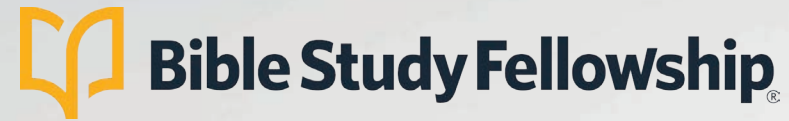


OFFERING MEMORANDUM



**INFILL DEVELOPMENT OPPORTUNITY
281 ACRES**

19001 Huebner Road, San Antonio, Texas 78258



Contents

Executive Summary.....	4
Property Overview	6
Market Overview.....	8
Process & Offer Instructions.....	14

CONTACTS

Michael Griffin

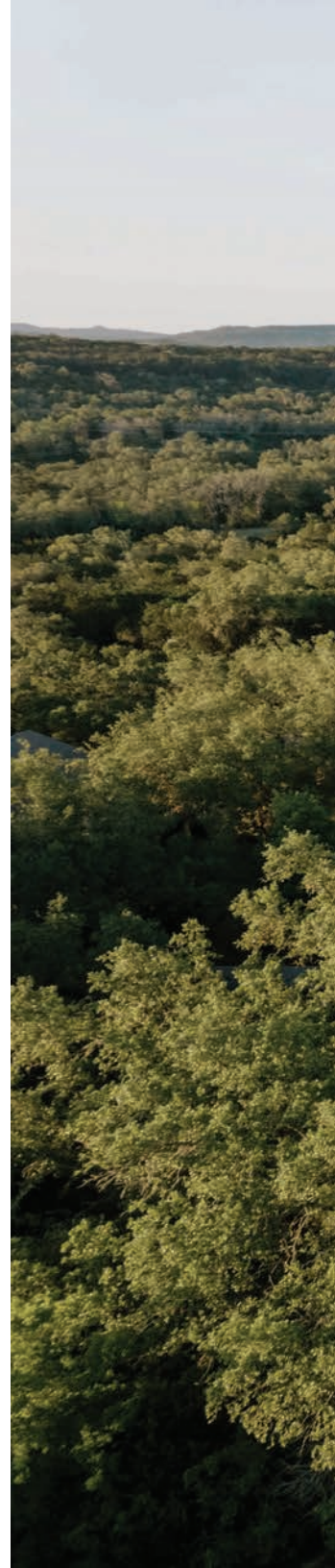
Principal
214.732.4090
michael.griffin@transwestern.com

Ethan Minter

Associate
214.725.3973
ethan.minter@transwestern.com

Steve Williamson, CCIM®

Managing Director, Urban Land Services
972.774.2511
steve.williamson@transwestern.com





Executive Summary



The Offering

INFILL DEVELOPMENT OPPORTUNITY

Transwestern is proud to offer qualified developers/investors the opportunity to acquire a 281-acre infill site that is ideal for single-family and multi-family development.

Located just north of Texas Loop 1604 and ten miles northwest of the San Antonio International Airport, the property sits in a prime location within one of the nation's fastest growing cities.

With utilities to the site, the property is ready for master planning and development.

Investment Highlights

- + One of the few remaining large infill development tracts in North San Antonio
- + Convenient to UTSA and to major retail, entertainment, and first-class medical facilities
- + Convenient access to major thoroughfares including IH-10, Loop 1604 and Huebner Road

Joint Base San Antonio
Camp Bullis

LOWE'S	Chick-fil-A	DICK'S SPORTS GOODS	NORDSTROM	McDonald's
Walmart	FIVE BELOW	Starbucks	STAPLES	IHOP
LIFETIME	Sun & Ski Sports	NORTH ITALIA	Best Pro Shops	LUPE ICE CREAMERY
BJS	BOOT BARN	HOME SENSE	PET SMART	DSW
GLORIA'S LATIN CUISINE	JCPenney	CAVA	HOBBY LOBBY	
TJ-maxx	BOWL & BARREL	Michaels	KIRKLAND'S	
hopdoddy BURGER BAR	OLD NAVY	Freddy's STEAKBOURGERS	Burlington	

