

FORMER SEARS AT INGRAM PARK MALL



FORMER SEARS BOX AND PAD DEVELOPMENT OPPORTUNITY | 169,865 SF BUILDING ON 11.63 ACRES
SAN ANTONIO, TX



Comfort
SUITES

at home
The Home Décor Superstore

Red Roof inn

Legacy Creekside
Resort Apartments

REGAL

TEXAS
KITCHENS

Brightwood
College

FURNITURE ROW.
TACO BELL INGRAM WINE & LIQUORS

Texas MedClinic
URGENT CARE

MATTRESS CO.

Chick-fil-A

WHATABURGER

410

189,907 VPD

Texas MedClinic
URGENT CARE

MATTRESS CO.

OUTBACK
STEAKHOUSE

Ingram Road | 30,841 VPD

Ingram Park Mall
★ macy's JCPenney H.M
Dillard's Bath & Body Works

Former Sears at Ingram Park Mall

macy's

INVESTMENT HIGHLIGHTS



Super-regional retail destination



High visibility from Interstate 410, San Antonio's heavily traveled inner loop



Proximity to high quality residential area in a growing submarket



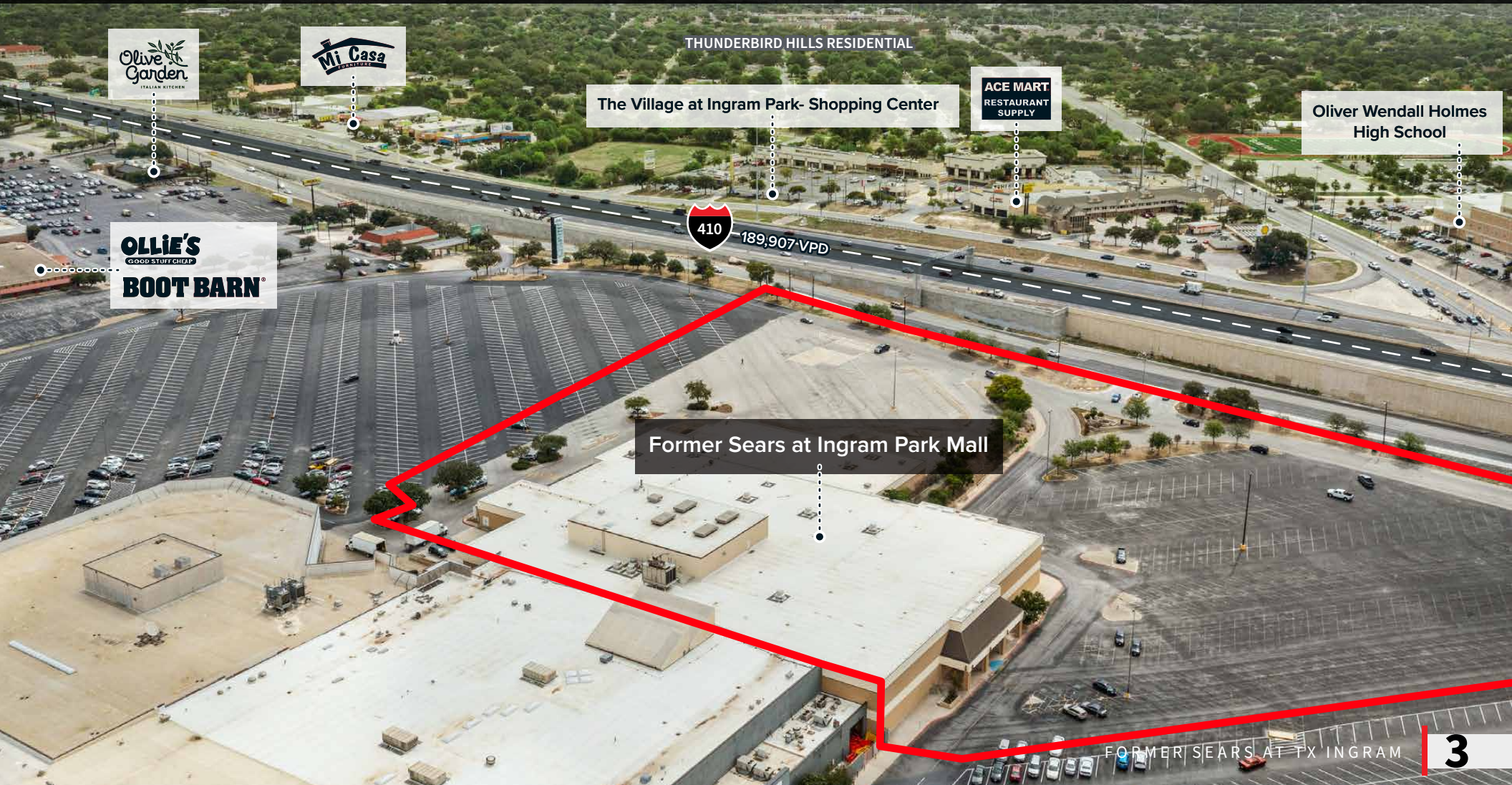
Active disposable income - household income within one mile is projected to grow 3.21% in the next 5 years



