

FOR SALE:

# VACANT CORPORATE CAMPUS

1,245,000 SF BUILDING  
ON 67.07 ACRES OF LAND  
IN SAN ANTONIO, TX



Austin Hwy | 21,236 VPD



| 143,922 VPD



| 184,832 VPD

Walzem Rd | 35,117 VPD

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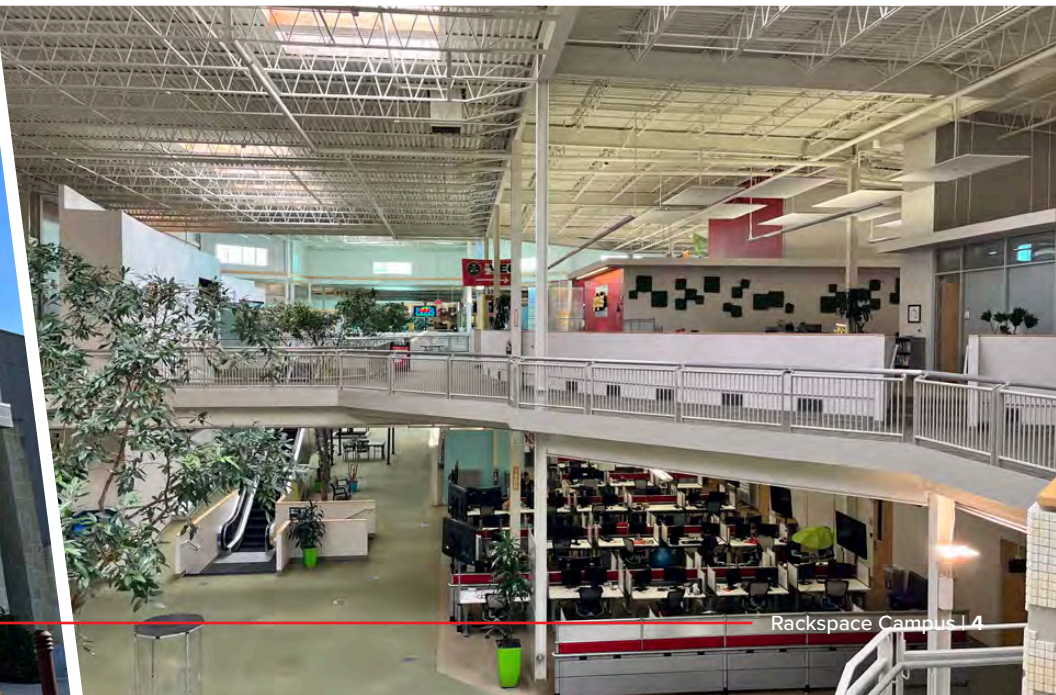
# EXECUTIVE SUMMARY

On behalf of ownership, Jones Lang LaSalle Americas, Inc. (“JLL”) is pleased to present the opportunity to purchase the former Rackspace Campus (“the Property”), a 1,245,000 square foot vacant campus situated on a premier ±67.07-acre site located at the southeast corner of Loop 410/ I-35 and Walzem Road in San Antonio, TX. Positioned along Interstate 35, one of Texas’ most heavily trafficked interstates, the Property offers easy access to the entire San Antonio metro and other major Texas markets. The existing campus offers a unique campus for potential users and/ or is an irreplaceable location for the development of a variety of asset classes.

# INVESTMENT HIGHLIGHTS

## » POTENTIAL FUTURE DEVELOPMENT - SAN ANTONIO

The Property offers an investor or user a rare redevelopment opportunity within the dense, urban core of the San Antonio market. The Property benefits from its strategic position in the San Antonio metro area and all the amenities it has to offer including outstanding housing, green-space and parks, cultural centers, shopping and entertainment. The Property features 67.07 acres in a well-located, highly accessible and visible location with strong demographics. The Property offers the adaptability of becoming a cutting-edge mixed use development with varying uses and concepts.



# INVESTMENT HIGHLIGHTS

## » IRREPLACEABLE LOCATION

The Property is strategically located with direct access to the convergence of Loop 410/I-35 north making the site highly accessible to virtually all areas within the greater San Antonio marketplace. The majority San Antonio's key neighborhoods, landmarks, and destinations are within a half-hour's drive of the Property.

