



1214 N Foster Road
San Antonio TX



**AMAZON (S&P AA) | 6 YEARS WALT | 327,600 SF CLASS A LOGISTICS BLDG |
PREMIER SAN ANTONIO DISTRIBUTION LOCATION**

Executive Summary

Jones Lang LaSalle ("JLL") has been exclusively retained by ownership to offer qualified investors the opportunity to acquire Amazon Foster Ridge (the "Property"), a state-of-the-art, 327,600 square foot Class A sortation facility in San Antonio, TX. The Property is 100% leased to Amazon. com Services LLC (the "Tenant"), an investment-grade credit tenant (Moody's: A1 & S&P: AA) and the world's second largest company. Amazon operates a mission-critical sortation facility at this location with 6.0 years remaining on the lease term. This presents investors with an exceptionally rare opportunity to acquire a premier asset leased long-term to a blue-chip tenant at an attractive basis, with a 16% mark-to-market opportunity.

ADDRESS:	1214 N Foster Road San Antonio, TX 78219
TOTAL BUILDING AREA (SF):	327,600 SF
YEAR BUILT:	2019
LAND AREA (ACRES):	21.47 AC
TOTAL OFFICE %:	5.9%
TOTAL HVAC %:	100.0%
LOADING:	Cross-Dock
CLEAR HEIGHT:	32'
AUTO PARKING:	103
TRUCK COURT DEPTH:	130'
TRAILER PARKING:	50
DOCK DOORS:	78 - 9' x 10' Dock-High Doors
DRIVE-IN DOORS:	2 - 12' x 14' Drive-In Doors
GROUND LEASE: (NOT INCLUDED IN OFFERING)	Amazon ground leases the neighboring site and has 314 truck stalls and 352 car/van spaces.



Investment Highlights



INVESTMENT GRADE TENANT
(Moody's: A1 & S&P: AA) with Favorable Rental Escalations



100% LEASED WITH 6.0 YEARS WALT WITH 16% MARK-TO-MARKET



MISSION CRITICAL AMAZON FACILITY WITH HEAVY TENANT INVESTMENT



NEWLY-CONSTRUCTED, CLASS-A, INSTITUTIONAL QUALITY PRODUCT LOCATED IN A BEST-IN-CLASS BUSINESS PARK



HIGHLY COVETED, CORE LOGISTICS LOCATION ALONG I-10 CORRIDOR



SURROUNDED BY INSTITUTIONALLY OWNED ASSETS AND CREDIT TENANCY

AMAZON.COM, INC

Amazon.com, Inc. is a multinational technology and e-commerce conglomerate headquartered in Seattle, Washington. Founded by Jeff Bezos in 1994 as an online bookstore, Amazon has evolved into one of the world's largest and most diversified technology companies. Today, 60% of Amazon’s revenue is generated by its North American segment which has seen consistent double-digit growth driven by Prime memberships and advertising. Amazon operates a critical sortation facility at SAT9, sorting Fulfillment Centers items by destination and dispatching to Last Mile Delivery Stations.

LEASE SUMMARY	
DATE OF LEASE	June 12, 2021
TENANT	Amazon.com Services LLC, a Delaware limited liability company
PREMISES	327,600
LEASE COMMENCEMENT	November 15, 2021
LEASE EXPIRATION	March 31, 2032
WALT	6 Years
RENT BUMPS	2% Annually
EXPENSE RECOVERY	NNN
RENEWAL OPTION	Four (4), five (5) FMV Options
GUARANTY	Limited Parent Guaranty by Amazon.com, Inc.



S&P AA
Credit Rating

\$221.27
(as of December 17, 2025)
Current Stock Price

\$94.2 BILLION
in cash and short-term
investments

\$2.37 TRILLION
Market Capitalization

2ND LARGEST
company in the world
by Revenue

OVER 1,000
delivery stations globally

Best-In-Class Logistics Building

Developed in 2019 by Koontz Corproation, Amazon Foster Ridge was thoughtfully designed to provide an unparalleled experience for tenants seeking new logistics space, as evidenced by the long-term lease to Amazon shortly after delivery. The Property features all the amenities and building characteristics that tenants have come to expect in newly constructed industrial warehouses, such as 32’ clear heights, high efficiency TPO roofs, LED lighting, ESFR sprinkler systems, fully conditioned warehouse, gated and secured access and ample trailer and vehicle parking. Boasting immediate access along I-10, the Property provides exceptional connectivity to San Antonio and Houston, as well as the greater TX triangle.

