

For Sale

100 % LEASED



Shops at Luckey Ranch

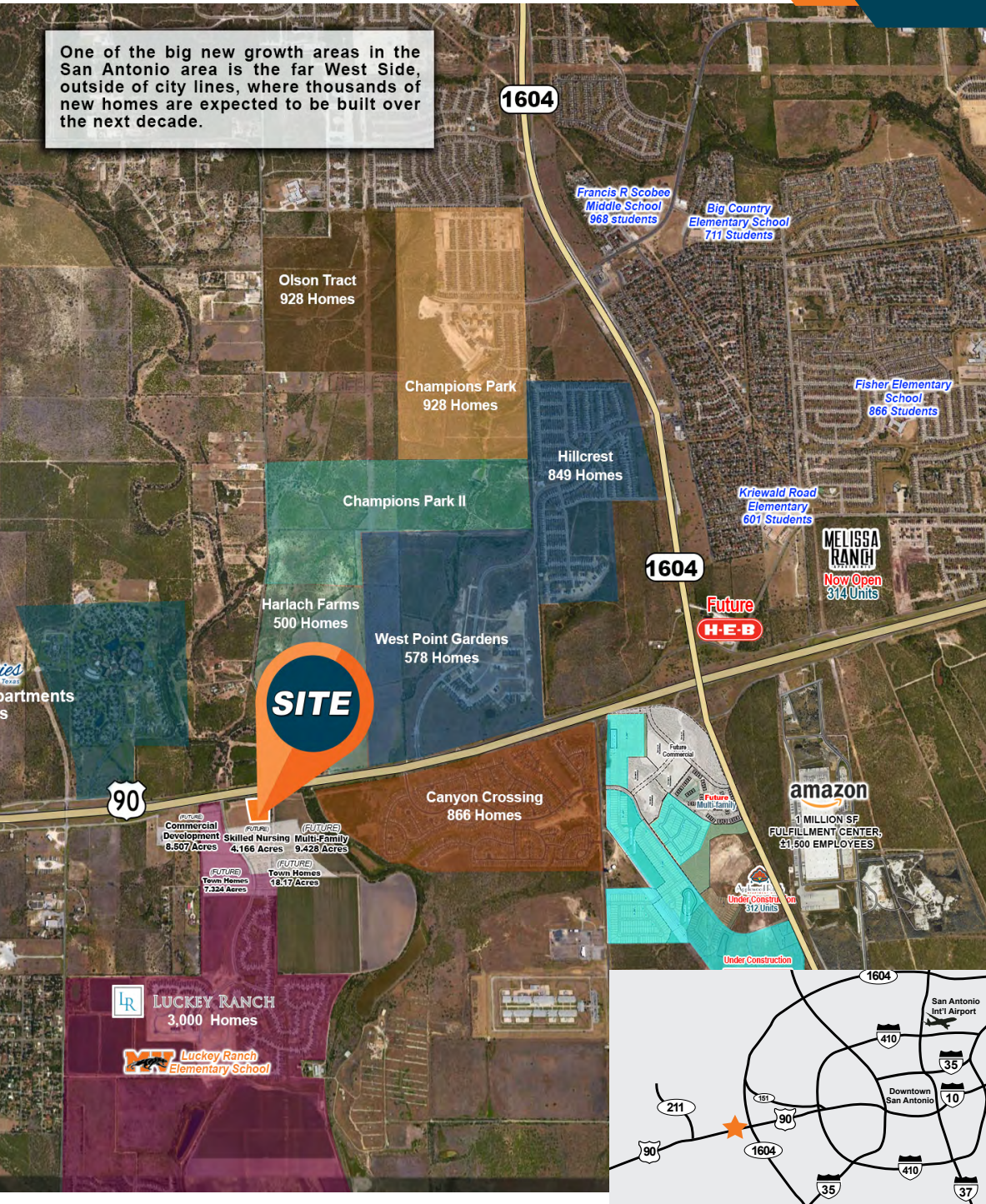
11880 U.S. Hwy. 90
San Antonio, Texas 78245



Hunington

Hunington Properties, Inc.
1715 S. Capital of Texas Highway #101
Austin TX 78746
512-767-7442
hpiproperties.com

One of the big new growth areas in the San Antonio area is the far West Side, outside of city lines, where thousands of new homes are expected to be built over the next decade.