## » STRONG RETAIL CORRIDOR IN CLOSE-PROXIMITY

The Property is surrounded by a balanced variety of shopping, dining, and entertainment options. These include national retailers such as Walmart, Home Depot, Academy Sports Outdoors, PetSmart, and many others. These national brand names offer the benefit of increased traffic from consumers outside the trade area.



# INVESTMENT HIGHLIGHTS

## » SURROUNDED BY A GROWING POPULATION AND STRONG EMPLOYMENT

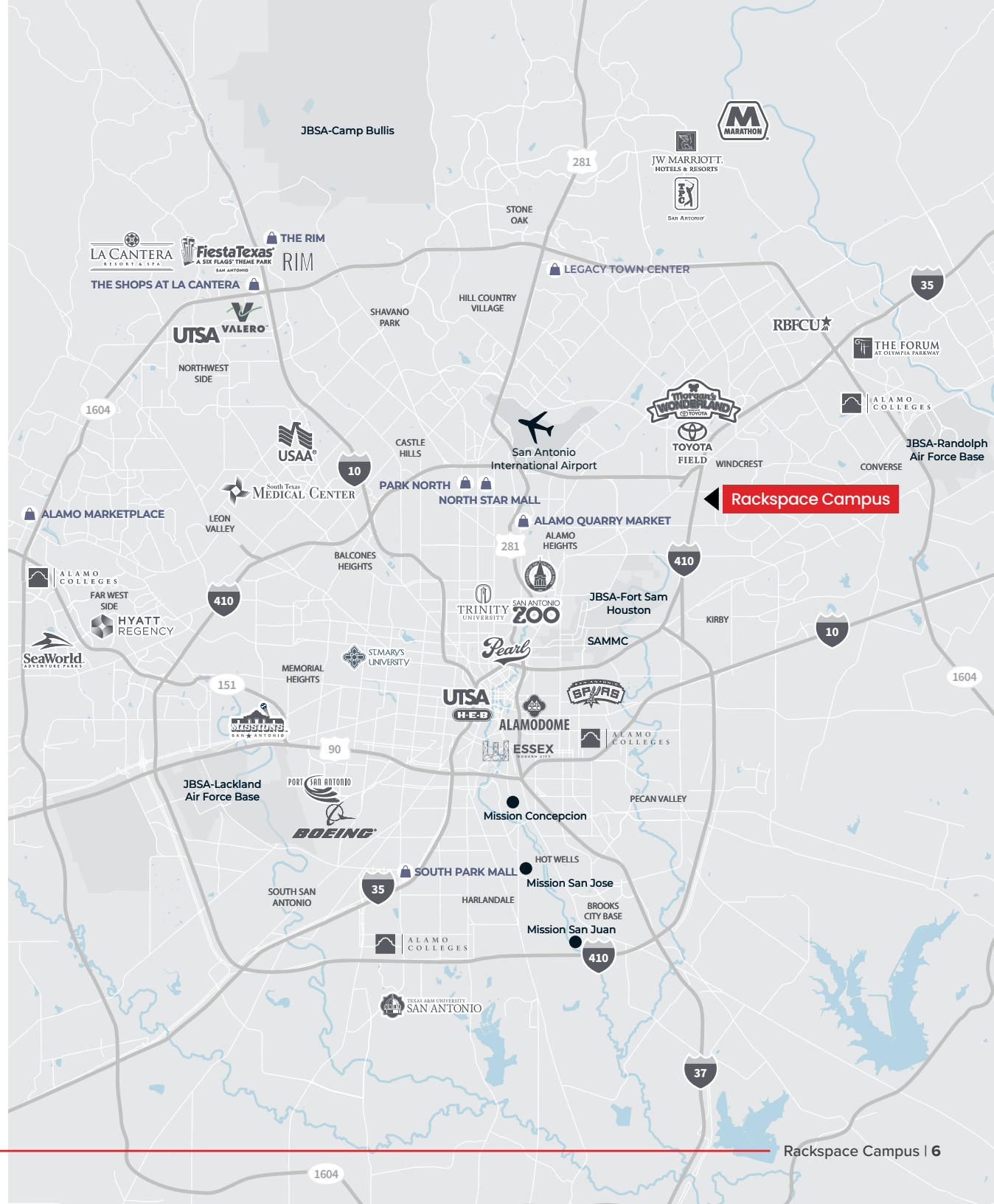
Between 2010 and 2022, the population within a three-mile radius of the Property grew by 12% to a current population of 90,207. Within this same three-mile radius, the population is projected to grow 16% by 2027. Employment in the region has continued to expand over the past decade as San Antonio's average unemployment rate of 5.2% is well below the United States average of 6.8%.

