



Westwood Vista

Walmart Payless
DOLLAR TREE SALLY BEAUTY SUPPLY

Alamo Ranch

TARGET BEST BUY
JC Penney PETS MART
Michael's DICK'S SPORTING GOODS
ROSS DRESS FOR LESS OfficeMax
Marshalls LOWE'S

Culebra Market

H-E-B THE HOME DEPOT
child's GRILL & BAR HOBBY LOBBY RESTORATION CENTERS

Del Webb
Hill Country
Retreat
2,090 Homes

WELLS FARGO
5,153 Employees

ALAMO COLLEGES
17,606 Students

JPMorganChase
5,200 Employees

KOHL'S
1,865 Employees

CHRISTUS SANTA ROSA Health System
3,360 Employees

QVC
2,000 Employees

Land
for sale

For more information,
please contact:

Jones Lang LaSalle Brokerage, Inc.

Alamo Ranch Land
Alamo Ranch Parkway
San Antonio, Texas

Alcide Longoria
+1 210 293 6868
alcide.longoria@am.jll.com

Property features

Located on Alamo Ranch Parkway west of Loop 1604.

- Mixed-use development site appealing to retail, office and multi-family
- Newly constructed HEB now open
- Alamo Ranch is one of the highest growth areas in San Antonio

Availability

- 16.2 ± Acres (can be subdivided)
- 2.2 ± Acres
- Call for pricing

Demographics

3-mile radius



75,190

Population



\$93,616

Average household income



16,962

Employees

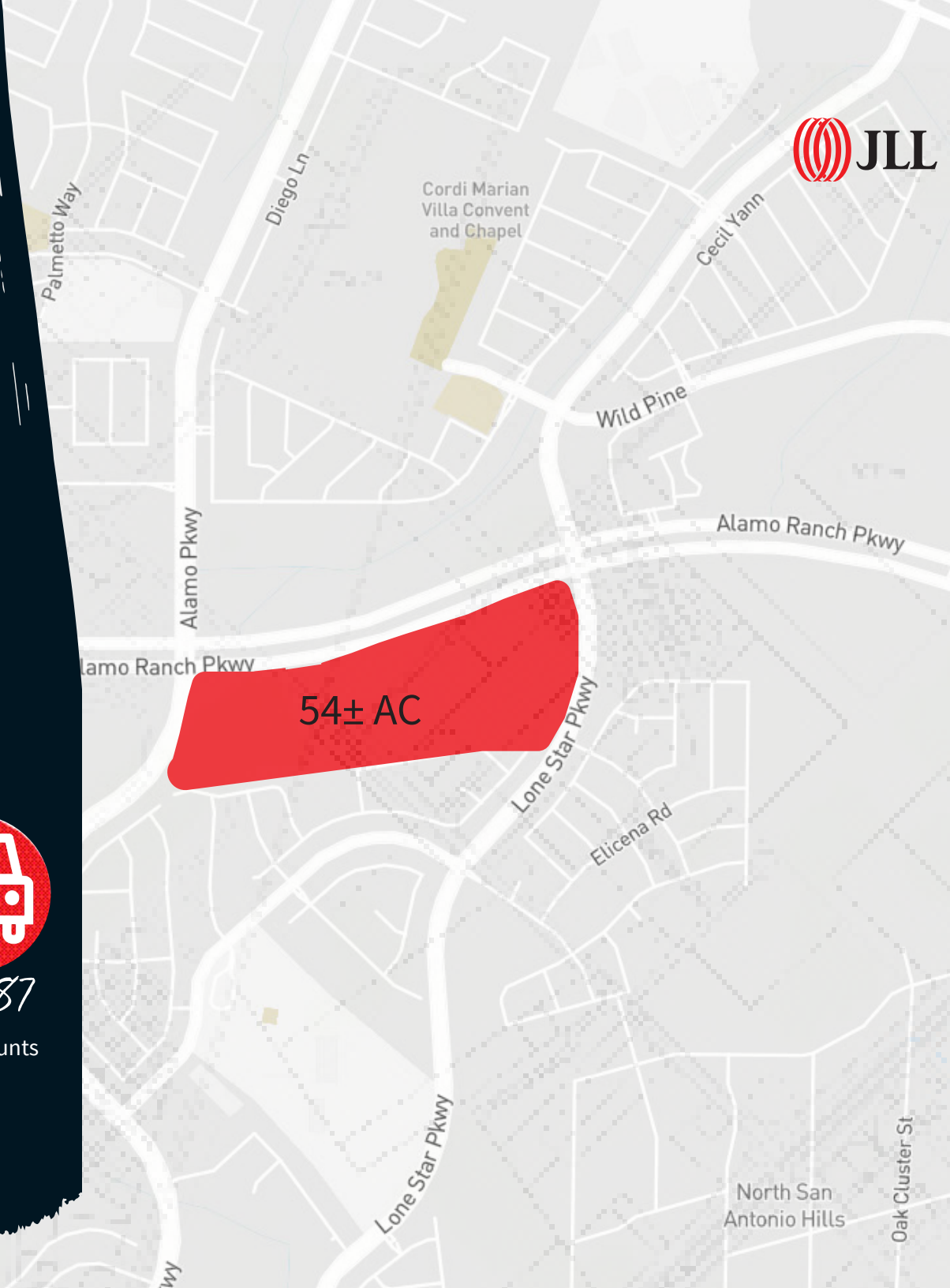


109,787

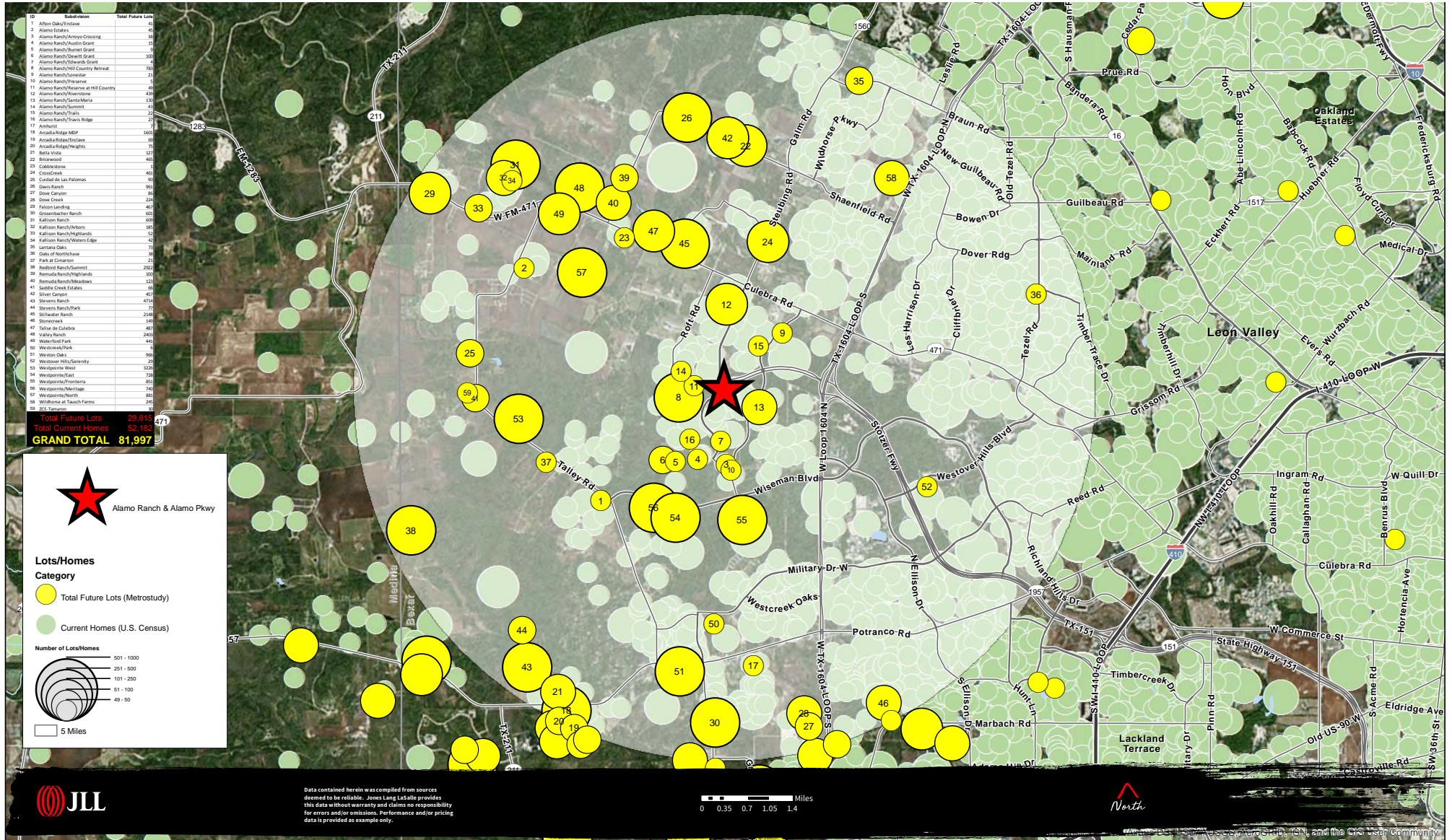
Traffic Counts (CPD)

