



TPC Town Plaza Pads– For Lease or Sale

Across from the JW Marriott

The Only Remaining Commercial Land in the TPC Resort Community



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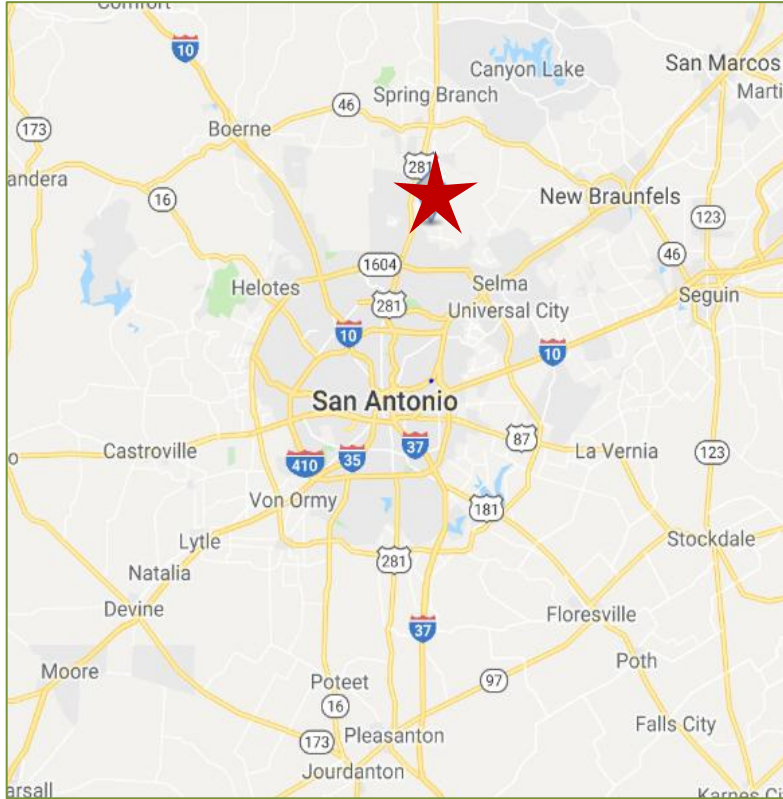
MSL Investments, LLC

