

GOODWIN LANE DEVELOPMENT SITE

27.4-ACRE BTR/MF DEVELOPMENT SITE

2753 GOODWIN LN, NEW BRAUNFELS, TX 78130

OFFERING MEMORANDUM



Goodwin Ln

27.41 ACRES

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Walker & Dunlop Investment Sales, LLC

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EXECUTIVE SUMMARY



EXECUTIVE SUMMARY

GOODWIN LANE DEVELOPMENT SITE 2753 GOODWIN LN, NEW BRAUNFELS, TX 78130

Walker & Dunlop Investment Sales (“WDIS”) is proud to present this fully entitled and platted 27.4-acre development site to the national multifamily development community. The site is located on the west side of Interstate 35 along Goodwin Lane just north of FM 306, which provides convenient access to Interstate 35. Future residents will have short commutes to major employment centers including downtown New Braunfels (10 minutes), downtown San Marcos (15 minutes) and downtown San Antonio (35 minutes).

The development site offers a quick 5-minute drive to the historic town of Gruene, which sits on the beautiful banks of the Guadalupe River and is home to Texas’ oldest dance hall, Gruene Hall. Gruene is a walkable 15-acre National Historic District host to various restaurants, bars and retail shops offering a one-of-a-kind amenity for tourists and residents.

New Braunfels was recently recognized as the #2 fastest growing city in the entire United States having experienced explosive economic and population growth. Since 2020, New Braunfels’ population grew over 54%, with another 17%+ increase in population expected by 2030. With high-paying employment opportunities surging, average household income in the immediate area is now \$106,100, which continues to drive the demand for additional high-quality housing.

WDIS looks forward to discussing this development opportunity with you further.



GOODWIN LANE DEVELOPMENT SITE

2753 GOODWIN LN, NEW BRAUNFELS, TX 78130

SITE INFORMATION

SITE AREA (AC)	27.41 Acres
SITE AREA (PSF)	1,194,023 SF
PROPOSED UNITS	320 Units
PROPOSED DENSITY	12 Units / Acre
ZONING	C1-A w/ Special Use Permit

UTILITY PROVIDERS

WATER	New Braunfels Utilities
WASTEWATER	New Braunfels Utilities
ELECTRIC	New Braunfels Utilities

ZONING RESTRICTIONS

ALLOWED USE(S)	MF Residential / Townhomes
MAX UNITS / ACRE	12 Units / Acre
PARKING	1.5 Spaces / 1 BR Unit 2 Spaces / 2 BR Unit 0.5 Spaces / Add'l Unit
HEIGHT RESTRICTIONS	35-50 Feet



INVESTMENT HIGHLIGHTS



INVESTMENT HIGHLIGHTS



Fully Zoned (PUD), Platted and Shovel-Ready

The Seller completed all the predevelopment work necessary to prepare the site to a truly shovel-ready stage. At a significant investment of time and money, the property was platted, and a PUD was completed, which outlines the proposed development standards. These approvals allow a developer the opportunity to design and construct a project on an expedited timeline, saving significant development and carry costs.



All Utilities Are Available

The Seller has worked extensively to secure highly sought after electric, water and wastewater capacity for the site with water and wastewater line bordering the property along Goodwin Lane.



Significantly Below Market Impact Fees

New Braunfels offers its residents an exceptional quality of life combining the perfect community to live, work and thrive. The city's prime location in the heart of the Austin-San Antonio growth corridor offers a variety of job opportunities and access to one of the most highly rated school districts in the San Antonio MSA, New Braunfels Independent School District (A-rated according to Niche).



Immediate Proximity and Access to Major Highways

The development site benefits from a short 4-minute drive to Interstate 35, which is directly accessed via FM 306. Interstate 35 provides future residents the convenience of an easy commute to San Antonio, San Marcos and the surrounding area.



Impressive Demographics

The surrounding median household income within a 3-mile radius is an impressive \$106,000 per year with an average resident age of 37. Nearly half of the local population holds a college degree and more than 60% of the residents are employed at a corporation.



Prime Suburban Location with Highly Rated Schools

New Braunfels offers its residents an exceptional quality of life combining the perfect community to live, work and thrive. The city's prime location in the heart of the Austin-San Antonio growth corridor offers a variety of job opportunities and access to one of the most highly rated school districts in the San Antonio MSA, New Braunfels Independent School District (A-rated according to Niche).



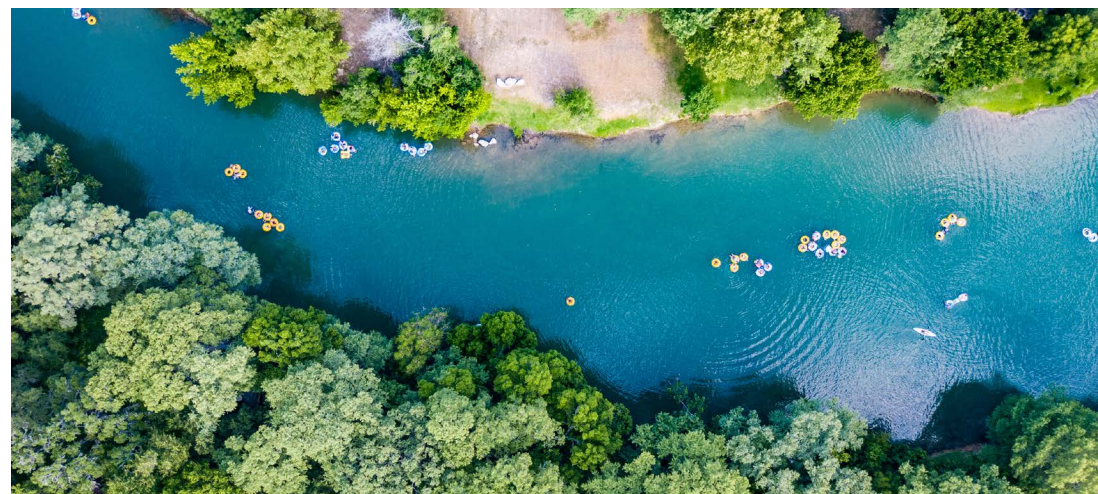
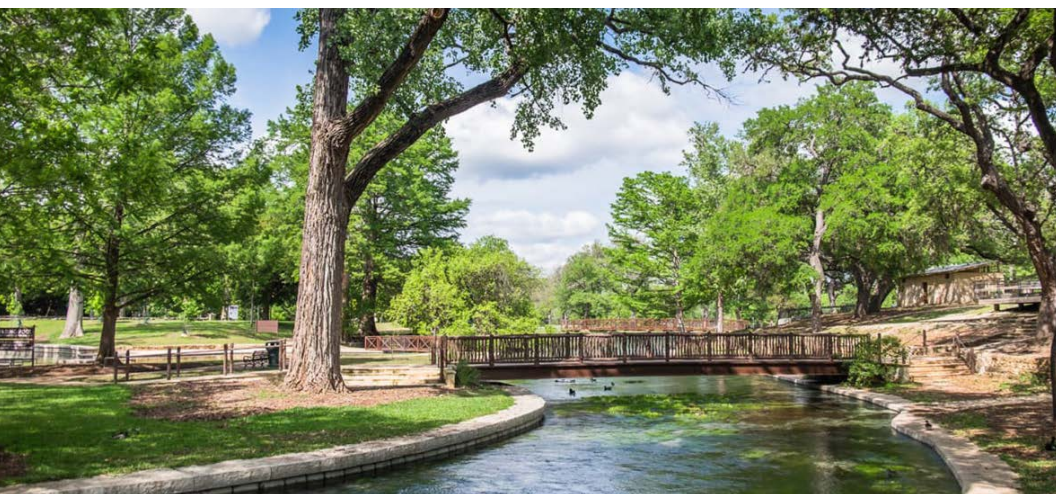
Proximity To Major Employers

