

McCreless MARKET CENTER

SAN ANTONIO, TX

DOWNTOWN SAN ANTONIO

10 85,000 VPD

S New Braunfels Ave | 9,400 VPS

Fair Ave

Ada St

S Gevers St

McCreless
MARKET CENTER

H·E·B
SHADOW ANCHOR

37 136,661 VPD

E Southcross Blvd | 19,761 VPD



Site Plan



Suite	Tenant	SF
Building M - 4130		
101	T-Mobile	2,364
103	Great Clips	1,200
104	Direct General	1,946
106	Jimmy John's	1,400
107	Wingstop	2,100
108	H&R Block	1,200
110	Almouie Pediatrics	3,425
112	Align Med Chiropractor	1,172
114	CareNow Urgent Care	2,800

Suite	Tenant	SF
Building H - 4224		
101,104,109	Five Below	10,400
201	Burlington	26,460
301	Shoe Carnival	10,000
401	Marshalls	28,000
501	Rainbow	4,750
601	Cinemark	30,425

Suite	Tenant	SF
Building G - 4248		
101	Panda Express	2,106
103,104	Fantasy Nail	2,460
105	VIP Staffing	1,500

Suite	Tenant	SF
Building R - 4156		
101	Luxx Nail Bar	2,300
103	Available	1,100
105	Available	2,600

Suite	Tenant	SF
Building K - 4138		
101	Arby's	2,100
103	Moge Tee	1,500
105	La Siberia Bar & Grill	2,400

Pad	Tenant	SF
3349	Taco Cabana	3,349
3489	Eyemart Express	3,500
2240	Taco Bell	2,424
4850	Chick-fil-A	4,876
2240	Discount Tire	7,300
4202	Frost Bank	3,904