SHOPS AT LUCKEY RANCH

11880 U.S. Hwy. 90, San Antonio, Texas 78245

Property Information

Sale Price	\$6,249,257.14
CAP Rate	7%
NOI	\$437,448.00
Year Built	2021
Total Sq. Ft.	14,442 SF
Lot Size	1.78 Acre

Property Highlights

- Excellent visibility off U.S. Hwy 90 with multiple points of ingress/ egress
- High traffic count on Hwy 90 with accelerating residential growth within the market area.
- Surrounded by new developments; single family, apartments, and major retail
- The West Side of San Antonio has over 40% of new sales, and of the 43 fastest selling subdivision in all San Antonio, 49% of them are located in the West Side market.
- Luckey Ranch just added another 700 lots totaling 3,000 homes
- 1 Million Sq. Ft. Amazon fulfillment center under construction, this new delivery station will bring 1,500 Jobs to the area.

Demographics

	2 mi.	3 mi.	5 mi.
Estimated Population (2024)	21,625	43,509	125,382
Average Household Income	\$96,156	\$106,769	\$113,881
Traffic Count	Hwy 90: 80,000 vpd (combined)		

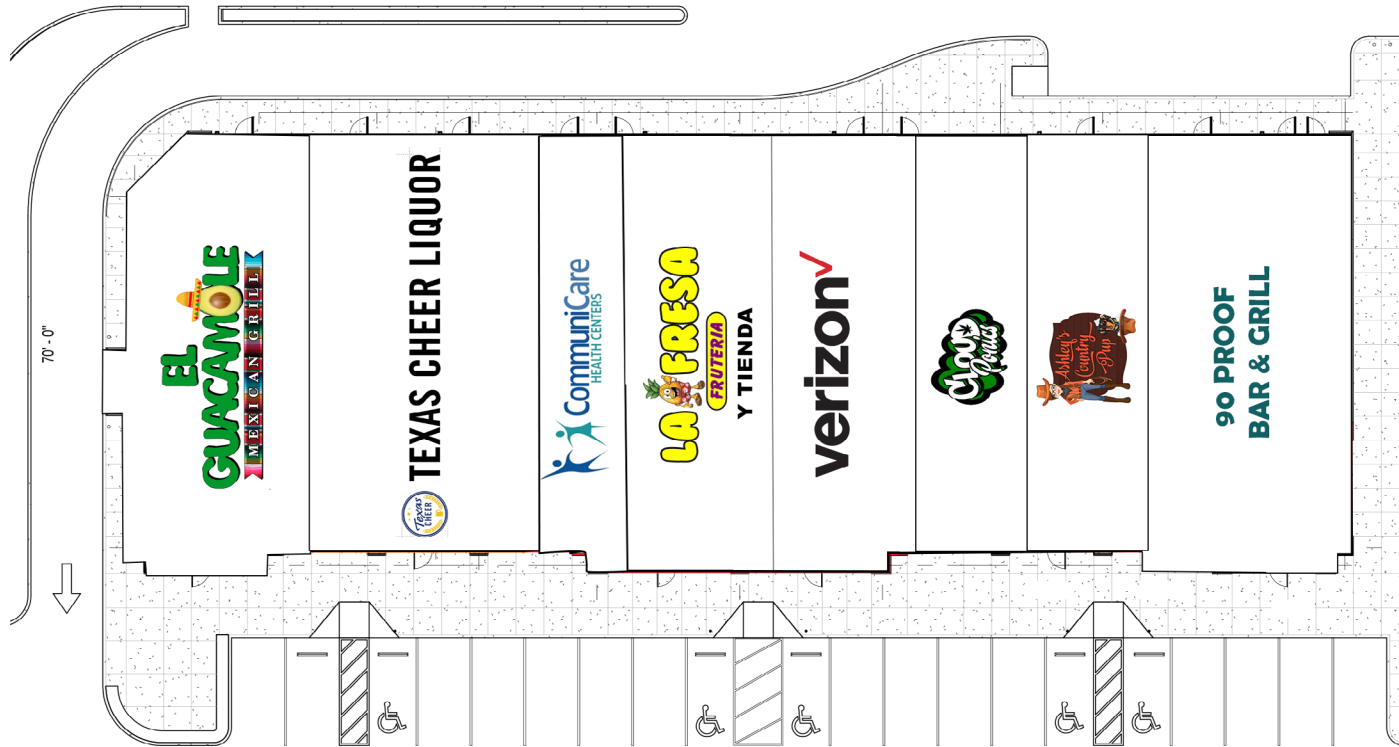
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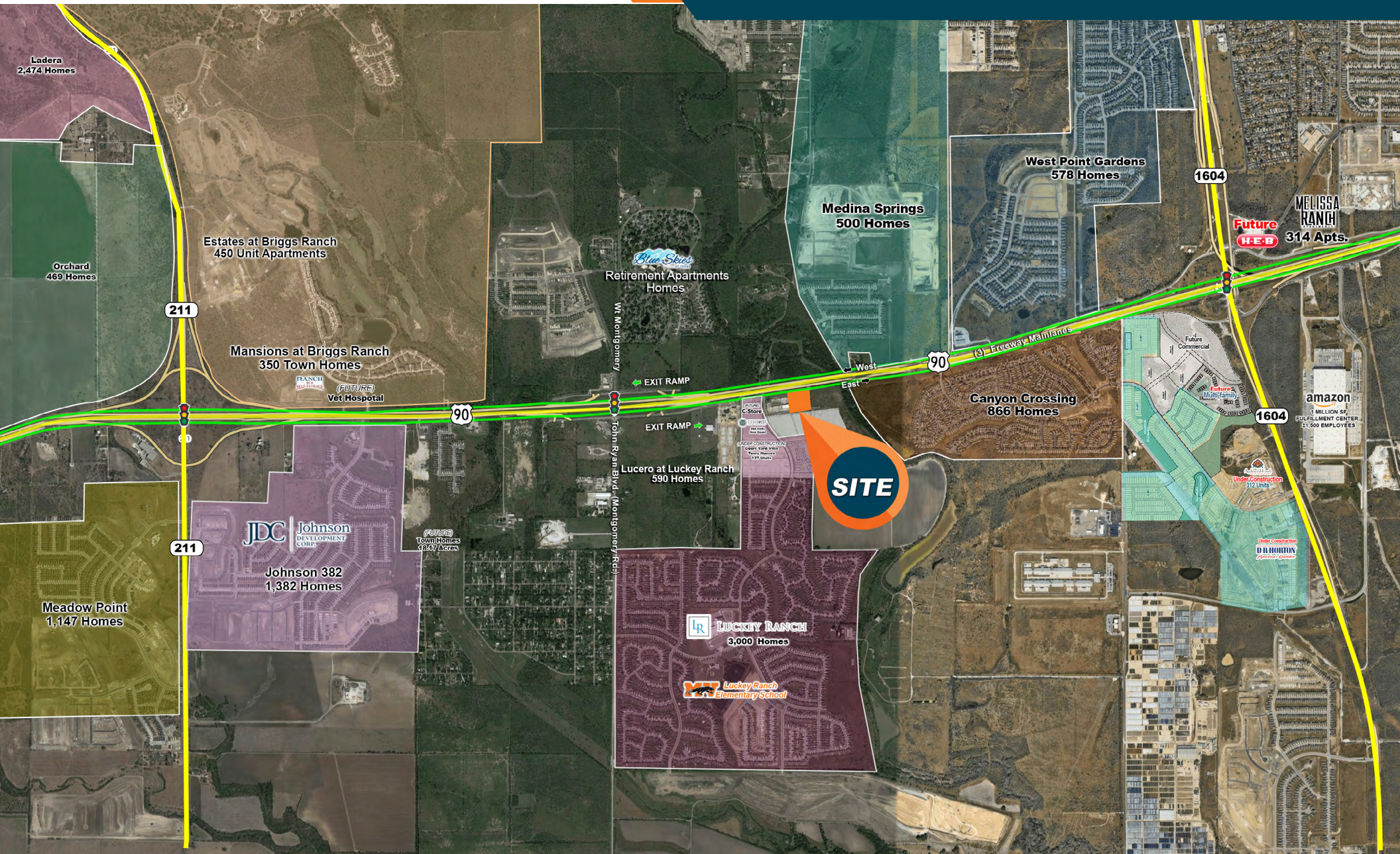
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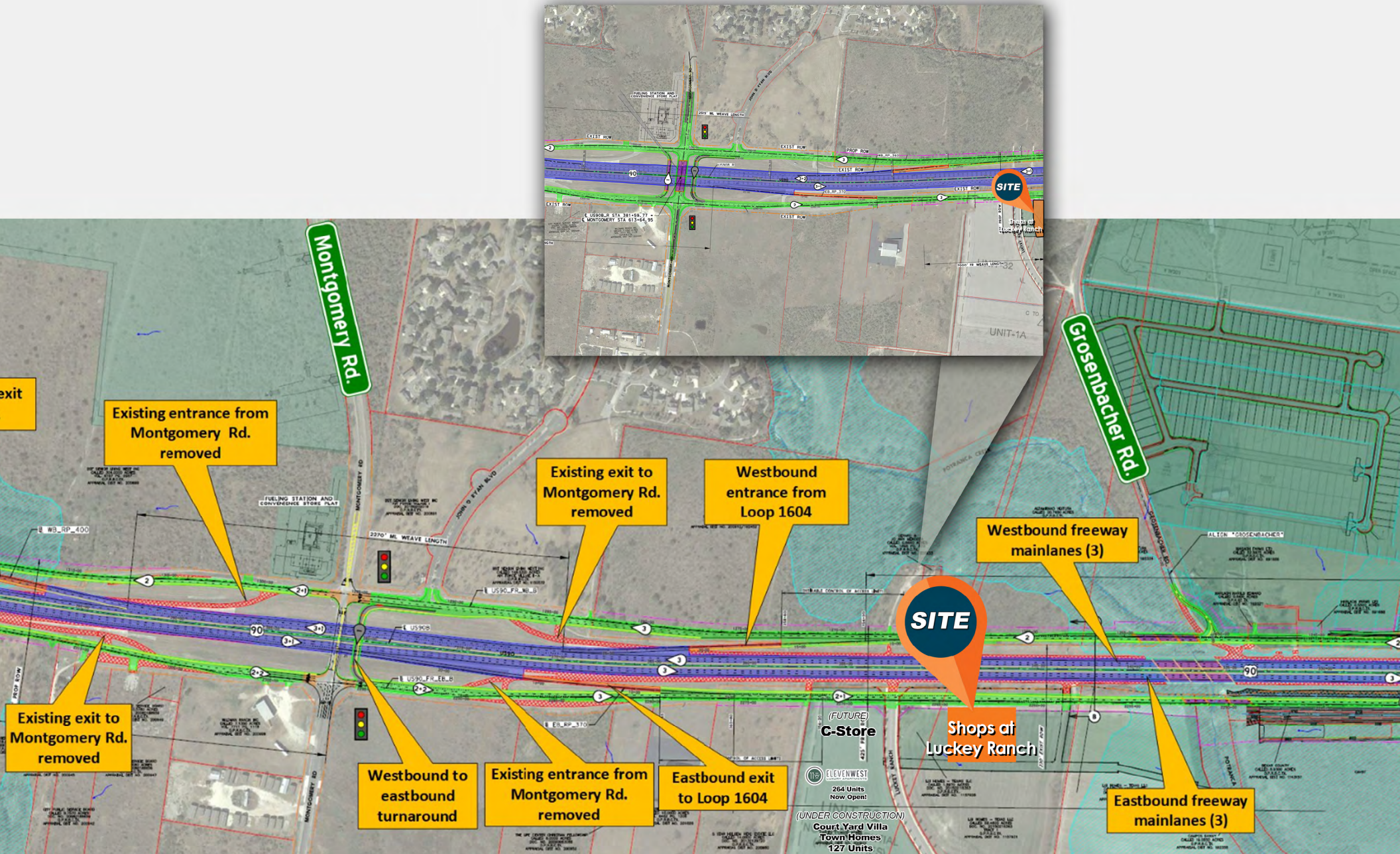
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Building A











