

SHOPS AT Nacogdoches



SRS

CAPITAL
MARKETS

Retail Center Investment Opportunity

7038 N Loop 1604 E | San Antonio MSA

Offering Overview

SRS Capital Markets has been exclusively retained to offer to qualified investors the rare opportunity to acquire **Shops at Nacogdoches** (the “Property”), a **newly constructed, 11,183 SF retail center** and Swig ground lease situated at the intersection of Loop 1604 and Nacogdoches Road in San Antonio, TX. Delivered in 2025, the Property benefits from prominent signage on 1604 (70K VPD) and various points of access.

The Property is **100% leased to a diverse mix of national, regional, and local tenants** including Swig ground lease, Jersey Mike’s, and more. With nearly 8 years of WALT and no rollover until 2033, the Property offers predictable cash flows in a high growth market.

Located in Northeast San Antonio, the property is less than 10 minutes from the Loop 1604 / IH 35 interchange, providing expeditious access to affluent neighborhoods and nearby economic drivers including New Braunfels, Randolph Airforce Base, and the Interstate 35 Corridor.

Shops at Nacogdoches offers investors the opportunity to acquire a Class A retail center on 1604 leased to a diverse tenant base.

SRSRE.COM/ShopsAtNacogdoches

SHOPS AT Nacogdoches

7038 N Loop 1604 E | San Antonio, TX 78266



11,183± SF
Offering GLA



2.9± AC
Land Area



100%
Occupancy



2025
Year Built



87
Parking Spaces
(7.78 Per 1,000 SF)



A
Class

SHOPS AT Nacogdoches



100% Leased
to Diverse Tenant Mix



Nearly 8 Years WALT
No Rollover Until 2033



Ease of Access
via 1604 & Nacogdoches Rd (25K VPD)



Prominent Signage on 1604
with 70K+ VPD



Cross-Access to Complementary Pads



Shadow Anchored
with 2.2M+ Visits, Annually - Placer.ai



San Antonio Snapshot



Today San Antonio is viewed as a city of steady growth and tremendous investment opportunities, both nationally and globally. A highly qualified, educated workforce, and unmatched cultural mix also position San Antonio as a hot spot for international business.



San Antonio 2025 Estimated Population

2.76M



San Antonio 2025 Median Household Income

\$78,047



San Antonio 2025 Median Age

37

#1 Best-Performing City

- Milken Institute



#1 Top U.S. Cyber City

- Business Facilities 2022

#2 Fastest Growing City in the U.S.

- Consumer Affairs 2023



#4 Top Housing Market for Millennials

- Knock 2022

#5 Most Affordable Large City in the U.S.