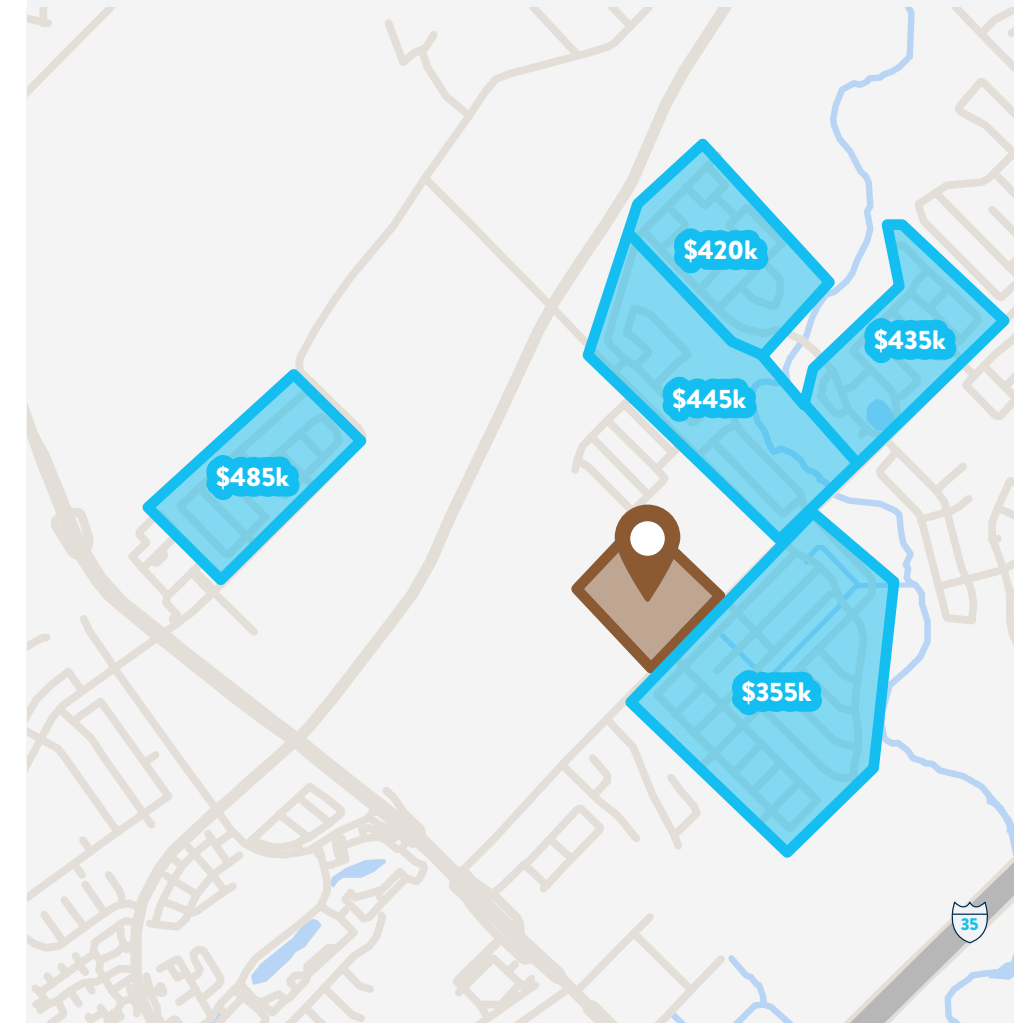
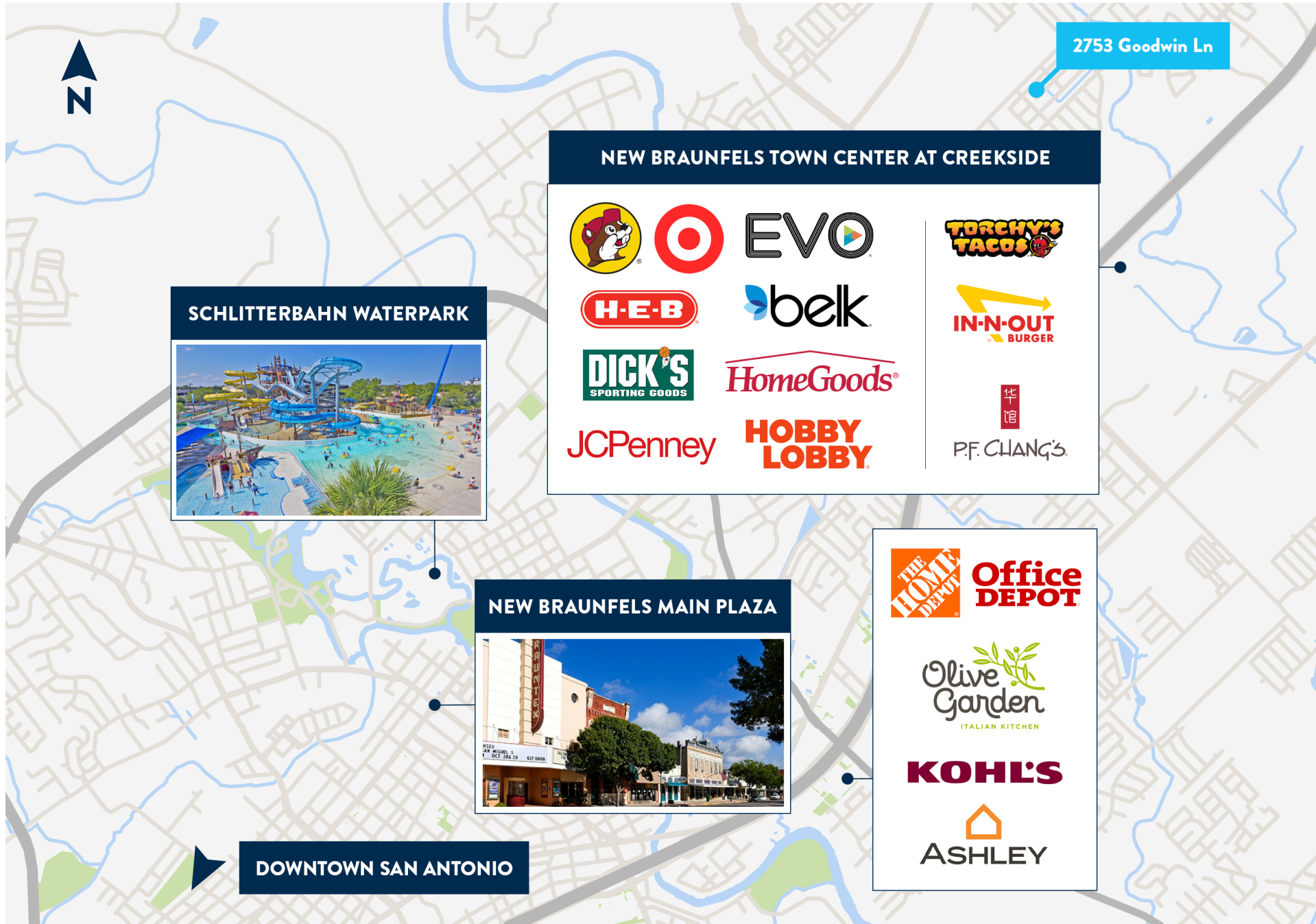
The Property will benefit substantially from the large employment base located along the I-35 corridor connecting San Antonio, New Braunfels, San Marcos and Buda/Kyle. In this region, there are more than 1.5 million people working at over 400 corporate headquarters, world-class hospitals and bioscience research campuses, as well as over 200,000 jobs supported by five (5) active US military bases.



Staggering Population Growth

According to the US Census Bureau, the City of New Braunfels was the #2 fastest growing city in the United States with its population growing 30% from 2018 to 2023 while nearly doubling from 59,139 residents in 2010 to just over 110,000 in 2023. The city is expected to reach over 155,000 residents by 2030, an expected ~50% increase.





RENT VS OWN ANALYSIS

Median Sale Price	\$426,000
Today's Mortgage Interest Rate	7.10%
Payment	\$3,208
Avg Effective Rents	\$2,102
PREMIUM	\$1,106

AREA DEMOGRAPHICS

3-MI RADIUS | SAN ANTONIO MSA

POPULATION GROWTH SINCE 2010

54.16% | 13.33%

POPULATION GROWTH FORECAST | 5-YEAR

17.47% | 6.28%

AVERAGE HH INCOME

\$106,100 | \$99,456

% HIGHER EDUCATION

47.49% | 38.71%

CORPORATE EMPLOYMENT BASE

60.52% | 60.09%

MEDIAN AGE

37.35 | 37.22

DRIVE
TIMES:

OAK CREEK
ELEMENTARY SCHOOL
3 min

NEW BRAUNFELS TOWN
CENTER AT CREEKSIDE
5 min

WALMART
DISTRIBUTION CENTER
7 min

CANYON MIDDLE
SCHOOL
7 min

CANYON
HIGH SCHOOL
9 min

NEW BRAUNFELS
MAIN PLAZA
11 min

SCHLITTERBAHN
12 min

SAN MARCOS
PREMIUM OUTLETS
14 min

WESTPONTE
VILLAGE
14 min

SAN ANTONIO
CBD
35 min



CONVENIENT LOCATION SURROUNDED BY MAJOR EMPLOYERS

- Goodwin Lane is situated just off I-35 on the North side of New Braunfels, 35-minutes north of Downtown San Antonio.
- New Braunfels central location between San Antonio and Austin has contributed to the area's accelerated population and economic growth, consequently leading to organic rent growth. This corridor along Interstate 35 continues to flourish as evidenced by the area's burgeoning demographics.
- From 2010-2020, New Braunfels was the 3rd fastest growing city in the country, with the population up 1.56x over the period.
- SmartAssets, ranked New Braunfels Number 4 on its list of the nation's 10 top boomtowns (2022).

