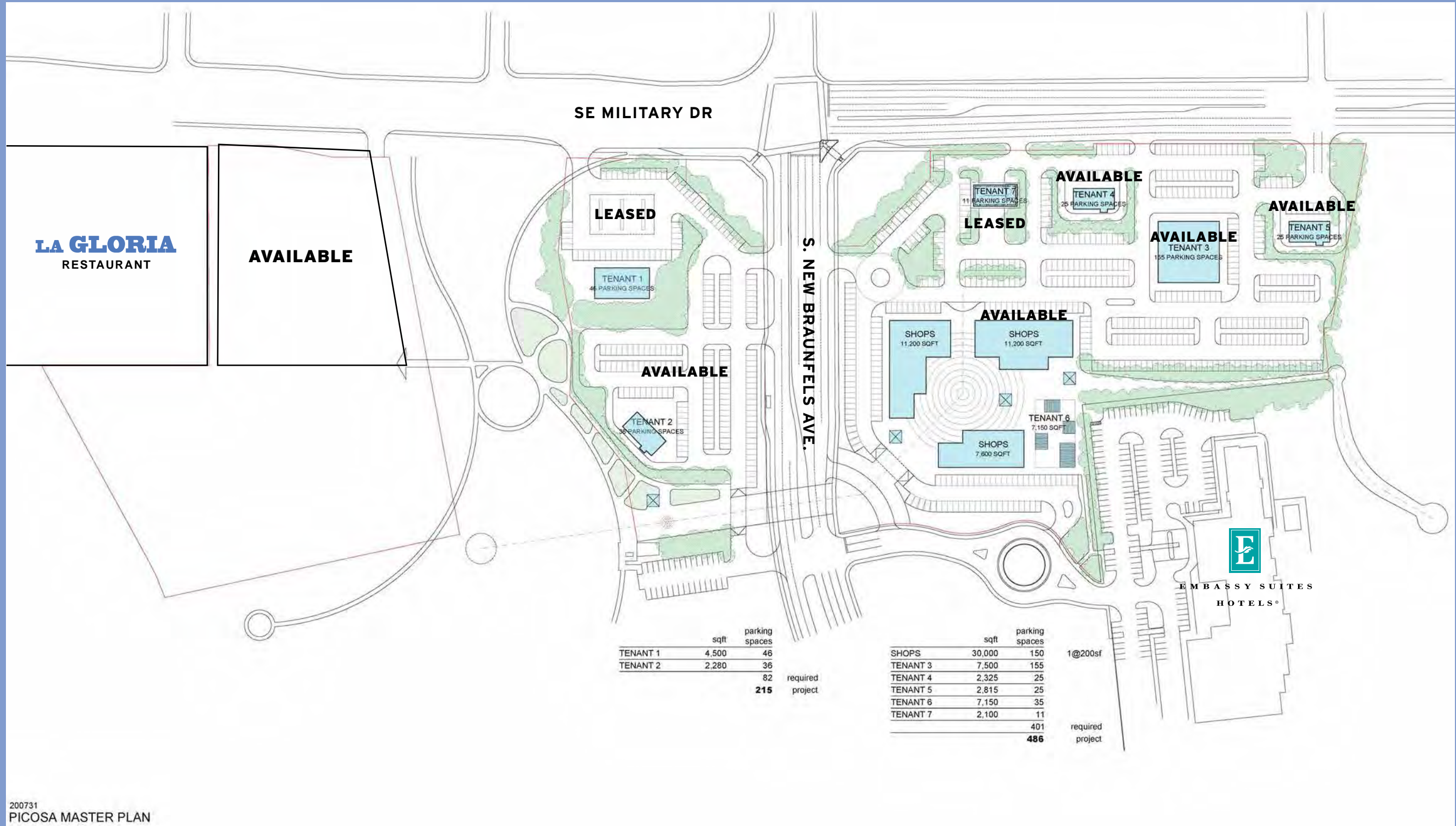
	1 Mile	3 Mile	5 Mile
Population	11,343	85,501	212,846
Households	4,072	29,956	73,027
Avg. HH Income	\$43,880.00	\$52,439.00	\$52,355.00
Median Age	34	35	33

