

Borgfeld Road

839' frontage

10.629  
acres

139.47' frontage

FM 3009 Road









***Property offered***



***Property offered***



***Property offered***

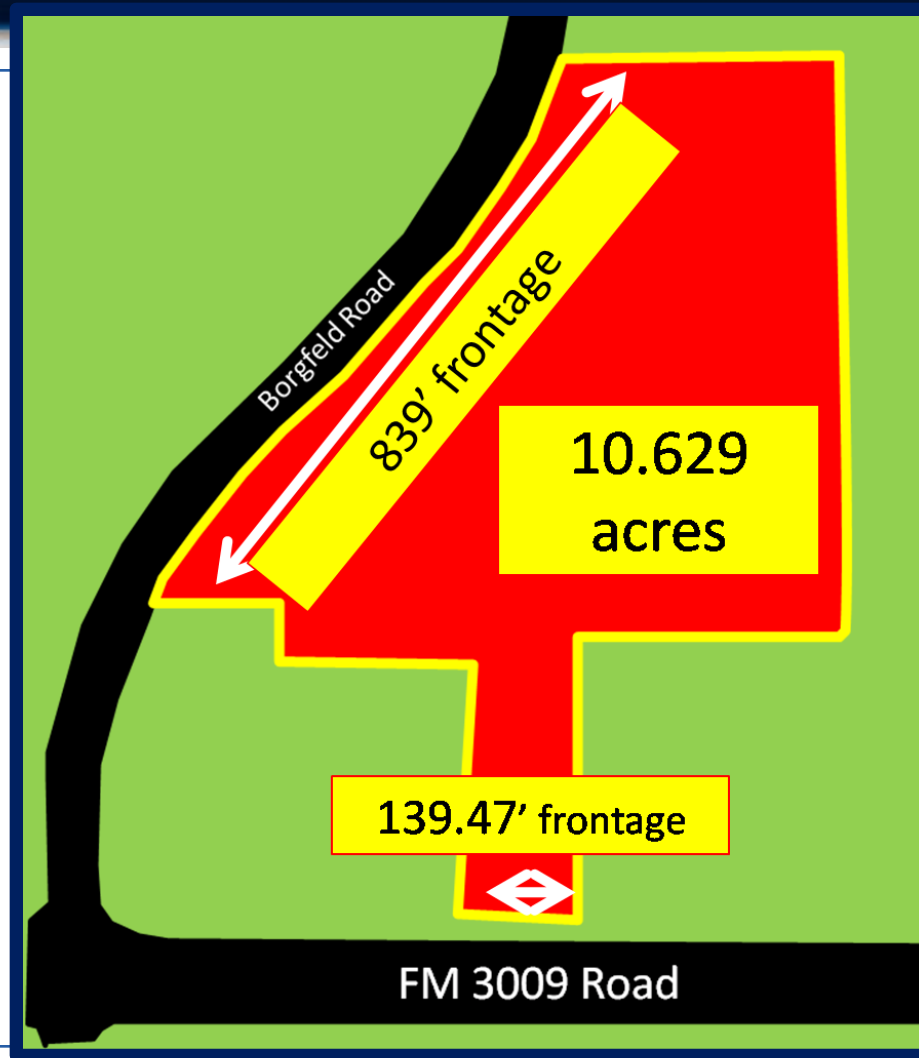


***Property offered***



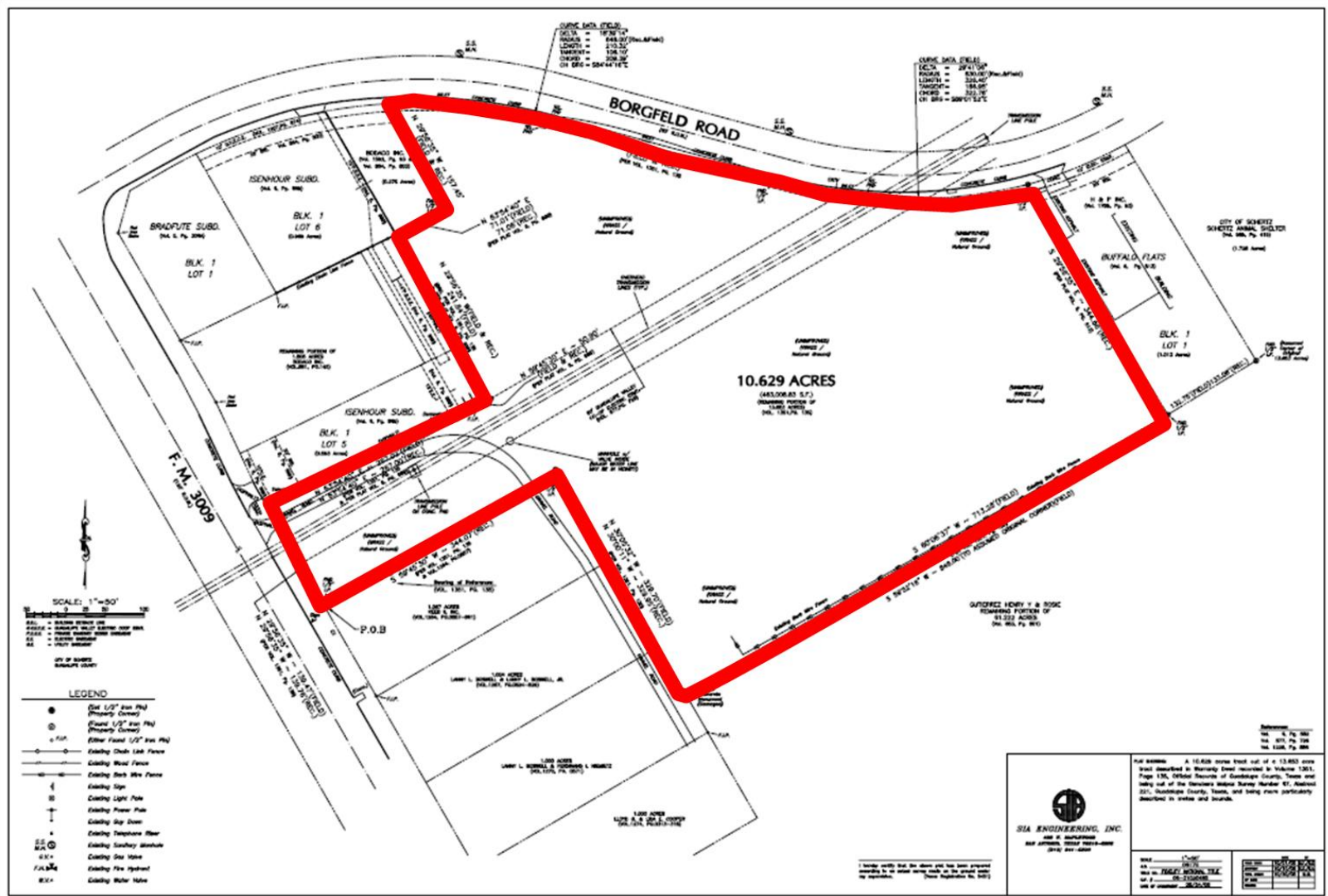


**10.629 acres with 978.47' total estimated frontage**

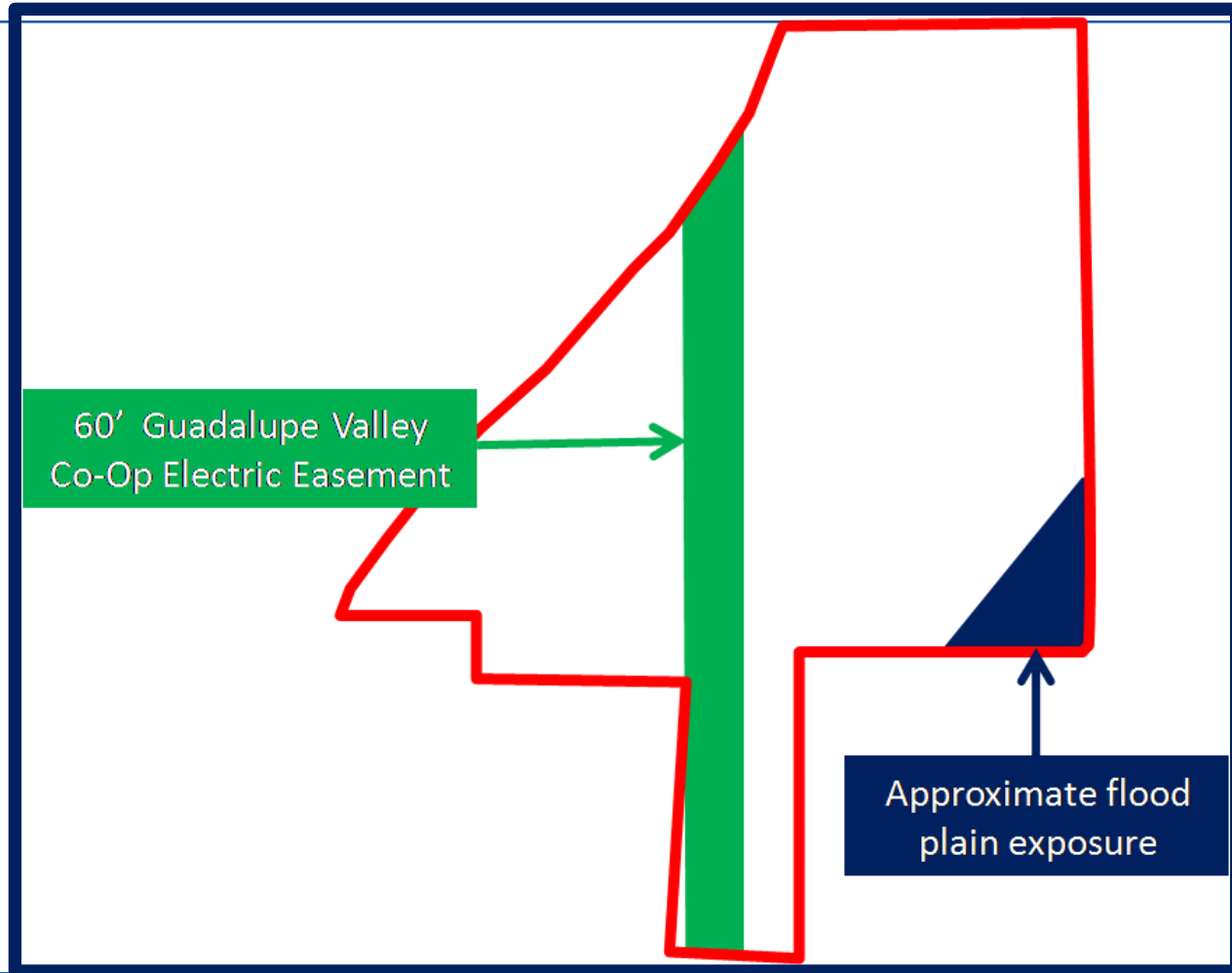




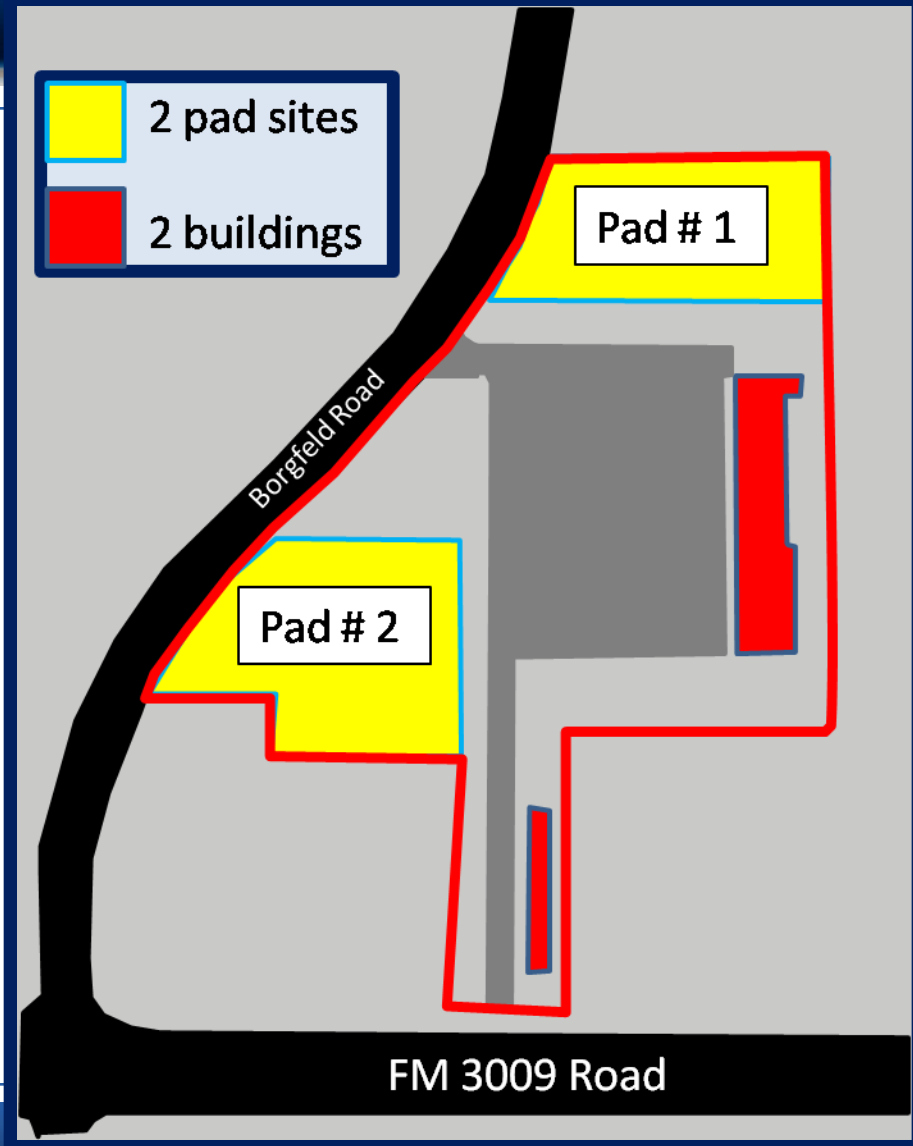
# Survey



# Property lines, easement and approximate flood plain

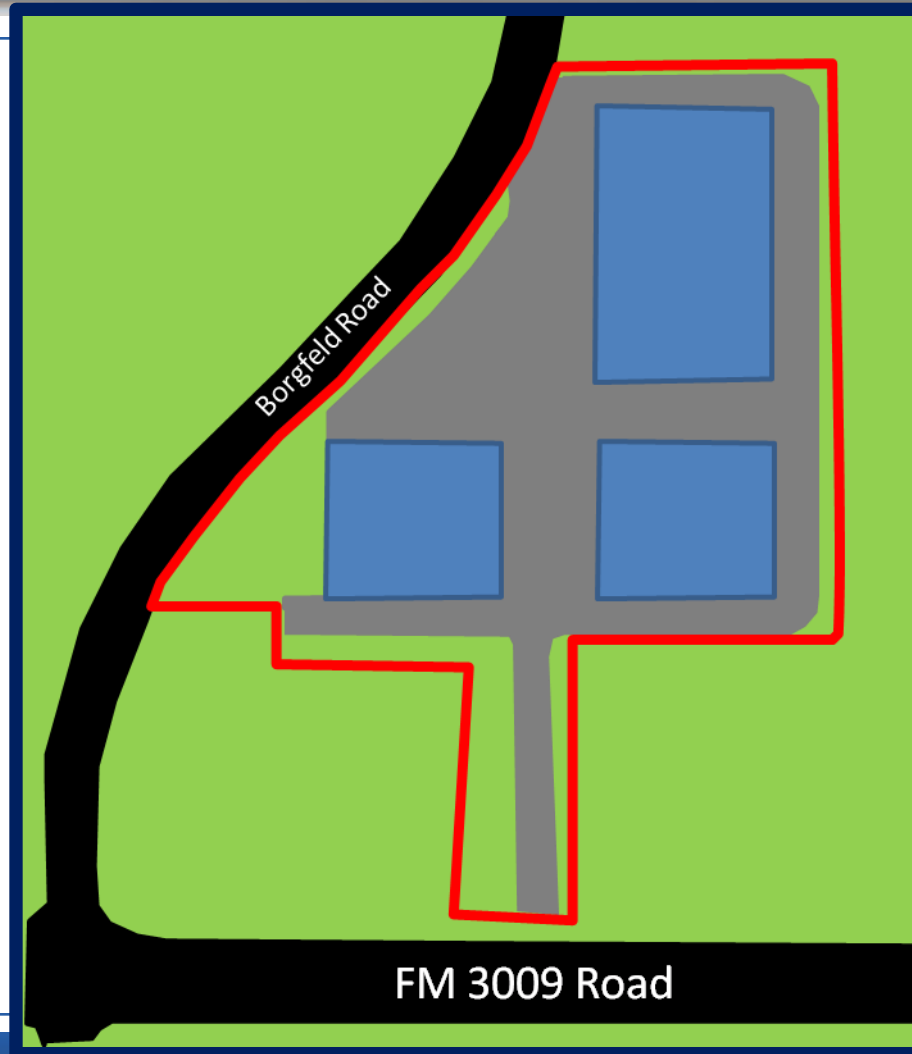


