

RETAIL PADS FOR SALE

Dove River Retail

Potranco Road

HEB Plus

Walmart
Lowe's

Potranco Market

Best Buy

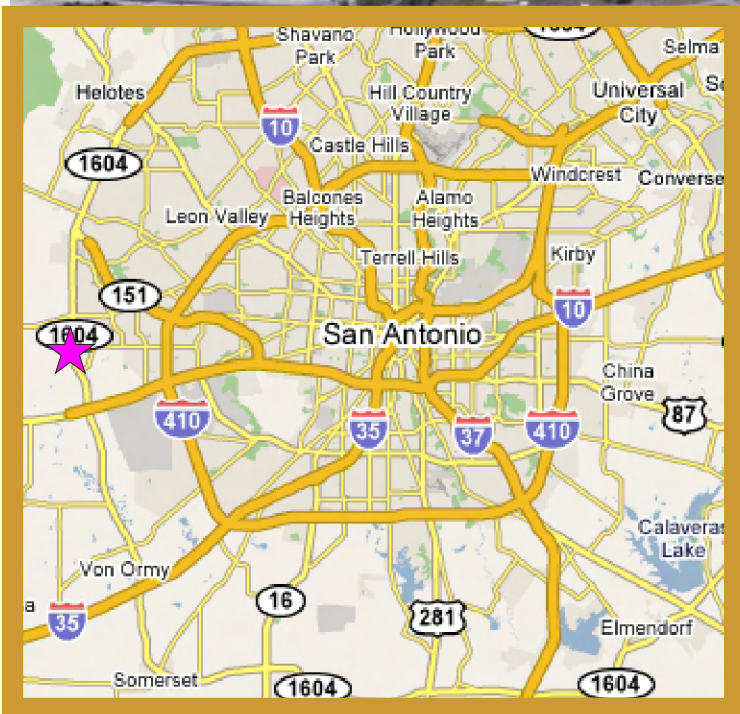
Loop 1604

Dove Canyon Blvd.

