

# THE WESTSIDE PEAK DEVELOPMENT

CORNER OF LOOP 410 & HWY 90 **SAN ANTONIO, TX 78227**

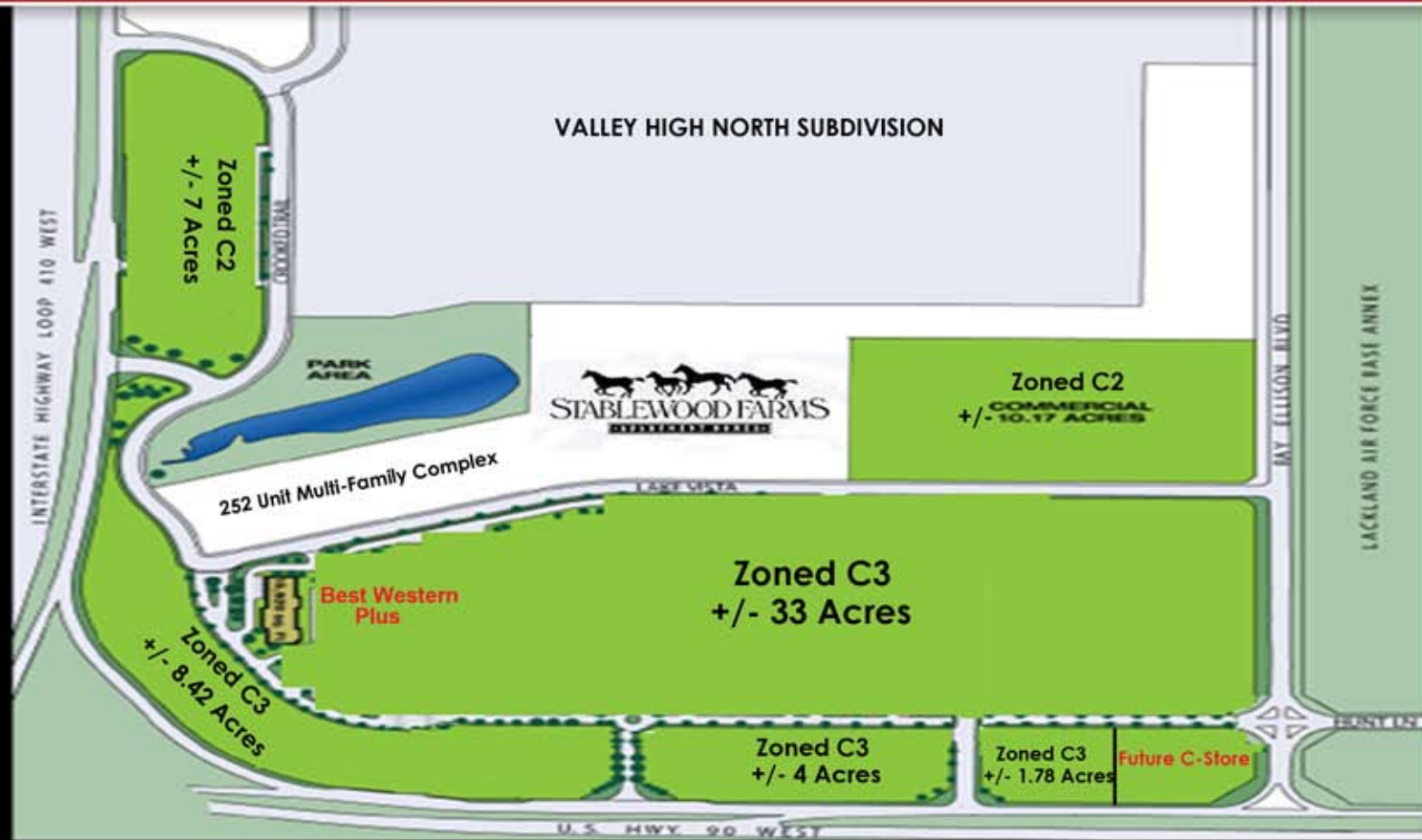
Close to Lackland Air Force Base!

LoopNet ID: 18854487

**Priced from \$4/SF to \$11/SF**

## PROPERTY DETAILS

- **Description:** The subject property is a +/- 70 acre mixed use development located in southwest San Antonio, TX.
- **Location:** Property is located on the Southwest corner of Loop 410 & HWY 90.
- **Infrastructure:** Ample redundant power, dual fiber sources, SAWS sewer & water, CPS gas, & new road systems
- **Zoning:** All sites are zoned C-2 and C-3 (light commercial and commercial) by the City of San Antonio.