COMAL ISD
3,598
EMPLOYEES

SCHLITTERBAHN
WATERPARKS & RESORTS
2,300
EMPLOYEES

Walmart
1,215
EMPLOYEES

NEW BRAUNFELS ISD
1,200
EMPLOYEES

Hunter
826
EMPLOYEES

Sysco
570
EMPLOYEES

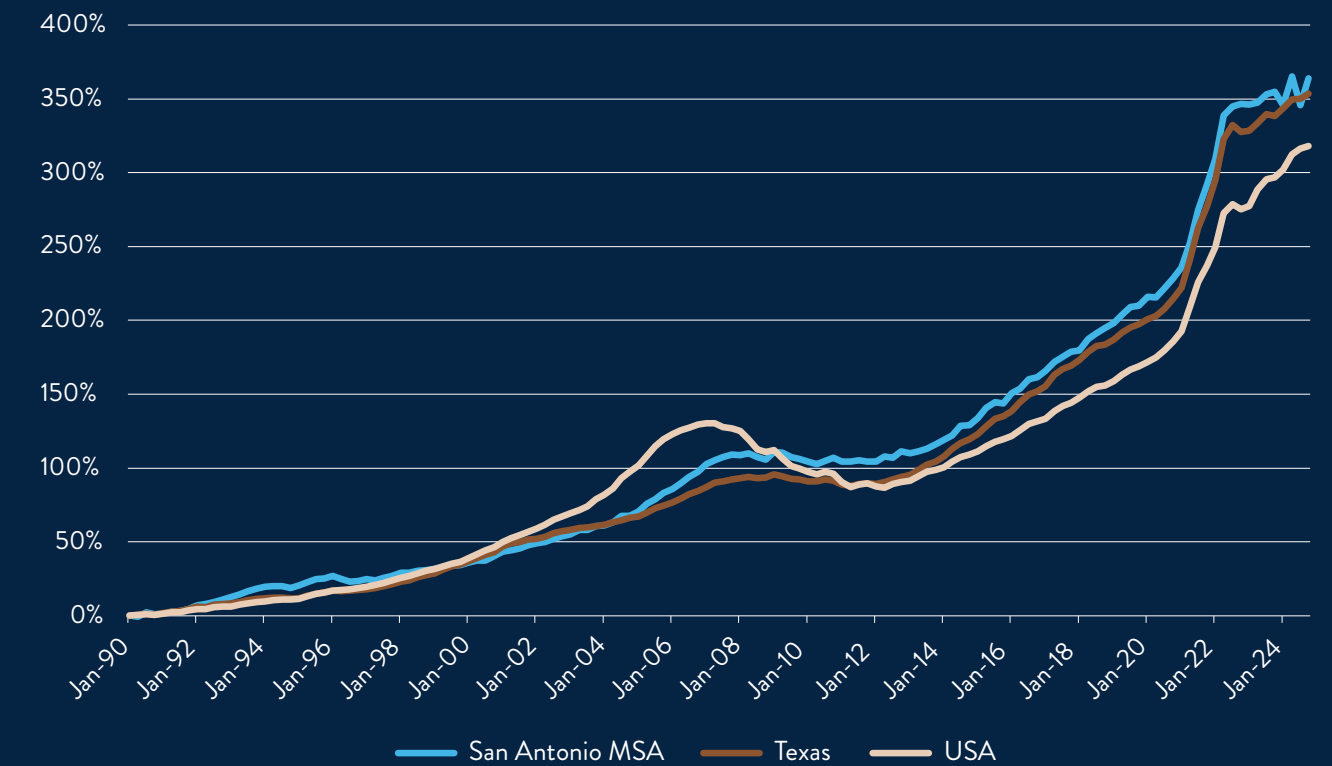




STRONG SINGLE-FAMILY MARKET STRENGTHENS RENTAL DEMAND

- Since 1990, home value appreciation in the San Antonio MSA has been outpacing Texas by 10% and National home values by over 45%.
- Since the Covid-19 outbreak in March 2020, home values across the MSA are up 47%, with home values in New Braunfels now over \$340,000 per Redfin.

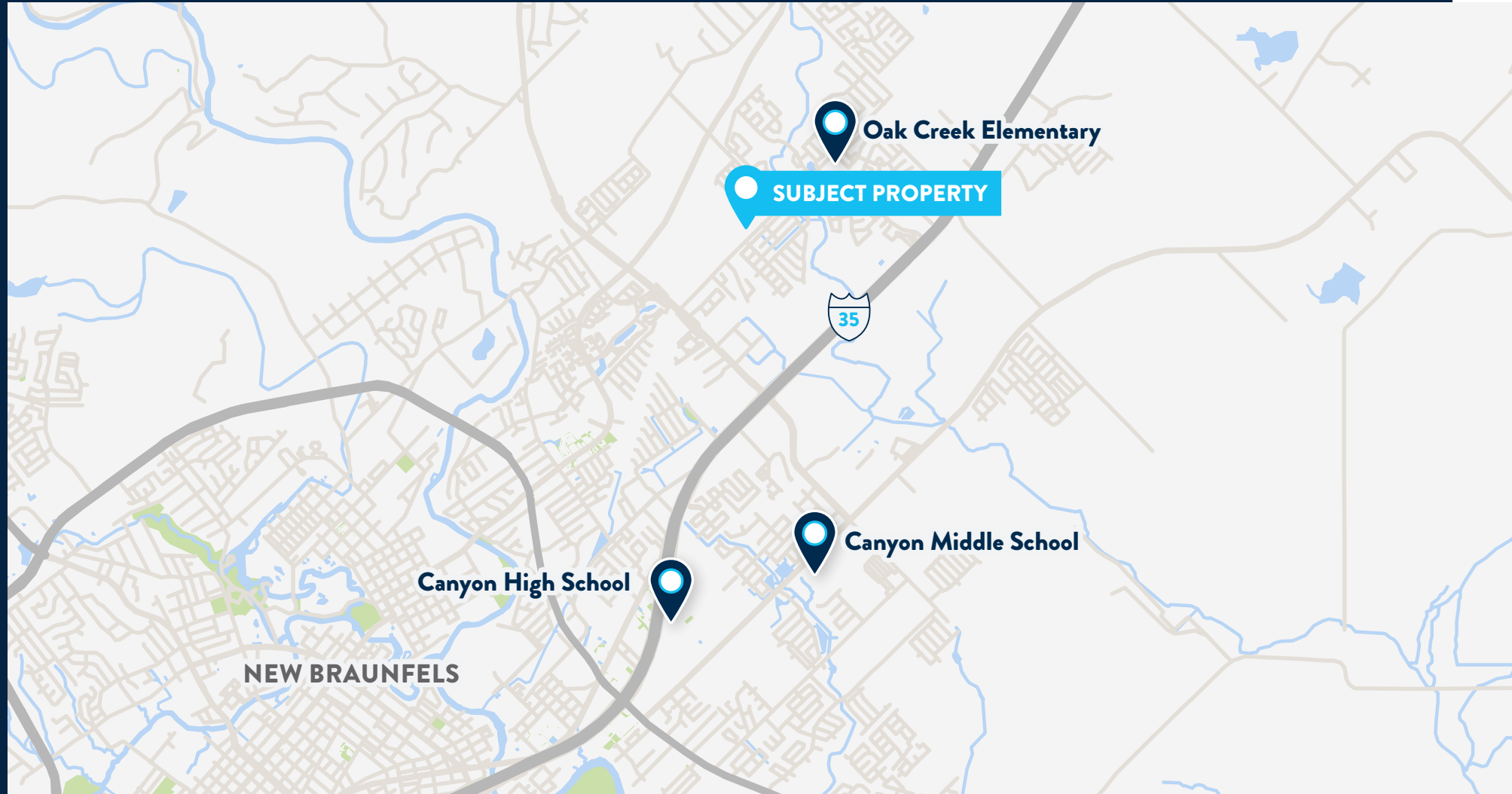
HOUSING PRICE INDEX COMPARISON



COMAL INDEPENDENT SCHOOL DISTRICT

ONE OF SAN ANTONIO'S HIGHEST RATED

The Property is zoned to the Comal Independent School District - a highly coveted, A-rated district by Niche.com. The acclaimed Oak Creek Elementary (A) school is located down the street and accessible by foot, while Canyon Middle (B+) and Canyon High School (A-) are accessible within a 10-minute drive.



EXCELLENT SCHOOLS

COMAL INDEPENDENT SCHOOL DISTRICT (A)

#	ASSIGNED PUBLIC SCHOOL	GRADES	SCHOOL ENROLLMENT	NICHE GRADE (F-A)
1	Oak Creek Elementary School	Pre K - 5	765	A
2	Canyon Middle School	6 - 8	1,175	B+
3	Canyon High School	9 - 12	2,348	A-