Behind the Deal: Amazon SA expansion several months in the making

By W. Scott Bailey – Senior Reporter, San Antonio Business Journal
Dec 23, 2020, 2:57pm EST

The deal for Amazon’s local expansion, which will include two new fulfillment centers and a delivery station spanning more than two million square feet, was months in the making.

The economic impact, including more than 1,500 new jobs, is expected to be spread across areas of the city that can use the reinvestment. (NASDAQ: AMZN) team began long before we were engaged on the latest expansion opportunity in April,” said San Antonio Economic Development Foundation Chief Development Officer Tom Long, project lead on a major portion of Amazon’s Alamo City. One of the key anchors of the Amazon project is a roughly 750,000-square-foot robotic sorting and fulfillment center that will be developed along Cal Turner Drive in East San Antonio. The City Council representative for that district, Jada Andrews-Sullivan, said the \$200 million facility will employ as many as 800 workers.

“I appreciate city staff’s diligence in researching and collaborating with Amazon engineers and design professionals to make this type of innovative facility the asset it will become for District 2,” she said. Amazon also plans to develop a new delivery station at Brooks on the city’s South Side. That 350,000 square-foot facility at Aviation Landing will support the so-called “last mile” of Amazon’s order fulfillment system. The hundreds of additional jobs at Amazon will create more opportunities for residents to live, work and play on the South Side: City Councilwoman Rebecca Viagran said.

Amazon center along plans to develop a ‘i million-squate-foot fulfillment U.S. Highway 90 in West San Antonio, EDE played a critical rote in Amazon s decision to expand its footprint in San Antonio, serving in a project management capacity as the point of contact for the city, “We confidentially brought together the right team to assist and facilitate Amazon and their development partners through their competitive site-selection process,” Long said. That coordination included the participation of the city of San Antonio’s development services and economic deve bopment departments, as well as private-sector engineers, builders and CPS Energy, Long said.



H-E-B opening Far West Side store in fall, anchoring master-planned community

By GABE HERNANDEZ I SABJ

San Antonio-based H-E-B LP plans to open its next San Antonio store this fall, bringing the first anchor retail tenant to a 2,400-acre, master-planned community on the Far West Side. H-E-B is targeting to open the store at 14325 Potranco Road in October, the company confirmed to the Business Journal, though it declined to share additional information.

The company acquired its 23-acre property at Stevens Parkway and Potranco Road at Stevens Ranch in 2017, according to Bexar County records. It is also building a gas station and car wash. Signage on site shows Spawglass is the general contractor for the H-E-B property. On the other side of Stevens Parkway, Houston-based Weingarten Realty recently completed a nearly 20,000-square-foot retail building. Most spaces are leased and opened for business, with tenants including Anytime Fitness and Domino's Pizza. Fulcrum Construction built the retail space designed by Luna Middleman Architects.