-  EXCEPTIONAL INGRESS AND EGRESS VIA 3 POINTS OF ACCESS ALLOWING FULL CIRCULATION DRIVES
-  GATED ACCESS
-  IMMEDIATE ACCESS TO I-10 WITH VISIBILITY TO 158,415 VPD
-  32’ CLEAR HEIGHTS
-  100% CLIMATE CONTROLLED WAREHOUSE SPACE
-  EXPANSIVE TRAILER (50 SPACES ON-SITE & 314 ON ADJACENT GROUND LEASE) AND CAR/VAN PARKING (103 SPACES ON-SITE & 352 ON ADJACENT GROUND LEASE)

Amazon Sort Facility SAT9

This middle-mile sort facility is a critical link in Amazon’s distribution chain. Packed customer orders flow from fulfillment centers like nearby SAT3 to this sorting hub, where packages from multiple fulfillment centers across the region are consolidated and reorganized by final delivery zones. The facility then dispatches sorted packages to last-mile delivery stations—smaller local hubs where packages are loaded onto delivery vans for the final leg to customers’ doors. This sorting step optimizes delivery routes and ensures packages reach the correct local delivery station for efficient last-mile distribution. The facility’s aerial monitoring system provides operational oversight of the continuous truck traffic and package volumes moving through this key logistics node.



Asset at a Glance



20-AC GROUND LEASE BY AMAZON (NOT INCLUDED IN OFFERING).
CONTAINS AN ADDTL. 314 TRUCK STALLS AND 352 CAR/VAN PARKING SPACE

PROPERTY OVERVIEW

ADDRESS	1214 N Foster Rd. San Antonio TX 78219
BUILDING SF	327,600
OCCUPANCY	100%
YEAR BUILT	2019
OFFICE FINISH	6%
HVAC FINSISH	100%
CLEAR HEIGHT	32'
DOCK DOORS	78
DRIVE-IN DOORS	2



With stable cash flow that boasts \$12.93 million of contractual rental income and 6.0 years of WALT, investors benefit from exceptional cash flow with 2% annual increases.

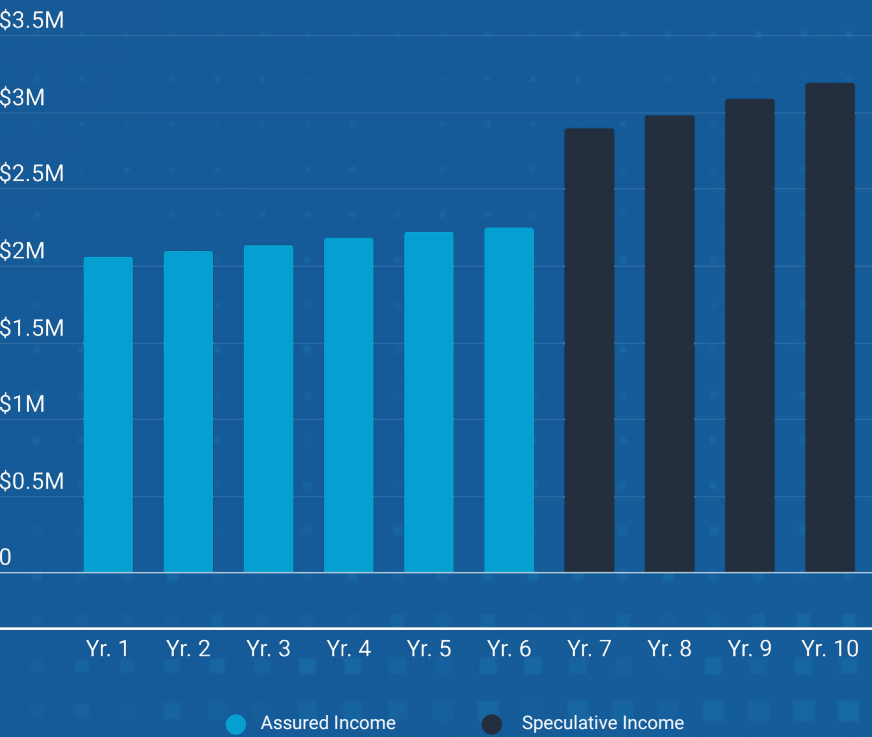
The 16% mark-to-market opportunity allows investors the ability to significantly increase revenue upon rollover.