# Sample site plan with 2 buildings and 2 pad sites



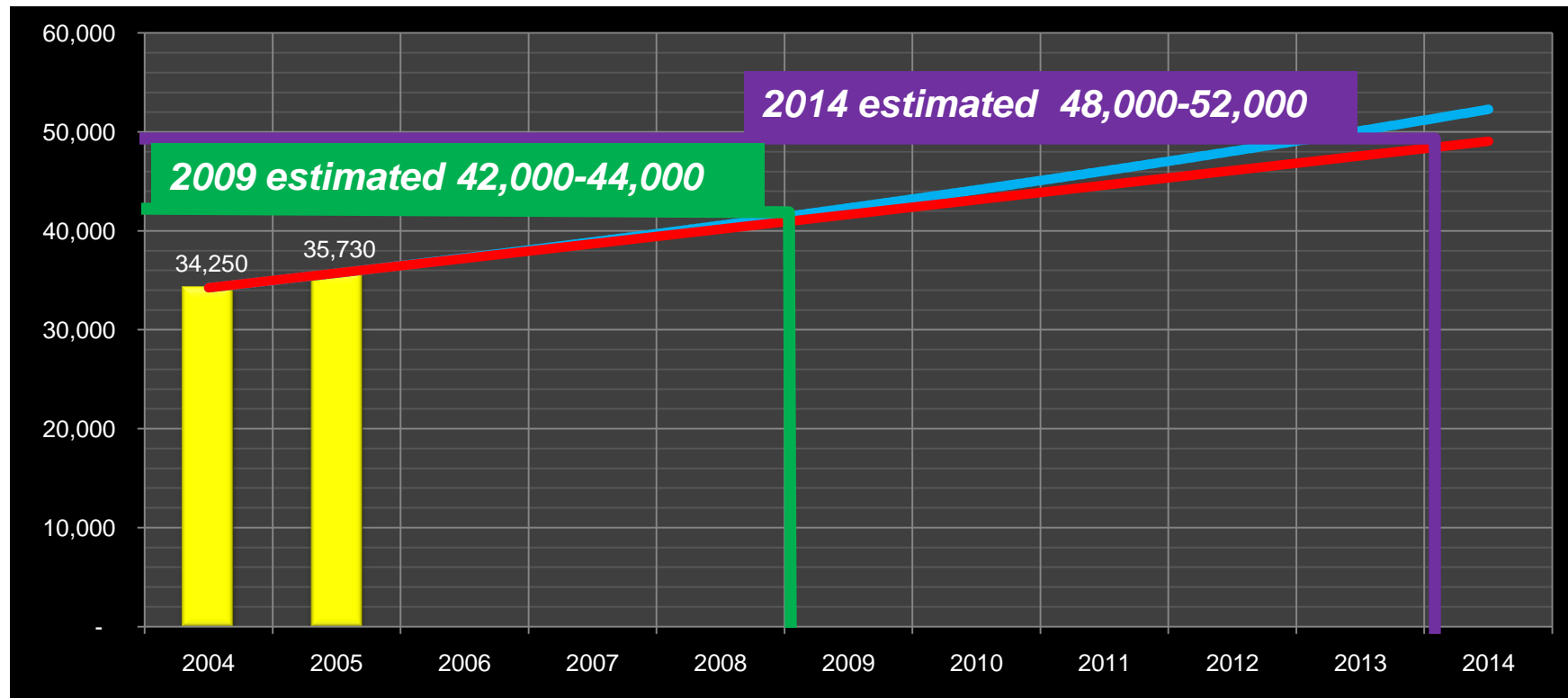
**Site plan by SIA  
Engineering, Inc.**

# *Sample site plan with 3 multi-purpose buildings*





## Conservative traffic projections: 43,000 in 2009 growing to 50,000 in 2014



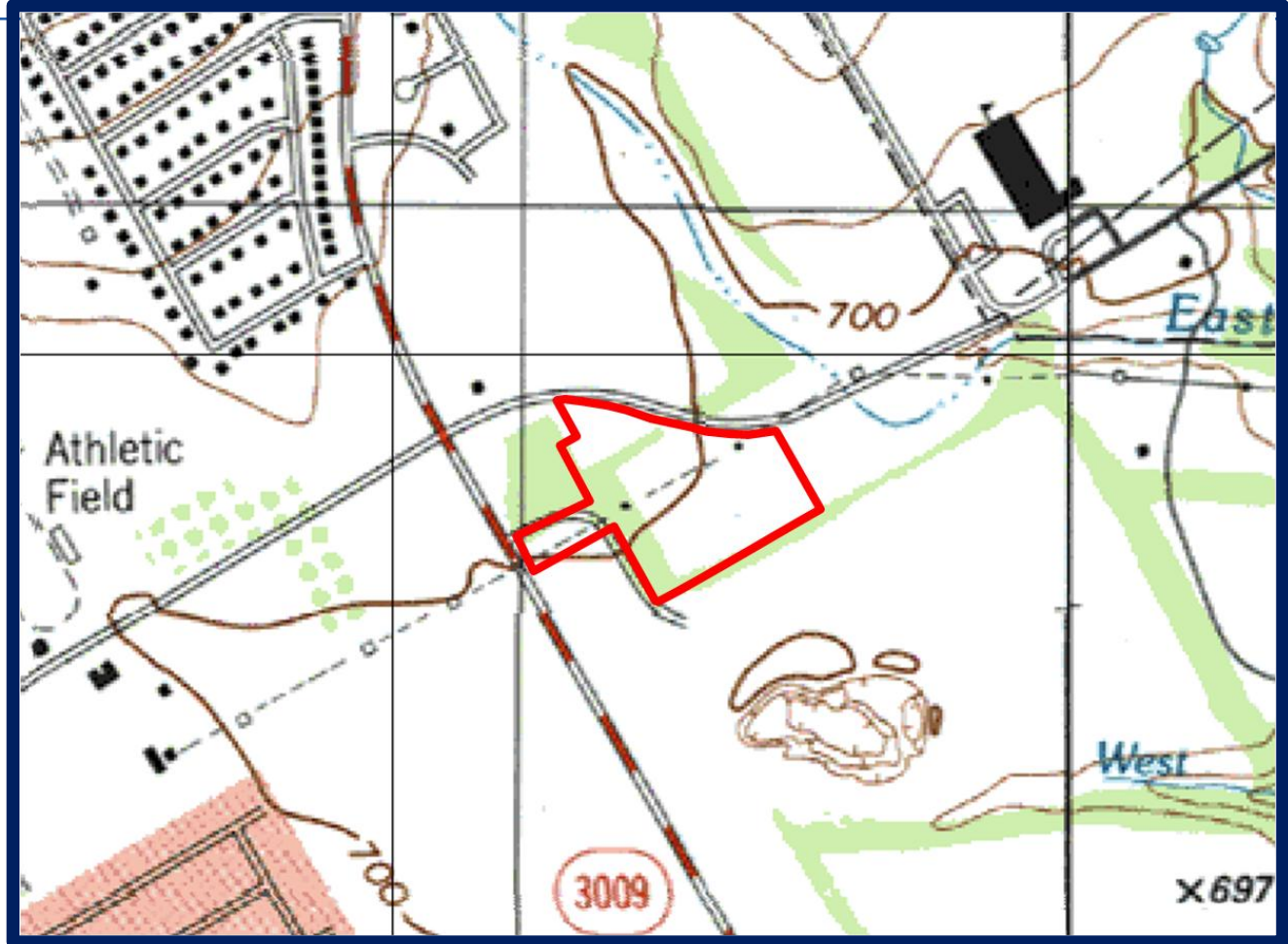
Traffic projections based on regression models and assumptions stated in Narrative.pdf. “Blue” line is exponential trend and “Red” line is linear trend.