15.6% Below Market

- Great Clips
- Direct
- Wingstop
- H&R Block
- Almouie Pediatrics

New 5 Below combining multiple spaces

0.7 AC Pad Site For BTS or Ground Lease

Development Opportunity

Development Opportunity

Demographics

WITHIN A 3-MILE RADIUS

40,249
HOUSEHOLDS

108,612
POPULATION

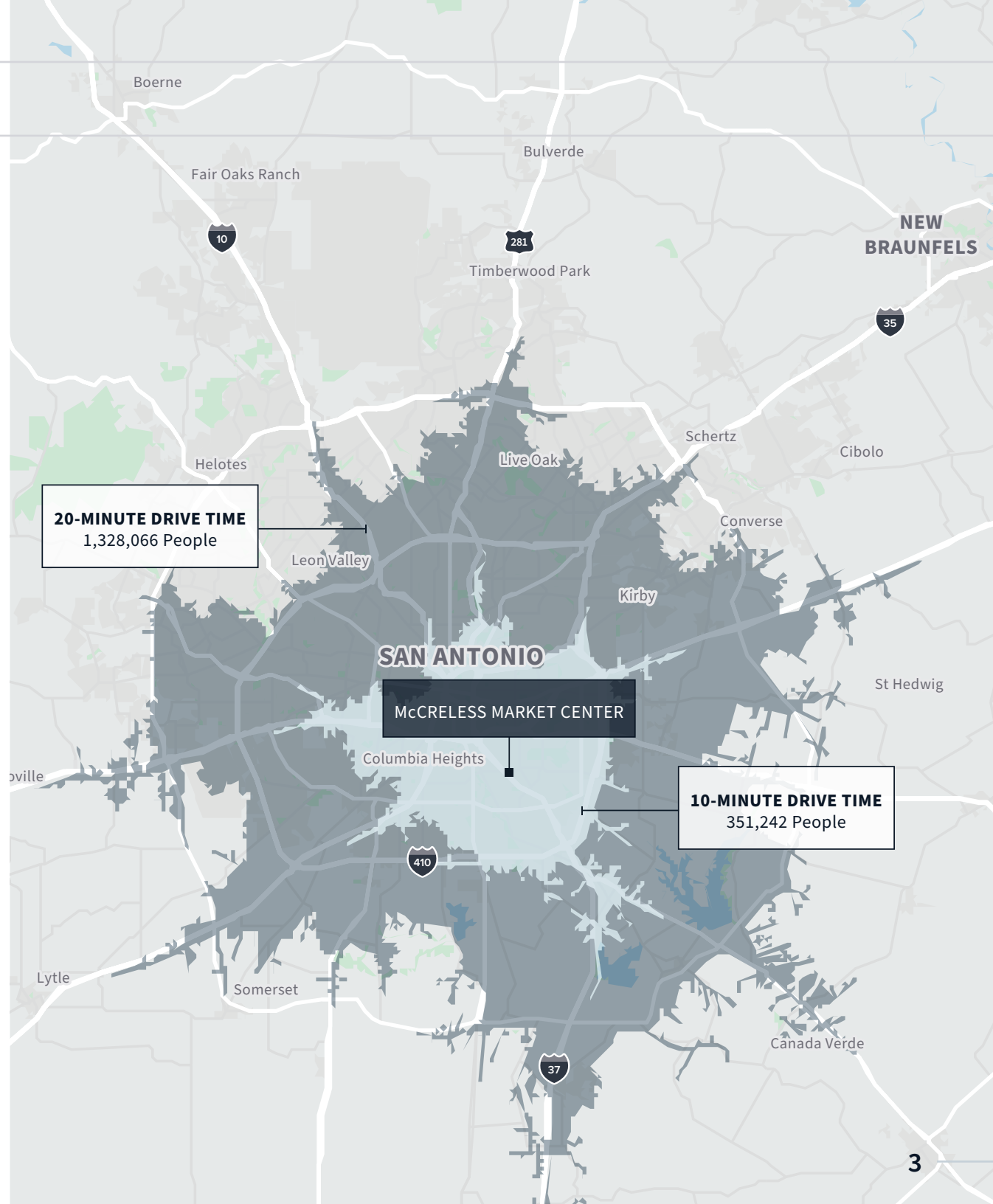
\$57,026
AVG. HOUSEHOLD
INCOME

\$184,362
AVG.
HOME VALUE

TRAFFIC COUNTS

136,661 VPD
I-37

19,761 VPD
EAST SOUTHCROSS
BLVD



HEB Shadow Anchor

MCCRELESS MARKET CENTER BENEFITS FROM THE #1 GROCER IN AMERICA AS THE SHADOW ANCHOR TO THE PROPERTY

2.9M
VISITS ANNUALLY

#10
GROCERY STORE IN THE
STATE OF TEXAS
(Per Visit)

7.92
VISITOR FREQUENCY
Average visits Per Year

5%
INCREASE IN VISITORS
OVER PAST 3 YEARS



RANKING OVERVIEW

NATIONWIDE

» 12/40,761

99%



TEXAS

» 10/3,005

99%



LOCAL: 15 MI

» 3/100

98%



Retail Desert

SHOPS AT RIVERCENTER

● sunglasses hut Yard House

ihop CAVE & MASTER'S CHAMPS SPORTS

CandyVerse

LAS PALMAS MALL

H-E-B cricket

FAMILY DOLLAR Luby's

my family, my family dollar.

McCRELESS MARKET CENTER

RIGSBY ROAD SHOPPING CENTER

Walmart * SUBWAY GameStop

WING STOP penny's KFC

SOUTH PARK MALL

DICK'S SPORTING GOODS FITNESS CONNECTION HOT TOPIC

LENSCRAFTERS ♥️ 👁️ ★ macy's

JCPenney K A Y JEWELERS Every kiss begins with Kay. 3S

BROOKS CORNER SHOPPING CENTER

ROSS DRESS FOR LESS TARGET.