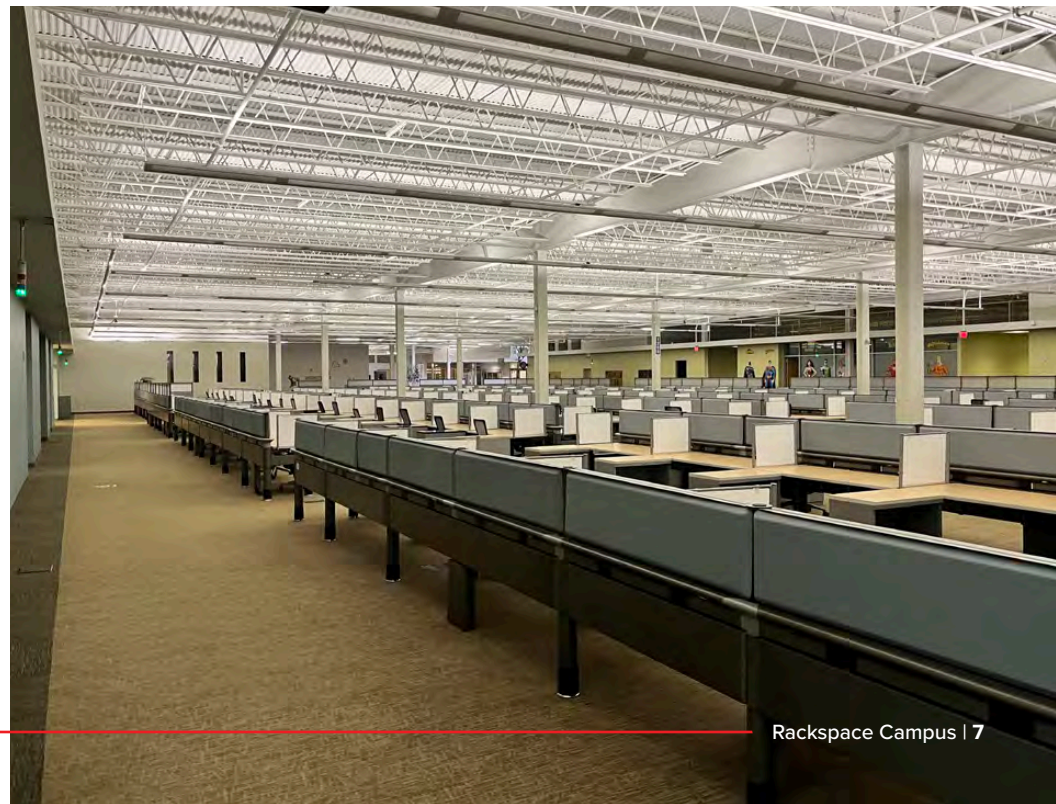
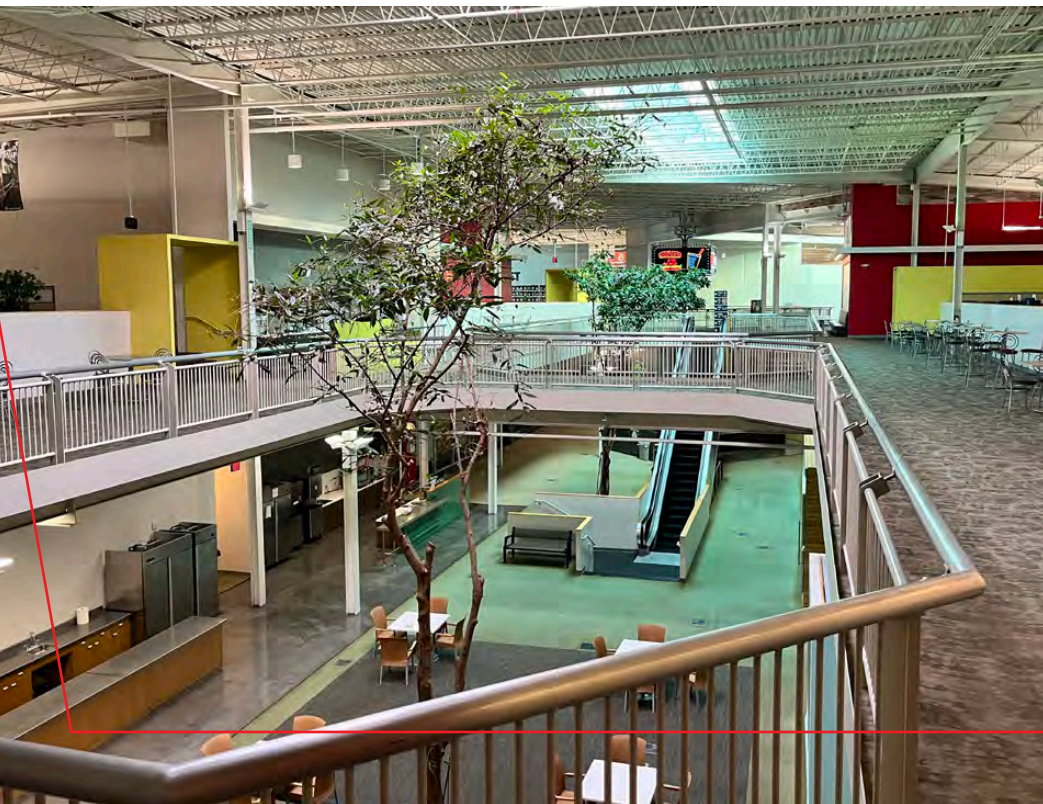
