



LA CANTERA HEIGHTS

SWC & NWC OF LA CANTERA PARKWAY AND IH-10 | SAN ANTONIO, TEXAS



DEVELOPMENT OVERVIEW

Located 11.3 miles from Downtown San Antonio, La Cantera Heights is approximately 19 acres nestled in the Hill Country, encompassing both the Northwest and Southwest tracts off La Cantera Parkway and IH-10 which features access to Shops at La Cantera, La Cantera Resort & Spa and Fiesta Texas.

La Cantera Heights is a unique development focused on core uses including quality dining, fitness, entertainment, medical and premium service providers.



5-mile Population

342,389



Average HH Income

\$125,294



I-10 Traffic Counts

128,113 VPD



Area Employers

USAA, San Antonio Spurs, Valero Corporate, UTSA, Nustar, Medtronic, Security Services FCU



Tourism

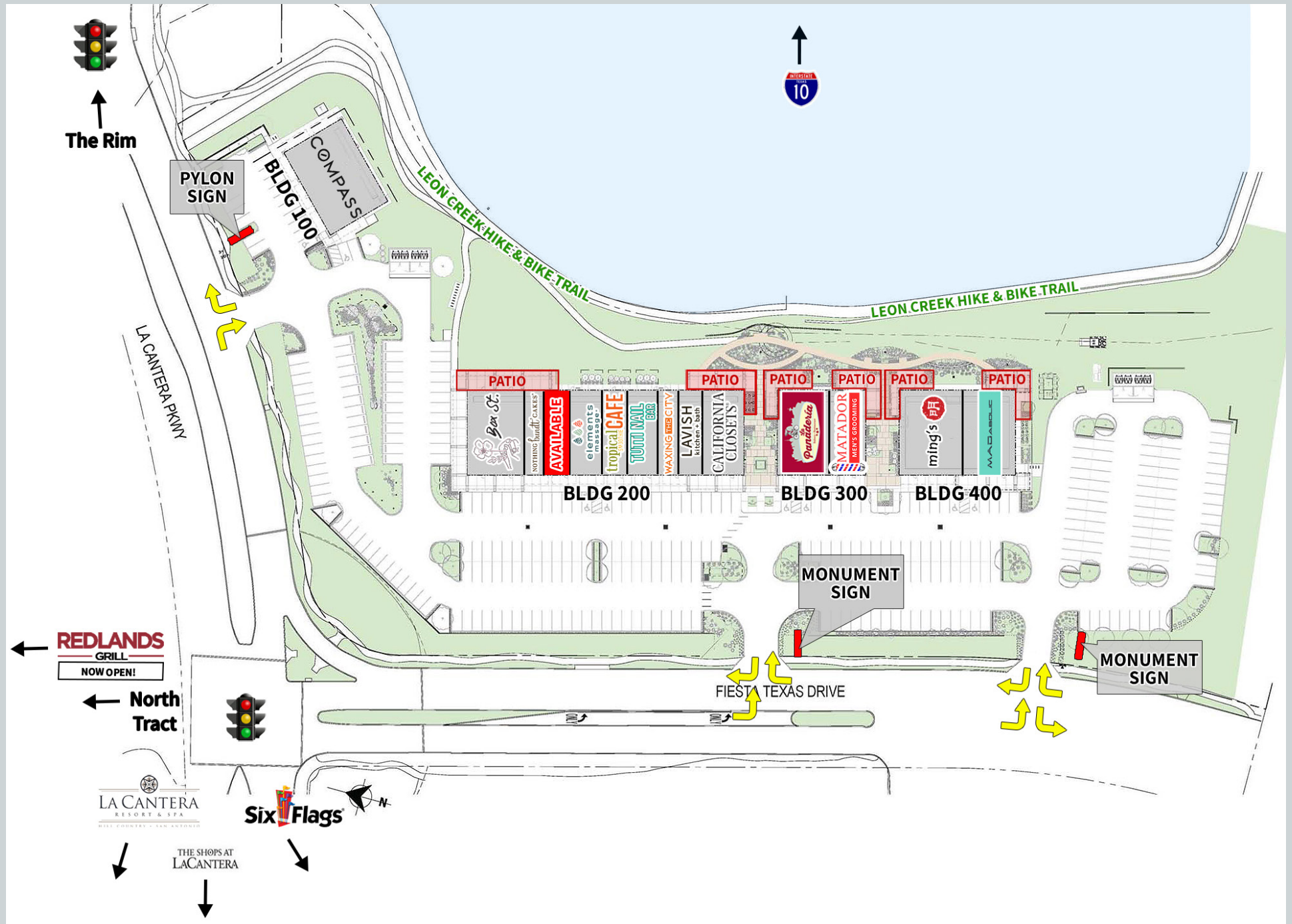
La Cantera Resort & Spa, Six Flags, Top Golf, Dominion Country Club



AREA DEMOGRAPHICS

<u>2024 DEMOS</u>	<u>3 MILE</u>	<u>5 MILE</u>	<u>7 MILE</u>
Total Population	53,669	158,925	342,389
Households	23,454	65,949	143,410
Average HH Income	\$108,830	\$125,294	\$115,065
Daytime Population	85,367	182,603	402,168

