

# ±107 ACRE MASTER-PLANNED INDUSTRIAL PARK

IH-10 East at Foster Road, San Antonio, Texas



Strategically Located National Developer / National Credit Tenant Opportunity

*5,230 linear feet of prime frontage on IH-10 E, 2 miles east of Loop 410*

*Dollar General recently announced a ±100 acre Distribution Center on Foster Road*

*Build-To-Suit and Design Build Options*

*Industrial market has lowest recorded vacancy in history*

WARE MALCOMB

*RM* MCOMBS PROPERTIES

**KMD**  
Austin | San Antonio  
Studley

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## SINGULAR OPPORTUNITY

- 5,230 FT of frontage on IH-10 East to Houston
- Approximately 1,224,300 SF of proposed built space
- Strategically positioned on I-10 E, 2 miles outside Loop 410
- No comparable properties available

## SITE BENEFITS

- City of San Antonio Utilities: CPS / SAWS
- Zoned: C3 / I1 (Large-scale Commercial, Light to Heavy Industrial)
- Flexible options by leading architects / planners  
Ware Malcomb
- Will Divide - Tracts from 2.3 AC to 39.31 AC, and up

## PROPOSED FEATURES

- Auto Dealerships  
Site: 1,620,248 SF  
Building: 254,000 SF
- Light Industrial / Distribution  
Site: 1,350,842 SF  
Building: 486,500 SF
- Heavy Industrial / Manufacturing  
Site: 1,020,474 SF  
Building: 455,000 SF
- Retail Pad  
Site: 52,877 SF  
Building: 2,800 SF
- Hospitality (2-Story, 44 key)  
Site: 92,100 SF  
Building: 26,000 SF



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## DEMOGRAPHICS

- 52,884+ cars per day
- 88,575+ workforce population within 5 mile radius
- 900,000 strong workforce within commuter distance
- SA: 1 of 6 best cities for growth, U.S. Bureau of Statistics
- Pro-business environment; One of Forbes's fastest growing cities

## INDUSTRIAL MARKET FACTS

- San Antonio Industrial Market has the lowest recorded vacancy rates in history
- San Antonio experienced record breaking Industrial absorption in 2013
- Tight market ensures competitive lease rates

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EXISTING CONDITIONS



PROPOSED CONDITIONS

## PROJECTED TxDOT IMPROVEMENTS

- Improved Site Ingress / Egress
- Additional Off-Ramp from Foster Road
- Added Overpass at Woodlake Farms



|   |  |  |  |  |
|---|--|--|--|--|
| <p>1:100 0000<br/>DATE: 08/20/2014<br/>DRAWN BY: J. WRIGHT<br/>CHECKED BY: M. DAVIDSON, SR.<br/>SCALE: AS SHOWN</p> | <p><b>IH-10 IMPROVEMENTS</b><br/>FOSTER ROAD TO WOODLAKE PARKWAY<br/><b>SITE EXHIBIT</b></p> | <p><b>PAPE-DAWSON ENGINEERS</b><br/>1000 EAST HANCOCK   SAN ANTONIO, TEXAS 78204   PHONE: 210.581.2483<br/>WWW.PAPE-DAWSON.COM   FAX: 210.581.2483</p> |  | <p>SCALE: 1" = 400'<br/>800' 1200'</p> |
|---|--|--|--|--|

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## DRIVE TIMES

|   |         |
|---|---------|
| Downtown San Antonio  | 12 min  |
| Amazon Fulfillment Center   | 15 min  |
| San Antonio International Airport                                 | 20 min  |
| Port San Antonio  | 20 min  |
| Austin  | 1 hr    |
| Laredo  | 2.3 hrs |
| Houston   | 2.5 hrs |
| Dallas  | 4 hrs   |
| Eagle Ford Shale Counties<br>(Including Dimmit, Karnes, Gonzalez) | 1.5 hrs |



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