

# é i L a n 6.538 ACRES LAND TRACT VIII

West IH 10, San Antonio, Texas 78256



COMMERCIAL | MEDICAL | OFFICE | RETAIL



# Property Information



**Total Acreage**  
6.538 Acres



**Zoning**  
Master Planned Community District  
MSAO-1, MLR-1, MLOD-1 and UC-1 overlays



**Uses**  
Commercial, Medical, Office and Retail



**Water**  
SAWS provides water to site via existing  
12" PVC water main along La Cantera Terrace



**Electric and Gas**  
CPS provides electric and gas services to the site

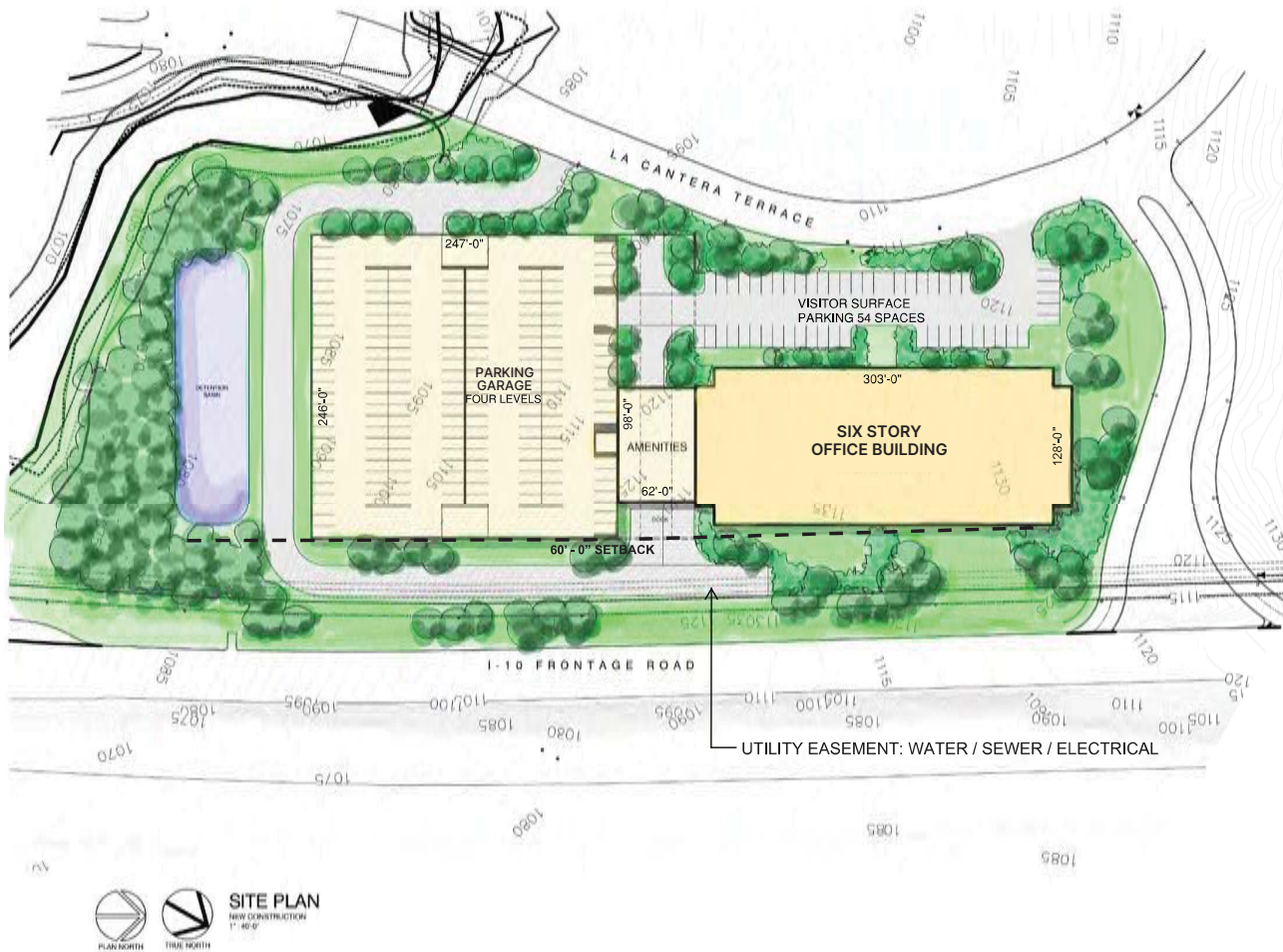


*For pricing,  
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# Site Plan



## Project Analysis

### **Office Building Tabulation**

First Floor	36,666 Sq. Ft.
Second Floor	36,666 Sq. Ft.
Third Floor	36,666 Sq. Ft.
Fourth Floor	36,666 Sq. Ft.
Fifth Floor	36,666 Sq. Ft.
Sixth Floor	36,666 Sq. Ft.