LA CANTERA HEIGHTS SOUTH

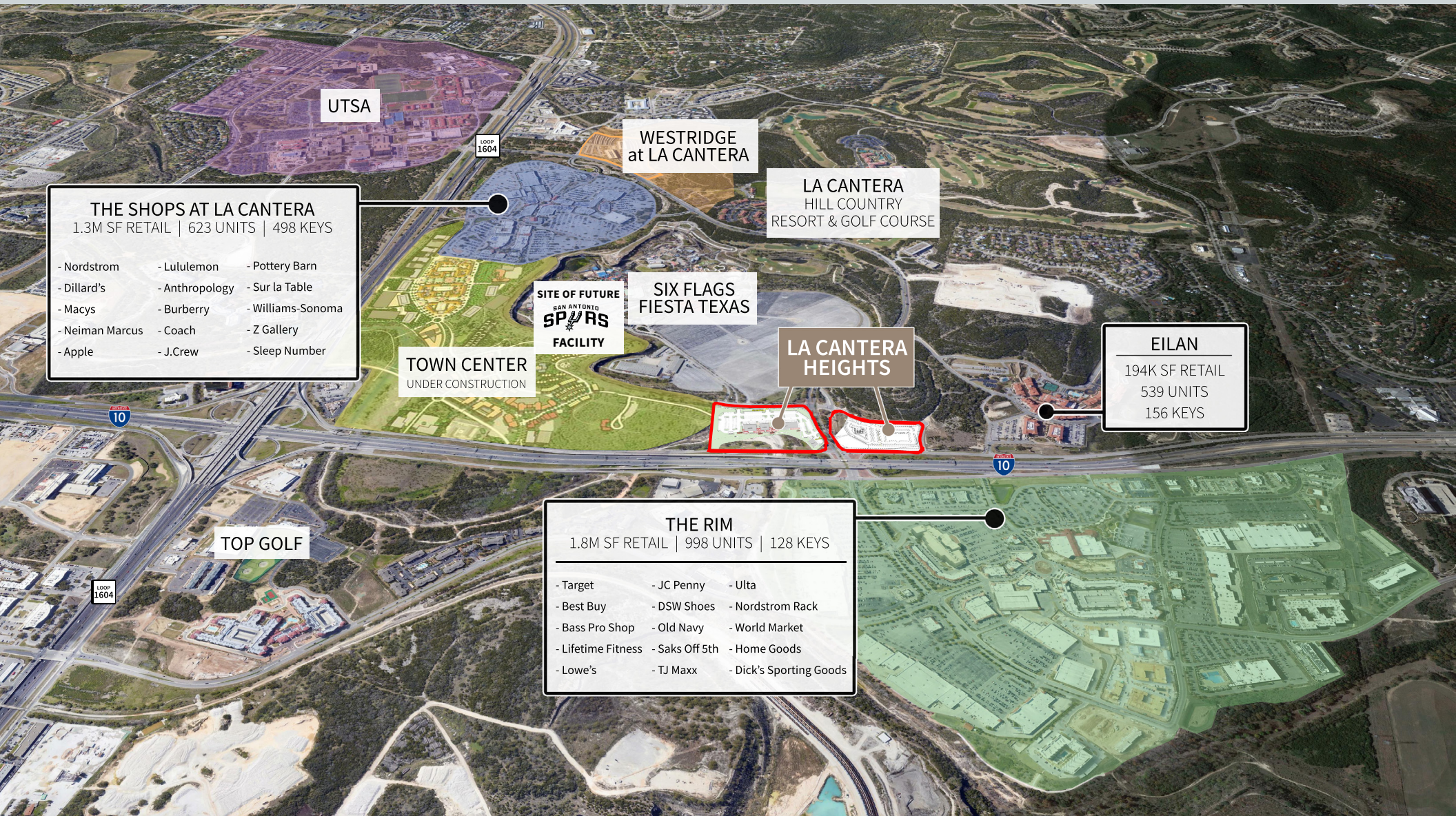


LA CANTERA HEIGHTS SOUTH



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SITE LOCATION



UTSA

WESTRIDGE
at LA CANTERA

LA CANTERA
HILL COUNTRY
RESORT & GOLF COURSE

THE SHOPS AT LA CANTERA
1.3M SF RETAIL | 623 UNITS | 498 KEYS

- Nordstrom
- Dillard's
- Macys
- Neiman Marcus
- Apple
- Lululemon
- Anthropology
- Burberry
- Coach
- J.Crew
- Pottery Barn
- Sur la Table
- Williams-Sonoma
- Z Gallery
- Sleep Number

SITE OF FUTURE
SAN ANTONIO
SPURS
FACILITY

SIX FLAGS
FIESTA TEXAS

TOWN CENTER
UNDER CONSTRUCTION

LA CANTERA
HEIGHTS

EILAN

194K SF RETAIL
539 UNITS
156 KEYS

TOP GOLF

THE RIM
1.8M SF RETAIL | 998 UNITS | 128 KEYS

- Target
- Best Buy
- Bass Pro Shop
- Lifetime Fitness
- Lowe's
- JC Penny
- DSW Shoes
- Old Navy
- Saks Off 5th
- TJ Maxx
- Ulta
- Nordstrom Rack
- World Market
- Home Goods
- Dick's Sporting Goods

AREA EMPLOYERS





HEIGHTS SOUTH

- +/- 9 acres with +/- 35,000 SF of small tenant space
- Focus is on fast casual food, hip sit down dining concepts coupled with passion brand fitness concepts and services
- 1,547 SF available
- Direct-access to Leon Creek Hike & Bike Trail



HEIGHTS NORTH

- Sit-down restaurant concepts, most of which will be their first entry into the San Antonio market
- One pad remaining - Can accommodate up to 11,000 SF
- Direct access off of IH-10



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