- Business Facilities 2022

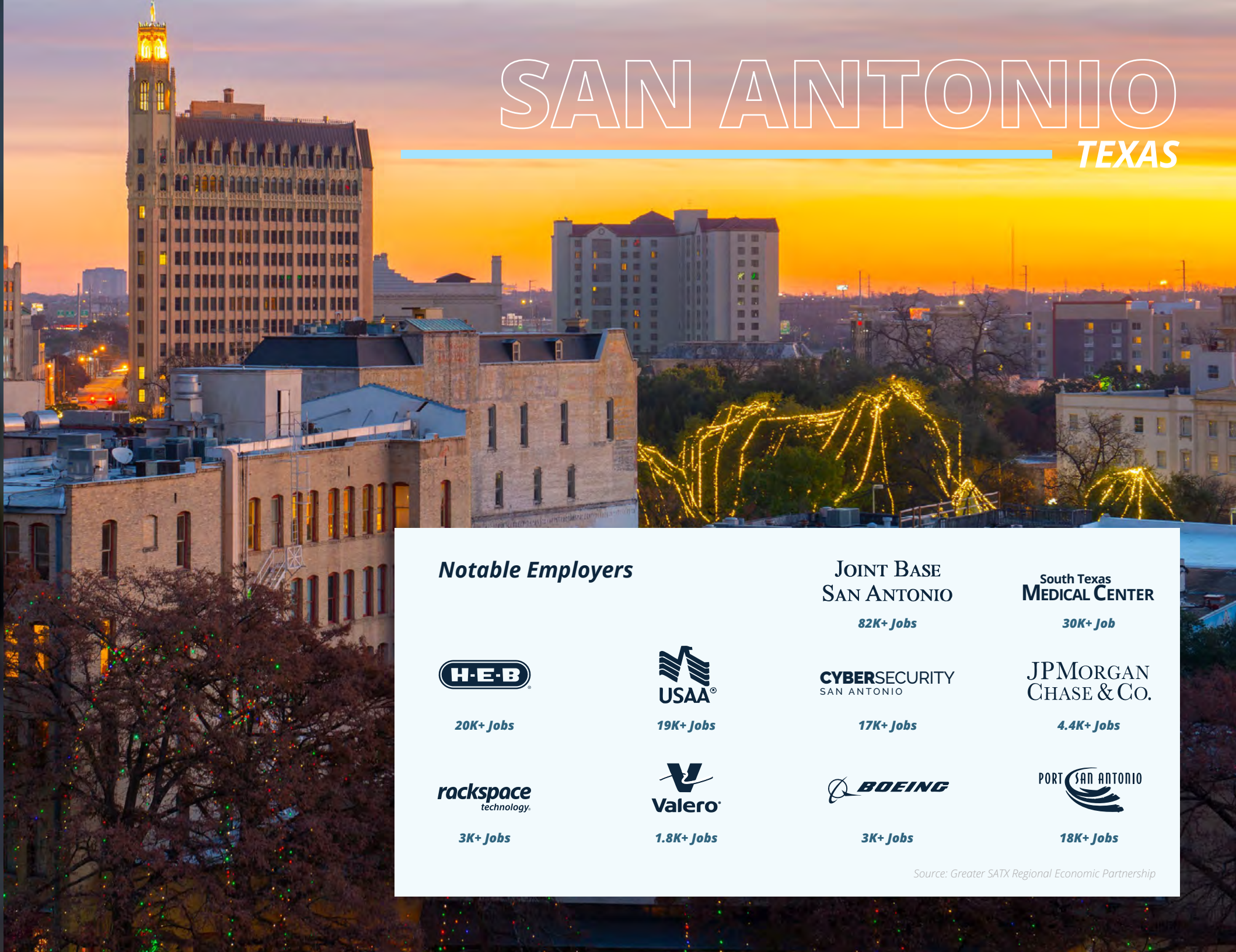


#6 Fastest Growing U.S. City for IT Talent

- CIO 2022

Sources: U.S. Census Bureau, Greater SATX Regional Economic Partnership

SAN ANTONIO TEXAS



Notable Employers



20K+ Jobs



19K+ Jobs

JOINT BASE
SAN ANTONIO

82K+ Jobs

CYBERSECURITY
SAN ANTONIO

17K+ Jobs

South Texas
MEDICAL CENTER

30K+ Job

JPMORGAN
CHASE & CO.