CISD QUICK FACTS

#6 RATED
ISD IN SAN ANTONIO MSA*

#55 RATED
ISD IN TEXAS**

A
NICHE GRADE

28,500
TOTAL ENROLLMENT

17:1
STUDENT-TEACHER RATIO

*6 of 25 districts in the San Antonio MSA as rated by Niche.com

**55 of 883 districts in the San Antonio MSA as rated by Niche.com

OAK CREEK ELEMENTARY



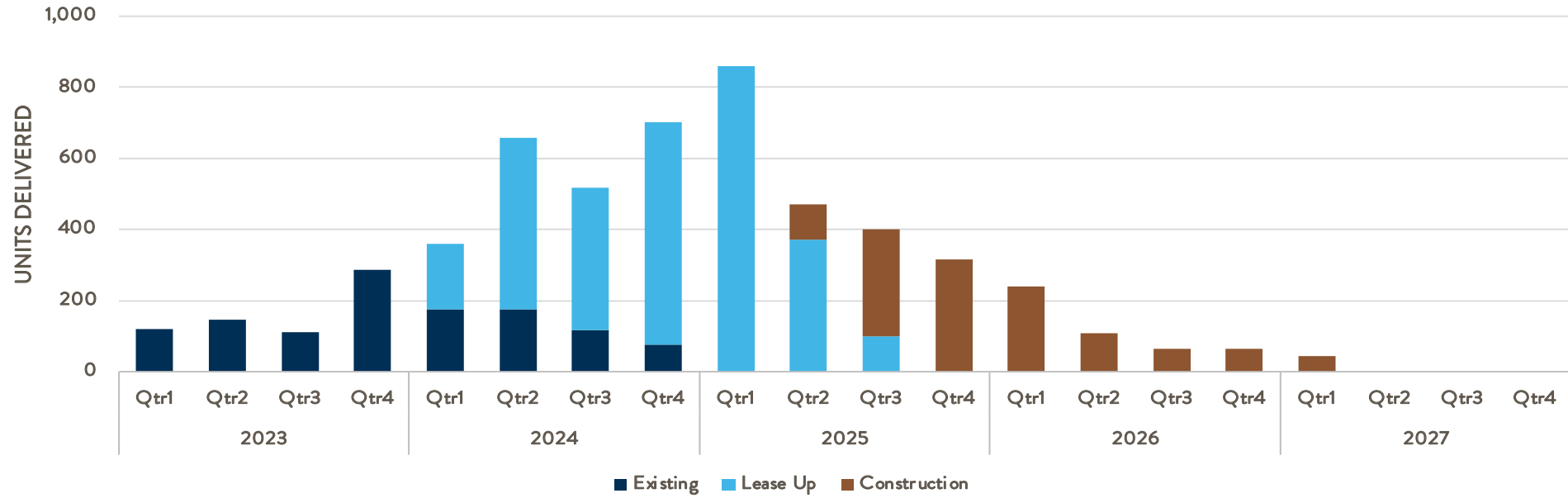
CANYON MIDDLE SCHOOL



CANYON HIGH SCHOOL



SUPPLY PIPELINE - NEW BRAUNFELS

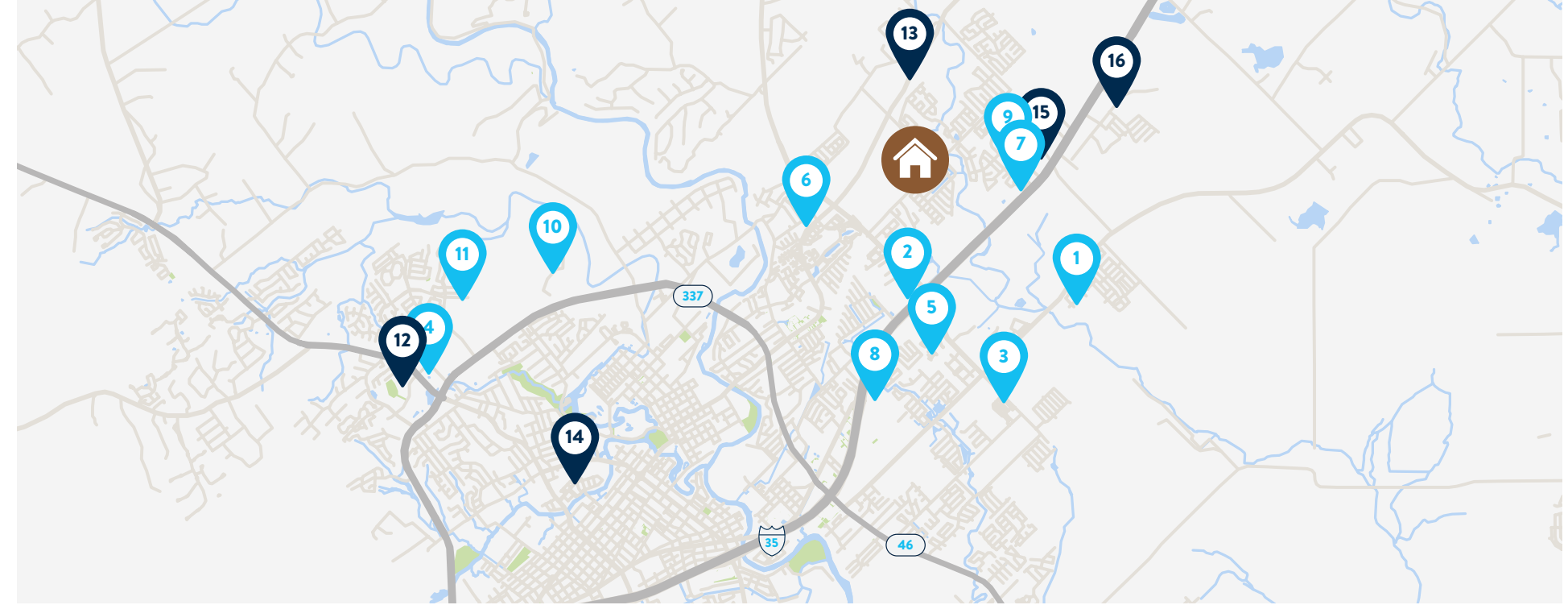


	2024				2025				2026			
	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	2Q26	3Q26	4Q26
Market Rate	360	657	451	602	759	437	401	315	240	108	65	65
Affordable	0	0	67	100	100	33	0	0	0	0	0	0
TOTAL	360	657	518	702	859	470	401	315	240	108	65	65
Garden	168	465	354	626	859	414	234	264	240	65	0	0
SFR	192	192	163	75	0	56	167	52	0	43	65	65
TOTAL	360	657	518	702	859	470	401	315	240	108	65	65

	2024				2025				2026			
	1Q24	2Q24	3Q24	4Q24	1Q25	2Q25	3Q25	4Q25	1Q26	2Q26	3Q26	4Q26
Market Rate	360	657	451	602	759	437	401	315	240	108	65	65
Affordable	0	0	67	100	100	33	0	0	0	0	0	0
TOTAL	360	657	518	702	859	470	401	315	240	108	65	65
Garden	168	465	354	626	859	414	234	264	240	65	0	0
SFR	192	192	163	75	0	56	167	52	0	43	65	65
TOTAL	360	657	518	702	859	470	401	315	240	108	65	65

	2024		2025		2026	
	TOTAL	%	TOTAL	%	TOTAL	%
Market Rate	2,070	93%	1,912	93%	477	100%
Affordable	167	7%	133	7%	0	0%
TOTAL	2,236		2,045		477	

	2024		2025		2026	
	TOTAL	%	TOTAL	%	TOTAL	%
Market Rate	1,614	72%	1,771	87%	305	64%
Affordable	622	28%	274	13%	172	36%
TOTAL	2,236		2,045		477	



	PROPERTY NAME	ADDRESS	LEASING	TYPE	APT. STYLE	UNITS	OCC %	1ST UNIT	START	FINISH
1	Creekside Terrace	741 Soapberry Dr.	Lease Up	CNV	SFR	100	72%	Jan-24	Feb-23	Jul-24
2	Alexan Gruene Crossing	2349 IH-35 N.	Lease Up	CNV	GDN	297	78%	Jan-24	Feb-23	Nov-24
3	Villas at Creekside	816 Barbarosa Rd.	Lease Up	CNV	SFR	183	67%	Jan-24	Oct-22	Sep-24
4	Devereaux	1661 Independence Dr.	Lease Up	CNV	GDN	240	58%	Apr-24	Aug-22	Jun-24
5	The Linden	355 Dragoon Xing	Lease Up	CNV	GDN	340	39%	May-24	Apr-23	Apr-25
6	Gateway to Gruene	2445 Commons St. E.	Lease Up	CNV	GDN	227	19%	Aug-24	Jun-22	May-25
7	Oak Creek Apartments	109 Oak Creek Way	Lease Up	AH	GDN	300	15%	Aug-24	Oct-22	Apr-25
8	Prose Evergreen	216 Kowald Ln. S.	Lease Up	CNV	GDN	378	15%	Sep-24	Jun-23	Apr-25
9	The Sophie	108 Oak Creek Way	Lease Up	CNV	GDN	282	31%	Nov-24	Apr-23	Mar-25
10	Legacy at Veramendi	150 Word Pkwy.	Lease Up	CNV	GDN	324	14%	Dec-24	Jan-23	Apr-25
11	Abbey at Veramendi	2015 Oak Run Pkwy.	Lease Up	CNV	GDN	352	1%	Feb-25	Sep-22	Aug-25
12	Equinox Townhomes	1900 Independence Dr.	Construction	CNV	SFR	121	-	Jun-25	Oct-22	Dec-25
13	Landhaus at Gruene	2080 FM 1102	Construction	CNV	GDN	356	-	Jun-25	Jan-24	Jan-26
14	Braunwood at Towncreek	902 N Academy Ave	Construction	CNV	SFR	153	-	Jun-25	Feb-24	Sep-25
15	New Braunfels Heights	128 Lonesome Quail	Construction	CNV	GDN	390	-	Nov-25	Aug-24	Apr-26
16	Village at Mayfair	5450 Guthrie Trail	Construction	CNV	SFR	215	-	May-26	Dec-24	Feb-27

MARKET COMPARABLES



RENT COMPARABLES

ALL UNIT SUMMARY

APARTMENT COMMUNITY	YEAR BUILT	UNIT COUNT	AVG SF	EFF RENT	EFF \$/SF
Casinas at Gruene	2024	52	1,766	\$2,185	\$1.24
Creekside Ranch	2022	215	1,630	\$2,088	\$1.28
Collection at Gruene	2023	252	998	\$1,993	\$2.00
The Sophie	2024	282	1,050	\$1,754	\$1.67
Alexan Gruene Crossing	2024	297	972	\$1,612	\$1.66
Tacara at Gruene	2023	300	869	\$1,575	\$1.81
Gateway to Gruene	2024	227	904	\$1,503	\$1.66
The Moderno	2022	280	904	\$1,409	\$1.56