# Satellite immediate area property shaded



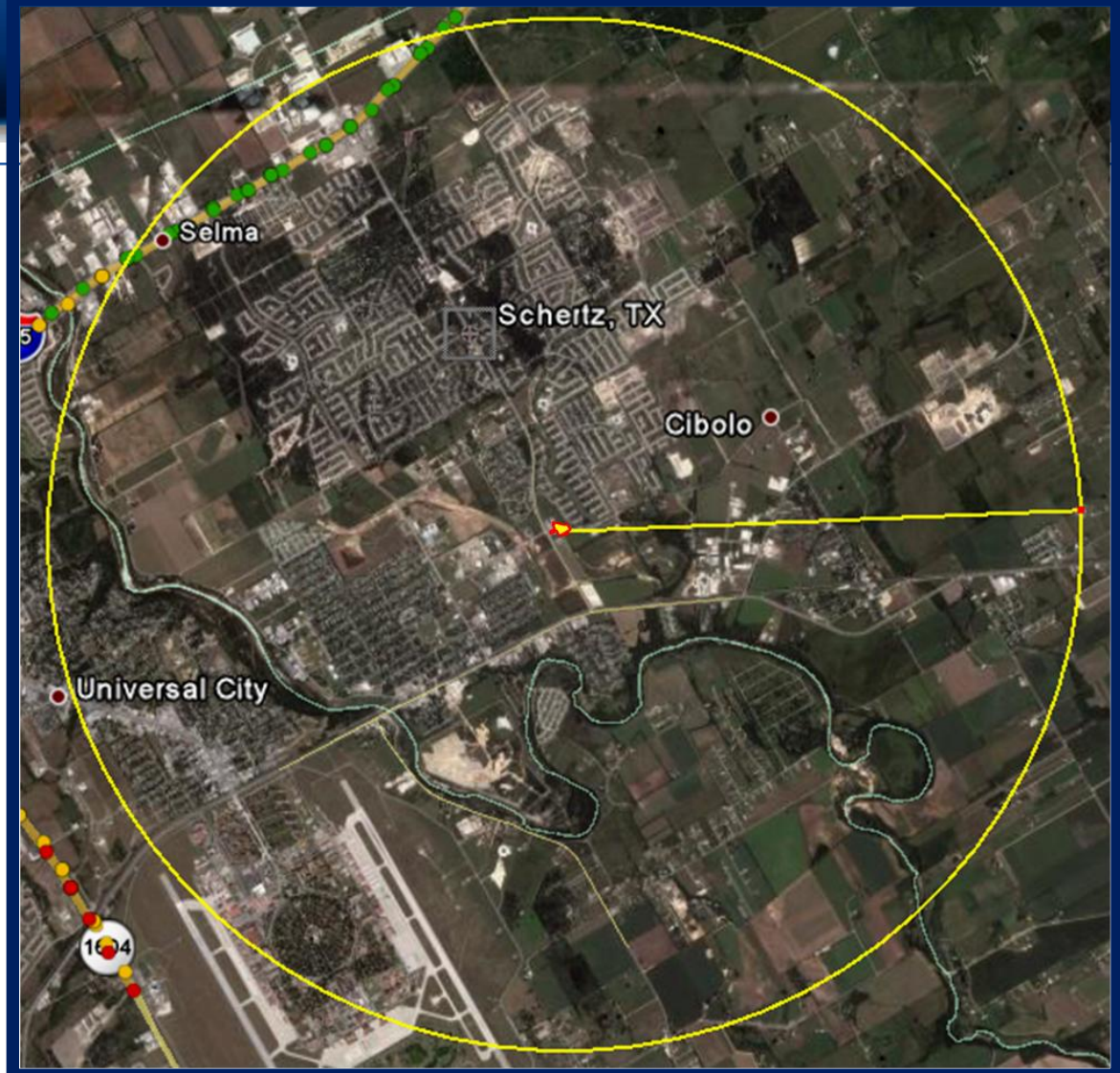
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# Topographic immediate area property outline





## Satellite 3-mile radius shaded

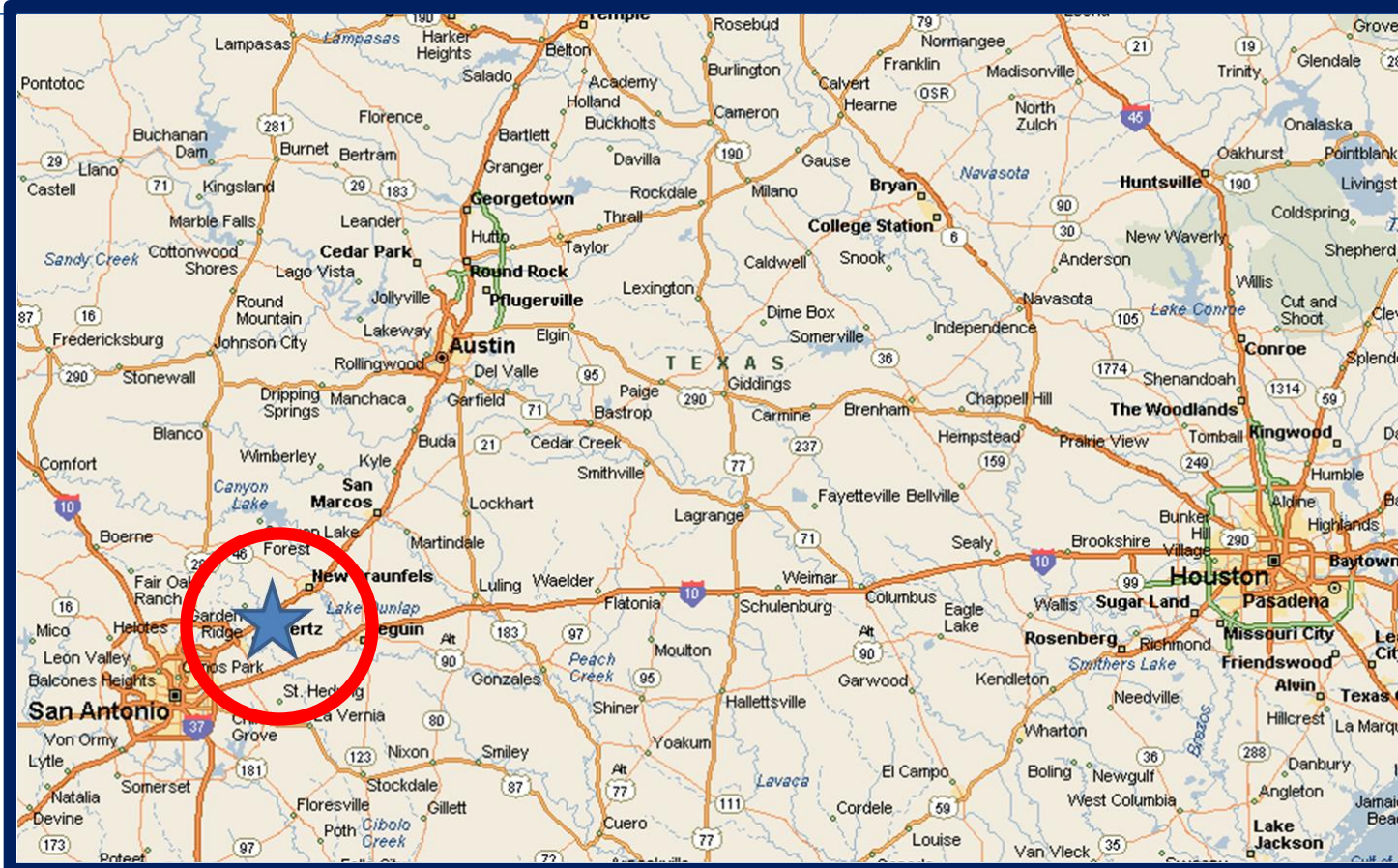




# *US, State, Bexar County & Shertz Wikipedia maps*



# Regional map



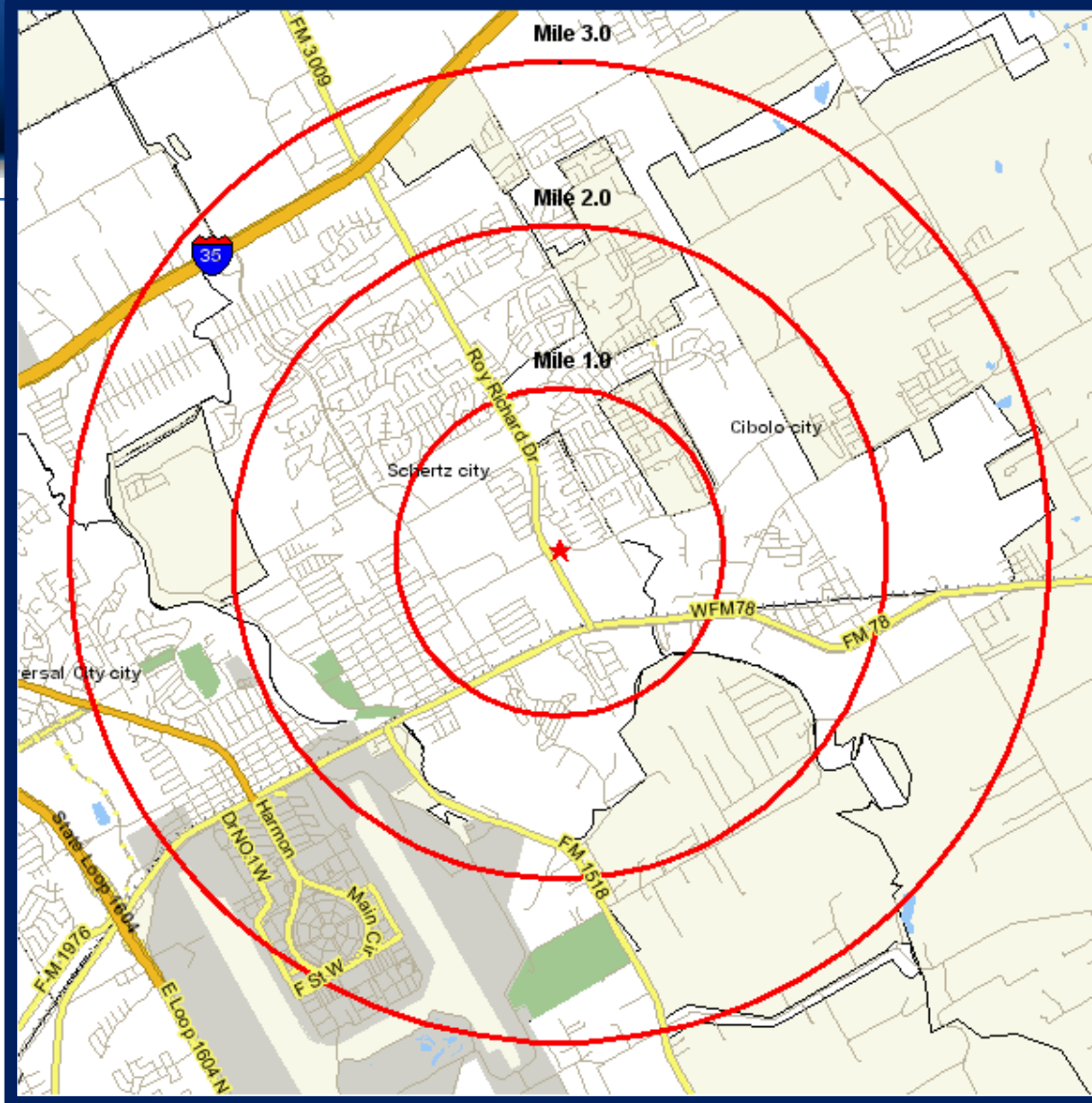


A map of San Antonio, Texas, and surrounding areas. Major highways are shown in orange, including I-10, I-35, I-410, and I-83. Landmarks such as the San Antonio International Airport, Alamo Heights, and the Lackland Air Force Base are labeled. A red circle with a blue star highlights the location of Schertz, TX, north of the city center.

## A map of the Schertz area in San Antonio, Texas. A blue star is located at the intersection of I-35 and I-10, which is circled in red. The map shows various roads, including I-35, I-10, and several local streets like W. Byrd Blvd, W. Loop West, and W. Loop East. The Schertz area is labeled, and the map also shows the surrounding areas of San Antonio and Universal City. The map is oriented with North at the top.