Amazon Foster Ridge, or SAT9, operates as a sortation and dispatch facility for SAT3, the main Fulfillment Center in West San Antonio, which is 1.5 miles south of the Property.

Amazon has an extensive infrastructure invested within the warehouse including a fully automated conveyor sortation system.

The adjacent truck parking lot is ground leased by Amazon which creates a higher renewal probability for Amazon as there are no other nearby Properties with the combination of fully conditioned, cross-dock space and well above market truck parking.

Stable Cash With Upside Potential





Strong Corporate Location

The Northeast industrial market is the largest industrial submarket in San Antonio and remains a major warehouse and distribution hubs for the Central Texas region. The market is driven by its strategic access to I-10, Loops 410 and 1604 and I-35 which provides superior access to San Antonio, Houston, Austin, DFW and points north. This market has historically been one of the most desired locations for excellent credit tenants and institutional quality investors.

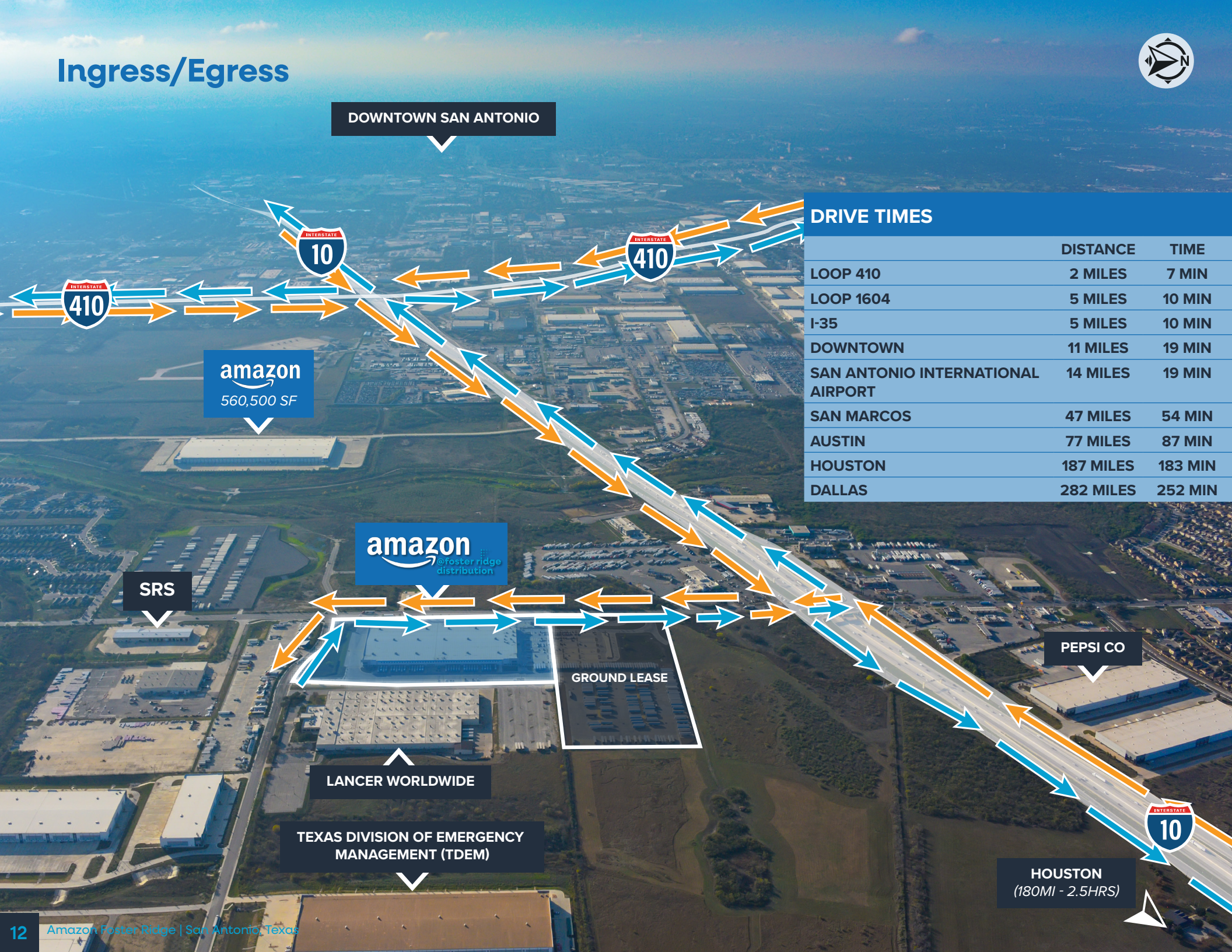
INSTITUTIONAL OWNERSHIP



Corporate Logistics Hub

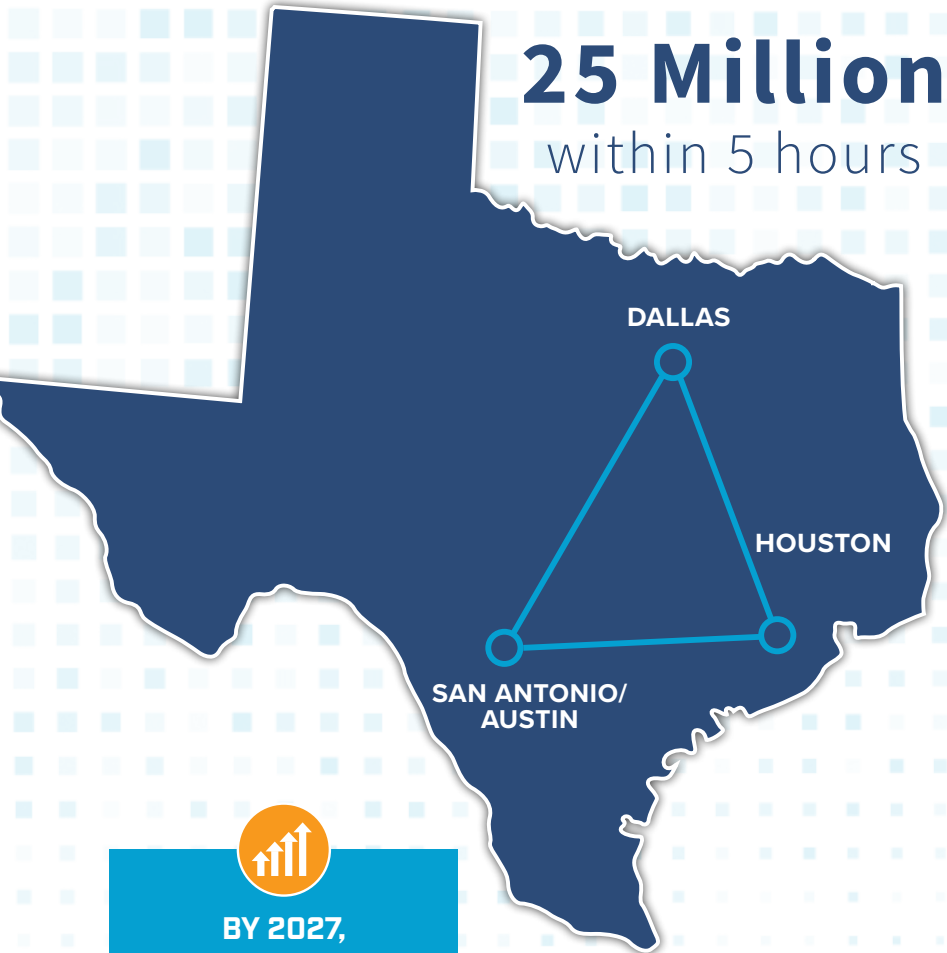


Ingress/Egress



Investment Merits

25 Million
within 5 hours




BY 2027,
US E-COMMERCE
SPENDING IS
EXPECTED TO REACH
\$1.72 TRILLION

TEXAS TRIANGLE

IDEAL DISTRIBUTION FACILITY LOCATION WITHIN
REACH OF 25 MILLION RESIDENTS