ONE-BEDROOM SUMMARY

APARTMENT COMMUNITY	YEAR BUILT	UNIT COUNT	AVG SF	EFF RENT	EFF \$/SF
Collection at Gruene	2023	97	792	\$1,656	\$2.09
Tacara at Gruene	2023	180	736	\$1,580	\$2.15
Alexan Gruene Crossing	2024	182	845	\$1,509	\$1.79
The Sophie	2024	97	690	\$1,292	\$1.87
The Moderno	2022	152	726	\$1,257	\$1.73

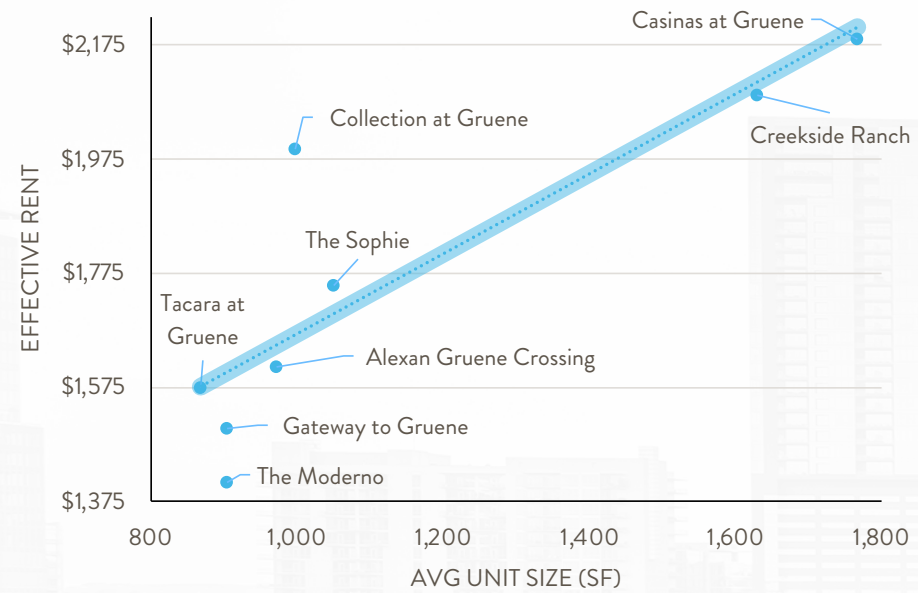
TWO-BEDROOM SUMMARY

APARTMENT COMMUNITY	YEAR BUILT	UNIT COUNT	AVG SF	EFF RENT	EFF \$/SF
Collection at Gruene	2023	131	1,098	\$2,136	\$1.95
Gateway to Gruene	2024	86	1,199	\$1,865	\$1.56
Alexan Gruene Crossing	2024	115	1,176	\$1,775	\$1.51
The Sophie	2024	117	1,122	\$1,712	\$1.53
The Moderno	2022	128	1,116	\$1,588	\$1.42

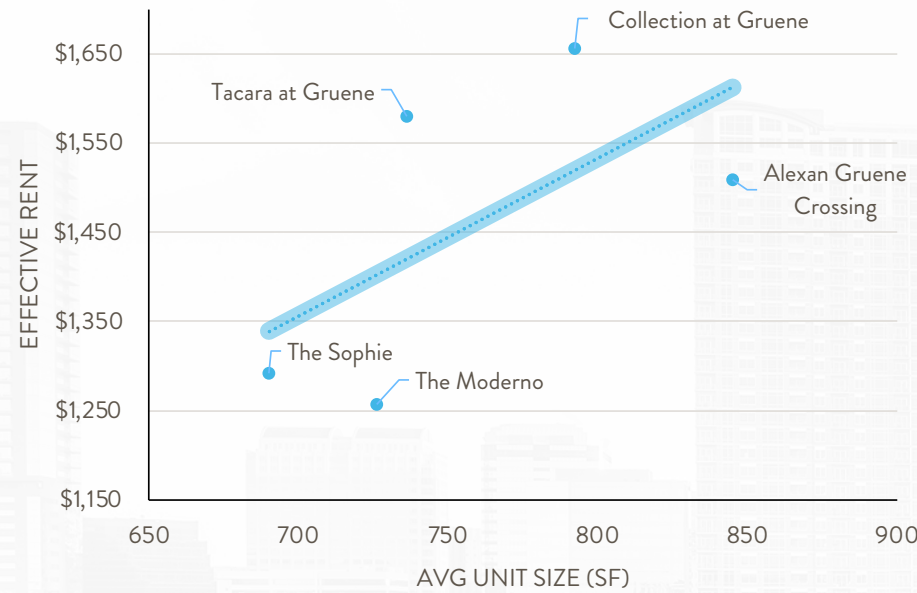
THREE-BEDROOM SORT SUMMARY

APARTMENT COMMUNITY	YEAR BUILT	UNIT COUNT	AVG SF	EFF RENT	EFF \$/SF
Collection at Gruene	2023	24	1,284	\$2,572	\$2.00
Gateway to Gruene	2024	7	1,378	\$2,170	\$1.57
Tacara at Gruene	2023	6	1,375	\$2,164	\$1.57
Casinas at Gruene	2024	39	1,677	\$2,129	\$1.27
Creekside Ranch	2022	140	1,490	\$2,034	\$1.37