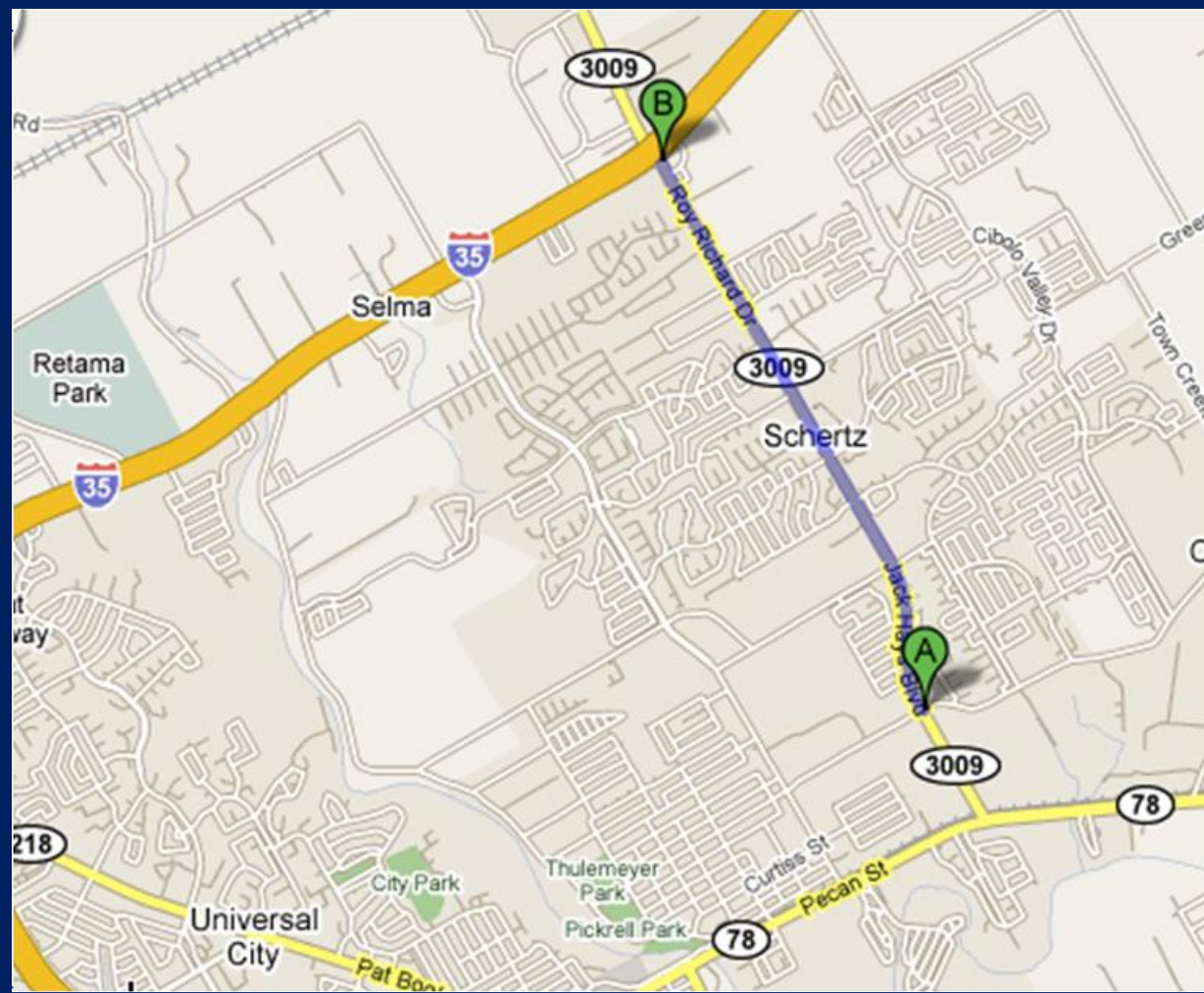
# 1, 2 & 3-mile radial map



# San Antonio area & Austin driving times & distances

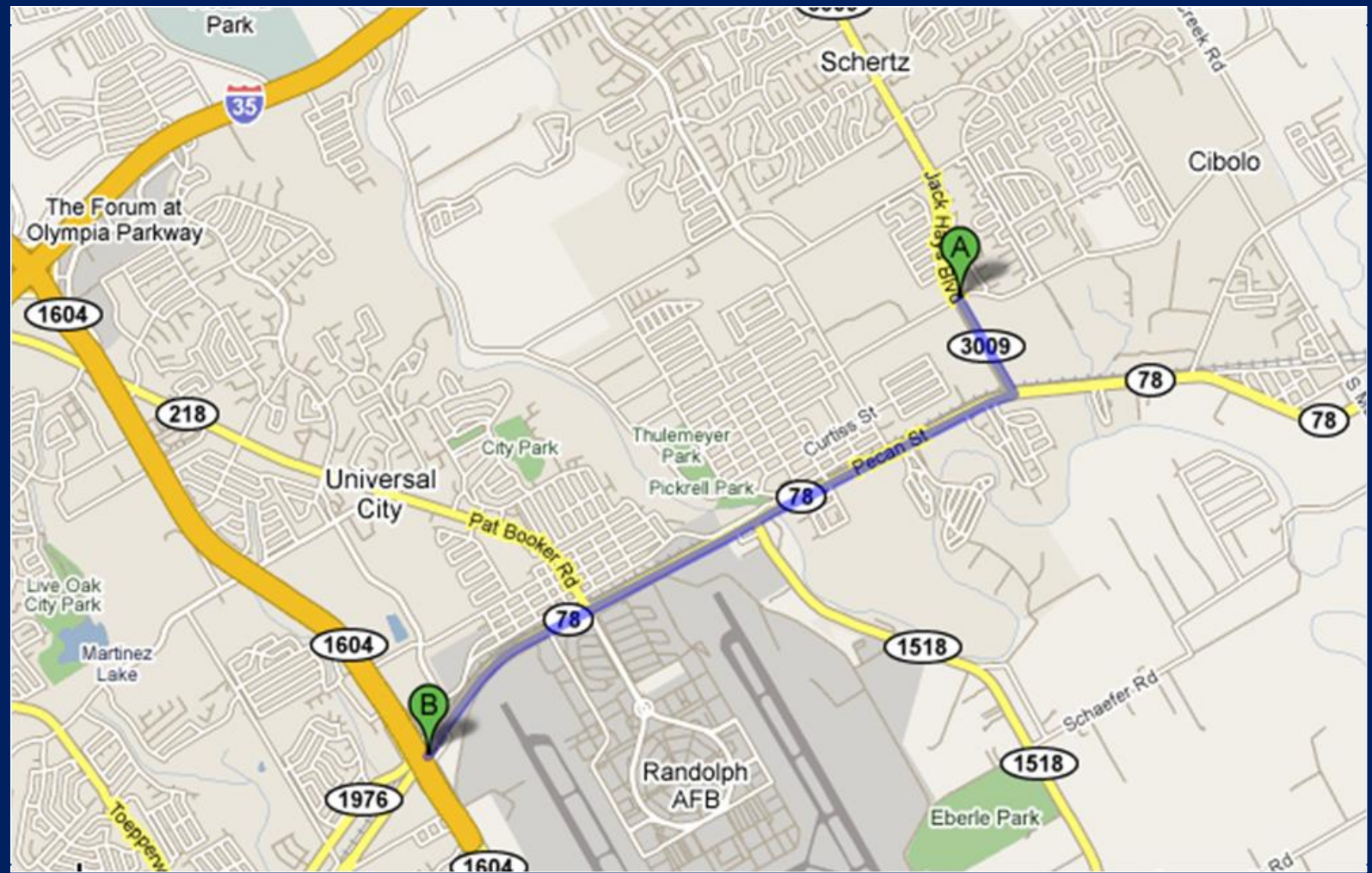
#	Location	Driving	
		Miles	Minutes
1	I 35 & FM 3009 Road	2.6	5
2	1604 East Loop and Texas 78 (Pecan ST)	3.9	9
3	1604 East Loop & I 35	6.7	11
4	I 10 E and FM 3009 Road	7.3	15
5	I 410 East & I 35	11.6	16
6	New Braunfels	14.6	18
7	I 410 East & US 281	17.1	22
8	San Antonio International Airport	17.4	23
9	Downtown San Antonio	22.6	30
10	Seguin at I 10	25	32
11	San Marcos	31.5	37
12	Austin	62.1	62
13	Austin Bergstrom International Airport	64.8	69