13.3 Ac

Future
360+- Apartment Units

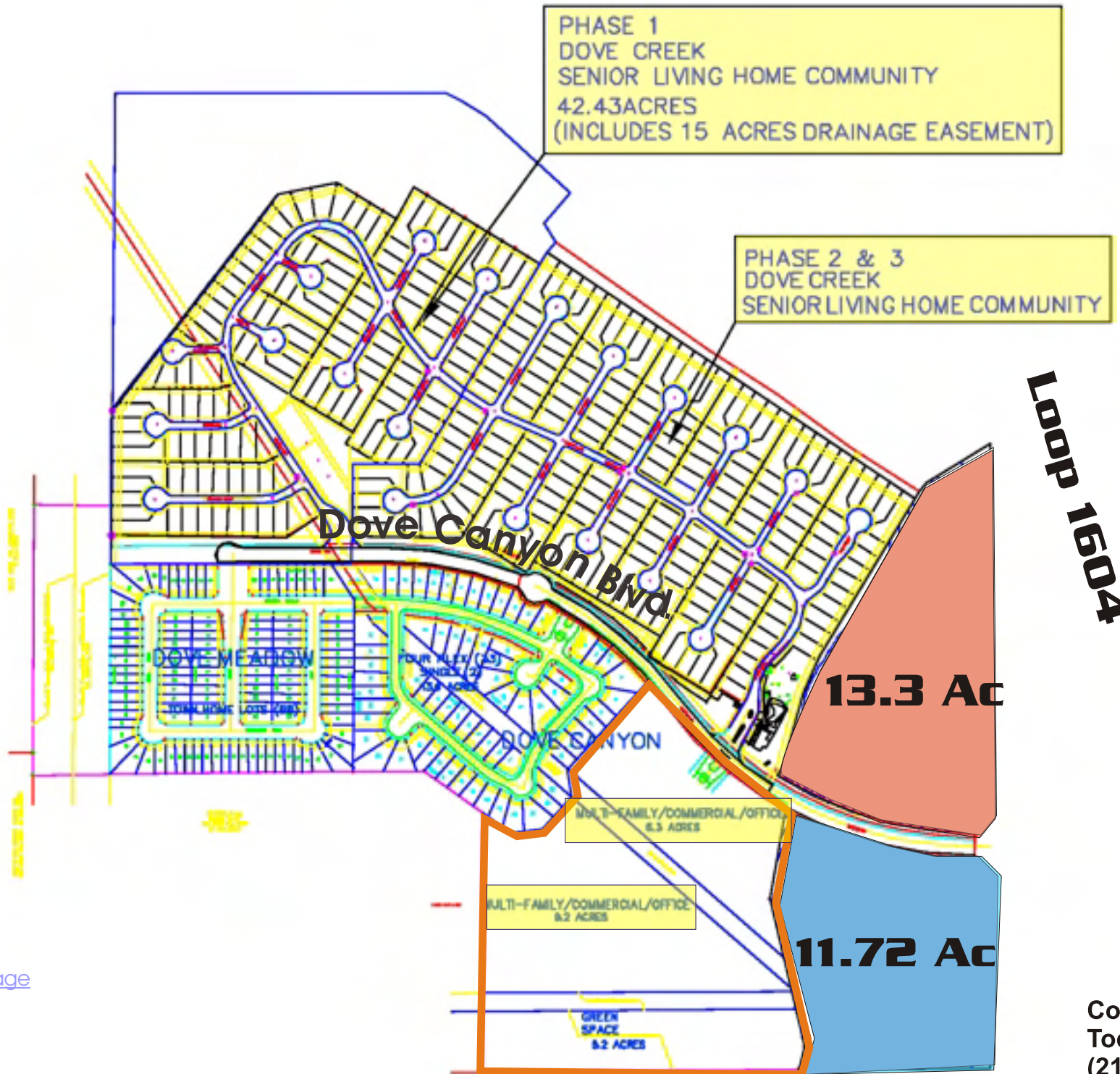
11.7 Ac



[Interactive Map](#)



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[Back to Top Page](#)

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[Back to Top Page](#)