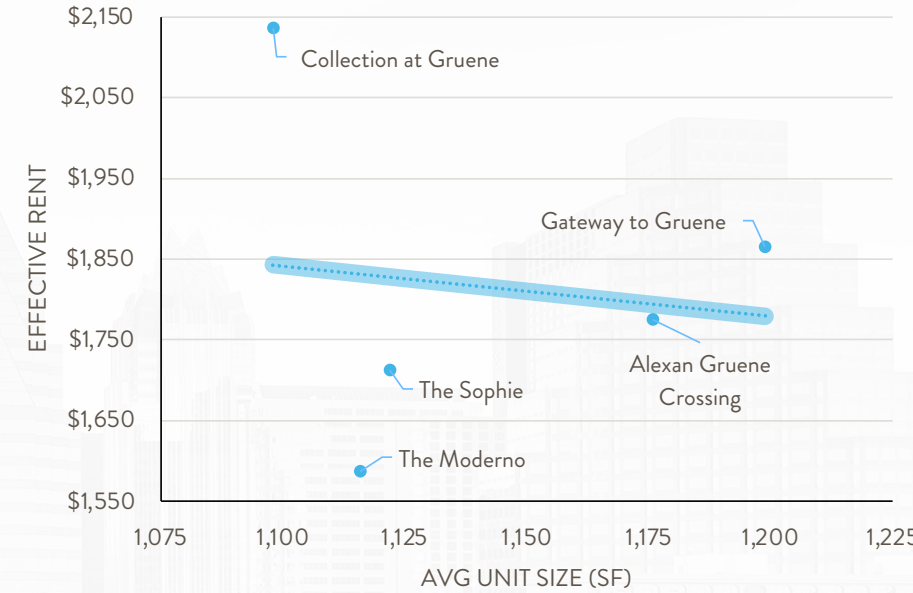
ALL UNIT REGRESSION ANALYSIS



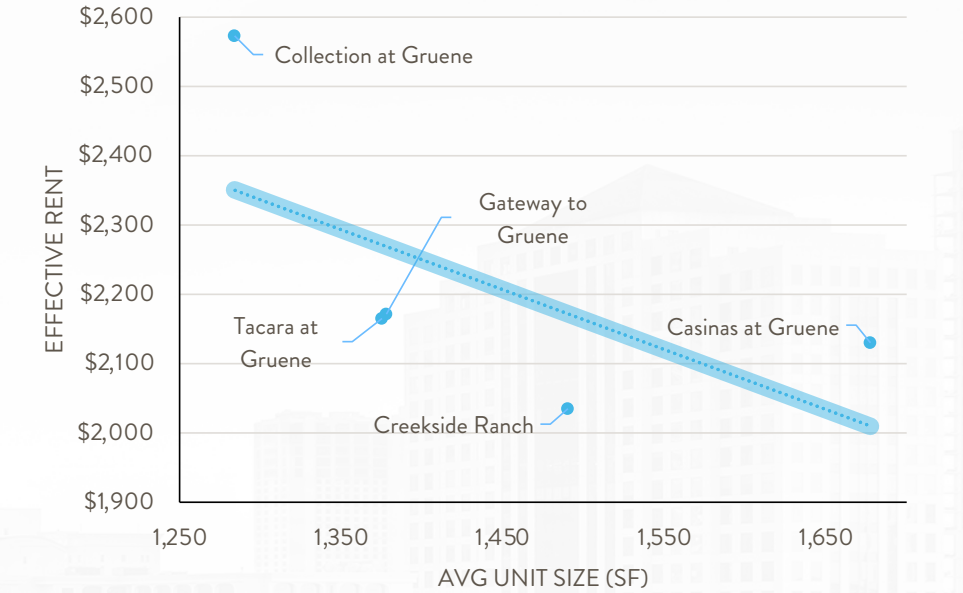
ONE-BEDROOM REGRESSION ANALYSIS



TWO-BEDROOM REGRESSION ANALYSIS



THREE-BEDROOM REGRESSION ANALYSIS



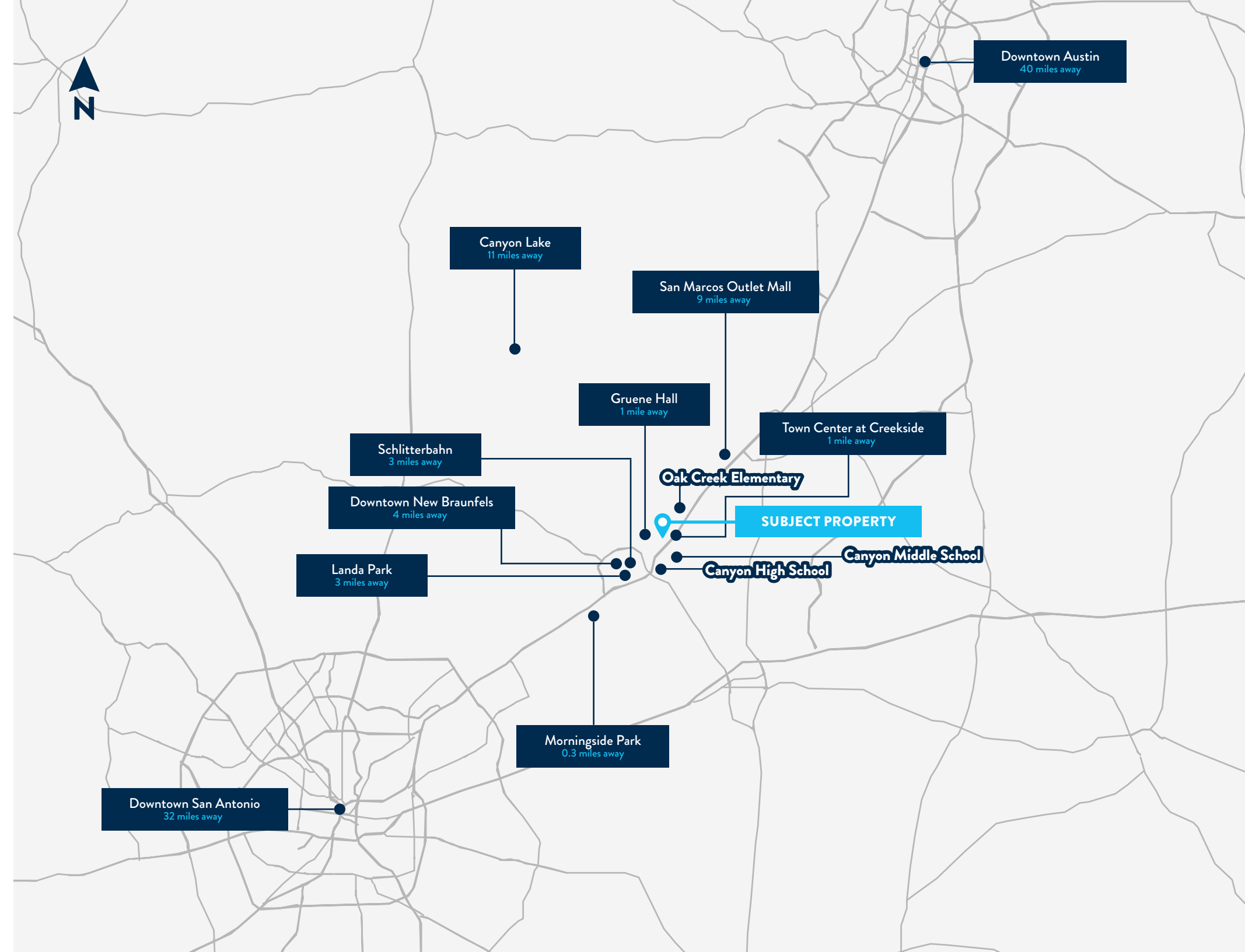
LOCATION OVERVIEW





SUBURB LOCATION BETWEEN TWO MAJOR MARKETS

Goodwin Lane is ideally located off I-35 in New Braunfels, a premier submarket located between Austin and San Antonio. Surrounded by high growth employment hubs, premier retail outlets and nearby major thoroughfares, New Braunfels attracts families and young professionals looking for suburban living in close proximity to dense metroplexes.



CLOSE PROXIMITY TO...

ZOHO CORP. (3.8 MILES)

Zoho recently set up shop in 10,000 square feet of office space at the historic Saengerhalle building. Twenty people currently work at the new office, and Zoho plans to expand the New Braunfels workforce to more than 100 people in the next couple of years. Zoho moved its U.S. headquarters from the San Francisco Bay Area to the Austin area in 2019. At the time, the company said the headquarters head count eventually could exceed 1,000.



ZOHO CORP.

NEW BRAUNFELS NATIONAL AIRPORT (3.5 MILES)

The New Braunfels National Airport is located just 4 miles from Goodwin Lane and averages approximately 200 flights a day. The New Braunfels National Airport provides a safe and efficient transportation portal into the national airspace system for New Braunfels and the surrounding area. The airport and its business tenants provide the following: airborne ambulance service, aircraft maintenance, aircraft sales, charter services, dining facilities, flight instruction, hangar space, meeting and conference rooms and technical education opportunities.



NEW BRAUNFELS NATIONAL AIRPORT

GRUENE HALL (1.5 MILES)

Gruene Hall, built in 1878 and located in Gruene Historic District, is Texas' oldest dance hall. The 6,000 square foot dance hall with a high pitched tin roof still has the original layout with side flaps for open air dancing, a bar in the front, a small lighted stage in the back and a huge outdoor garden.



GRUENE HALL

NEW BRAUNFELS & COMAL COUNTY



New Braunfels, TX has experienced rapid growth since the Great Financial Crisis, nearly doubling in population since 2010. New Braunfels is estimated to have upwards of 110,000 people today, with another 45,000 people expected to relocate to the city by 2030.