# Google map from I 35 & FM 3009 Road 2.6 miles & 5 minutes



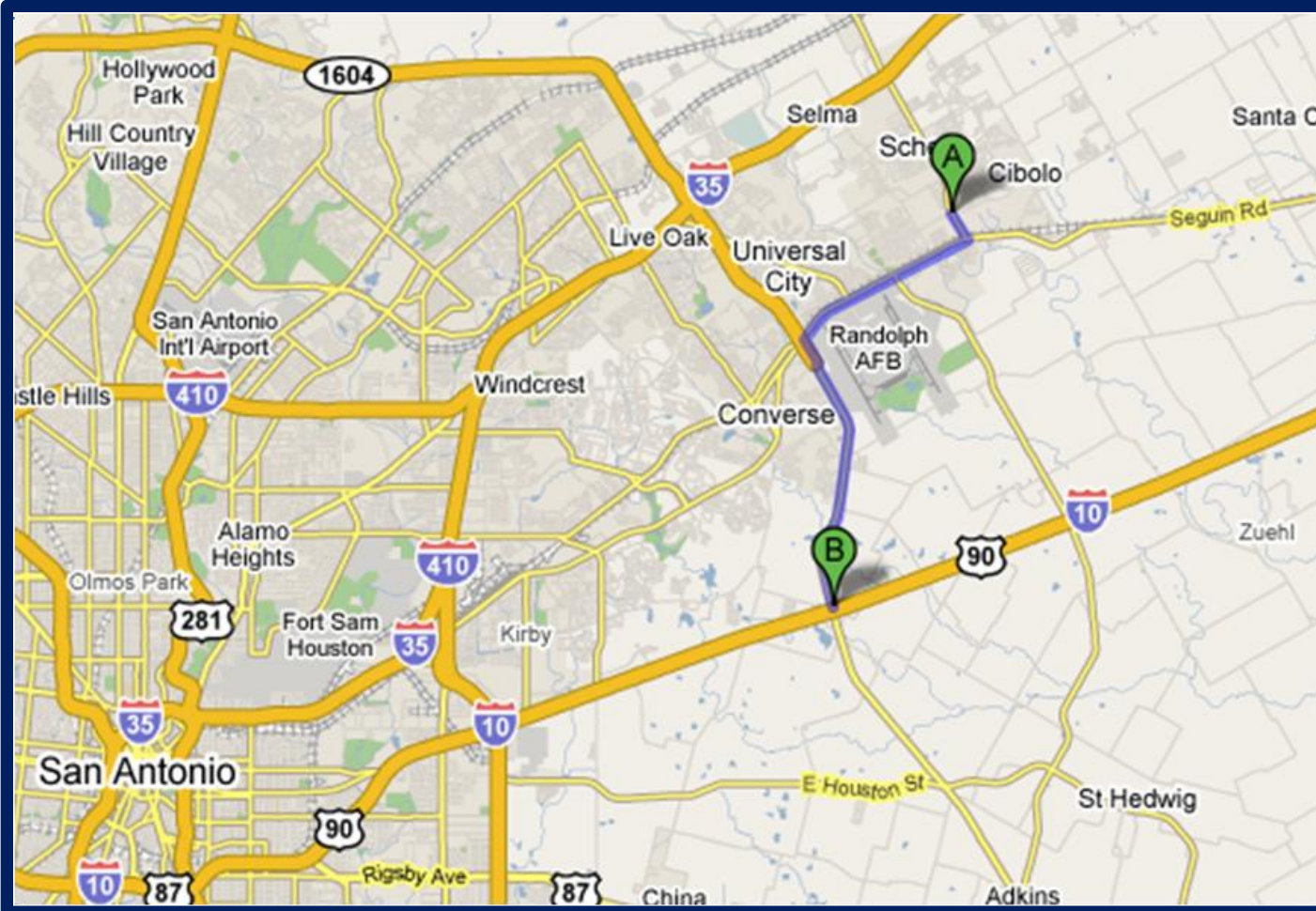


# Google map from East Loop 1604 and TX 78 (Pecan ST) 3.9 miles & 9 minutes





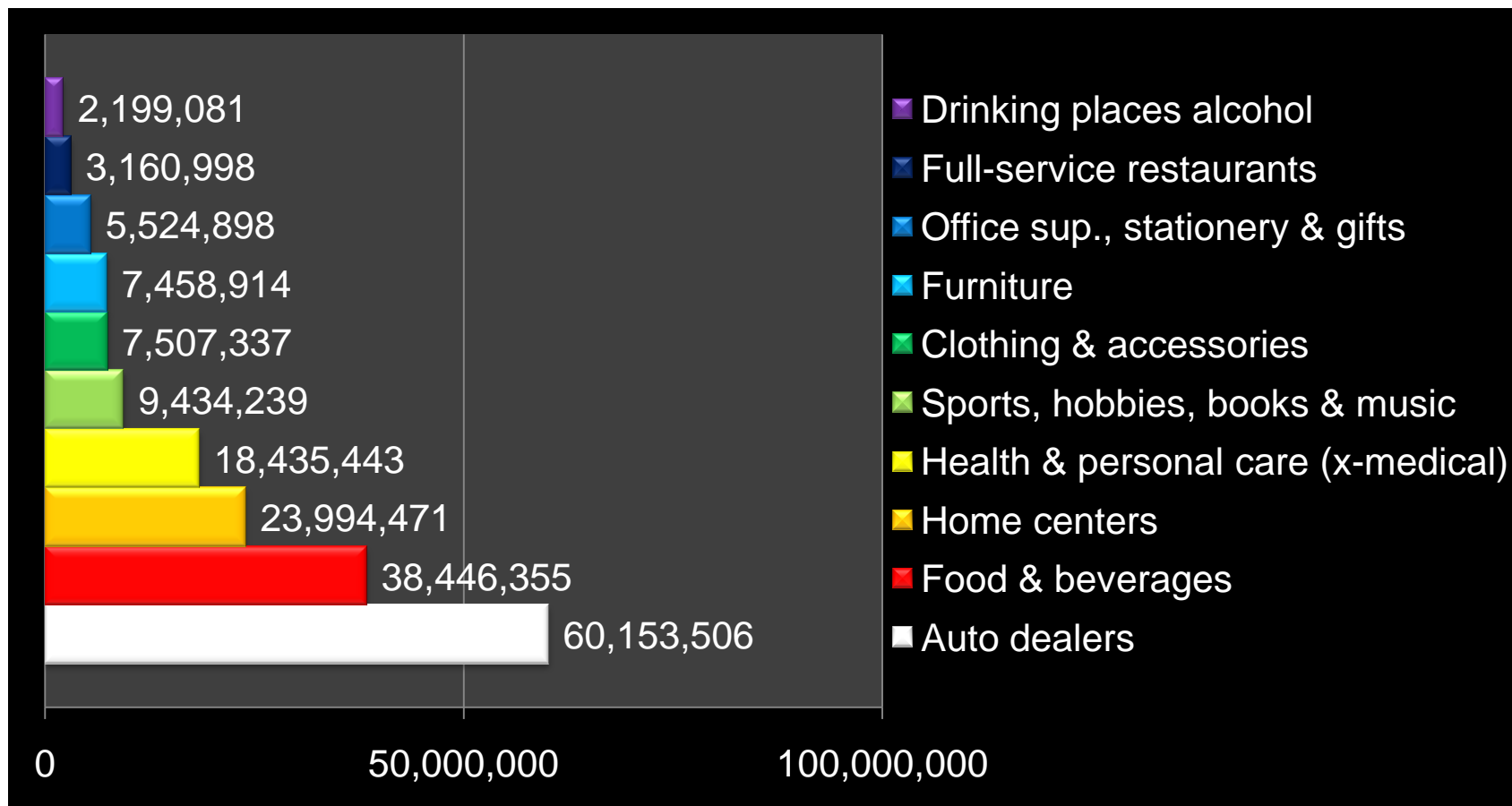
# Google map from I 10 & FM 1518 Road 7.3 miles & 15 minutes



# Unmet 2008 LOCAL demand summary at 1-mile radius

Rank	Category	Annual Potential Revenues
1	Auto dealer	33,956,818
2	Supermarket	19,647,526
3	Building material & supplies	15,579,469
4	Health & personal care (x medical)	7,975,271
5	Clothing & accessories	4,525,018
6	Sports, hobbies, books & music	3,639,781
7	Electronics & appliances	3,497,712
8	Furniture	3,076,573
9	Office sup., stationery & gifts	2,108,780
10	Foodservice & drinking	1,896,330
Average top 3		23,061,271
Average top 5		16,336,820
Average top 10		9,590,328

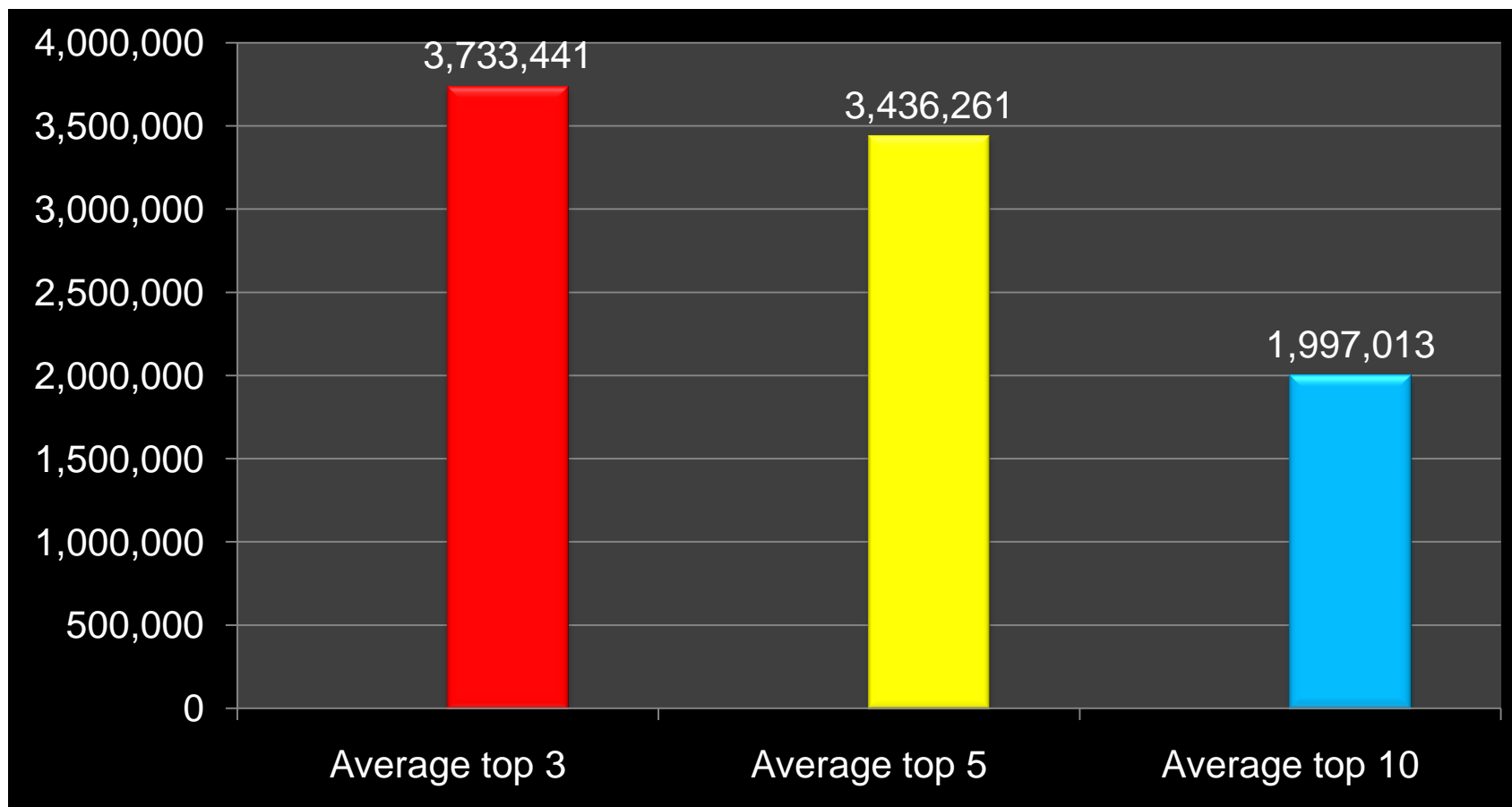
## Unmet 2008 LOCAL demand at 2-mile radius top 10 categories



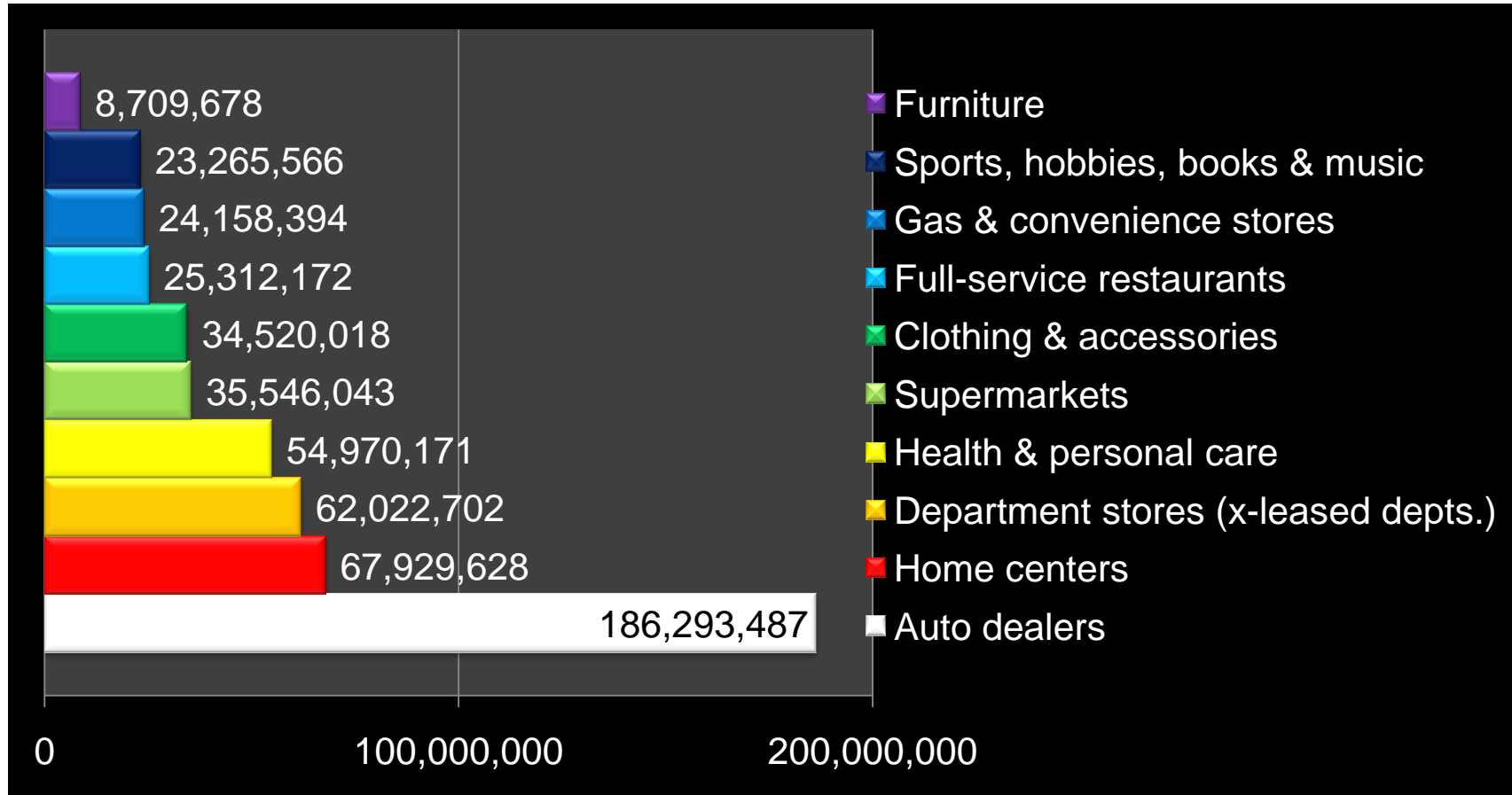
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## ***Unmet 2008 LOCAL demand at 3-mile radius average top 3, 5 & 10 annual potential revenue opportunities***