With easy access to the Texas Triangle, the area between DFW, Houston, and San Antonio, the Property’s tenants can reach over 25 million people in a matter of hours. Over the next 40 years, the population of the Texas Triangle is projected to grow more than 65%, resulting in 78% of Texans living within the area. The Dallas-Fort Worth, Houston, Austin, and San Antonio metropolitan areas combine to create one giant megalopolis, which ranks as the seventh largest mega-region in North America. The Texas Triangle megalopolis’ \$1.32 trillion economic output would rank among the world’s 15 largest economies.

EMERGING AUSTIN-SAN ANTONIO METROPOLIS

ANCHORED BY THE 2ND AND 6TH FASTEST GROWING CITIES
IN THE U.S.

The roughly 80-mile stretch of Interstate 35 connecting the Austin-Round Rock MSA to the San Antonio-New Braunfels MSA is among the fastest growing corridors in the nation. The area is made up of 8 counties that are home to more than 4.9 million residents and is expected to grow to 5.4 million residents over the next 5 years. The Austin-Round Rock MSA (2.5 million residents) is experiencing 184 new residents daily and is projected to grow 10% over the next 5 years. The San Antonio-New Braunfels MSA (2.6 million residents) is seeing 130 new residents per day, and has seen 18% population growth since 2013, with a cost of living 8% below the national average.

U.S.-MEXICO-CANADA TRADE AGREEMENT

MORE THAN \$1.2T IN TRADE BETWEEN THE NORTH
AMERICAN NATIONS

Signed in 2018, the USMCA Trade Agreement replaced NAFTA, which saw nearly 48% of trade originate or destined for Texas, while preserving the complex supply chains established by the former trade agreement. With the 10th largest economy in the world and the second largest labor pool in the U.S. with 14 million workers, Texas is positioned to be one of the primary beneficiaries of the new USMCA agreement as more parts are sourced from North America and cross-border transportation