[www.KWCommercialSA.com](http://www.KWCommercialSA.com)

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LUKE LEGRAND, ePRO 210.843.5853

# THE WESTSIDE PEAK DEVELOPMENT

## DEVELOPMENT OVERVIEW

### THE DEVELOPMENT

- The Westside Peak will serve the residents of southwest San Antonio and nearby communities
- The development is within close proximity to Lackland Air Force Base & The Port Authority of San Antonio (formerly Kelly USA)
- Excellent access & visibility from Interstate 90 & Loop 410
- All vertical development & signage will require design review by architectural board prior to approval & permitting





# THE WESTSIDE PEAK DEVELOPMENT

## PRICE LIST





## AREA NEIGHBORHOODS



**Email: [luke@kwcommercialsa.com](mailto:luke@kwcommercialsa.com)**  
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# THE WESTSIDE PEAK DEVELOPMENT

## AREAS MAJOR EMPLOYERS

- Great location within close proximity to Lackland Air Force Base and easy access to Westover Hills, Home to Microsoft & Chase Financial.
- Nearby Port San Antonio employs over 12,000 people.
- 750-800 Cadets graduate from Lackland Air Force Base every week bringing in approx. 6,000 family members Thursday thru Sunday.
- Lackland AFB consists of approximately 40,000 people. Of these, 14,000 are active duty members. Another 5,000 are DoD civilian employees. The remaining 21,000 are contract employees, & family members.



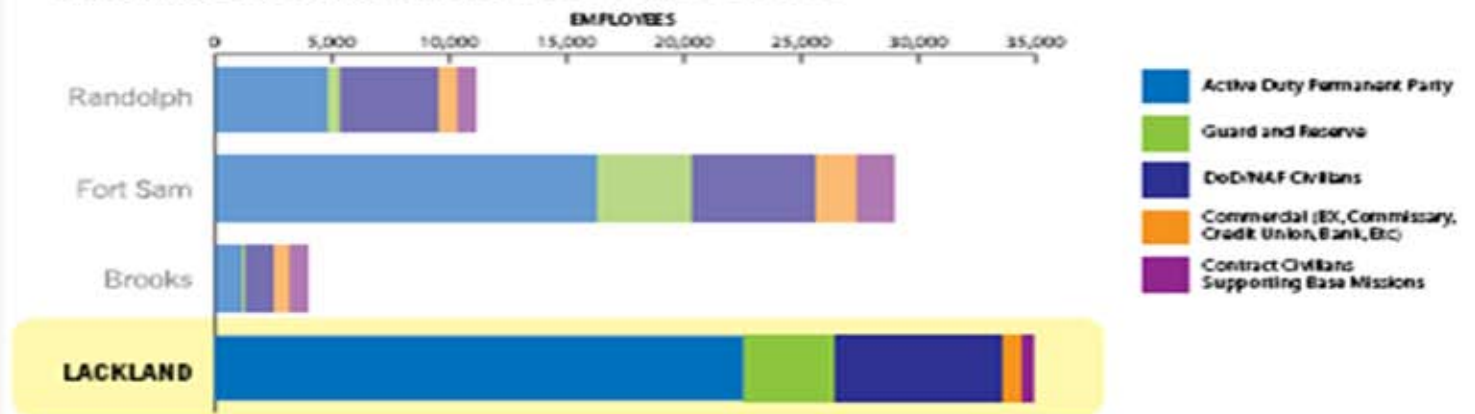


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## LACKLAND AIR FORCE BASE IMPACT ON AREA

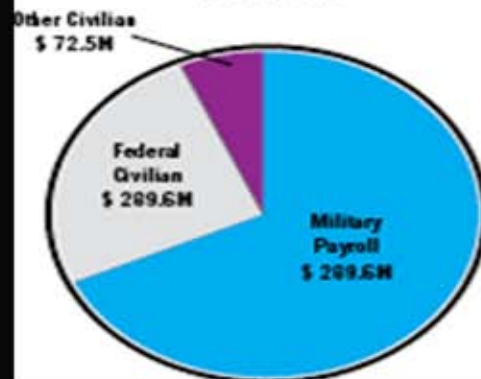
- As home to the Air Force's Basic Military Training, Lackland AFB is the "Gateway to the Air Force"
- 40,000 people work, train, & live at Lackland AFB
- 32,000 new recruits graduate from Air Force Military Training Each Year
- Approximately 15,000 families of graduating Airmen visit the base annually
- Lackland's economic impact in the region is \$1.9 Billion annually