**Gross Square Footage 220,000 Sq. Ft.**

### **Amenities Building Tabulation**

**Gross Square Footage 6,076 Sq. Ft.**

### **Parking Garage Tabulation**

First Floor	60,762 Sq. Ft.
Second Floor	76,014 Sq. Ft.
Third Floor	76,014 Sq. Ft.
Fourth Floor	76,014 Sq. Ft.

**Gross Square Footage 288,804 Sq. Ft.**

### **Parking Tabulation**

Surface Parking	54 Spaces
Garage Parking	816 Spaces
<b>Total Parking</b>	<b>870 Spaces</b>

# Excellent Connectivity



Property boasts a premier location that connects to the rest of the city via Loop 1604, IH-10, and La Cantera Parkway. Which provides unparalleled access to anything and everything San Antonio has to offer.

## Drive Times

### DOWNTOWN

19 MIN

### AIRPORT

14 MIN

### THE PEARL

18 MIN

### BOERNE

18 MIN

### THE SHOPS AT LA CANTERA

3 MIN

### THE RIM

2 MIN

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# Aerial Map



**SITE**

WELLMED  
Headquarters

**THE RIM**

- DSW
- HOBBY LOBBY
- JCPenney
- TJ-maxx
- Bass Pro Shops
- Starbucks
- TARGET
- BEST BUY
- PETSMART
- Michaels
- LOWE'S
- Burlington

**THE SHOPS AT LA CANTERA**

- Dillard's
- NORDSTROM
- ★macy's
- SEPHORA
- Neiman Marcus
- Bath & Body Works
- BARNES & NOBLE
- FOSSIL
- PNC
- LOUIS VUITTON
- VICTORIA'S SECRET
- JD

SixFlags  
**Fiesta Texas**

**THE rock**  
AT LA CANTERA  
500,000 SF | \$510M  
1,700 Employees

- TOPGOLF
- iFLY INDOOR SKIING
- EchoPark AUTOMOTIVE
- CAMP SIKK

**Valero**  
Headquarters

**Methodist**  
HOSPITAL LANDMARK

**SECURITY SERVICE**  
FEDERAL CREDIT UNION  
Campus

**The Shops at La Canterra**  
194 Shops and Restaurants  
1.3M Square Feet of Retail Space

**The Rim**  
120 Shops and Restaurants  
2M Square Feet of Retail Space

# ÉILAN<sup>SM</sup> *The Pinnacle of Sophistication and Seamless Connectivity*

Nestled in the picturesque foothills of the Texas Hill Country, **Éilan** represents the pinnacle of luxury, sophistication, and “**live-work-play**” convenience in San Antonio. This Tuscan-inspired master-planned community is widely considered the crown jewel of the city’s vibrant **Northwest Side**.

## ***The Epicenter of Upscale Lifestyle***

Residents and visitors in the Éilan community enjoy immediate proximity to San Antonio’s premier destinations:

- **Luxury Living:** The area features several premier residential communities, totaling **1,176 luxury apartment units** that offer sophisticated, walkable living.
- **Elite Shopping:** Located just minutes from The Shops at La Cantera, an open-air destination for high-end retail, and The Rim, a massive hub for dining and entertainment.
- **World-Class Recreation:** Steps away from the championship greens of the La Cantera Golf Club and the thrill of Six Flags Fiesta Texas.
- **Culinary Excellence:** The neighborhood is home to a curated selection of fine dining, artisanal coffee shops, and sophisticated cocktail lounges.

## ***Strategic Business & Connectivity***

Éilan is not just a residential retreat; it is a vital economic node.

- **Corporate Hub:** Home to prestigious corporate headquarters and the LEED-certified Éilan Office Center.
- **Effortless Access:** Situated at the intersection of IH-10 and Loop 1604, providing a rapid, 15-minute link to the San Antonio International Airport and the Central Business District.