of goods before final assembly increases to meet the agreement’s new requirements. In 2023, Mexico did more trade with the U.S. than ever and once again ranked as the country’s #1 trade partner. Furthermore, Port Laredo now ranks as the #1 international trade port in the U.S., beating out large cities like Chicago and Los Angeles.

Flourishing San Antonio Economy

A national leader in economic growth and stability, San Antonio continues to gain momentum. Young professionals and businesses continue to flock to the metro for its relative affordability and high quality of life. San Antonio boasts a diverse economy, rich quality of life, robust cybersecurity ecosystem, and stable military and healthcare employment base. In addition to the city’s robust celebrated cultural history, San Antonio offers a premier culinary and arts scene, numerous entertainment destinations, accessible outdoor lifestyle amenities, and trending urban hubs including The Pearl, Southtown, River North, and Hemisfair.

NO.4 AMERICA’S NEXT BOOM TOWN
Forbes

TOP 5 FOR ECONOMIC PERFORMANCE
Brookings

2ND HIGHEST GROWTH
OF MILLENNIALS
Brookings

13TH LARGEST MULTIFAMILY
INVESTMENT MARKET
CoStar

8TH MARKET TO WATCH
2024 ULI Emerging Trends Report



Largest Single Employers

- | | |
|-----------------------------|------------------------------------|
| 1 JOINT BASE
SAN ANTONIO | 9 TASKUS |
| 2 H-E-B | 10 BILL MILLER
BAR-B-Q |
| 3 USAA | 11 TOYOTA MOTOR
MANUFACTURING |
| 4 RACKSPACE | 12 SOUTHWEST
RESEARCH INSTITUTE |
| 5 WHATABURGER | 13 SWBC |
| 6 RUSH ENTERPRISES | 14 IHEARTMEDIA |
| 7 JP MORGAN CHASE | 15 ACCENTURE |
| 8 FROST BANK | |

Deal Team

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