TARGET	WHOLE FOODS MARKET	Wendy's	WELLS FARGO
Snooze Waffles	hopdoddy BURGER BAR	CRUSTACEAN CUCURRY	ROSS DRESS FOR LESS
WING STICK	CHASE	Chick-fil-A	Panera
Office DEPOT	LOWE'S	H-E-B	
McDonald's	Starbucks	POPEYES LOUISIANA KITCHEN	Frost

SixFlags

THE SHOPS AT LA CANTERA

UTSA
The University of Texas at San Antonio

TOPGOLF	ANDRETTI INDOOR KARTING & GAMES	ELITE TACO	HUNG FU SALOON
Kerbey Lane ALL DAY CAFE	iFLY INDOOR SKYDIVING	LONGHORN STEAKHOUSE	
RED LOBSTER FISH & CHICKEN LOBBSTER	Olive Garden ITALIAN KITCHEN	PAPPADEAUX	ROCK CRAWFISH
Popeye's Wing Man	Cheddar's SCRATCH KITCHEN	Chuy's	Be-Be-SMOKESHOUSE



Property Overview

Site Information

Address

19001 Huebner Road, San Antonio, TX 78258

Land Size

± 281 Acres (6 parcels)

Zoning

C-3NA S & MF-33 S
(Single-Family & Multi-Family)

Parcel No

16334-000-0019
16334-000-0030
16334-000-0341
16334-000-0161
16334-000-0304
16334-000-0305

Market Overview

San Antonio Population and Economy

The City of San Antonio area is the 7th-largest city in the United States with a population of 1.435 million (U.S. Census, May 2024.) San Antonio has been one of the fastest growing cities in the U.S. as nearly 22,000 people moved to the Alamo City from July 2022 to July 2023; a level of growth that's leading the nation. It beat out cities like Fort Worth, Atlanta, and Houston. USAA, is one of the largest banking and insurance companies in the country and is headquartered in San Antonio. H-E-B, the sixth-largest privately-held company in the country, also calls San Antonio home.

Although not overly dependent on the financial services industry like many gateway markets, finance accounts for a significant portion of local employment in San Antonio. In addition to USAA, the 2nd largest bank in Texas, San Antonio's financial sector is supported by Frost Bank, the state's 4th largest bank.

San Antonio is home to five major military bases, including the Joint Base San Antonio, Fort Sam Houston, Lackland Air Force Base, Randolph Air Force Base and Brooke Army Medical Center, which is a flagship medical institution for the Military. San Antonio's impressive medical industry is also reinforced by a concentration of hospitals near downtown and the South Texas Medical Center, the metro's second-largest center for employment. The medical center is the state's largest outside of Houston, and many Texans travel to San Antonio for care that may not be provided locally, especially in South and West Texas.





Demographics

5 Mile Radius

147,076
TOTAL
POPULATION

0.55%
2023-2028
ANNUAL GROWTH

174,779
DAYTIME
POPULATION

\$137,359
AVERAGE HH
INCOME

\$413,515
AVERAGE HOME
VALUE

38.0 YEARS
MEDIAN
AGE

7 Mile Radius

331,956
TOTAL
POPULATION

0.24%
2023-2028
ANNUAL GROWTH

389,212
DAYTIME
POPULATION

\$120,595
AVERAGE HH
INCOME

\$375,008
AVERAGE HOME
VALUE

36.7 YEARS
MEDIAN
AGE

10 Mile Radius

684,722
TOTAL
POPULATION

0.46%
2023-2028
ANNUAL GROWTH

817,809
DAYTIME
POPULATION

\$109,798
AVERAGE HH
INCOME

\$342,040
AVERAGE HOME
VALUE

36.8 YEARS
MEDIAN
AGE

Quality of Life

San Antonio provides the “good life” for doing business and a relaxed inviting atmosphere:

- + Above average school systems
- + The lowest housing cost for any major Texas city
- + The cost of living in San Antonio is one of the lowest for large urban areas in the country (9% below the national average)
- + San Antonio's CBD is bookended by Pearl Brewery and Southtown, two of the most unique gathering places in Texas. Young professionals seeking excellent restaurants/bars in eclectic areas will continue to be drawn to this area
- + Substantial growth in lifestyle amenities, both outdoor and indoor.
- + San Antonio is quickly emerging as a food and drink mecca, topping the charts for both award winning restaurants and breweries
- + The Alamo, River Walk, Market Square (El Mercado), Sea World, Schlitterbahn Waterpark, and Six Flags Fiesta Texas provide entertainment unmatched by other cities in the U.S.
- + Home to the 5-Time NBA World Champion, San Antonio Spurs and the Minor League Baseball team, San Antonio Missions



Higher Education

San Antonio and its surrounding communities are home to 15 colleges and universities and a student population of over 150,000. San Antonio's higher education institutions offer a diverse range of studies, providing the area with the continual growth of a robust, educated workforce. San Antonio is also teeming with young professionals in general with San Antonio being a top 10 city for highest growth in millennial population.

15
COLLEGES &
UNIVERSITIES

150K+
STUDENT
POPULATION

#5
BEST CITY FOR
YOUNG GRADUATES



Top Employers

Corporate Headquarters



Valero
3,982



Cullen/Frost Bankers, Inc.
Cullen/Frost Bankers
5,000



H-E-B
154,000



USAA
37,000



Bill Miller BBQ
4,400



iHeartMedia
14,000



CPS Energy
3,022



Southwest Research
3,100



Rackspace
2,000



Whataburger
50,000

Major Regional Employers



USAA
37,000



Methodist Healthcare
10,393



JBSA - Ft. Sam Houston
32,000



H-E-B
154,000



City of San Antonio
9,145



JBSA Lackland
37,097



Randolph AFB
11,068



San Antonio ISD
7,000



Rackspace
12,751



North East ISD
10,052





Process & Offer Instructions

Additional property information is available through the on-line data room including marketing, engineering and underwriting materials. The Property is being offered unpriced and Transwestern will notify you as to when there will be a call for offers.

Site Visits

All site visits will be made by appointment only. Inquiries for tours as well as requests for additional information should be made through the Dallas Transwestern Office, by contacting Michael Griffin, Steve Williamson or Ethan Minter. Transwestern will assist prospective purchasers to arrange property inspections and will answer questions regarding the Offering Memorandum and Deal Room.

Offer Guidelines

Offers should be submitted electronically to Michael Griffin at michael.griffin@transwestern.com and Steve Williamson at steve.williamson@transwestern.com and shall include the following information:

- + A preliminary site plan and/or bubble plan showing Purchaser's general development plan
- + A formal Purchase Price which includes pricing for specific parcels and allocation of closing costs
- + Projected development budget
- + The source of Purchaser's equity and debt capital
- + The amount of proposed earnest money deposit
- + Proposed due diligence period and subsequent closing period
- + A description of major assumptions reflected in the price being offered
- + A list of any committee approvals required to close the transaction

Confidential Memorandum & Disclaimer

Transwestern (“Agent”) has been engaged as the exclusive agent for the sale of 19001 Huebner Road, San Antonio, Texas (“Property”), by the owner of the Property (“Seller”). The Property is being offered for sale in an “as-is, where-is” condition and Seller and Agent make no representations or warranties as to the accuracy of the information contained in this Offering Memorandum.