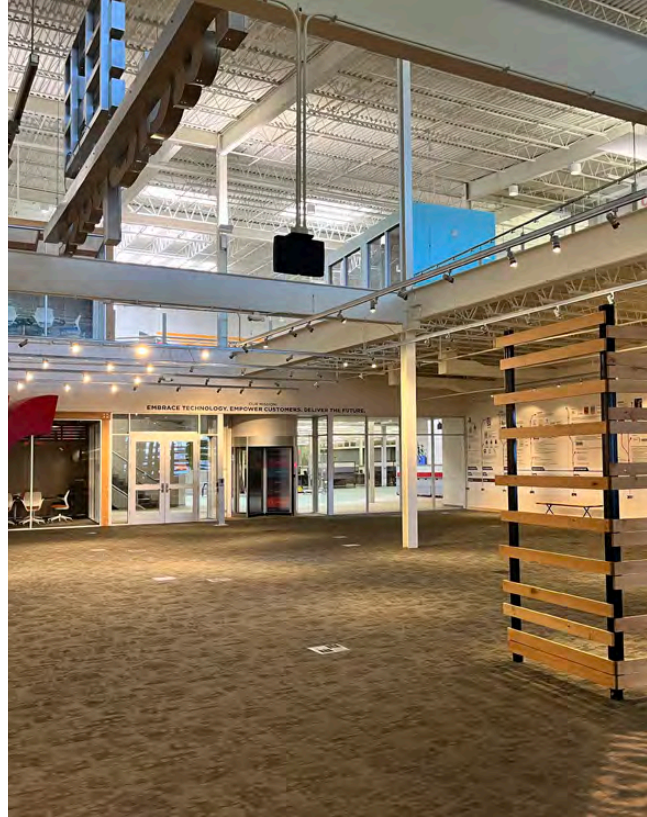
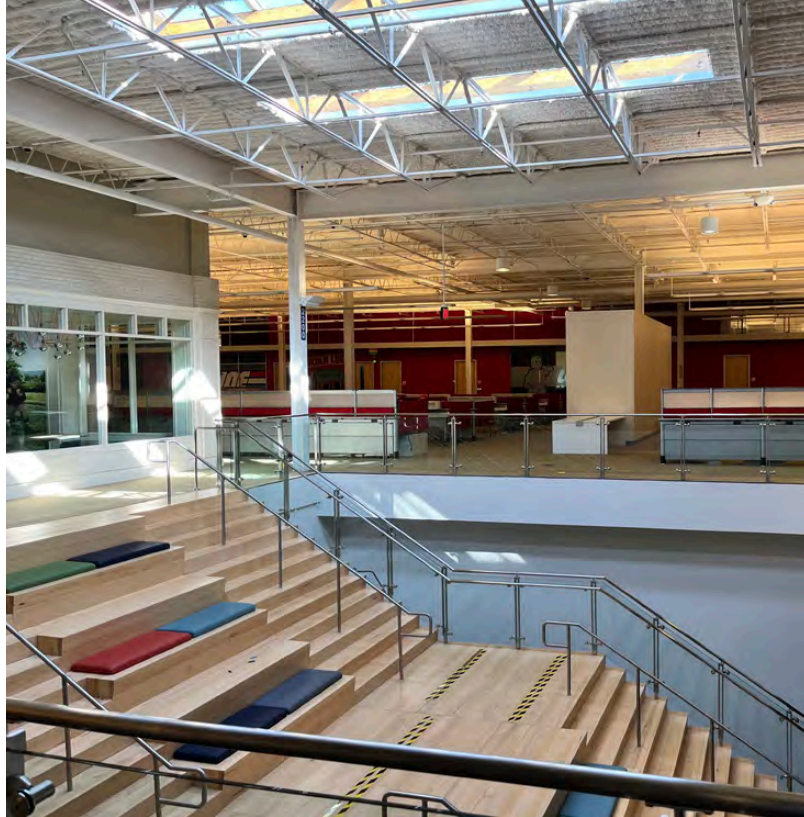
## » PREMIER ACCESS & VISIBILITY