Stand-alone Taco Bell and Burger King restaurants, owned by others, are being built east of the completed retail building, as well as a 11,000-square-foot retail building being developed by Weingarten, expected for completion by January. U.S. Builders is the general contractor for the project designed by CDA Architects. Both firms are based in Houston. "The types of tenants we see are basic goods and services, dry cleaners, salons and ice cream shops," said Gerald Crump, senior vice president and director of the central region for Weingarten. "Most tenants we're looking at for the next phase are basic goods and services versus true retail." The former owner of the H-E-B property is Cumberland Potranco Joint Venture of Houston, which continues to own the Weingarten-developed properties. H-E-B will lease its own retail space on its property, according to Weingarten, though the extent of the space is unclear. Weingarten could bring more anchor tenants to its property in a 19-acre area north of Weingarten's buildings, said Crump, who added that the redevelopment of State Highway 211 breaking ground in the fourth quarter makes the area ripe for development. In addition to the retail properties, the 2,400-acre development includes single-family home communities, public schools and more than 90 acres of additional land being marketed by Drake Commercial.

**SAN ANTONIO
BUSINESS JOURNAL**



Boeing to add 500 San Antonio jobs to rehab Hornet fighter

Randy Diamond, Staff writer Aug. 27, 2019 Updated: Aug. 27, 2019 7:45 a.m.

Newly built Boeing 737 Max aircraft are seen in an aerial image Saturday, June 29, 2019 at Boeing's Kelly Field maintenance facility in San Antonio. Boeing will add 500 jobs at its facility at Port San Antonio over the next several years.

San Antonio Express-News | mySA



Boeing will add 500 jobs at its facility at Port San Antonio over the next several years as it begins to modernize the Navy's Super Hornet fighter jets, company officials announced Monday. The aerospace company employs 900 workers at its San Antonio maintenance operation. "This means a lot for San Antonio," said Sen. John Cornyn, who attended a ribbon-cutting ceremony Monday at Port San Antonio, the former Kelly Air Force Base. "These are good jobs that will pay well." Cornyn, Mayor Ron Nirenberg and Boeing officials cut a ribbon on a Super Hornet jet that is being rehabbed at the facility. Cornyn said he grew up in San Antonio and remembers when Kelly AFB was closed in 2001. "There was a collective groan," he said, "and a lot of despair over what would happen to the great jobs that were created at Kelly." Just how well the new jobs will pay, Boeing won't say. Jay Galloway, Boeing's San Antonio site leader, said Boeing will need a variety of workers — from engineers to mechanics — and will be looking for employees in San Antonio as well as conducting a national search.

Boeing's initial \$164 million contract with the Navy is for one year, but contract extensions could continue for more than a decade. Boeing could earn more than \$1.5 billion for the work at its San Antonio maintenance facility. Galloway said Boeing expects to rehab up to 32 of the fighter jets a year, extending their life from 6,000 flight hours to 10,000 hours. The jets can carry air-to-air and air-to-surface missiles. Another eight Super Hornet jets would be rehabbed each year at the company's facility in St. Louis, where the jets are manufactured. Boeing received a \$4 billion contract from the Navy in March to build new Super Hornet jets at the St. Louis facility. Galloway said in the second phase, which won't begin for several years, Boeing would add advanced communications and weapon systems as well as improve the plane's fuel mileage systems. The Navy has 550 Super Hornet jets in its fleet. "Many of the (jets) exceed their 6,000 (hour) mark but are still flying," said Navy Lt. Commander John Thiessen, who is in charge of the Hornet program. He said the fighter jet was introduced in the Navy fleet in the early 2000s. Thiessen said the rehab could extend the life of the fighter jets for more than a decade because the average Super Hornet fighter jet logs around 250 hours a year. Galloway said the rehab will fix a number of issues on the plane. "There are structural issues, corrosion, normal wear and tear," he said. "We're going to strengthen all the structures." Each plane will be at the San Antonio facility for 10 months to a year, he said.

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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Buyer/Tenant/Seller/Landlord Initials

Date