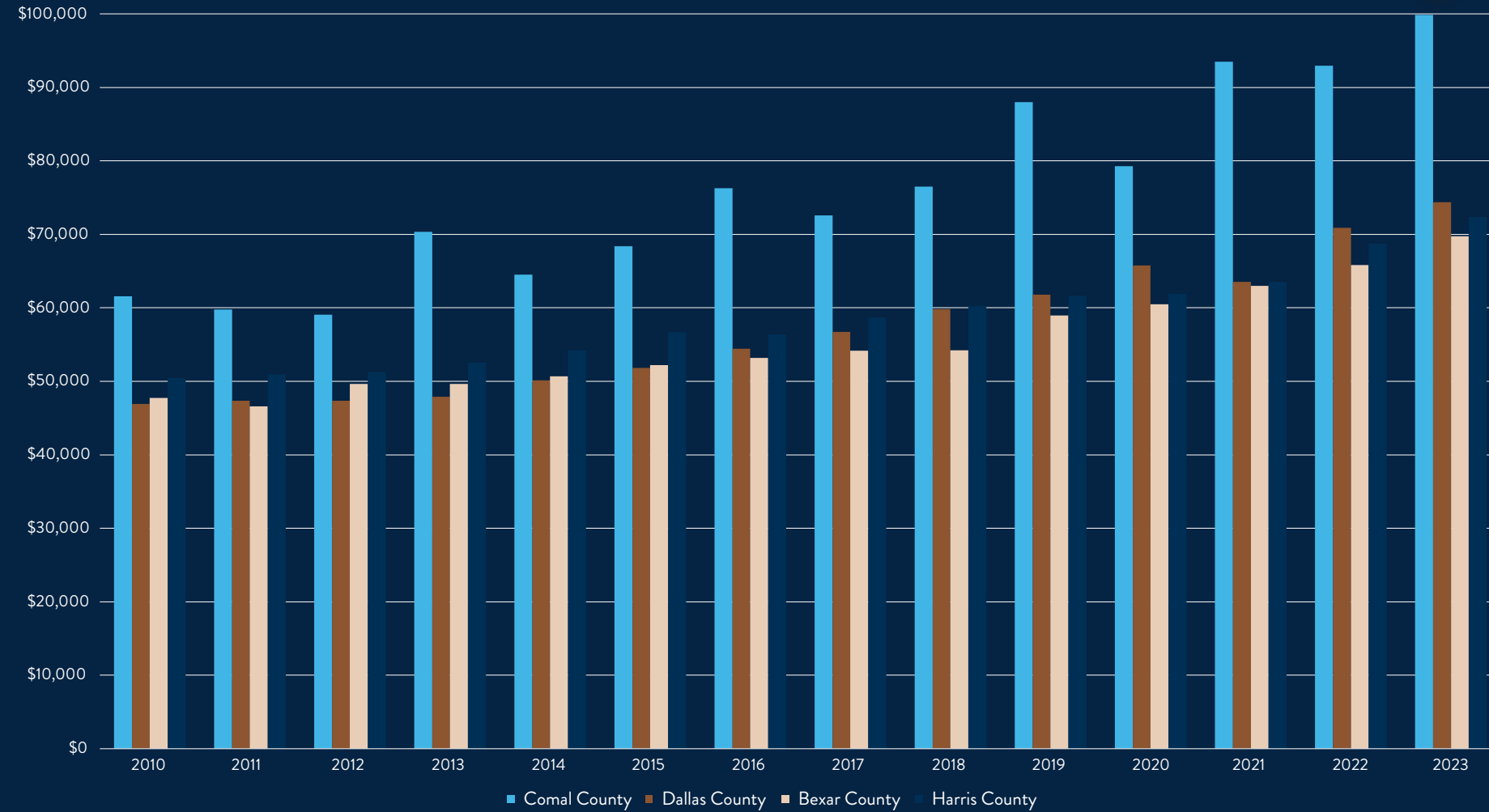
MEDIAN HOUSEHOLD INCOME

YEAR	COMAL COUNTY	DALLAS COUNTY	BEXAR COUNTY	HARRIS COUNTY
2010	\$61,573	\$46,909	\$47,724	50437
2011	\$59,754	\$47,335	\$46,589	50924
2012	\$59,081	\$47,343	\$49,651	51298
2013	\$70,322	\$47,902	\$49,655	52533
2014	\$64,533	\$50,118	\$50,699	54230
2015	\$68,362	\$51,824	\$52,230	56670
2016	\$76,296	\$54,429	\$53,170	56415
2017	\$72,562	\$56,732	\$54,163	58664
2018	\$76,523	\$59,838	\$54,210	60241
2019	\$87,976	\$61,807	\$58,956	61638
2020	\$79,290	\$65,770	\$60,477	61906
2021	\$93,487	\$63,549	\$63,014	63539
2022	\$92,979	\$70,871	\$65,839	68748
2023	\$99,871	\$74,352	\$69,755	72348
NOMINAL VARIANCE	\$38,298	\$27,443	\$22,031	\$21,911
% VARIANCE	62%	59%	46%	43%

NEW BRAUNFELS & COMAL COUNTY

MEDIAN HOUSEHOLD INCOME

INCREASED
62%
SINCE 2010



Comal County has long been one of the higher grossing counties in Texas. Despite it's already high median family income, Comal County has maintained its lead when compared to other markets across the state. Since 2010, median household income in New Braunfels and the larger Comal County has gone up **\$38K (62%)**.



SAN ANTONIO MARKET OVERVIEW



WHY INVEST IN SAN ANTONIO?

#1

**FASTEST GROWING CITY
IN AMERICA**

U.S. Census Bureau | 2024

#1

**FASTEST GROWING TECH
HUBS FOR IT TALENT**

CIO.com | 2024

#1

**STATE FOR JOB
CREATION**

Office of the Texas Governor | 2024

#2

**TOP DESTINATIONS FOR
MOVERS IN THE COUNTRY**

Penske Truck Rental | 2024

#2

**CITY FOR WHITE-COLLAR
JOB GROWTH**

CoStar | 2022

#2

**BIGGEST SPIKE IN RENTS
IN THE NATION**

Clever Real Estate | 2022

#3

**METRO
POSITIVITY**

Greater:SATX | 2024

#3

**BEST METRO FOR FIRST-
TIME HOME BUYERS**

CreditNews | 2024

#3

**MOST AFFORDABLE
LARGE METROS**

SmartAsset | 2023

#4

**TOP METRO FOR GDP
GROWTH**

U.S. Bureau of Economic Analysis | 2024

#4

**TOP MARKETS
FOR RENTERS**

Realtor.com | 2024

#5

**HIGH-INCOME
EMPLOYMENT GROWTH**

Bureau of Labor Statistics; Zonda | 2024

#6

**FASTEST GROWING
AFFORDABLE US MARKETS**

moveBuddah | 2023

#7

**BEST CITY TO VISIT
IN THE U.S.**

Travel + Leisure | 2024

#7

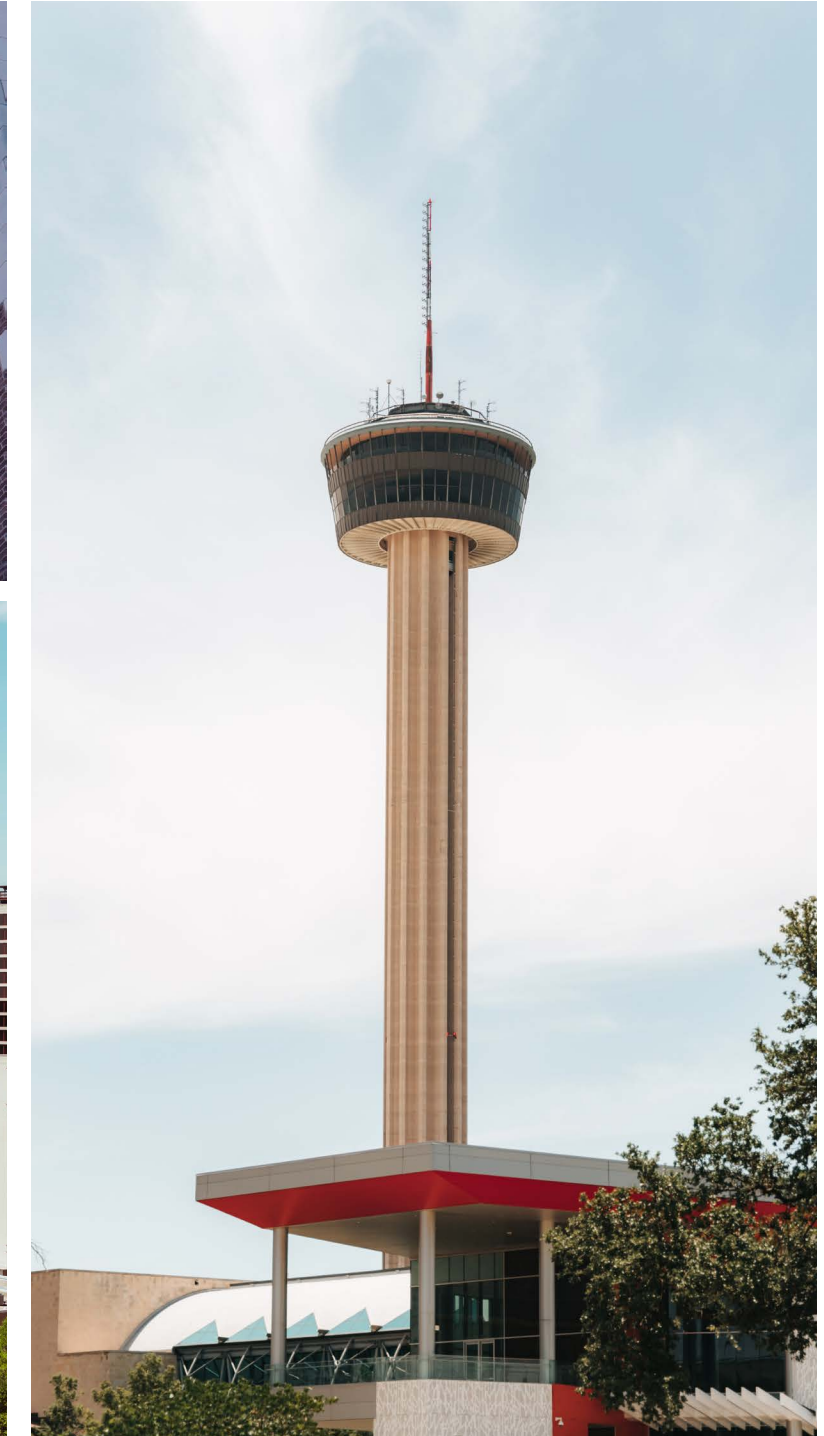
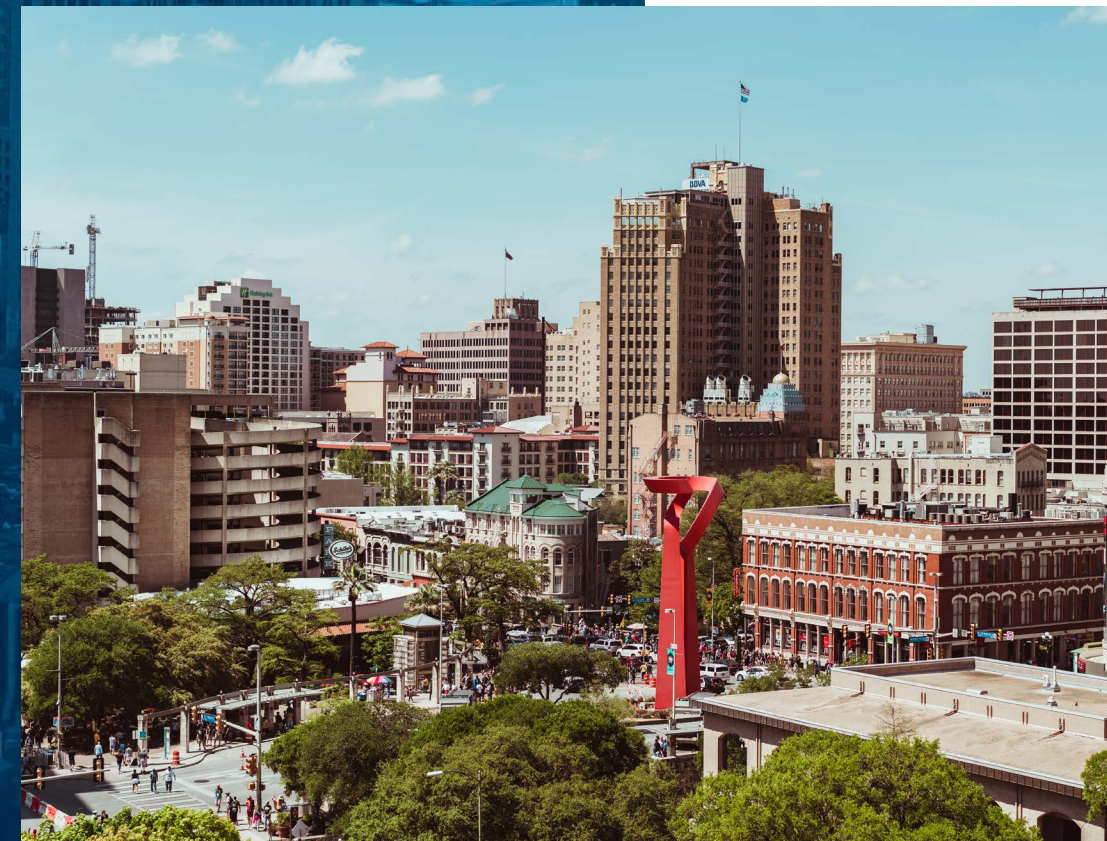
**MOST POPULOUS
U.S. CITY**