JAMES AVERY artisan jewelry 5.11

Olive Garden peter piper pizza. THE HOME DEPOT

3-Miles

1-Mile

San Antonio Economic Drivers

THE PEARL BREWERY

The Pearl Brewery is San Antonio's newest mixed-use development, featuring unique retailers and eateries, highly sought-after residential units, and the award-winning Hotel Emma, all on picturesque green spaces spanning 22-acres. Previously operating as a brewery from 1883 to 2001, the Pearl has transitioned into LEED-certified complexes with historic architecture that drives in consumers from across the state. The development is also home to notable employers including the San Antonio Business Journal, San Antonio Area Foundation, WestEast Design Group, The Nature Conservancy, Credit Human, and GSC Architects.

FORT SAM HOUSTON

A part of the largest joint base in the Nation, the group of local military installations collectively known as Joint Base San Antonio includes Fort Sam Houston, Lackland Air Force Base and Randolph Airforce Base. Fort Sam Houston is the largest military medical education and training facility in the U.S. and is the central location for healthcare among all branches of the military.



Flourishing 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.

RICH HISTORY & URBAN RENAISSANCE

- » Traditionally known for its rich multi-cultural history, the Riverwalk, Alamo & 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 & security focused expansion



ACCOLADES

No. 1

AMERICA'S NEXT BOOM TOWN

Forbes

**TECH
HOTSPOT**

Inc.

Nation's 2nd

HIGHEST GROWTH OF MILLENNIALS

Brookings

**Top 5
ECONOMIC PERFORMANCE**

Brookings

**Top 10
MUST VISIT DESTINATIONS**

Forbes

Economic Trends

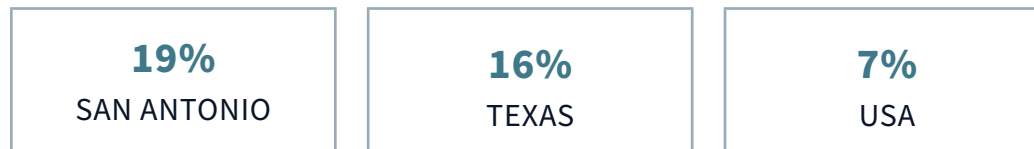
POPULATION TRENDS

- » 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 populations 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



EMPLOYMENT GROWTH | JUNE 2020

% Jobs Recovered Through COVID (between April 2020-June 2020)	60%
EMPLOYMENT GROWTH IN THE U.S.	5
San Antonio Unemployment Rate	4.6%
Texas	4.9%
U.S.	36.3%

2nd
FASTEST 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, 1.3% LESS THAN U.S. AVG.

Internationally Recognized
AS A LEADING PROVIDER OF CYBERSECURITY

Largest Active & Retired
MILITARY POPULATIONS IN THE U.S.



“If there’s a city of opportunity in Texas, it’s San Antonio. There aren’t many times in a generation when you can actually build a city. It’s becoming one of the country’s really great cities right now. Something is happening. It’s definitely happening.”

GRAHAM WESTON

Founder and Former CEO of RackSpace

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

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 & 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

37M

ANNUAL
VISITORS

\$15B

ANNUAL ECONOMIC
IMPACT FROM
VISITORS SPENDING

10M+

ANNUAL
PASSENGERS
IN 2018

JLL Contacts

INVESTMENT ADVISORY

RYAN WEST

Senior Managing Director
+1 713.852.3535
ryan.west@jll.com

CHRIS GERARD

Senior Managing Director
+1 214.293.8698
chris.gerard@jll.com

JOHN INDELLI

Senior Director
+1 832.547.1970
john.indelli@jll.com

WHITNEY SNELL

Director
+1 210.839.2048
whitney.snell@jll.com

ANALYSTS

RYAN OLIVE

Analyst
+1 713.212.6552
ryan.olive@jll.com

SHERRI ROLLINS

Vice President
+1 713 852 3573
sherri.rollins@jll.com

DEBT

MICHAEL JOHNSON

Managing Director
+1 713 852 3474
michael.johnson@jll.com



4200 Westheimer, Suite 1400 | Houston, Texas 77027
www.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. 2024. 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 \$20.9 billion, operations in over 80 countries and a global workforce of more than 103,000 as of December 31, 2022. JLL is the brand name, and a registered trademark, of Jones Lang LaSalle Incorporated. For further information, visit jll.com.