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San Antonio, Texas 78259

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Property Details



TPC PARKWAY & CIBOLO CANYONS

Location: Part of the TPC Town Center
TPC Parkway and Cibolo Canyon Drive

Size: Lot B –approx. 1.33 acres
Lot C - approx. 2.5 acres

Sale : Lot B : 16.00 PSF
Lot C : \$16.50 PSF

Ground Lease: \$ 140,000.00 per acre

Zoning: Commercial C-2 ERZD

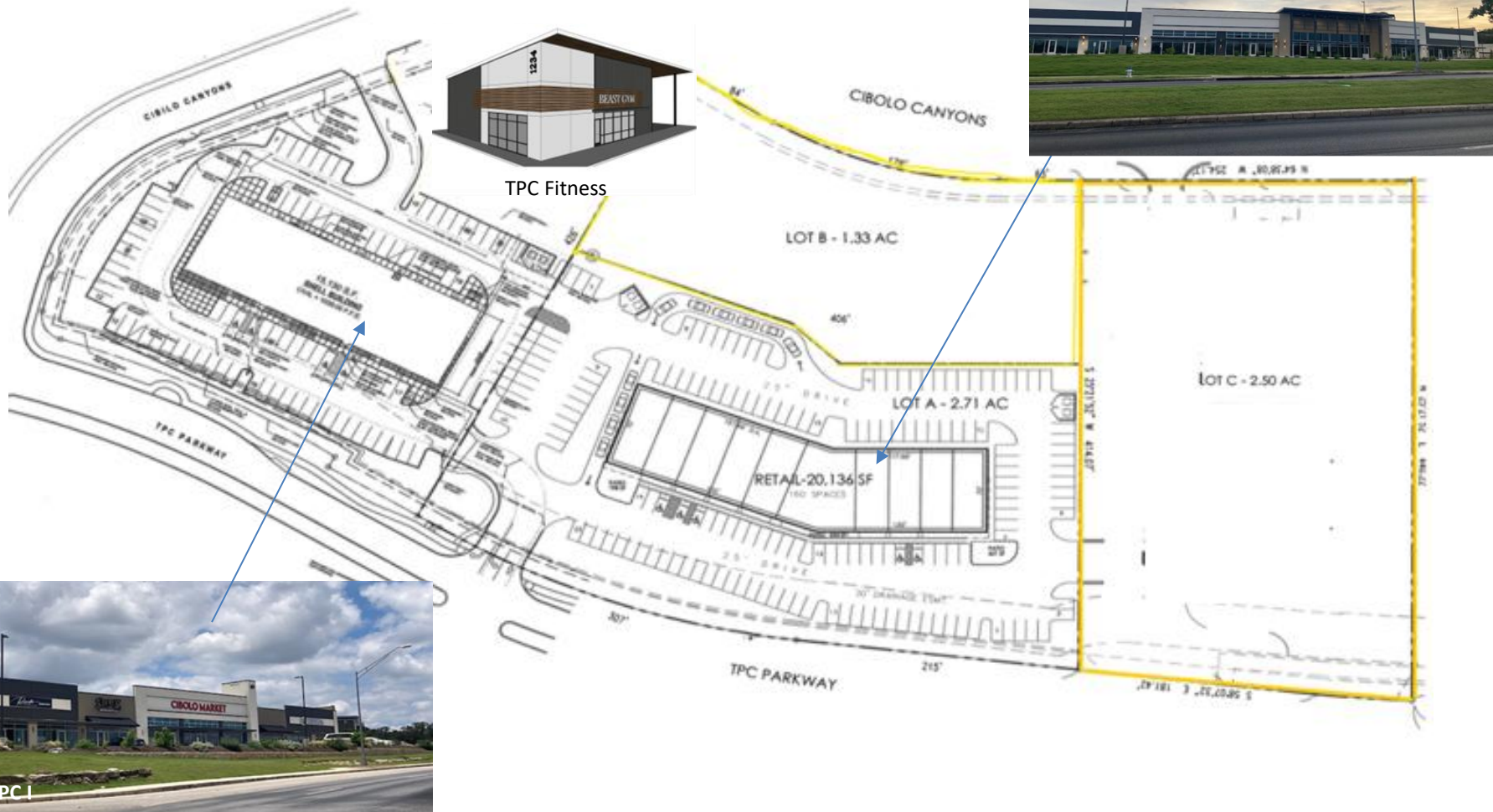
Condition: All utilities to the site
Separately platted
Off-site filtration

Home to one of the wealthiest ZIP codes in San Antonio, the Far North Central Submarket has high incomes, high home prices, and great proximity to business, residential and schools, which bodes well for retail demand. This property is an area that is currently underserved by retail services and is located one mile east of Hwy 28 on TPC Parkway (Stone Oak Parkway extension) near the entrance to Cibolo Canyons Master Planned Community and directly adjacent to the entrance to the world class J.W. Marriott TPC Resort & Spa with its two PGA Tour golf courses.