San Antonio cost of living 13.1% below average and enables residents to enjoy spending power



Potential to increase value by developing new pad sites in existing parking area



Olive Garden
ITALIAN KITCHEN

Mi Casa
RESTAURANT

THUNDERBIRD HILLS RESIDENTIAL

The Village at Ingram Park- Shopping Center

ACE MART
RESTAURANT
SUPPLY

Oliver Wendall Holmes
High School

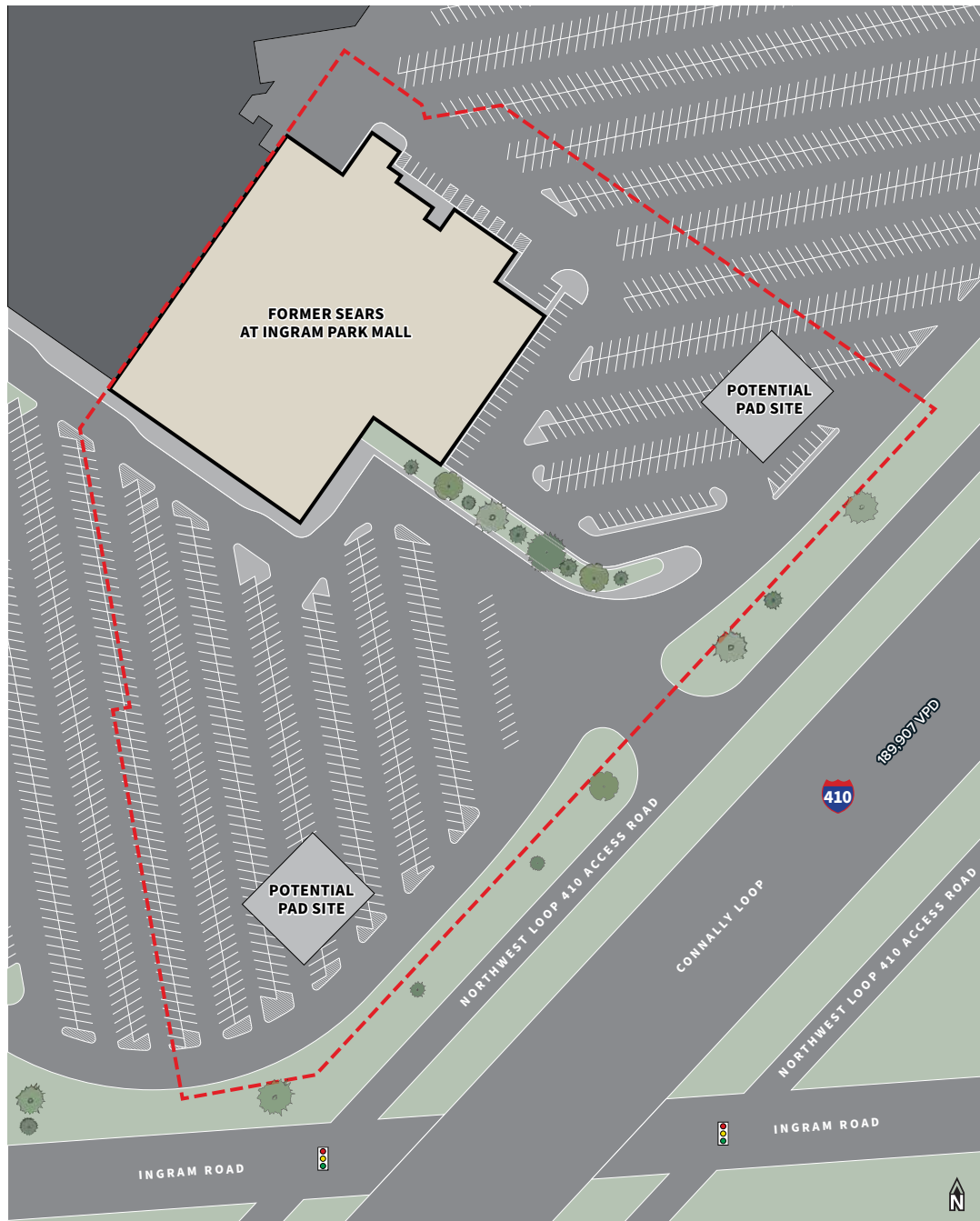
OLLIE'S
GOOD STUFF CHEAP
BOOT BARN

410
189,907 VPD

Former Sears at Ingram Park Mall

FORMER SEARS AT TX INGRAM

SITE PLAN



POTENTIAL ADDITIONS TO SITE PLAN

- REA in place until 2039, but there is the ability to add pad sites to the property pending approval of other tenants in the mall
- Parking ratio of 4.9 spaces per 1,000 square feet allows for pad sites to be in place of existing parking
- Potential to just build one larger outlet and one smaller outlet to accommodate a variety of potential users
- Prospectives buyers are encouraged to do their own research and review of the REA



SAN ANTONIO ECONOMIC OVERVIEW

Population Trends

- Second fastest growing city in the U.S. with 20,824 new residents between 2017-2018
- 2.5+ million MSA residents: second most populous city in Texas, 7th largest in the U.S.
- One of the nation's fastest growing millennial population in the U.S.

Employment Trends

- Healthy job market credited to diverse industries: established financial services, rapidly growing life sciences, new energy, and a booming IT and cybersecurity presence
- Educated, young workforce, low business costs, and city-backed financial incentives continue to attract startups and corporate relocations
- Top market for job seekers: steady employment growth and low unemployment levels

POPULATION GROWTH | 2010-2019

19%	16%	7%
SAN ANTONIO	TEXAS	USA

EMPLOYMENT GROWTH | JUNE 2020

% Jobs Recovered Through COVID (between April 2020-June 2020) 60%

5-YEAR AVERAGE UNEMPLOYMENT RATES

San Antonio Unemployment Rate	4.6%
Texas	4.9%
U.S.	5.3%



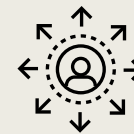
2ND FAST GROWING CITY IN THE COUNTRY

Increase of 20,824 residents between 2017-2018



120 PEOPLE MOVING TO SAN ANTONIO PER DAY

Population of 1.6M expected to double by 2040



MILLENNIAL POPULATION AMONG FASTEST-GROWING IN THE NATION



COMPETITIVE COST OF LIVING, 13.1% LESS THAN U.S. AVERAGE



INTERNATIONALLY RECOGNIZED AS A LEADING PROVIDER OF CYBERSECURITY