### SAN ANTONIO MILITARY BASE EMPLOYEES

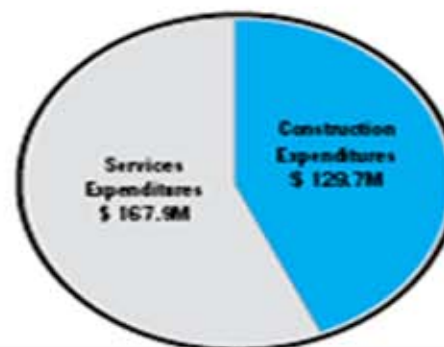


NOTE: Lackland's active duty strength includes an average daily military student load of 5,610

### PAYROLL



### EXPENDITURES



### VALUE OF JOBS

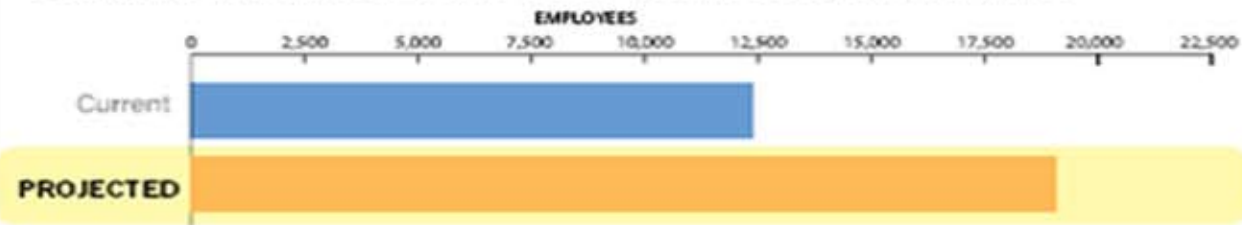


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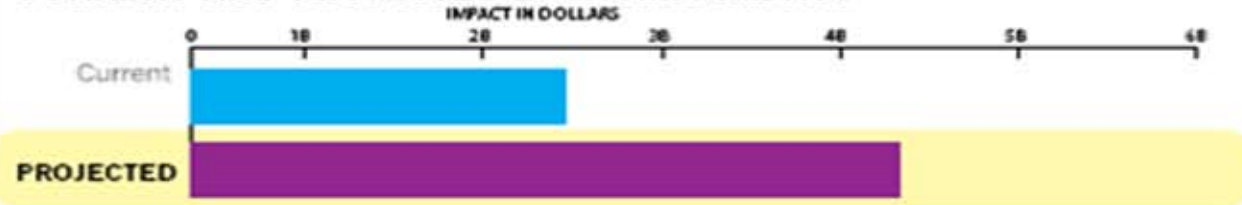
## PORT AUTHORITY'S IMPACT ON SURROUNDING AREA

- More than 12,000 employees with an average annual salary of \$38,000.00
- Port Authority's economic impact in the region is \$2.5 billion annually.
- Ongoing development should increase economic impact to more than \$4.3 billion over the next 3-5 years.
- Its tenants include such companies as The Boeing Company, Lockheed Martin, Pratt & Whitney, CDI Technology Services, & Standard Aero.
- There are more than 70 companies with facilities at Port San Antonio, including aerospace information technology & heavy industrial customers, among others.

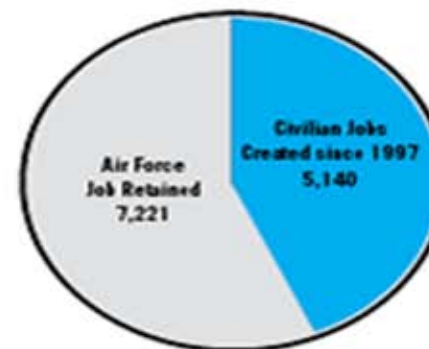
### CURRENT AND PROJECTED PORT AUTHORITY EMPLOYEES



### CURRENT AND PROJECTED ECONOMIC IMPACT



### TYPES OF JOBS



### VALUE OF JOBS





# THE WESTSIDE PEAK

## TOPOGRAPHY MAP

The property lies on gently sloping terrain. It is NOT over the Edwards Aquifer Recharge Zone.

According to the FEMA flood maps, 100% of the property lies outside the 100 year flood plain.