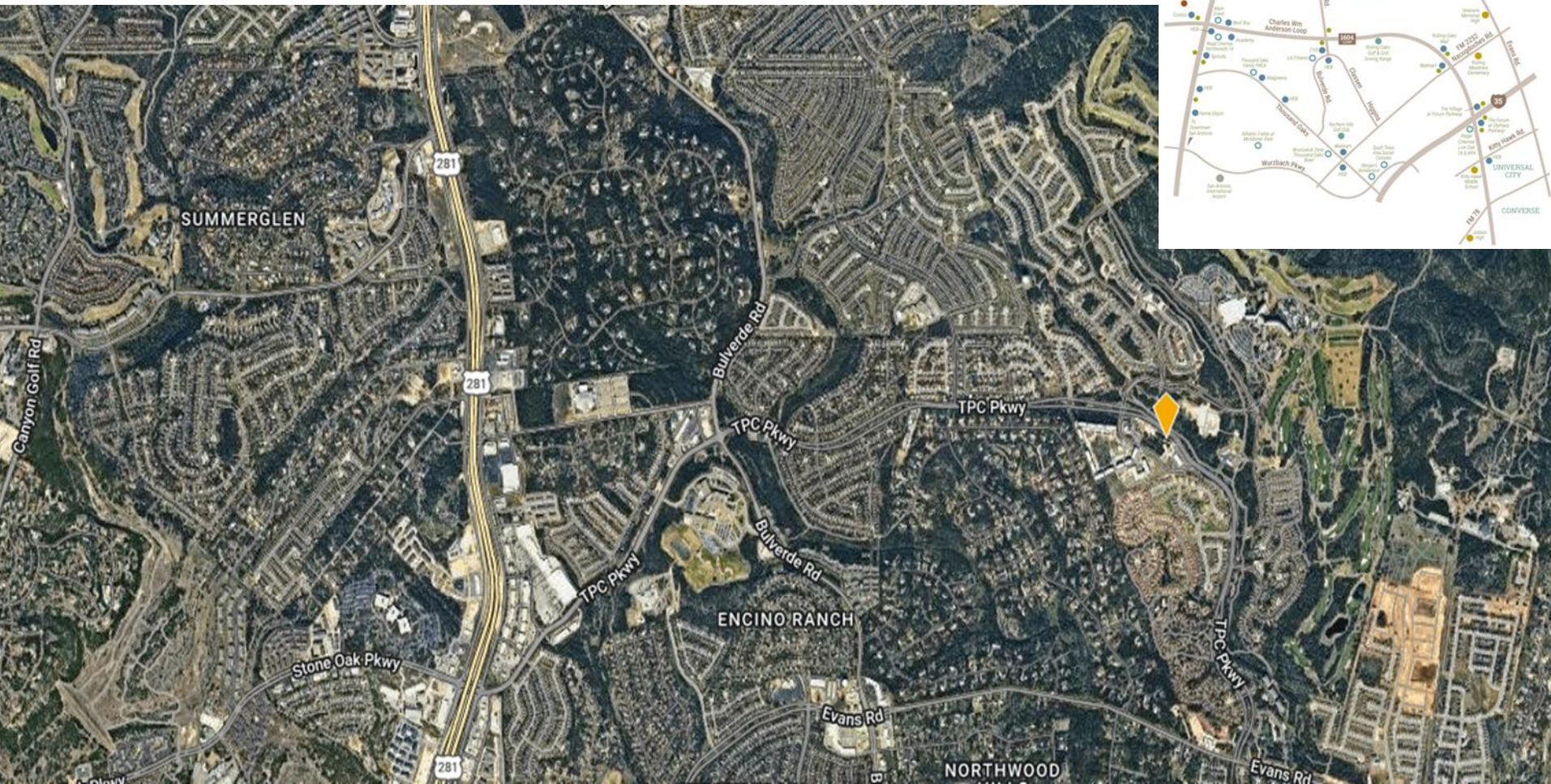
TPC Town Plaza Pads– For Lease or Sale



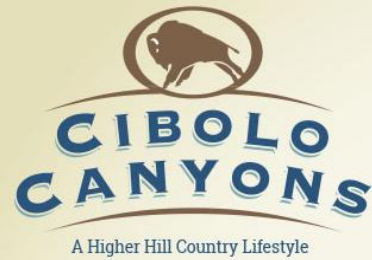
Site Plan



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M S L
INVESTMENTS
COMMERCIAL REAL ESTATE SERVICES

Demographics

Population			
	2 miles	5 miles	10 miles
2020 Population	24,826	103,409	434,095
2024 Population	26,845	109,593	442,538
2029 Population Projection	28,855	117,689	479,357
Annual Growth 2020-2024	2.0%	1.5%	0.5%
Annual Growth 2024-2029	1.5%	1.5%	1.7%
Median Age	36.2	36.9	38.5
Bachelor's Degree or Higher	51%	50%	42%
U.S. Armed Forces	42	387	3,034

Housing		
	3 mile	5 mile
Median Home Value	\$355,361	\$333,443
Median Year Built	2010	2006

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Demographics

Income		
	3 mile	5 mile
Avg Household Income	\$131,298	\$127,039
Median Household Income	\$104,329	\$102,817
< \$25,000	981	2,272
\$25,000 - 50,000	1,668	4,968
\$50,000 - 75,000	2,587	6,104
\$75,000 - 100,000	2,500	5,500
\$100,000 - 125,000	2,252	5,306
\$125,000 - 150,000	1,455	3,741
\$150,000 - 200,000	1,956	4,874
\$200,000+	2,853	6,119

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Demographics

Daytime Employment

Radius	3 mile			5 mile		
	Employees	Businesses	Employees Per Business	Employees	Businesses	Employees Per Business
Service-Producing Industries	7,537	683	11	22,275	2,338	10
Trade Transportation & Utilit...	1,181	99	12	3,427	288	12
Information	264	14	19	450	45	10
Financial Activities	270	71	4	2,677	296	9
Professional & Business Se...	579	118	5	2,397	390	6
Education & Health Services	2,665	207	13	6,608	774	9
Leisure & Hospitality	2,144	93	23	4,638	261	18
Other Services	428	80	5	1,922	279	7
Public Administration	6	1	6	156	5	31
Goods-Producing Industries	546	62	9	2,683	252	11
Natural Resources & Mining	5	1	5	44	15	3
Construction	147	50	3	1,670	192	9
Manufacturing	394	11	36	969	45	22
Total	8,083	745	11	24,958	2,590	10