The enclosed materials include highly confidential information and are being furnished solely for the purpose of review by prospective purchasers of the interest described herein. Neither the enclosed materials nor any information contained herein is to be used for any other purpose or made available to any other person without the express written consent of the Seller. Each recipient, as a prerequisite to receiving the enclosed, should be registered with Transwestern as a “Registered Potential Investor” or as “Buyer’s Agent” for an identified “Registered Potential Investor.” The use of this Offering Memorandum and the information provided herein is subject to the terms, provisions and limitations of the confidentiality agreement furnished by Agent prior to delivery of this Offering Memorandum. The enclosed materials are being provided solely to facilitate the prospective investor’s own due diligence for which it shall be fully and solely responsible. The material contained herein is based on information and sources deemed to be reliable, but no representation or warranty, express or implied, is being made by Agent or Seller or any of their respective representatives, affiliates, officers, employees, shareholders, partners and directors, as to the accuracy or completeness of the information contained herein. Summaries contained herein of any legal or other documents are not intended to be comprehensive statements of the terms of such documents, but rather only outlines of some of the principal provisions contained therein. Neither the Agent or the Seller shall have any liability whatsoever for the accuracy or completeness of the information contained herein or any other written or oral communication or information transmitted or made available or any action taken or decision made by the recipient with respect to the Property. Interested parties are to make their own investigations, projections and conclusions without reliance upon the material contained herein.

Seller reserves the right, at its sole and absolute discretion, to withdraw the Property from being marketed for sale at any time and for any reason. Seller and Agent each expressly reserves the right, at their sole and absolute discretion, to reject any and all expressions of interest or offers regarding the Property and/or to terminate discussions with any entity at any time, with or without notice. This offering is made subject to omissions, correction of errors, change of price or other terms, prior sale or withdrawal from the market without notice. Agent is not authorized to make any representations or agreements on behalf of Seller.

Seller shall have no legal commitment or obligation to any interested party reviewing the enclosed materials, performing additional investigation and/or making an offer to purchase the Property unless and until a binding written agreement for the purchase of the Property has been fully executed, delivered, and approved by Seller and any conditions to Seller’s obligations thereunder have been satisfied or waived. By taking possession of and reviewing the information contained herein, the recipient agrees that (a) the enclosed materials and their contents are of a highly confidential nature and will be held and treated in the strictest confidence and shall be returned to Agent or Seller promptly upon request; and (b) the recipient shall not contact employees or tenants of the Property directly or indirectly regarding any aspect of the enclosed materials or the Property without the prior written approval of the Seller or Agent; and (c) no portion of the enclosed materials may be copied or otherwise reproduced without the prior written authorization of Seller or Agent or as otherwise provided in the Confidentiality and/or Registration Agreement executed and delivered by the recipient(s) to Transwestern.

TRANSWESTERN TCS CENTRAL REGION, G.P., LLC

SALE/LEASE AMERICAN'S WITH DISABILITIES ACT, HAZARDOUS MATERIALS AND TAX DISCLOSURE

The Americans with Disabilities Act is intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or in the area, the Property may have hazardous or undesirable metals (including lead based paint), minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above or below-ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine what provisions, if any, they may wish to include in transaction documents regarding the Property.

Sale, lease and other transactions can have local, state and federal tax consequences for the seller/lessor and or buyer/tenant. In the event of a sale, Internal Revenue Code Section 1445 requires that all buyers of an interest in any real property located in the United States must withhold and pay over to the Internal Revenue Service (IRS) an amount equal to ten percent (10%) of the gross sales price within ten (10) days of the date of the sale unless the buyer can adequately establish that the seller was not a foreigner, generally by having the seller sign a Non-Foreign Seller Certificate. Note that depending upon the structure of the transaction, the tax withholding liability could exceed the net cash proceeds to be paid to the seller at closing. Consult your tax and legal advisor. Real estate brokers are not qualified to give legal or tax advice or to determine whether any other person is properly qualified to provide legal or tax advice.

SELLER

By: _____ Co. Name: _____

Title: _____ Date: _____

PURCHASER

By: _____ Co. Name: _____

Title: _____ Date: _____

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.

TCS Central Region, G.P., LLC	550906	972.774.2500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Phone
Paul Wittorf	479373	972.774.2500
Designated Broker of Firm	License No.	Phone
Michael Griffin	487077	214.446.4541
Sales Agent/Associate's Name	License No.	Phone
_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date	



CONTACTS

Michael Griffin

Principal
214.732.4090
michael.griffin@transwestern.com

Steve Williamson, CCIM®

Managing Director, Urban Land Services
972.774.2511
steve.williamson@transwestern.com

Ethan Minter

Associate
214.725.3973
ethan.minter@transwestern.com