## Unmet 2008 LOCAL demand in Guadalupe County top 10 categories

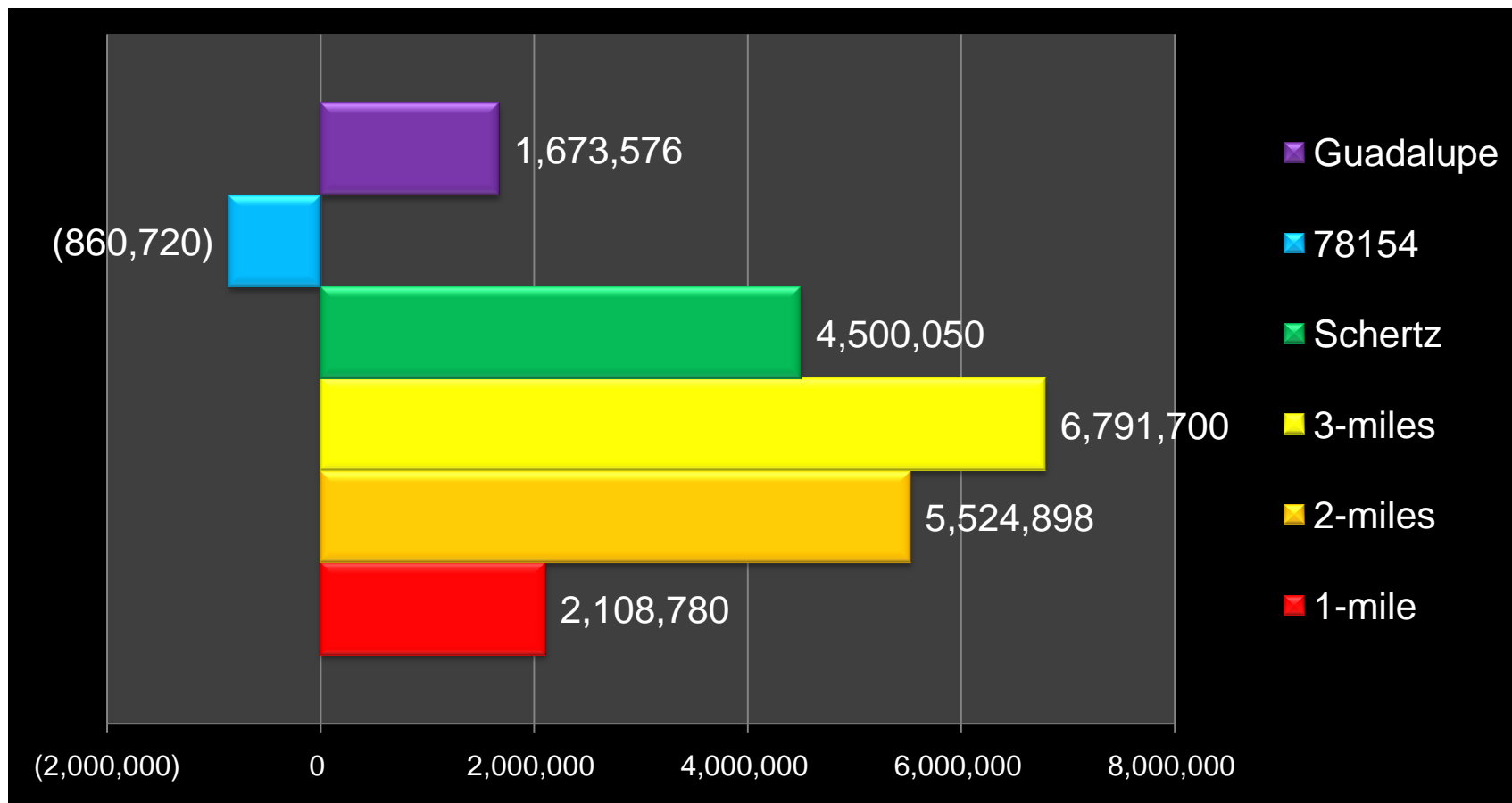


# 2008 GAFO market summary (General merchandise, Apparel, Furniture & Other normally sold in dept. stores)

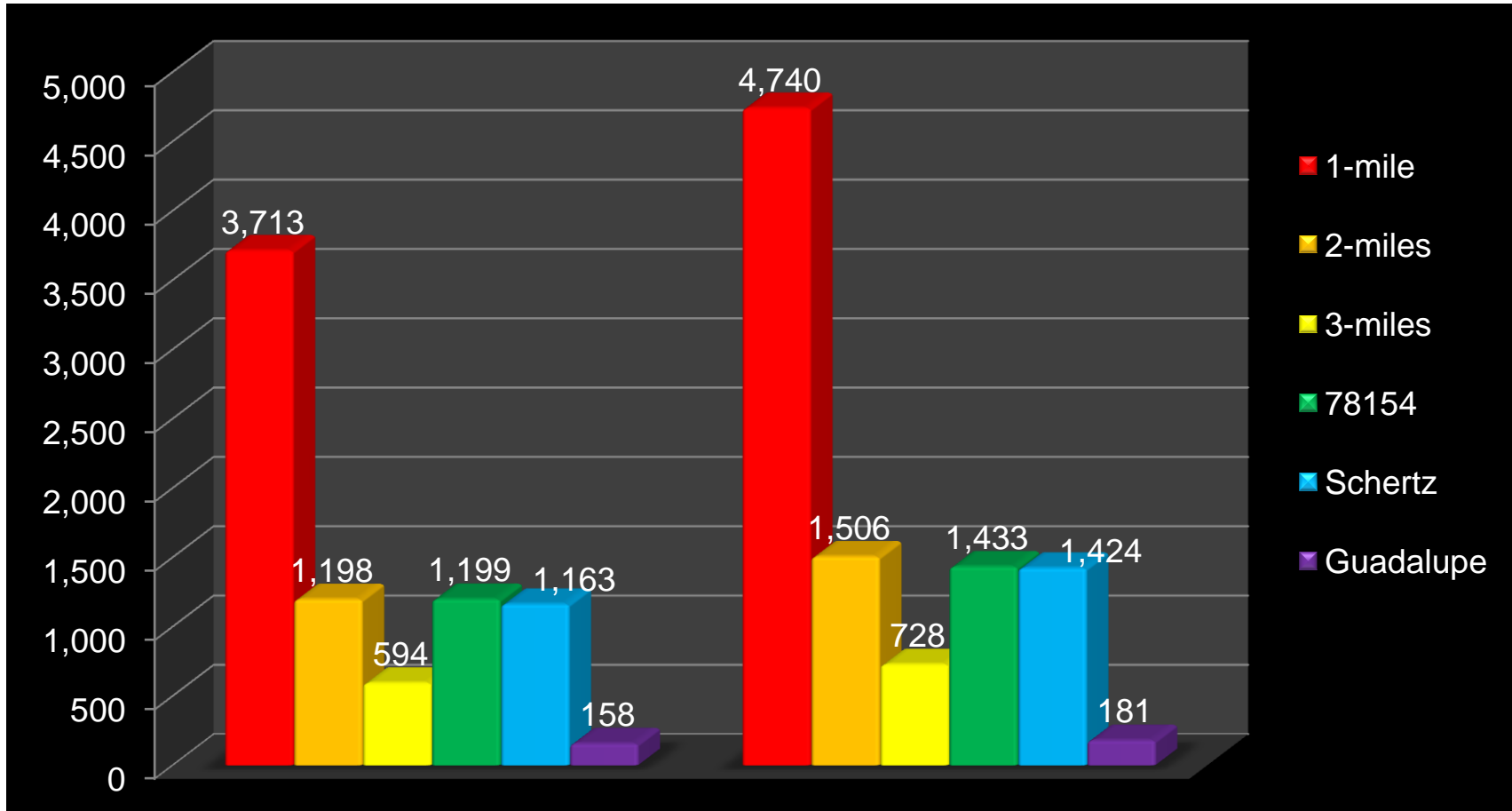
GAFO Category	1-mile	2-miles	3-miles	Schertz	78154	Guadalupe
General merchandise	(33,567,010)	(59,249,857)	(57,125,365)	(36,568,605)	(91,746,964)	(40,043,658)
Clothing & accessories	4,525,018	7,507,337	11,219,762	21,148,715	(976,592)	34,520,018
Furniture & home furnishings	2,924,428	4,681,143	7,464,589	2,400,932	(7,964,349)	(13,162,299)
Electronics & appliances	3,497,712	2,213,408	2,814,444	(1,670,636)	(11,513,073)	5,081,232
Sports, hobbies, books & music	3,639,781	9,434,239	10,570,252	7,874,972	(9,309,344)	23,265,566
Office sup., stationery & gifts	2,108,780	5,524,898	6,791,700	4,500,050	(860,720)	1,673,576
Subtotals	(16,871,291)	(29,888,832)	(18,264,618)	(2,314,572)	(122,371,042)	11,334,435



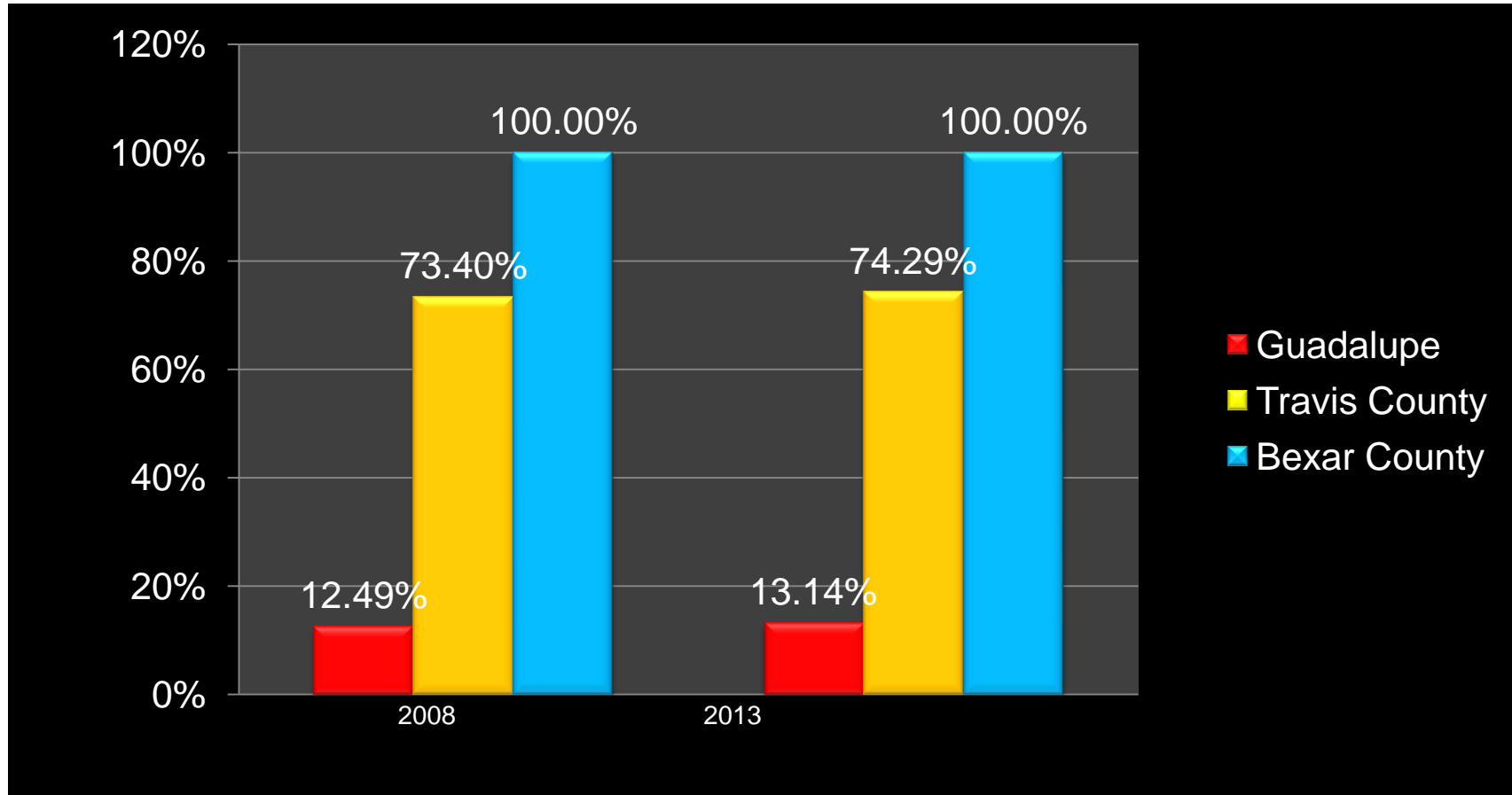
# 2008 GAFO micro market office, stationery & gifts