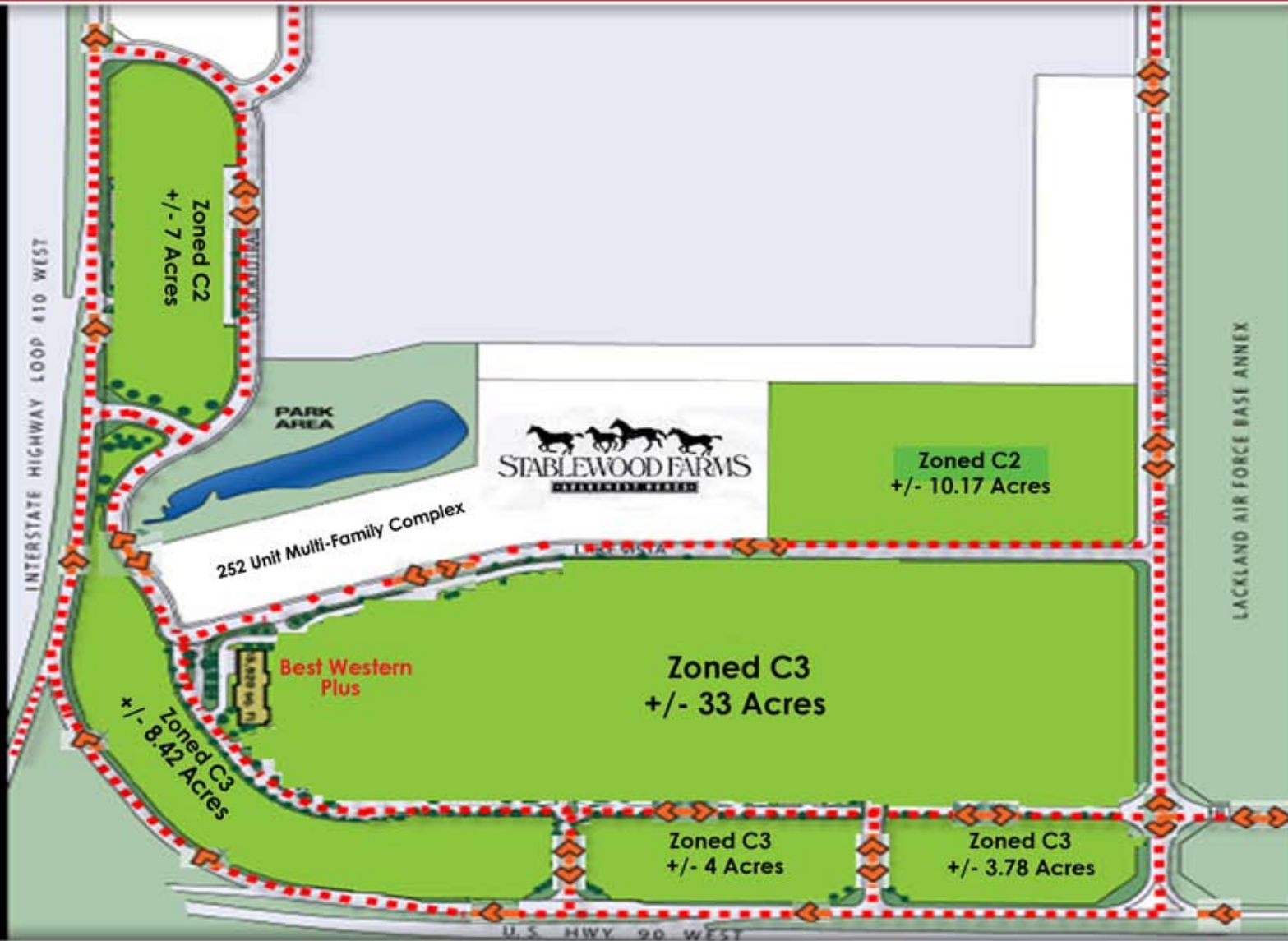




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## TRAFFIC FLOW & DEMOGRAPHICS

- **Traffic Counts:** 130,000 vehicles per day on Loop 410. 150,000 vehicles per day on Highway 90.
- **Population:** 101,169 People within a 3 mile radius & 214,921 People within a 5 mile radius.
- **Households:** 27,890 Households within 3 miles & 62,918 Households within 5 miles.
- **Income:** Average Household Income is \$50,871 within 3 miles & \$54,563 within 5 miles. Median Household Income is \$45,088 within 3 miles & \$46,172 within 5 miles.





# THE WESTSIDE PEAK DEVELOPMENT

## INFORMATION ABOUT BROKERAGE SERVICES



Approved by the Texas Real Estate Commission for Voluntary Use  
Texas law requires all real estate licensees to give the following information about  
brokerage services to prospective buyers, tenants, sellers and landlords.

10-10-11

### Information About Brokerage Services

**B**efore working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

#### IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

#### IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

#### IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an

intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)



# KW Commercial SA

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