Consumer Spending Details

2023

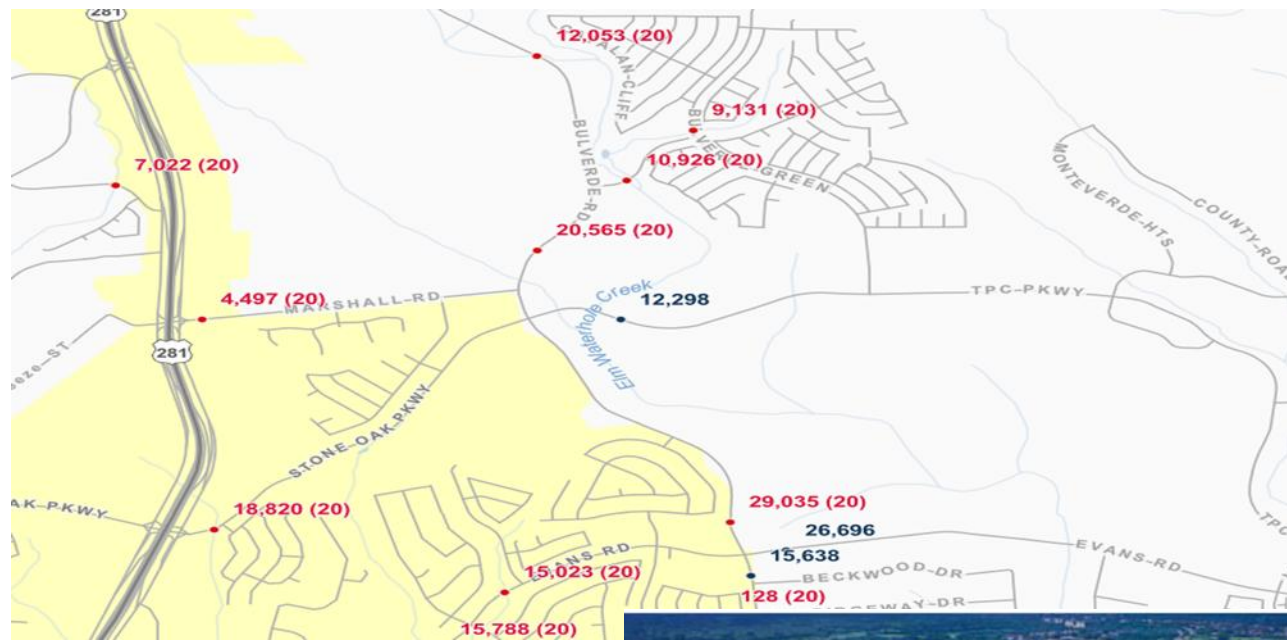
2028

Radius	3 mile			5 mile		
	Total Spending	Avg Household	Per Capita	Total Spending	Avg Household	Per Capita
✓ Expand All						
✓ Apparel	\$33,668,590	\$2,071	\$706	\$78,401,795	\$2,016	\$709
✓ Entertainment, Hobbies & P...	\$89,096,805	\$5,481	\$1,868	\$209,132,354	\$5,378	\$1,892
✓ Food & Alcohol	\$167,346,561	\$10,294	\$3,509	\$392,351,706	\$10,090	\$3,550
✓ Household	\$109,525,551	\$6,738	\$2,297	\$252,864,823	\$6,503	\$2,288
✓ Transportation & Maintenance	\$160,582,055	\$9,878	\$3,367	\$380,504,815	\$9,786	\$3,443
✓ Health Care	\$28,124,188	\$1,730	\$590	\$66,341,668	\$1,706	\$600
✓ Education & Daycare	\$46,309,505	\$2,849	\$971	\$106,639,388	\$2,743	\$965
Total Specified Consumer S...	\$634,653,255	\$39,041	\$13,308	\$1,486,236,549	\$38,222	\$13,448

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Traffic Counts



JW Marriot

-The hotel occupies 640 acres with more than 1,002 rooms and 268,000 square feet of indoor and outdoor meeting and event space.

- JW Marriott has been ranked the #1 hotel in total receipts and Hotel taxable receipts for the past 7 years running.

Source: SA Business Journal



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OFFERING DISCLAIMER

HAZARDOUS MATERIALS DISCLOSURE

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, 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 if any, they may wish to include in transaction documents regarding the Property.

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this 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 professional 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.

PROPERTY _____

I Certify that I have provided _____ the Prospective Buyer or Tenant, with a copy of this information.

BROKER or AGENT: _____ DATE: _____

I have received, read and understand this information.

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

PROSPECTIVE BUYER / TENANT OR ITS REPRESENTATIVE: _____

DATE: _____

Texas law requires all real estate licenses to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The

broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date