The Property is located on one of Texas' most highly trafficked freeways, Interstate 35. The Property benefits from excellent access and visibility with frontage and sight line visibility from I-35 and Walzem Rd allowing for the site to have direct exposure to a combined 400,000 vehicles per day. The Property's superior ingress and egress permits traffic from the Property to easily maneuver around the immediate area and the rest of the city.

## » BUSINESS-FRIENDLY MUNICIPALITY

Located within the business friendly city of Windcrest, the Property enjoys the benefits of a municipality that is focused on job creation, quality of life enhancements and fostering economic incentives to organizations selecting Windcrest as their place of business. One of the many economic benefits is the assignable Master Economic Incentives Agreement (MEIA). The ability to assign a MEIA allows for wholesale tax abatements including a pilot program to rebate the school district portion of the tax abatement.





# NORTHEAST FACING AERIAL

NEW BRAUNFELS: 24 MILES

AUSTIN: 70 MILES

RANDOLPH AIR  
FORCE BASE

ROYAL RIDGE

WINDCREST

CAMELOT

Rackspace Campus



Walzem Rd | 37,157 VPD

Ray Bon Dr | 8,649 VPD

184,832 VPD



# SOUTHWEST FACING AERIAL

SAN ANTONIO DOWNTOWN

ALAMO HEIGHTS

FORT SAM HOUSTON

TERRELL HILLS

Austin Hwy | 21,236 VPD

35

410

184,832 VPD

SALADO VALLEY

CAMELOT

Rackspace Campus

Walzem Rd | 31,317 VPD

Ray Bon Dr | 8,649 VPD

# SITE DESCRIPTION



- » **PROPERTY NAME:** Rackspace Campus
- » **PROPERTY ADDRESS:** 1 Fanatical Place, Windcrest, Bexar County, TX 78218
- » **TOTAL LAND AREA:** 67.07 Acres
- » **BUILDING SF:** Approximately 1,245,000 SF (756,000 SF of space built out)
- » **YEAR BUILT:** 1976, Rennovated 2007-2014/2015
- » **FLOODPLAIN:** Less than 5% of the subject property falls within Flood Zone AE. The remaining subject property falls within Flood Zone X.
- » **UTILITIES:** All public utilities are available to the site including public water and sewer, gas, electric, and telephone services.
- » **TRAFFIC COUNTS:**

I-35	195,531
Loop 410	170,316
Walzem Road	34,493

# SURROUNDING DEMOGRAPHICS



	1-MILE	3-MILE	5-MILE
2010 Total Population	8,790	80,531	216,681
2010-2021 Growth %	11.71%	12.02%	13.72%
2022 Total Population	9,819	90,207	246,401
2027 Total Population	9,804	106,633	289,142
2022 Average Household Income	\$62,379	\$71,765	\$86,943
2027 Average Household Income	\$72,384	\$83,245	\$99,231
2022-2027 Avg. Household Income Growth %	16.04%	16.00%	14.13%

Walzem Rd | 37,117 VPD

Ray-Bon-Dr | 8,649 VPD

Rackspace Campus



184,832 VPD

# SURROUNDING NEIGHBORHOODS

## » RACKSPACE CAMPUS

The Property is surrounded by mature and highly desirable neighborhoods with strong demographics.