200 Concord Plaza, Suite 860, San Antonio, TX 78216 • Main: (210) 349-7711 • Fax: (210) 349-7710



LA PICOSA AT BROOKS SHOPPING CENTER

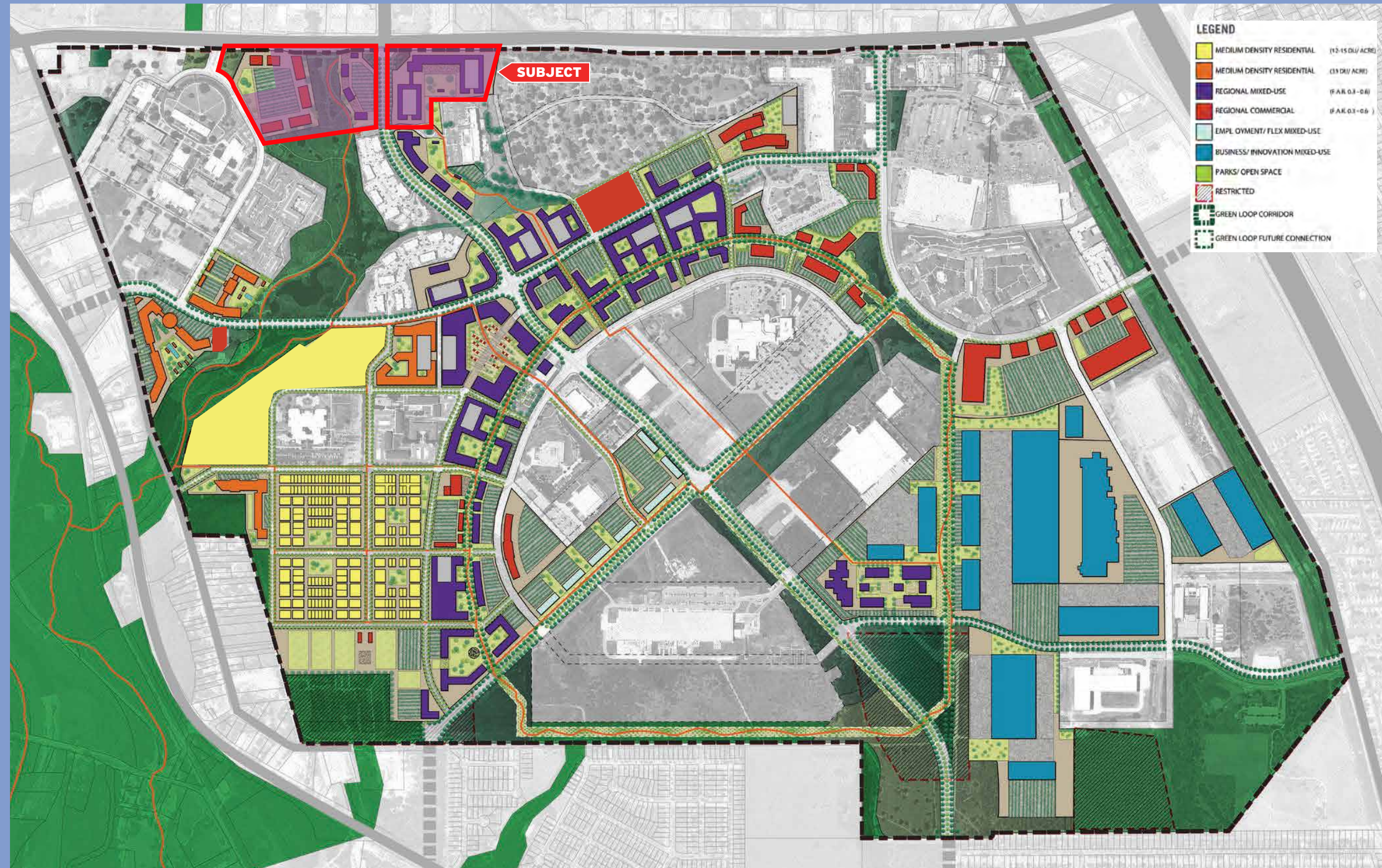
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200731
PICOSA MASTER PLAN