4.4K+ Jobs



3K+ Jobs



1.8K+ Jobs



3K+ Jobs



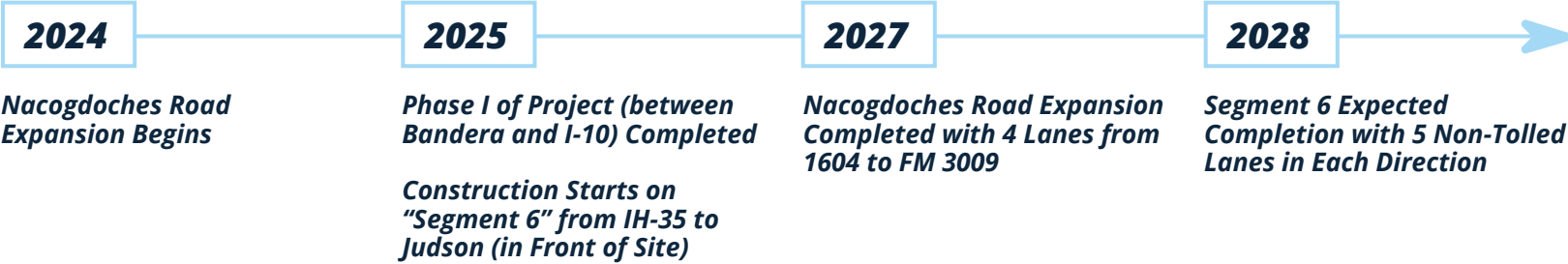
18K+ Jobs

Source: Greater SATX Regional Economic Partnership

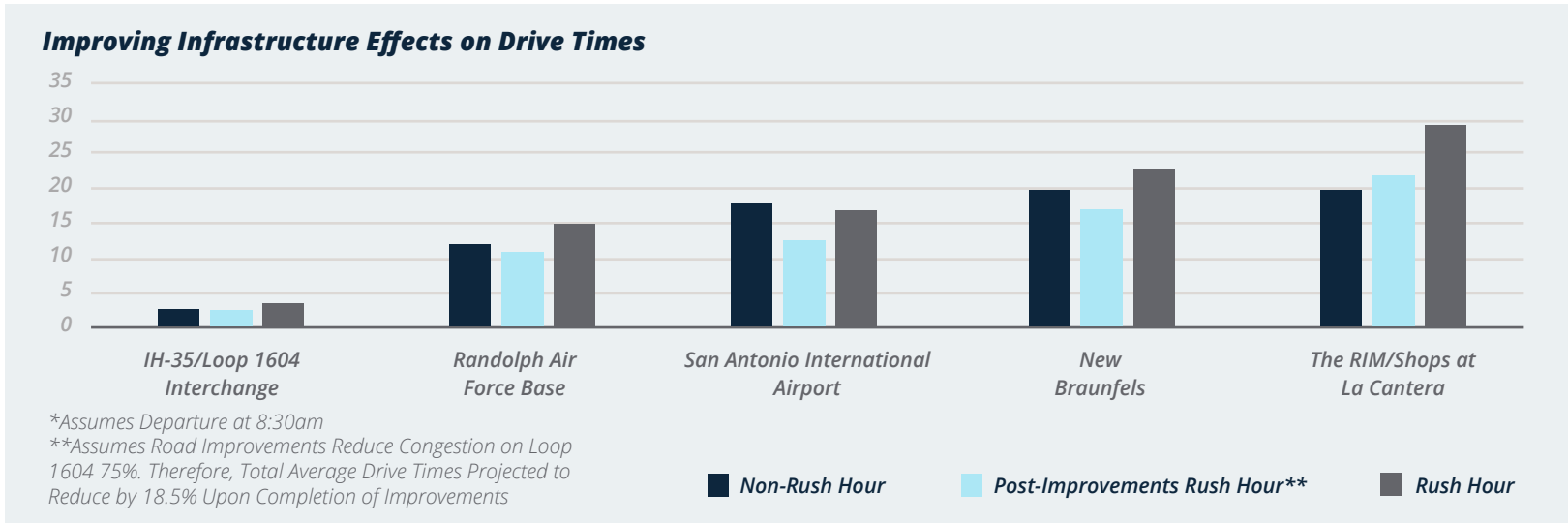


Infrastructure Improvements: Loop 1604 & Nacogdoches Road

Located on Loop 1604 (100,000+ VPD) with Expeditious Access to Interstate 35 (215,000+ VPD) via Loop 1604. Ongoing Improvements to Loop 1604 and Nacogdoches Road Expected to Further Enhance Accessibility:



Drive Times (Minutes)	Rush Hour*	Post-Improvements Rush Hour**	Non-Rush Hour
IH-35/Loop 1604 Interchange	4	3	3
Randolph Air Force Base	15	11	12
SAT	17	13	18
New Braunfels	23	17	20
The RIM/Shops at La Cantera	30	22	20



Proximity to Dense Housing & Other New Developments

9,850 *Single Family Homes* | 8,890 *Multifamily Units* within 3 Miles



Comanche Ridge

Build-to-Rent Community
2024 Construction
\$1,508 Average Rent/Month



Bridlewood Park

Master-Planned Community
\$310K+ Median Home Price



Alta Rolling Oaks

Multifamily Development
2024 Construction
\$1,500 Average Rent/Month



Avasa at 1604

Multifamily Development
2024 Construction
\$1,489 Average Rent/Month



*Desirable Northeast San Antonio
Location with Impeccable Access*

NORTHEAST SAN ANTONIO TEXAS

- Adjacency to Fox Run and Retama Ridge, Established Destinations for San Antonio Residents
- Loop 1604 Provides Ideal Access to Greater San Antonio and IH-35 For Commuters Going In and Out of San Antonio