## » WINDCREST

Windcrest is a city located in northeast San Antonio and features mid-size to large homes primarily occupied by families with children under the age of 18. The neighborhood offers premier access to surrounding consumer amenities and premier access to San Antonio as a whole. The city of Windcrest operates within a Council-Manager governance system and maintains its own economic development corporation.

## » WOODLAKE

Woodlake is a large community in northeast San Antonio. It's a quick drive to I-10 and 410, putting most major employers and attractions less than 30 minutes away for Woodlake residents. Shopping is convenient, too, as there's a full range of retail just down the road from the community.

## » CONVERSE

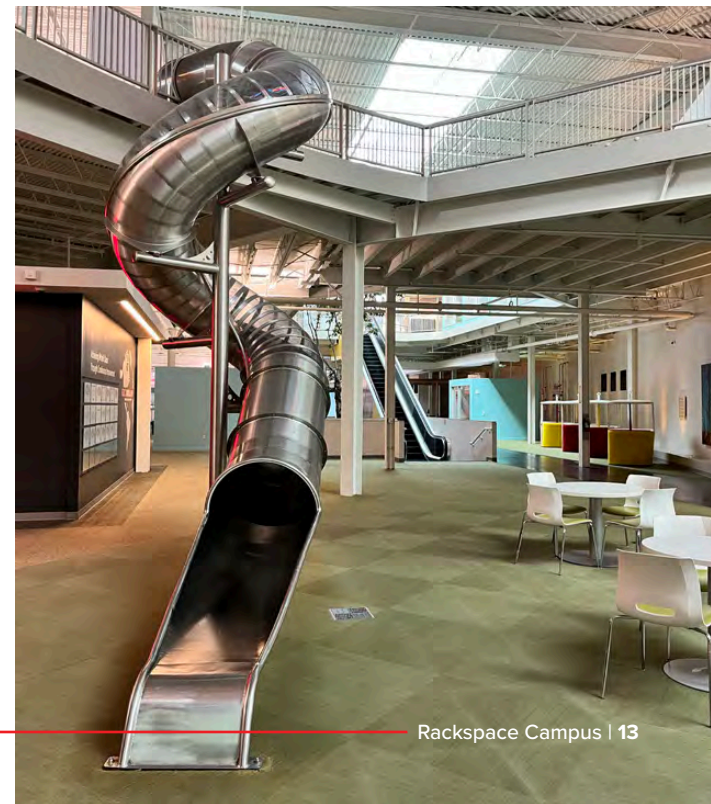
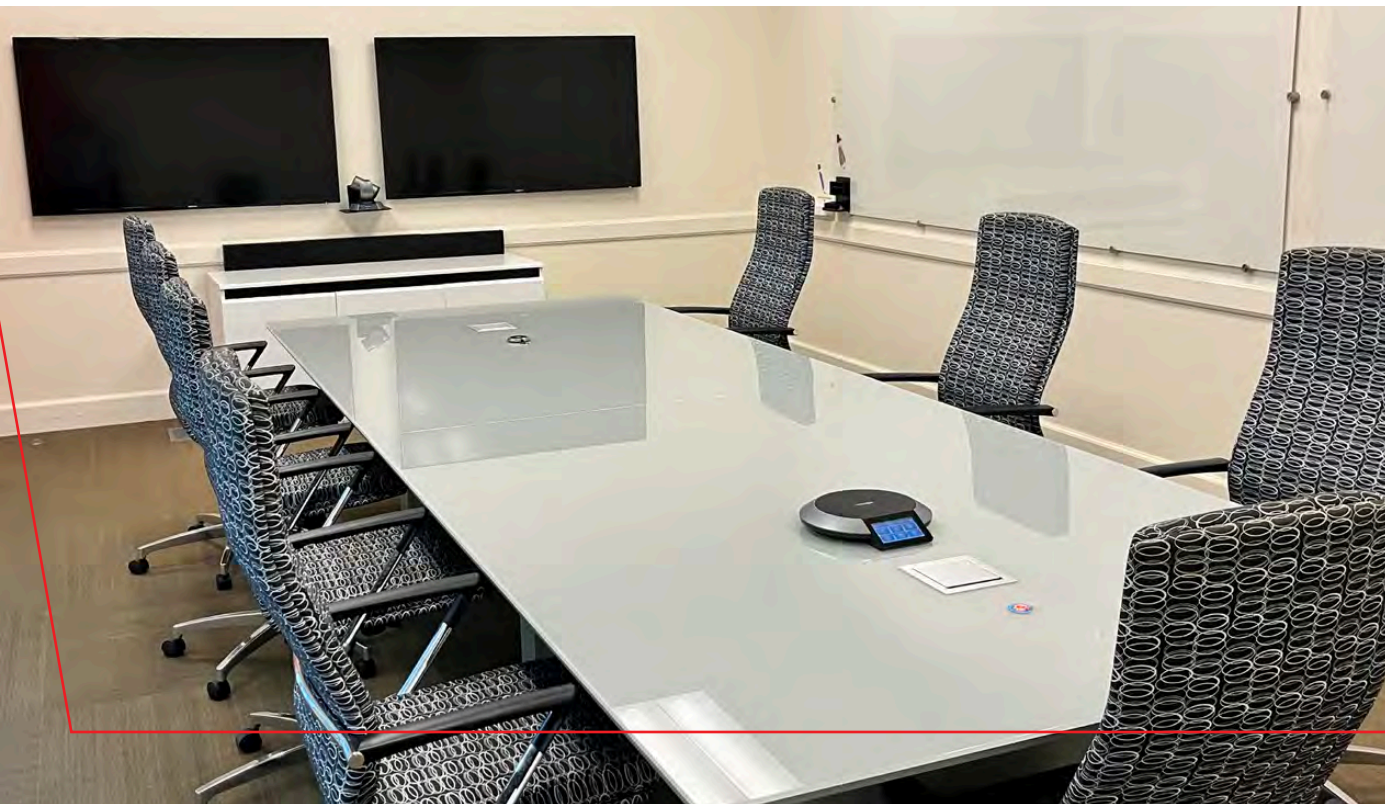
Living in Converse offers residents a sparse suburban feel and most residents own their homes. In Converse, there are a lot of parks and many families that reside here are young professionals.