LA PICOSA AT BROOKS SHOPPING CENTER

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LA PICOSA AT BROOKS SHOPPING CENTER

SE MILITARY DRIVE AT S NEW BRAUNFELS AVE • SAN ANTONIO, TEXAS

THE PUBLIC SPACE / GREEN SPACES + ART



LA PICOSA AT BROOKS SHOPPING CENTER

SE MILITARY DRIVE AT S NEW BRAUNFELS AVE • SAN ANTONIO, TEXAS

BROOKS FACT SHEET

Live BROOKS

 **1,308**
acres

 **\$809M**
in development, to date

Assessed value
\$36.8M 




Number of business and tenants
on campus:

40+   

2,000 jobs   
announced in 2019

Current value
\$645M  

Number of employees on campus:

3,300+   

\$310M 
in development currently underway

\$926M  
annual economic
output

Number of residents on campus:

2,300+ 

\$11M 
annual tax
revenue

6,060 jobs
in the Brooks area

Number of rentals units:

1,337   

 **350**
acres available
for development

2001 Brooks Development Authority established.

2002 Brooks Air Force Base is conveyed to BDA creating "Brooks City Base," a unique partnership among the U.S. Air Force, the City of San Antonio, the State of Texas, and the Brooks Development Authority.

2011 All military missions ceased at Brooks.

1-21-2020

livebrooks.com      #livebrooks

Brooks

Google Earth

LA PICOSA AT BROOKS SHOPPING CENTER

SE MILITARY DRIVE AT S NEW BRAUNFELS AVE • SAN ANTONIO, TEXAS

Connecting Key Assets at Brooks

The Greenline



Hangar 9



Southerleigh Brewery



VIA Transit Station



Embassy Suites



Southerleigh Restaurant



LA PICOSA AT BROOKS SHOPPING CENTER

SE MILITARY DRIVE AT S NEW BRAUNFELS AVE • SAN ANTONIO, TEXAS

Quick Facts

- Brooks Currently has 28 Business Tenants or owner enterprises with approximately 4,960 individuals/employees with an average annual income of \$44,000.
- Approximately 1,580 multi family and multi family and single family units have been built or are in the process of being built within Brooks City Base.
- Total land area of Brooks City Base is contains approximately 1,308 acres.

University and Educational Campuses

1. The University of Incarnate Word Medical School
 - UIW is currently under construction with the renovations of the existing buildings comprised of four (4) buildings for Phase I.
 - The first class is scheduled to start class August/Sept. of 2017.
 - This first phase which includes the Medical School will have an estimated 500 students and at least 75-100 staff.
 - Brooks is in conversations with UIW to bring all of their medical related fields to this campus in the near future which would include the UIW's take down of all of the existing buildings comprising "The Hill". Total student population and faculty under this scenario is unknown at this time but would be substantially higher.
2. Base Academy Charter School
 - The Base Academy Charter SchUnool is a Charter School located in the SE Quadrant of Brooks City Base employing 160+ people.
 - The School is Kinder through high school and is currently at full capacity with a waiting list of over 500 students.
 - The School has executed their contract to purchase "The Gym" which includes an existing Gym Facility and Track/Fields within Brooks City Base and totals approximately 15 acres in size.
 - The School also recently purchased 11 acres surrounding the existing campus in order to expand.

Hospitality

1. Embassy Suites
 - This Embassy Suites will be located just off the SE corner of SE Military and New Braunfels Ave. within Brooks City Base.
 - This hotel has 177 rooms, 9,000 SF of flexible meeting and event space and a 7,800 SF prime event space for 780 people.
 - The hotel is now accepting reservations for arrivals on or after June 14th, 2017.
2. Holiday Inn and Hampton Inn
 - Holiday Inn limited Service hotel completed construction in 2015 and Hampton Inn is completed construction the first quarter of 2016. Both are located along Goliad Rd. just south of Sam's Club.