Demographic Snapshot

	1 Mile	3 Miles	5 Miles
Population Summary			
2025 Total Population	8,905	72,913	197,028
2024-2029 Annual Growth Rate	2.38%	0.88%	0.78%
Housing Unit Summary			
2025 Average Household Income	\$106,808	\$95,668	\$104,169
2025 Median Home Value	\$280,685	\$275,747	\$289,960

Randolph Airforce Base 12 Minutes



The RIM / Shops at La Cantera 20 Minutes



San Antonio International Airport 18 Minutes



New Braunfels 20 Minutes



Impressive Residential Fundamentals Providing Nearby Customers for Retail Tenants within 3 Miles



8,890±
Existing Multifamily Units

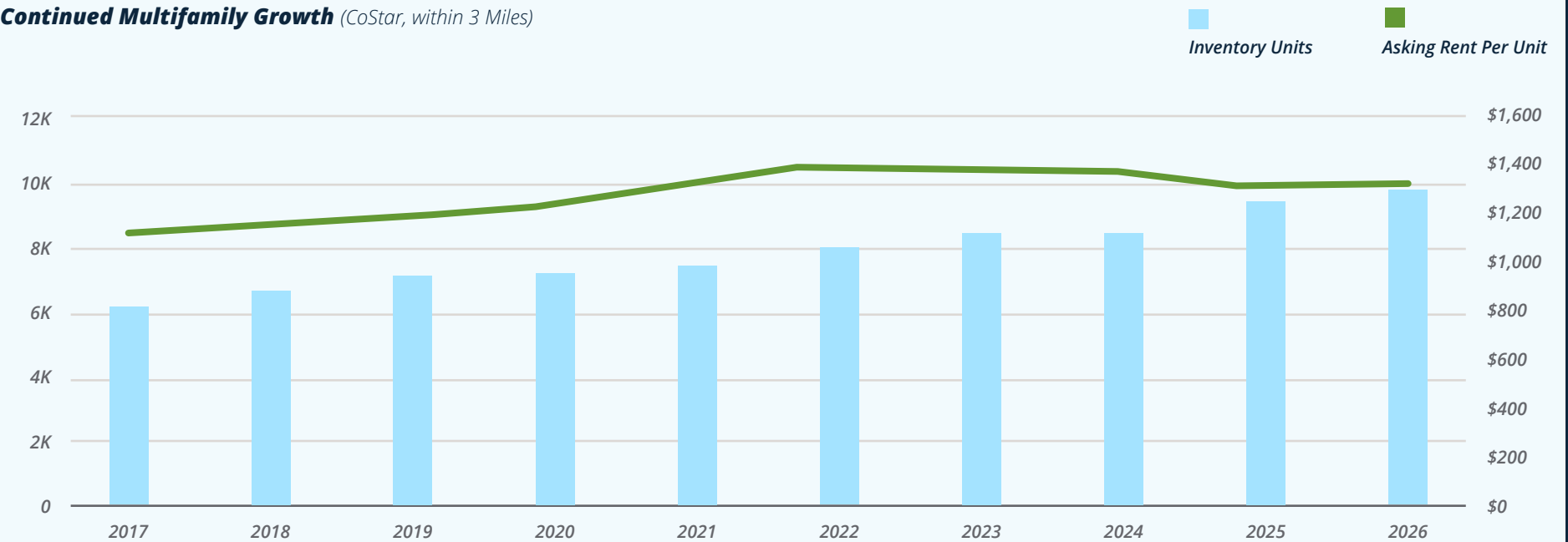
248±
Multifamily Units Under Construction



9,850±
Single Family Units

497±
Single Family Units Under Construction

Continued Multifamily Growth (CoStar, within 3 Miles)