## » MIDTOWN

Midtown is a neighborhood with an approximate population of 12,800 people. Living in Midtown offers residents a dense suburban feel and most residents rent their homes. In Midtown, there are a lot of bars, restaurants, and parks.

## » THE PEARL

The Pearl District is a former industrial area north of Downtown San Antonio that's been transformed into a hip, vibrant neighborhood. If you're looking for a place to hang out, grab something to eat, and soak up the San Antonio atmosphere, the Pearl is the place to be.



# INGRESS EGRESS MAP



Exit off the Highway  
in Both Directions

Signaled Intersection  
to Cross the Highway

Walzem Rd | 37;117-VPD

410  
35

Exit off the Highway

Entrance to Highway

SAN ANTONIO CBD

# DRIVE-TIME MAP



## DRIVE TIMES:

Alamo Heights	5 minutes
San Antonio Int'l Airport	10 minutes
Downtown	12 minutes
The Pearl	14 minutes
Universal City	15 minutes
AT&T Center	20 minutes
UTSA	22 minutes
The Rim	25 minutes
La Cantera/Eilan	30 minutes
SeaWorld	32 minutes

# SAN ANTONIO ECONOMY

While it has consistently led the nation in economic growth and stability, the Alamo City is undergoing an urban revival that has picked up significant pace in recent years. San Antonio is experiencing rapid urbanization as young professionals and businesses are taking notice of the abundant opportunities it has to offer. Among Texas' big four metro areas, San Antonio stands out for its diversified economy, attractive quality of life, a growing technology ecosystem, and favorable cost of living.



**NO. 1 AMERICA'S NEXT BOOM TOWN**

FORBES



**TECH HOTSPOT**

INC.