Development Plans

1. Green Line Park
 - This park, which is directly adjacent to the UIW campus to the East, is a 40 acre master planned park which will be open to the public.
 - The park will include ponds, hike and bike trails, pavilions, and a dog park.
 - The project has a \$10million budget and is already fully funded and under construction.
 - The project will go out to bid in the spring and has a 24 month estimated build time.
 - The BDA is working with the City of San Antonio to connect this project to the much larger Mission Trails park system which runs to the South West of Linear Park along the San Antonio River.
2. Future
 - Brooks is currently working on financing a 70,000 SF commercial office building to be located at the intersection of City Base Landing and Research Plaza.
 - Brooks is also working on financing a 40,000 SF medical building along Inner Circle Rd. by the hospital.
 - The area surrounding the Base Academy Charter School is designated as a light industrial development area and Brooks is currently pursuing Light Industrial players for this area of Brooks. Financing is underway for a 350,000 SF light industrial building that will be located along Goliad Rd.



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Business and Medical

1. Mission Trail Baptist Hospital

- The 110 bed, 220,000sf hospital is a three year old state of the art Hospital and Emergency Room employing 540 people.
- Located within Brooks City Base, this was one of the major catalysts for the tremendous development growth Brooks has experienced.

2. Mission Trail Medical Plaza

- Mission Trail Medical Plaza is an 80,000sf multi story medical office bldg. that was built in conjunction with the hospital.
- The complex is 100% leased.

3. Mission Solar

- Mission Solar is a brand new 350,000sf solar panel factory on the South end of Brooks City Base.
- They currently have approximately 352 employees and are ramping up to over 500 employees within the next year or so.

4. DPT Laboratories

- DPT Laboratories was one of the first private companies to join Brooks City Base.
- DPT occupies a 266,500sf facility and employs 180 people.

5. Medical Office Building

- Next to Brooks Medical Plaza a new Medical Office Building is planned. Square footage unknown as of now.

6. Calumet Refinery – Offices

- Calumet owns the oil and gas refinery west of Brooks City Base along S. Presa and they have 41,000sf office space within Brooks employing 103 people.



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7. City Of San Antonio

- The City of San Antonio houses offices for its Emergency Operation Center, Metro Health, Police Fire Safety & Emergency Dispatch Center, Radio Services and SAPD K-9 Unit within Brooks employing approximately 365 people.

8. Volt/VMC

- Volt VMC is a call center within Brooks and services accounts for Apple and others and employs approximately 750 people. As of May 10th, 2016, Volt announced their plans to fill 150 positions by the end of May and another 200 positions by June 6th. In addition, another 650 jobs are planned to be filled in July and August of 2016 as well.

9. Care Net

- Care Net is a call center for Nurses to call into with approximately 170 employees.
- Care Net is currently looking to expand within Brooks and is in discussions for additional space.

10. VIA Transit Terminal

- Just south of The Landing Apartment Complex the BDA has plans to place a VIA Bus Terminal which will be a Transit Oriented Development including Medical and Office Space.
- The overall development has an \$18-\$20 Million Budget.

11. Hangar 9

- Hangar 9 is the last wooden hanger in the country which pre Dates WWII.
- This Hangar was renovated and converted into an Event Venue for Weddings, Corporate Events and more.
- The structure is approximately 8,000sf and is slated for completion in 10-12 months.

12. Nissei Plastics

- Under construction on a 10 acre/115,000 production facility.
- Specializes in the manufacturing of injection molding machines used in automobile manufacturing.
- \$20million capital investment with 60-70 employees initially.

LA PICOSA AT BROOKS SHOPPING CENTER

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Multi-Family and Single Family Projects

1. The Landing

- The Landing was the first of the new Market Rate Multi Family complexes built within Brooks City Base.
- The complex was completed in 2015 and is at full occupancy.
- Average HH income within the complex is over \$80,000/yr.
- The complex has a total of 300 units.

2. Residences at Kennedy Hill

- Located between the UIW Medical School and Linear Park is a brand new 305 Unit, Market Rate multi family project that is under construction and estimated final completion is estimated at July 2017.
- This new Multi Family project is being built to service for the student and faculty demand, which will be created once the UIW Medical School is open.