# The Rim: San Antonio's Premier Lifestyle Destination

Located in the heart of the city's thriving **Northwest corridor**, The Rim is San Antonio's most vibrant destination for world-class shopping, dining, and entertainment. This expansive, master-planned district offers a high-energy "urban-suburban" lifestyle, blending the beauty of the **Texas Hill Country** with modern, upscale amenities.

## Retail & Culinary Excellence

As one of the largest retail centers in Texas, The Rim serves as a cultural hub for those who appreciate variety and quality.

- **Premier Shopping:** Home to an impressive collection of national retailers, flagship stores, and luxury boutiques.
- **A Foodie's Paradise:** Boasts a diverse culinary scene ranging from chic rooftop bars and artisanal bakeries to some of the city's most acclaimed fine-dining establishments.

## A Connected Hub for Professionals

Strategic placement makes The Rim a top choice for the modern professional:

- **Commuter's Dream:** Immediate access to IH-10 and Loop 1604 provides a seamless route to the USAA headquarters, Valero, and the UTSA campus.
- **Economic Vitality:** Situated in the city's fastest-growing business sector, keeping you at the center of San Antonio's economic pulse.



# Top Area Employers



**35,935+**  
Employees



**22,500+**  
Employees



**15,922+**  
Employees



**10,000+**  
Employees



**20,300+**  
Employees



**9,620+**  
Employees



**8,000+**  
Employees



**7,500+**  
Employees



**6,490+**  
Employees



**5,700+**  
Employees



**4,713+**  
Employees



**4,400+**  
Employees



**4,400+**  
Employees



**4,300+**  
Employees



**3,000+**  
Employees



**3,000+**  
Employees



Commonly known as *“the heart of Texas,”* San Antonio consistently leads the nation in economic growth and stability. As one of the Texas *“big four”* metro areas—alongside Houston, Dallas, and Austin—there is a rejuvenated buzz about the Alamo City.

The city stands out as an **opportunity hub**, celebrated for its **rich history**, **authentic culture**, and attractive **quality of life**. It offers an emerging culinary and arts scene alongside an affordable cost of living and value pricing on housing and entertainment. Serving as America’s northernmost gateway with Mexico, San Antonio fuses centuries of multi-cultural influences with a modern future.

The city is currently experiencing **rapid urbanization**, attracting a new generation of **companies and professionals** seeking big-city amenities and world-renowned attractions like the Riverwalk. With a distinct Hispanic culture and European feel, it is a thriving community loaded with top-tier education and culture. Currently, an average of 65 people move here daily, pushing the population beyond 1.5 million.



# San Antonio: An Economic Powerhouse

San Antonio is the **7th most populous city in the U.S.** and a premier destination for business, culture, and growth. With a metro population exceeding **1.5 million**, the “Alamo City” combines South Texas charm with world-class infrastructure.

## A Thriving Economy

San Antonio is home to over **400 companies** across high-growth industries, including:

- Cybersecurity & Technology
- Bioscience & Aerospace
- Financial Services & Manufacturing

Between 2015 and 2020, job growth hit **9.5%**, significantly outpacing the national average.

## Military City, USA

Hosting one of the largest concentrations of military bases in the country, the defense industry is a cornerstone of the local economy:

- **Joint Base San Antonio (JBSA):** Supports 250,000+ personnel and houses the DoD’s largest hospital.
- **Economic Impact:** Employs over 190,000 people with a \$27.7 billion regional impact.

## Port San Antonio & Logistics

As an international trade center and gateway to Mexico, **Port San Antonio** is a 1,900-acre aerospace and industrial complex.

- **Key Partners:** Boeing, Lockheed Martin, and XPO Logistics.
- **Impact:** Generates over \$5 billion in annual economic activity.

## Tourism & Lifestyle

With over **37 million visitors annually**, tourism contributes **\$15.2 billion** to the local economy. Iconic landmarks include:

- **The Alamo & The Historic River Walk.**
- **The Pearl District:** 26 acres of culinary and arts excellence.

## Why San Antonio?

Low costs, high growth, and exceptional culture. With a 9% population increase since 2020, San Antonio remains one of the most attractive metros in the country for families and businesses alike.





## é I Lan 6.538 ACRES LAND TRACT VIII FOR SALE

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