For more information, please contact:

Alcide Longoria +1 210 293 6868 | Alcide.Longoria@am.jll.com



Housing study



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**The outbreak of the COVID-19 virus (novel coronavirus) since the end of January 2020 has resulted in market uncertainty and volatility. While the economic impact of a contagion disease generally arises from the uncertainty and loss of consumer confidence, its impact on real estate values is unknown at this stage. Given the prevailing domestic and global uncertainty arising from the Coronavirus, we recommend that the intended recipients of this information regularly seek our guidance.

Overall lot layout



ALAMO RANCH RETAIL

ALAMO RANCH @ ALAMO PARKWAY
SAN ANTONIO, TEXAS

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JLL Demographic Summary

Prepared by Esri
 Latitude: 29.48530
 Longitude: -98.72607

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	773	20,607	95,380
2010 Total Population	4,435	44,842	171,032
2020 Total Population	13,487	75,190	245,094
2025 Total Population	14,942	82,365	270,120
2019-2024 Annual Rate	2.07%	1.84%	1.96%
Total Households	4,932	25,005	80,748
Data for all businesses in area			
Total Businesses:	168	1,018	2,714
Total Employees:	2,205	16,962	35,173
Total Residential Population:	13,487	75,190	245,094
Employee/Residential Population Ratio:	0:1	0:1	0:1
Labor Force By Occupation - White Collar	74.2%	69.0%	69.9%
Labor Force By Occupation - Blue Collar	13.0%	14.9%	14.7%
Median Age			
2020 Median Age	33.4	33.3	34.3
Median Household Income			
2020 Median Household Income	\$99,509	\$78,230	\$78,525
2025 Median Household Income	\$103,491	\$82,691	\$83,029
2019-2024 Annual Rate	0.79%	1.12%	1.12%
Average Household Income			
2020 Average Household Income	\$116,015	\$93,616	\$93,037
2025 Average Household Income	\$128,610	\$102,953	\$102,739
2019-2024 Annual Rate	2.08%	1.92%	2.00%
Per Capita Income			
2020 Per Capita Income	\$41,343	\$31,030	\$30,773
2025 Per Capita Income	\$46,336	\$34,171	\$33,911
2019-2024 Annual Rate	2.31%	1.95%	1.96%
2020 Population 25+ by Educational Attainment			
Total	8,432	47,329	158,390
Less than 9th Grade	1.5%	2.5%	3.2%
9th - 12th Grade, No Diploma	1.6%	4.1%	3.8%
High School Graduate	14.9%	18.2%	17.8%
GED/Alternative Credential	2.1%	3.5%	3.5%
Some College, No Degree	21.9%	23.0%	24.5%
Associate Degree	10.4%	11.6%	11.5%
Bachelor's Degree	31.3%	23.9%	22.9%
Graduate/Professional Degree	16.2%	13.1%	12.7%
2020 Population by Sex			
Males	6,588	36,559	119,308
Females	6,899	38,631	125,786
2020 Population by Race/Ethnicity			
Total	13,488	75,190	245,093
White Alone	69.9%	69.3%	71.0%
Black Alone	10.1%	9.0%	8.4%
American Indian Alone	0.3%	0.6%	0.7%
Asian Alone	6.3%	3.9%	3.7%
Pacific Islander Alone	0.2%	0.2%	0.2%
Some Other Race Alone	7.8%	11.7%	11.2%
Two or More Races	5.4%	5.2%	4.9%
Hispanic Origin	47.4%	57.6%	57.7%
Diversity Index	74.8	75.0	73.8

Source:

Information About Brokerage Services



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Alcide Longoria	524315	alcide.longoria@am.jll.com	210-293-6868
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date