3. The Aviator Apartments

- The Aviator Apartments consists of 280 units and opened October 2016 from the renovation of several existing buildings and plans to continue development in the future as well.
- This Market Rate, multi family complex will have a total of 280 units and is anticipating a final completion date of July 2016.

4. Vantage Multi-family Development

- Vantage Apartments opened last 2016/early 2017 and are a new 288 unit community directly to the south of Wal-Mart and Sam's.

5. Single Family Development

- A new 243 lot Single Family Home Development has been approved and is awaiting execution on the property surrounding the Texas A&M campus within Brooks to the North and West of the property.
- The property will be broken up into Four phases and they are expecting to break ground on the first phase this summer 2016.
- Home prices are expected to start in the \$180,000 to \$235,000 price range.

6. Heritage Oaks Single Family and Duplexes

- Heritage Oaks is the existing single family and duplex complex just off of SE Military within Brooks City Base. These units stay almost 100% occupied.
- The future of these units is still unknown for now however the BDA is in discussions to either renovate these units and update them or completely demolish them and rebuild more efficiently.
- The entire complex has 163 units.



LA PICOSA AT BROOKS SHOPPING CENTER

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La Gloria to open fourth restaurant in 2020; El Machito Returns

**SAN ANTONIO
BUSINESS JOURNAL**

Grupo La Gloria and chef Johnny Hernandez plan to finally bring their La Gloria and El Machito concepts to Brooks this year.

Construction of the 4,524-square-foot restaurant is estimated to cost \$1.5 million, according to Texas Department of Licensing and Regulation records. A Grupo La Gloria spokesperson said the project will break ground in the spring with opening set for fall.

The combined restaurant at 7622 Kennedy Hill will feature both concepts sharing one kitchen. La Gloria is a Mexican street food concept, while El Machito features a menu of Mexican-style grilled meats such as cecina asada, cabrito and chorizo verde. El Machito's restaurant at Quarry Market closed in November 2017.

"What's in the area today is more of the big-box chain kind of restaurants," said Connie Gonzalez, a Brooks spokesperson. "[La Gloria/El Machito] is the kind of high-end concept that the community has been craving."

The location was originally announced more than two years ago with an expected opening of Fall 2018. Gonzalez said the restaurant was announced prematurely before a lease was executed.

The 8,043-square-foot Southerleigh restaurant off Sidney Brooks and Kennedy Hill Drive, which was originally pegged for a May 2019 opening at Brooks, will open this summer, Gonzalez said. That restaurant was also announced before a lease was finalized, she said. The restaurant will feature a large deck and outdoor space.



LA PICOSA AT BROOKS SHOPPING CENTER

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SOUTHERLEIGH BREWERY & RESTAURANT COMING TO BROOKS

SAN ANTONIO - **Southerleigh Brewing Co.** is excited to announce a second location of its popular restaurant, which will be located at Brooks on the Southeast side of San Antonio, Texas. The popular eatery and brewery's second location will feature a new casual family-style menu, locally sourced, focusing on a special recipe fried chicken, gulf seafood and an extensive oyster bar, served alongside the beloved San Antonio brews they are known for, as well as a large selection of wines. The second Southerleigh will be located off of Sidney Brooks and Kennedy Hill Drive, and is slated to open in fall 2018.



Chef Balfour's Southerleigh will be among the first San Antonio-based restaurants to be added alongside The Greenline, which will connect to the San Antonio River Mission Reach.

Southerleigh's Brooks location sits at the heart of The Greenline, a 43-acre urban linear park, on approximately 8,043 square feet. The restaurant will feature a large deck and outdoor space so patrons can enjoy the Brooks atmosphere and beautiful pond views.

"We're excited to expand Southerleigh into a new neighborhood and introduce our culinary style to a new audience. The Southside of San Antonio has

been rapidly expanding and we are thrilled to be joining this growing community at Brooks," said Jeff Balfour, chef and owner of Southerleigh.