# Micro market 2008 & 2013 population density



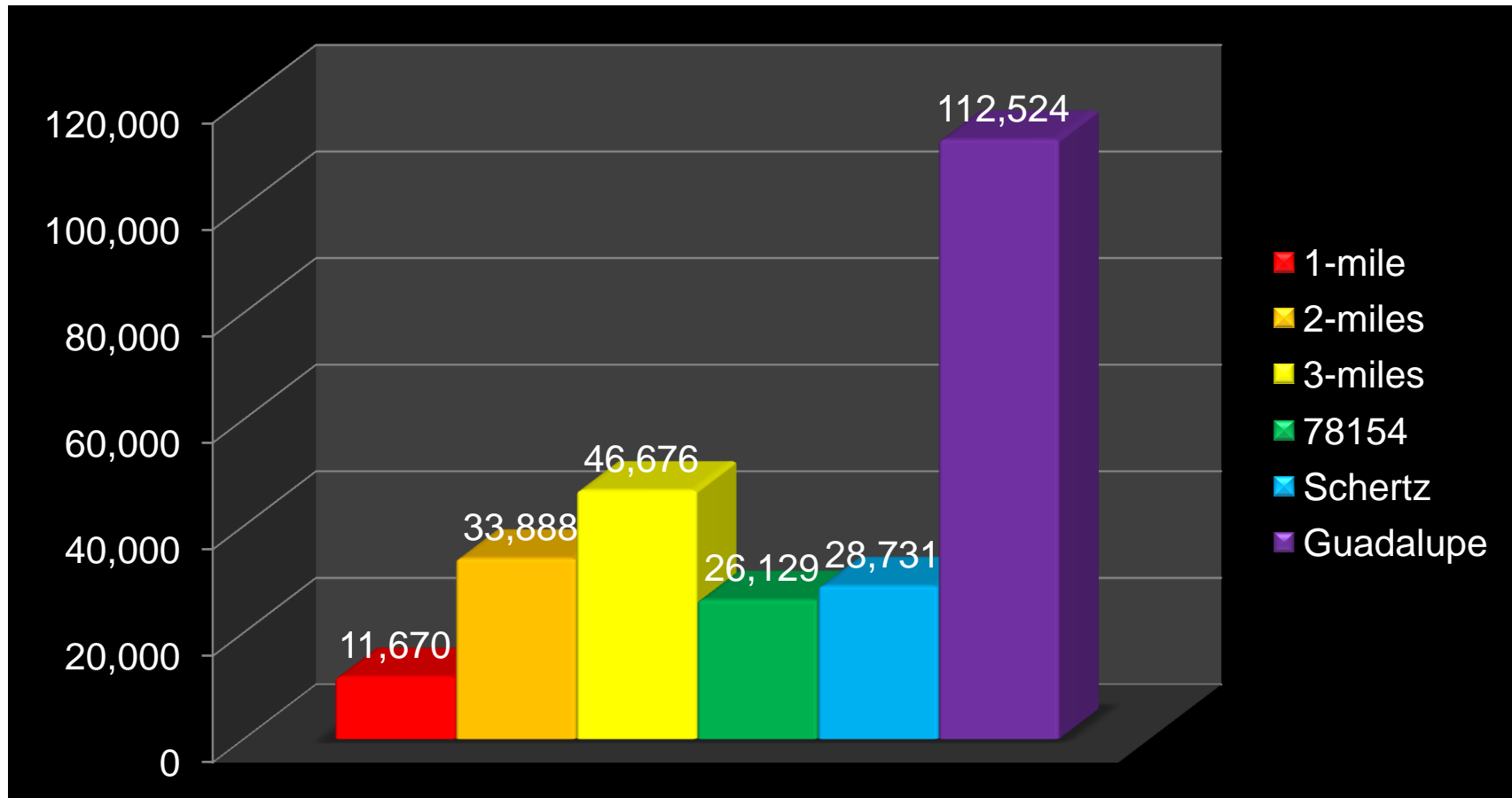
# Density comparison 2008 & 2013 Guadalupe & Travis compared to Bexar County



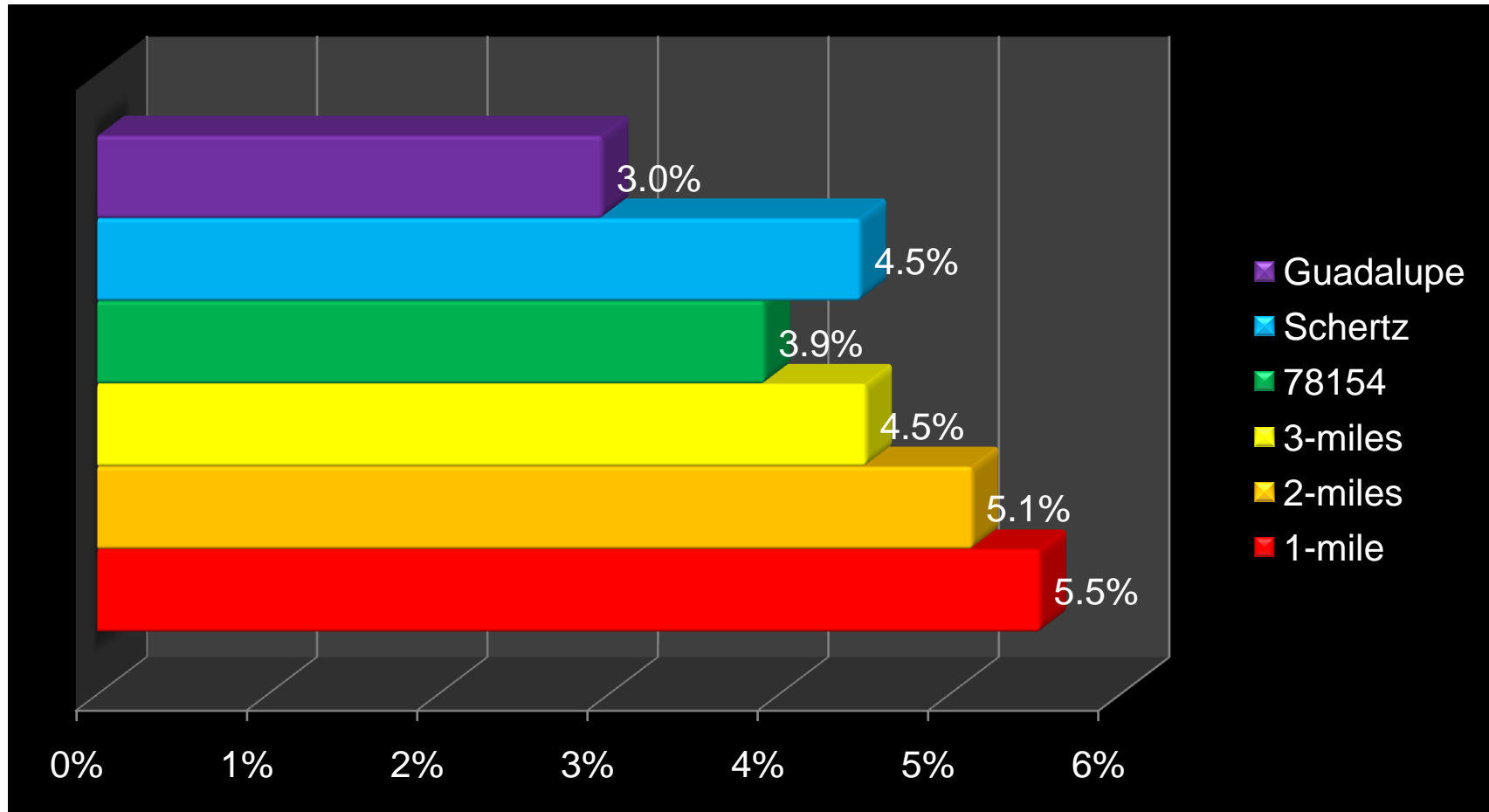
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# Micro market 2008 population

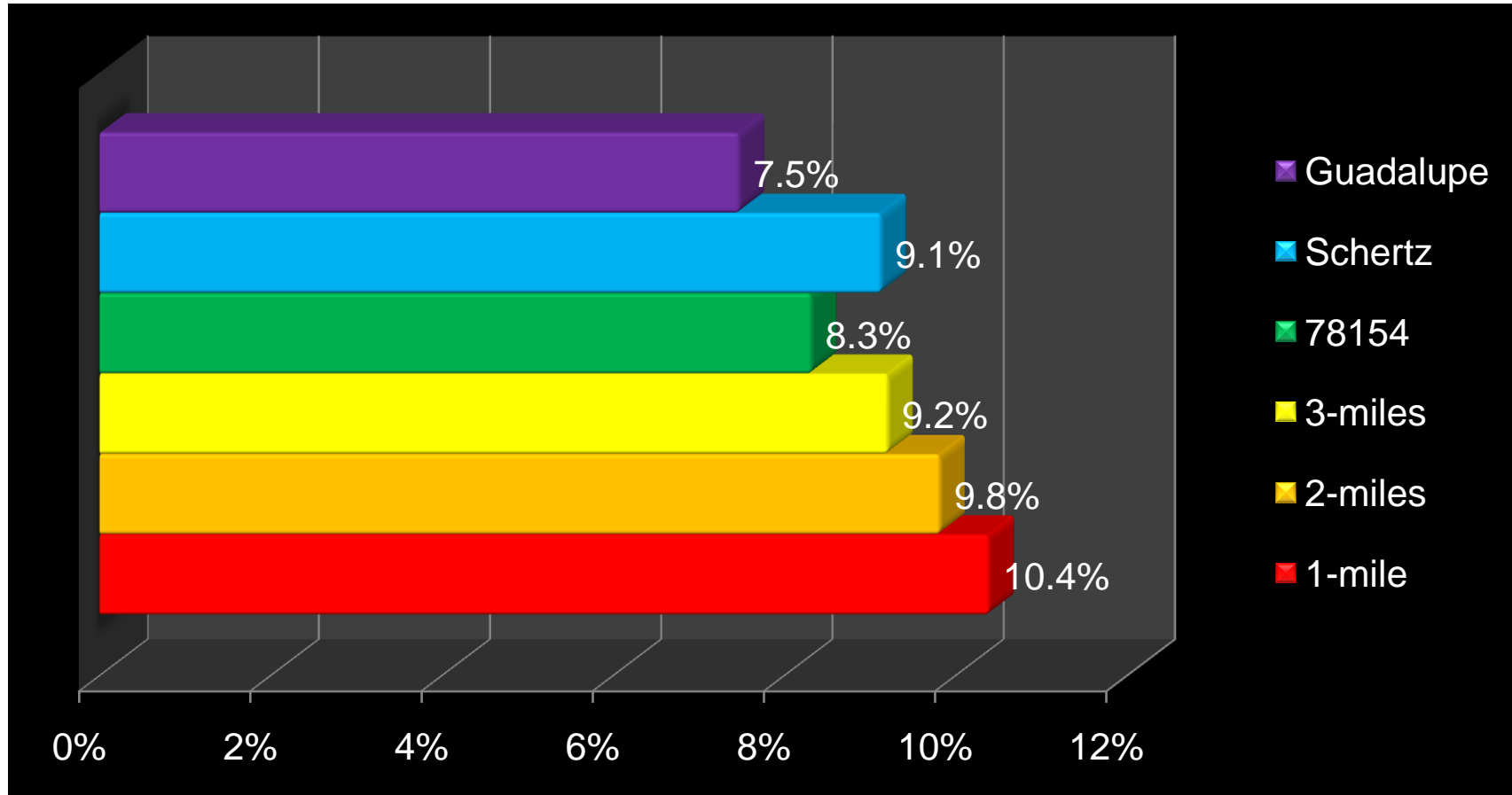


## Micro market 2008 to 2013 annual % population growth



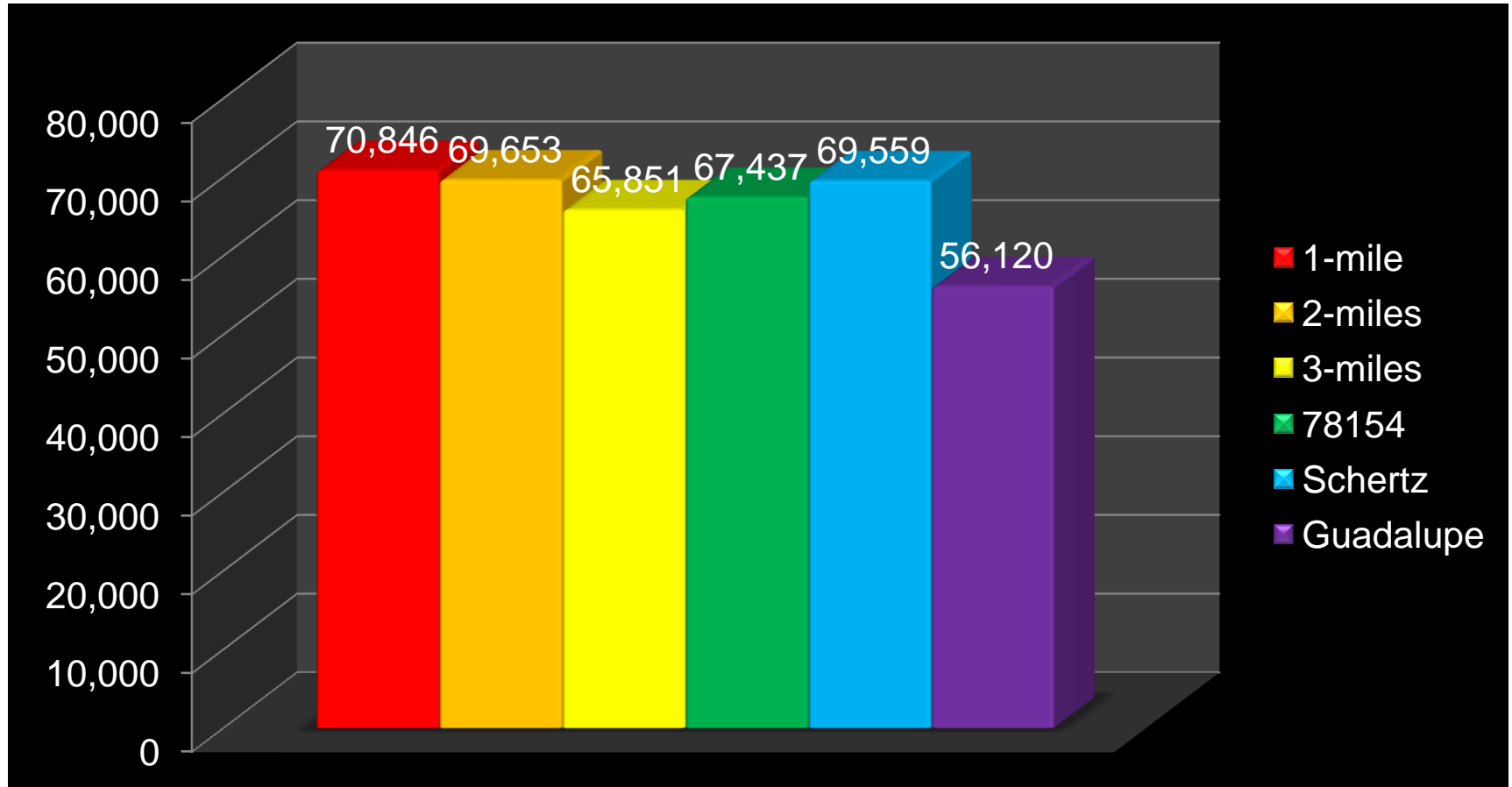
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## Micro market 2008 to 2013 annual % economic growth