U.S. Census Bureau | 2024

#8

**MARKETS
TO WATCH**

Urban Land Institute | 2023





SAN ANTONIO JOB GROWTH

San Antonio's diverse balance of government, healthcare and bioscience, financial services, technology, new energy, manufacturing, and military jobs demonstrate the MSA's unique blend of resilient and high-growth employment sectors. San Antonio was America's fastest growing city in 2023, with 21,970 people moving to the metro, bringing the total population of the 7th largest city in the country to 1.495M.

Despite the COVID-19 Pandemic and severe nationwide job losses, San Antonio has proven its resiliency by recovering more than 100% of jobs lost and maintaining unemployment rates well below the nation's average. Furthermore, in a recent survey, San Antonio ranked #1 for Downtown Economic Rebound.

Signs of continued employment strength are highlighted by the accelerating employment growth: San Antonio has outpaced its Pre-Pandemic Employment Growth by 3.27%, adding 2.8% to its non-farm payroll in 2023. The city's robust employment environment has become more renowned for its growing tech industry as evidenced by the investment in Tech Port San Antonio, a technology and innovation hub drawing brands like Boeing and creating 2,000+ STEM-based employment opportunities.



TECH PORT SAN ANTONIO
2,000 JOBS



JCB MANUFACTURING
1,500 JOBS



UT HEALTH SAN ANTONIO
1,500 JOBS



AISIN SEIKI
900 JOBS



NAVISTAR
650 JOBS



DELOREAN MOTORS
450 JOBS



SAN ANTONIO OVERVIEW

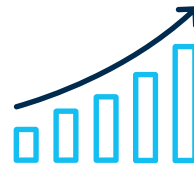
Alamo City, Military City USA, and River City are all nicknames representing San Antonio as a powerhouse in economic and cultural diversity, entertainment, and military stability. The MSA's 1.22 million-strong labor force boasts of 400 corporate headquarters, world-class hospitals and bioscience research campuses, 189,000 jobs supported by the five active US military bases, and supreme manufacturing and supply chain corridors, resulting in a resilient employment base supplied by the local talent of over 150,000 enrolled university students. 39 million annual visitors are immersed in the experience of world-renowned entertainment and retail options via Six Flags, SeaWorld, The River Walk, San Antonio Spurs and Alamodome, and The Rim. Low cost of living, desirable climate, expansive outdoor amenities, pro-business local and state governance, and growth-oriented infrastructure collectively generate San Antonio's superior live, work, and play offering.



Stable Economic anchors in government, military, and healthcare



Emergence of tech industry and attraction of more private sector employees



Increasing population of young adults



Growing popularity of mixed-use developments and neighborhoods like The Pearl



Low cost of living and low cost of doing business

MAJOR EMPLOYERS



HEB
30,000



USAA
24,000



UTSA
6,850



PORT SAN ANTONIO
14,000



STMC
86,000



TOYOTA
7,200



VALERO
10,000



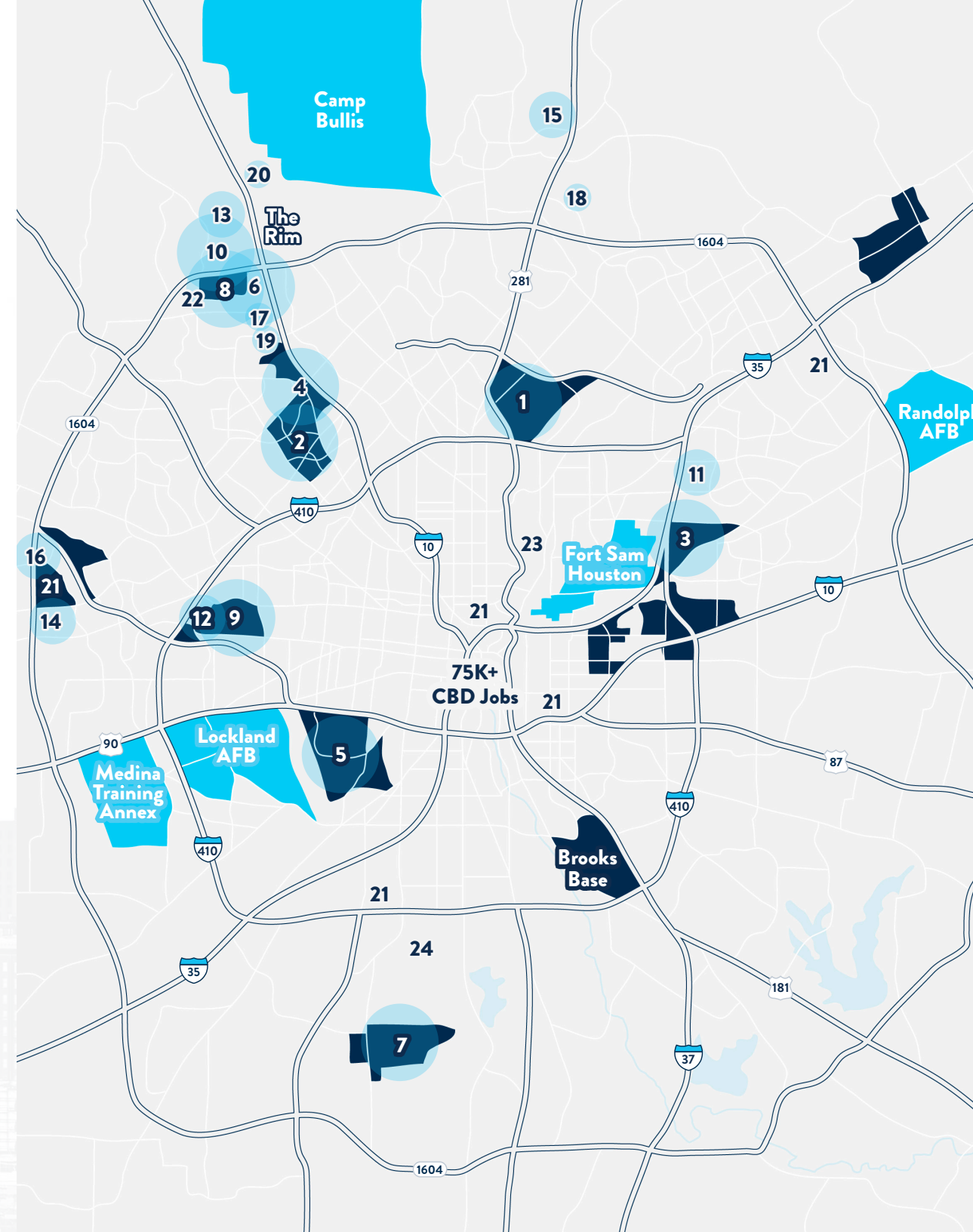
SWRI
5,290



HARLAND CLARKE
5,000



RACKSPACE
3,540



SAN ANTONIO ECONOMIC OVERVIEW

JOINT BASE SAN ANTONIO

5 Military Bases
189,000 Jobs Supported

MAJOR EMPLOYERS

	Jobs	
1	San Antonio International Airport	100,000
2	South Texas Medical Center	86,000
3	HEB	30,000
4	USAA Corporate Headquarters	24,000
5	Port San Antonio	14,000
6	Valero	10,000
7	Toyota	7,200
8	University of Texas at San Antonio	6,850
9	Southwest Research Institute/Group	5,290
10	Harland Clarke	5,000
11	Rackspace	3,540
12	TMAC	3,000
13	Six Flags Over Texas	3,000
14	SeaWorld of Texas	2,800
15	iHeart Radio	2,800
16	Wells Fargo	2,500
17	Security Service Federal Credit Union	1,800
18	Andeavor	1,500
19	Acelity	1,500
20	NuStar Energy	1,200

HIGER EDUCATION

	Enrollment	
21	Alamo College District	90,000
22	University of Texas at San Antonio	32,000
23	University of The Incarnate Word	8,175
24	Texas A&M University - San Antonio	6,500
25	Other Universities & Colleges	9,000





SUBJECT PROPERTY
27.41 Acres

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