Southerleigh is a unique restaurant, specializing in food that combines traditional Southern favorites with the rich flavors of the Texas Gulf Coast. Southerleigh's Brooks location will be a new concept with a similar approach, focusing on family-style Southern food and fresh oysters, plus the unique Southerleigh beers, select local guest beers, and an assortment of wines.

The second Southerleigh will be located off of Sidney Brooks and Kennedy Hill Drive, and is slated to open in fall 2018.

"We're excited to be bringing one of San Antonio's most popular new restaurants to Brooks," said Brooks President & CEO Leo Gomez. "Southerleigh is perfectly positioned to serve as the center of activity at The Greenline - our beautiful new 43-acre linear park".

LA PICOSA AT BROOKS SHOPPING CENTER

SE MILITARY DRIVE AT S NEW BRAUNFELS AVE • SAN ANTONIO, TEXAS

DEMOGRAPHICS

	7803 S New Braunfels - 1 mi Radius		7803 S New Braunfels - 3 mi Radius		7803 S New Braunfels - 5 mi Radius	
	Total	%	Total	%	Total	%
2020 Est. Population by Single-Classification Race						
White Alone	6,517	73.98	58,760	74.89	142,646	70.80
Black/African American Alone	990	11.24	3,743	4.77	13,295	6.60
American Indian/Alaskan Native Alone	57	0.65	766	0.98	2,113	1.05
Asian Alone	84	0.95	421	0.54	900	0.45
Native Hawaiian/Pacific Islander Alone	0	0.00	46	0.06	108	0.05
Some Other Race Alone	948	10.76	12,433	15.85	36,141	17.94
Two or More Races	212	2.41	2,297	2.93	6,289	3.12
Hispanic/Latino	6,217	70.58	64,987	82.82	168,120	83.44
Not Hispanic/Latino	2,592	29.42	13,479	17.18	33,373	16.56
2020 Occupied Housing Units by Tenure						
Owner-Occupied	730	23.20	15,824	57.49	41,714	60.63
Renter-Occupied	2,417	76.80	11,702	42.51	27,087	39.37
Average Household Size	--	2.56	--	2.81	--	2.90
2020 Households by Household Income						
Income < \$15,000	507	16.11	4,546	16.52	11,249	16.35
Income \$15,000 - \$24,999	490	15.57	3,748	13.62	10,070	14.64
Income \$25,000 - \$34,999	436	13.86	3,428	12.45	8,810	12.80
Income \$35,000 - \$49,999	595	18.91	4,392	15.96	11,107	16.14
Income \$50,000 - \$74,999	653	20.75	4,889	17.76	12,141	17.65
Income \$75,000 - \$99,999	231	7.34	2,757	10.02	6,797	9.88
Income \$100,000 - \$124,999	103	3.27	1,808	6.57	4,107	5.97
Income \$125,000 - \$149,999	58	1.84	998	3.63	2,184	3.17
Income \$150,000 - \$199,999	34	1.08	661	2.40	1,436	2.09
Income \$200,000 - \$249,999	13	0.41	204	0.74	491	0.71
Income \$250,000 - \$499,999	20	0.64	75	0.27	308	0.45
Income \$500,000+	6	0.19	19	0.07	100	0.14
Average Household Income	--	48,140.00	--	53,815.00	--	53,143.00
Median Household Income	--	38,315.26	--	41,552.36	--	40,354.03
2020 Est. Median HH Income by Single-Classification Race						
White Alone	--	43,707.80	--	43,192.96	--	42,101.14
Black/African American Alone	--	31,504.52	--	29,129.28	--	28,131.95
American Indian/Alaskan Native Alone	--	28,553.33	--	34,328.71	--	37,170.06
Asian Alone	--	47,887.96	--	51,569.79	--	58,041.01
Native Hawaiian/Pacific Islander Alone	--	--	--	52,531.24	--	46,837.17
Some Other Race Alone	--	24,261.57	--	36,397.43	--	37,799.42
Two or More Races	--	20,704.49	--	58,296.93	--	48,895.25
Hispanic/Latino	--	39,861.13	--	41,942.65	--	40,369.82
Not Hispanic/Latino	--	34,278.70	--	40,114.54	--	40,295.32



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.

11-2-2015



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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date