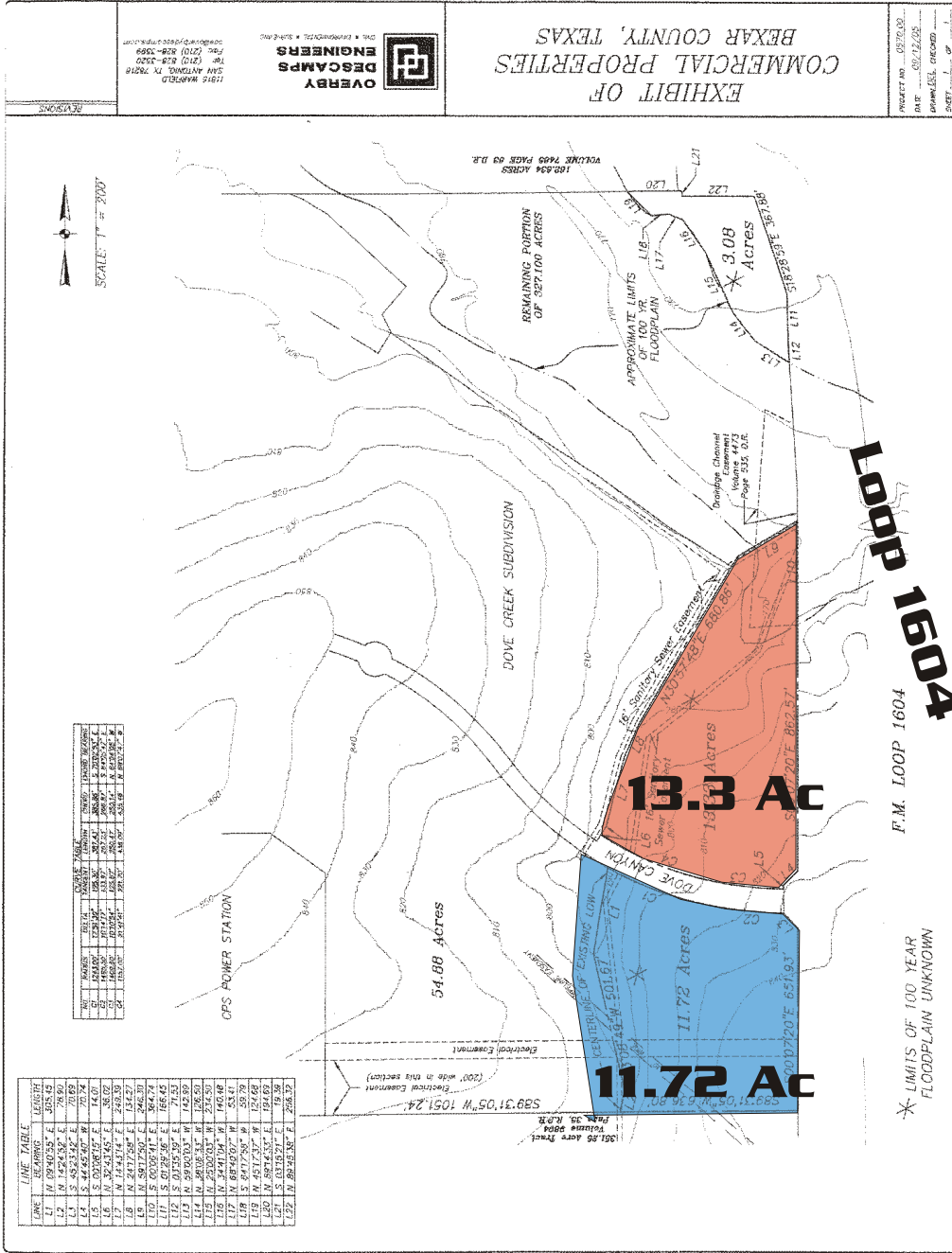


EXHIBIT OF
COMMERCIAL PROPERTIES
BEXAR COUNTY, TEXAS

OVERBY
DESCAMPS
ENGINEERS



1715 MARSH
SUA ANTONIO, TX 78216
TEL: (210) 838-3320
FAX: (210) 838-3389
OVERBY@DESCAMPS.COM

PROJECT NO. 057000
DATE 07/22/09
APPRAISED CREDIT
SHEET 1 OF 1

REVISIONS
SCALE: 1" = 200'

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Retail Site Information

2 Prime Retail Tracts - Loop 1604 South of Potranco Rd.

<u>Acres</u>	<u>Location</u>	<u>Frontage</u>	<u>Zoning</u>	<u>Price/ Sq. Ft.</u>
13.33 ac	N.W. Corner Loop 1604 and Dove Canyon Blvd.	1,312 FT on Loop 1604 689 FT on Dove Canyon	Unzoned In County	\$ 6.00 & \$ 12.00 for pads
11.72 ac	S.W. Corner Loop 1604 and Dove Canyon Blvd.	723 FT on Loop 1604 655 FT on Dove Canyon	Unzoned In County	\$ 6.00 & \$ 12.00 for pads

- All City Utilities Available
- Plat Pending Approval
- Vested Rights Permit - No Tree Ordinance applies
- Northside I.S.D.
- Next to future Potranco Market
(1.2 million s.f. new retail)

[Back to Top Page](#)



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2 Prime Retail Tracts - Loop 1604 South of Potranco Rd.

Traffic Counts

Loop 1604 : 24,090 (vpd TxDot 2005)

Demographics

	1 mile	3 mile	5 mile
Population			
2012 Projection	512	26,472	93,398
2007 Estimate	391	18,228	65,821
%Population Change 2006-2011	60.39%	32.81%	34.27%

Households

2012 Projections	184	8,494	30,363
2007 Estimate	143	5,940	21,583
%Household Change 2006-2011	55.62%	29.32%	31.29%
2007 Est/ Average HH Income	\$123,077	\$138,995	\$127,324
2007 Est. Median HH Income	\$98,750	\$114,824	\$102,509

[Back to Top Page](#)



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Potranco Market

1,200,000 Retail Shopping Center



DEVELOPMENT SYNOPSIS			
TOTAL LAND AREA	(±137.38 AC.)	5,984,426 S.F.	
TOTAL BUILDING AREA		1,207,541 S.F.	
MINIMUM PARKING REQUIREMENTS:			
RESTAURANTS	1/100	82,533 S.F.	825 SPACES
RETAIL - VARIETY	1/300	855,495 S.F.	2,852 SPACES
RETAIL - HOME IMPROV.	1/400	170,393 S.F.	426 SPACES
BANKS	1/1000	9,120 S.F.	9 SPACES
HEALTH CLUB	1.5/1000	40,000 S.F.	60 SPACES
FURNITURE	1/600	50,000 S.F.	83 SPACES
TOTAL MINIMUM PARKING PERMITTED:			4,255 SPACES
MINIMUM PARKING RATIO PERMITTED:			5.5 /1000
MAXIMUM PARKING REQUIREMENTS:			
RESTAURANTS	1/75	82,533 S.F.	1,100 SPACES
RETAIL - VARIETY	1/200	855,495 S.F.	4,277 SPACES
RETAIL - HOME IMPROV.	1.5/375	170,393 S.F.	682 SPACES
BANKS	1/200	9,120 S.F.	46 SPACES
HEALTH CLUB	10/1000	40,000 S.F.	400 SPACES
FURNITURE	1/200	50,000 S.F.	250 SPACES
TOTAL MAXIMUM PARKING PERMITTED:			6,755 SPACES
MAXIMUM PARKING RATIO PERMITTED:			5.6 /1000
TOTAL PARKING PROVIDED			6,353 SPACES
PARKING RATIO PROVIDED			5.3 /1000
DENSITY			20.2 #
SP-38	12-14-07		26221.001

PHASE I

F.M.1604

SITE PLAN
 0 200' 400' 600'

**SHOPPING CENTER
 PRELIMINARY SITE PLAN**
 F.M.1604 & POTRANCO ROAD
 SAN ANTONIO, TEXAS

[Back to Top Page](#)

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 ARCHITECTURE PLANNING INTERIOR DESIGN

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 Direct Line 713.268.3720 Fax 713.268.3723