LARGEST ACTIVE & RETIRED MILITARY POPULATIONS IN THE U.S.

CONTACTS

INVESTMENT ADVISORY

JOHN INDELLI

Director

+1 713 852 3407

john.indelli@am.jll.com

DAVIS ADAMS

Managing Director

+1 713 852 3558

davis.adams@am.jll.com

RYAN WEST

Senior Managing Director

+1 713 852 3535

ryan.west@am.jll.com

RYAN OLIVE

Analyst

+1 713 212 6552

ryan.olive@am.jll.com

CLAY ANDERSON

Analyst

+1 713 243 3388

clay.anderson@am.jll.com



4200 Westheimer Rd, Suite 1400 | Houston, Texas 77027

us.jll.com/capitalmarkets

Jones Lang LaSalle Americas, Inc. or its state-licensed affiliate ("JLL") has been engaged by the owner of the property to market it for sale. Information concerning the property described herein has been obtained from sources other than JLL, and neither Owner nor JLL, nor their respective equity holders, officers, directors, employees and agents makes any representations or warranties, express or implied, as to the accuracy or completeness of such information. Any and all reference to age, square footage, income, expenses and any other property specific information are approximate. Any opinions, assumptions, or estimates contained herein are projections only and used for illustrative purposes and may be based on assumptions or due diligence criteria different from that used by a purchaser. JLL and owner disclaim any liability that may be based upon or related to the information contained herein. Prospective purchasers should conduct their own independent investigation and rely on those results. The information contained herein is subject to change. The Property may be withdrawn without notice. If the recipient of this information has signed a confidentiality agreement regarding this matter, this information is subject to the terms of that agreement. 2022. Jones Lang LaSalle IP, Inc. All rights reserved.

JLL (NYSE: JLL) is a leading professional services firm that specializes in real estate and investment management. JLL shapes the future of real estate for a better world by using the most advanced technology to create rewarding opportunities, amazing spaces and sustainable real estate solutions for our clients, our people and our communities. JLL is a Fortune 500 company with annual revenue of \$18.0 billion, operations in over 80 countries and a global workforce of more than 94,000 as of March 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.