**NATION'S 2ND HIGHEST GROWTH OF  
MILLENNIALS**

BROOKINGS



**TOP 5 FOR ECONOMIC PERFORMANCE**

BROOKINGS



**TOP 10 MUST-VISIT  
DESTINATIONS**

FORBES



**TOP 25 MARKET FOR  
REAL ESTATE INVESTMENT 2020**

ULI'S EMERGING TRENDS IN REAL ESTATE®



# SAN ANTONIO ECONOMY

## » RICH HISTORY & URBAN RENAISSANCE

- › Traditionally known for its rich multi-cultural history, the Riverwalk, the Alamo and family tourist destinations
- › Celebrated for its emerging culinary and arts scene, entertainment destinations, outdoor activities, and newly revitalized areas such as The Pearl and Southtown
- › Explosive urban growth: recently announced \$450 million Alamo Plaza redevelopment and \$90 million UTSA downtown tech and cyber security focused expansion

## » STRONG MILITARY PRESENCE

- › Known as “Military City” due to its long history of multiple military and defense installations
- › Home to one of the greatest concentrations of active and retired military populations in the nation: 283,000+ military and military service employees in the MSA
- › Four major military bases comprise Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base and Camp Bullis



# SAN ANTONIO ECONOMY

## » INTERNATIONAL TRADE CENTER

- › Ideally positioned along the NAFTA corridor, handling 50%+ of Mexico-U.S. trade flow
- › Logistical functionality bolstered by 1,900-acre multimodal Port San Antonio hub
- › Large multinational corporate presence including Boeing, Lockheed Martin and Xerox

## » IT & CYBERSECURITY HUB

- › Recognized by the NSA as one of the nation's leading cities for cybersecurity activity
- › Global employers including EY, PwC, Booz Allen Hamilton, Lockheed Martin and The Hut Group are expanding cybersecurity operations in San Antonio

## » LARGE CORPORATE OCCUPIERS

- › USAA
- › Valero Energy Corp
- › NuStar Energy
- › HEB
- › Capital Group
- › Citi Group
- › Zachry
- › Frost Bank
- › Marathon Petroleum
- › Randolph & Brooks FCU
- › Wells Fargo
- › Chase Bank



**37 MILLION**

ANNUAL VISITORS

**\$15 BILLION**

ANNUAL ECONOMIC IMPACT  
FROM VISITOR SPENDING

**10.3 MILLION**

ANNUAL AIRLINE  
PASSENGERS

» **NOTABLE EMPLOYERS**

**JOINT BASE  
SAN ANTONIO  
80,165 JOBS**

**SOUTH TEXAS  
MEDICAL CENTER  
50,000 JOBS**



**20,000 JOBS**



**18,305 JOBS**

**J.P.Morgan  
5,000 JOBS**



**2,800 JOBS**

**Valero  
1,653 JOBS**

**hulu  
500 JOBS**

» **EMPLOYMENT TRENDS**

- » Healthy job market is credited to diverse industries, including established financial services, rapidly growing life sciences, new energy, and a booming IT and cyber security presence
- » Young educated workforce, low business costs, and city-backed financial incentives continue to attract startups and corporate relocations
- » Top market for job seekers with steady employment growth and low unemployment levels

» **EMPLOYMENT GROWTH**

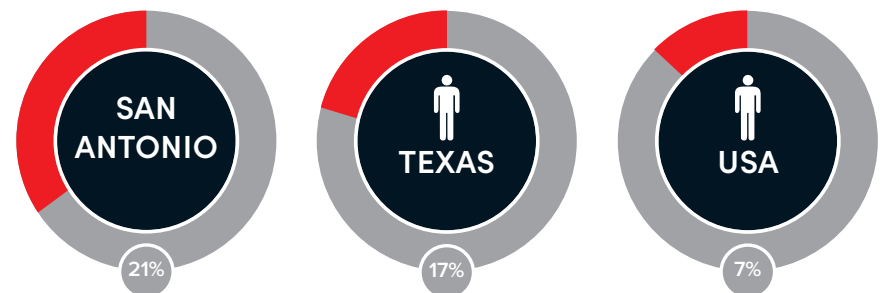
<b>JOB GAINS SINCE DEC 2020</b>	43,800
<b>ANNUAL INCREASE OF JOBS</b>	4.2%

<b>SAN ANTONIO UNEMPLOYMENT RATE</b>	3.7%
<b>TEXAS</b>	4.3%
<b>U.S.</b>	4.2%

» **POPULATION TRENDS**

- » Second fastest growing city in the U.S., with over 107,000 new residents in the past 10 years
- » Second most populous city in Texas and 7th in the nation, with 2.5+ million MSA residents
- » One of the Nation's fastest growing millennial populations

» **POPULATION GROWTH (2010-2020)**



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