Strong Retail Fundamentals within 3 Miles



6.9M SF

Existing Inventory



20.5K SF

Under Construction

~0.3% of Existing Inventory
Only 217K SF Delivered Since 2022

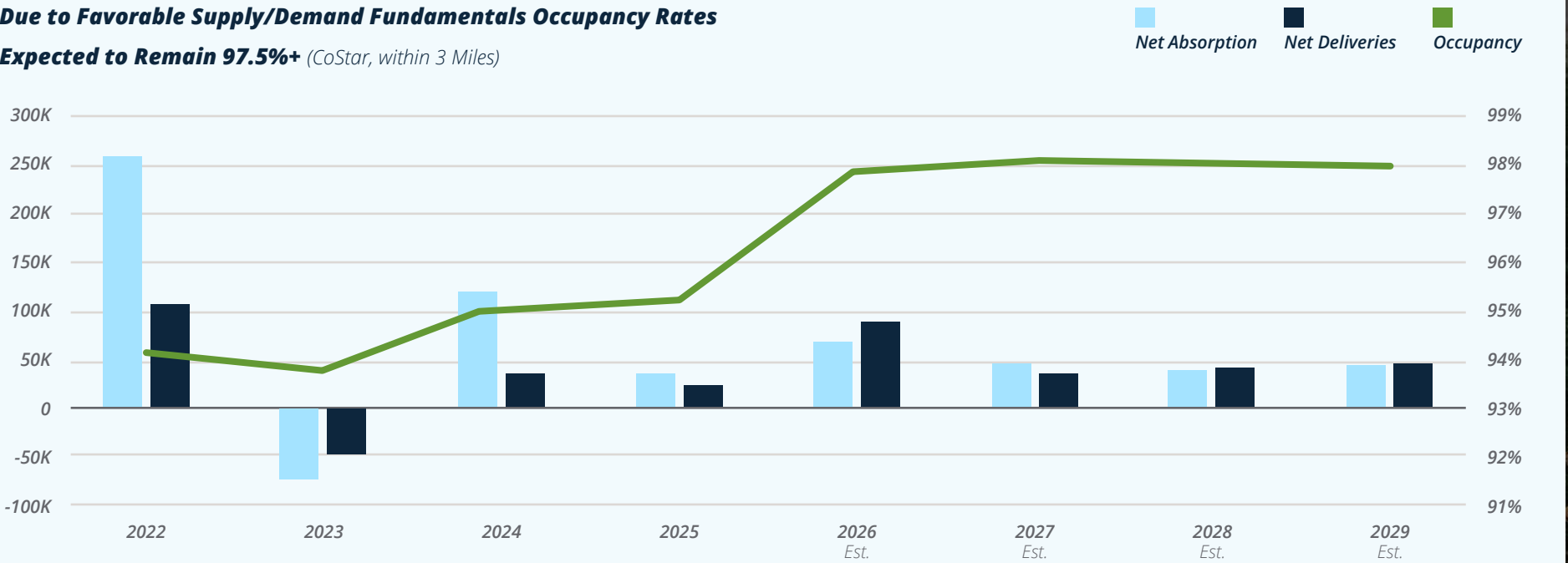


96.2%+

Occupancy Rates for Existing Inventory

Limited Projected Deliveries Through 2029 Driving Rental Rates in the Future

Due to Favorable Supply/Demand Fundamentals Occupancy Rates Expected to Remain 97.5%+ (CoStar, within 3 Miles)



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EXCLUSIVELY MARKETING BY

Cathy Nabours

**SVP & Managing Principal
Capital Markets**

cathy.nabours@srsre.com
500 W 2nd Street, Suite 1900
Austin, TX 78701
D. 512.236.4613
TX License No. 479015

Kyle Shaffer

**Vice President
Capital Markets**

kyle.shaffer@srsre.com
500 W 2nd Street, Suite 1900
Austin, TX 78701
D. 512.838.4079
TX License No. 746245

Sam Nichols

**Senior Associate
Capital Markets**

sam.nichols@srsre.com
500 W 2nd Street, Suite 1900
Austin, TX 78701
D. 512.375.4999
TX License No. 701142



OF GOING THE EXTRA MILE

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