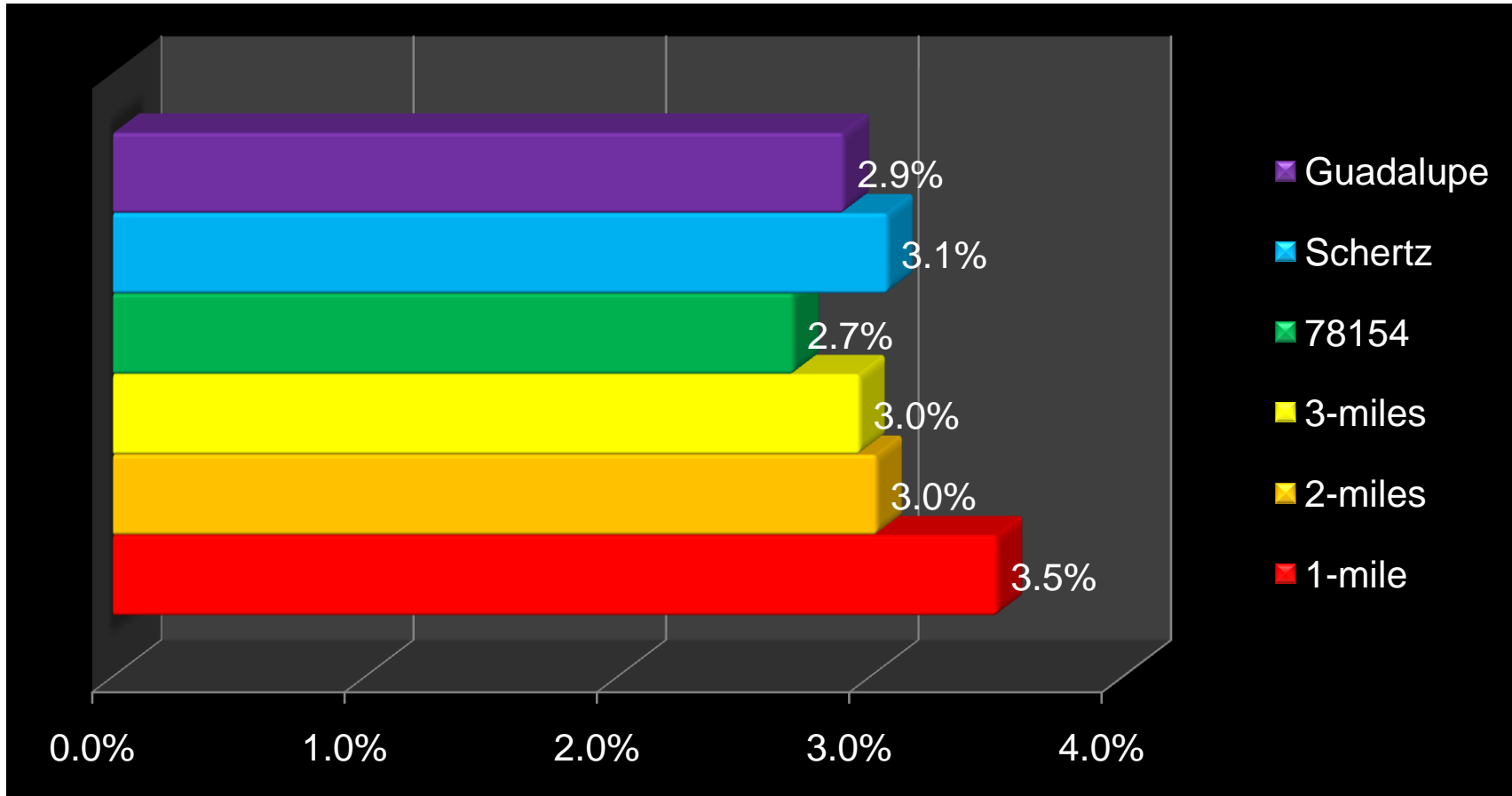




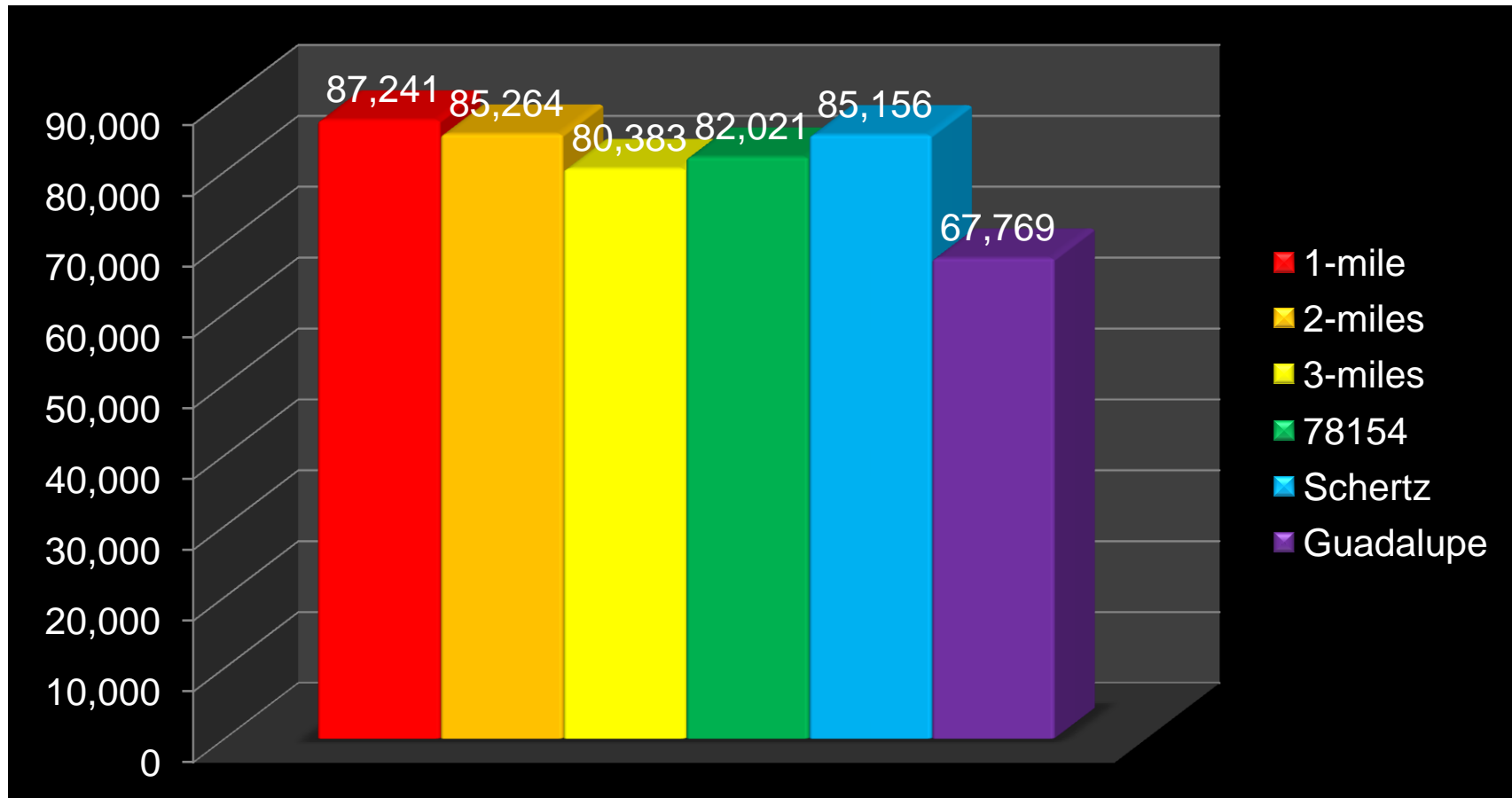
# Micro market 2008 average effective buying income



## *Micro market 2008 to 2013 annual % growth effective buying income*

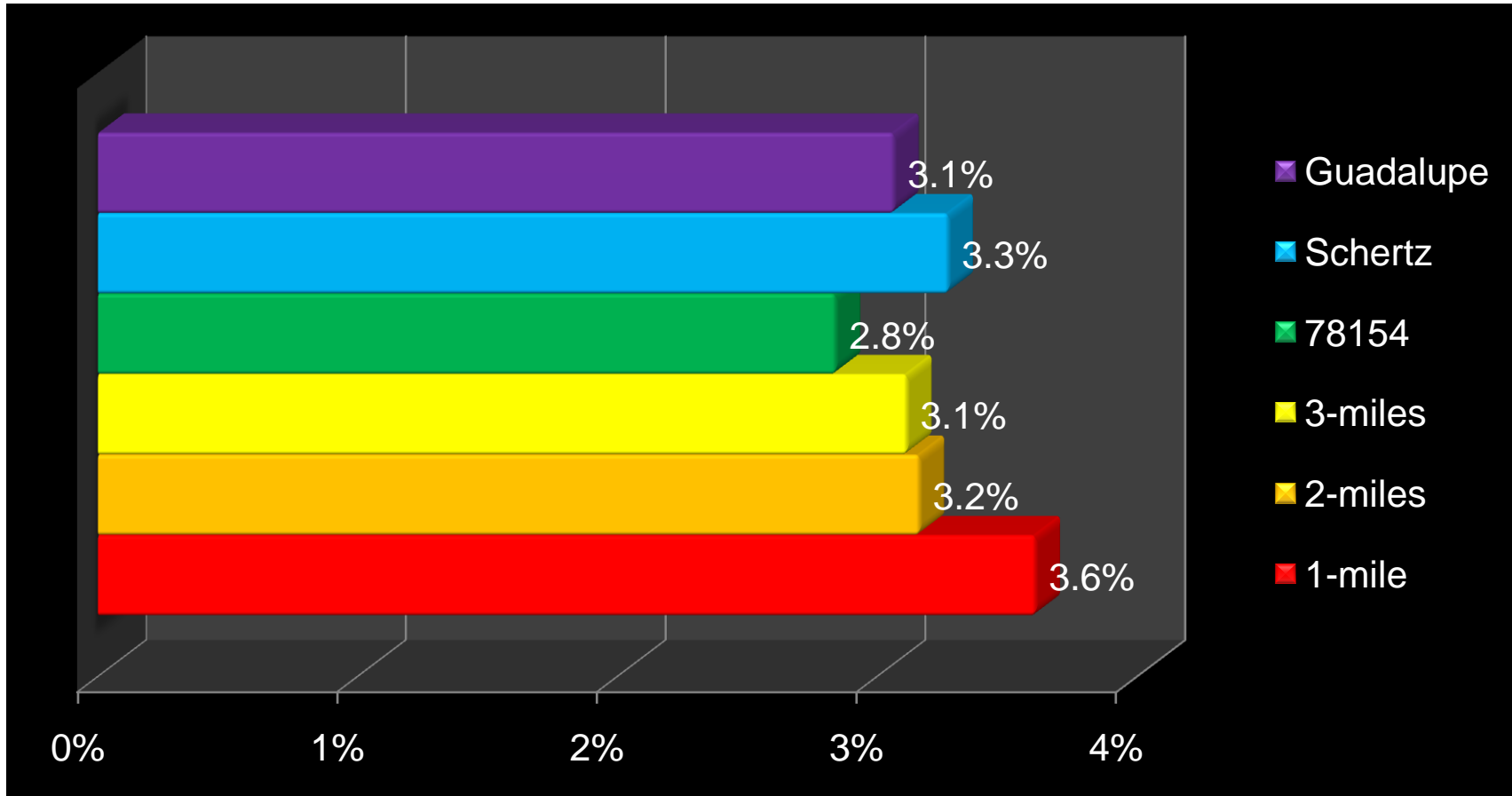


## Micro market 2008 average household income



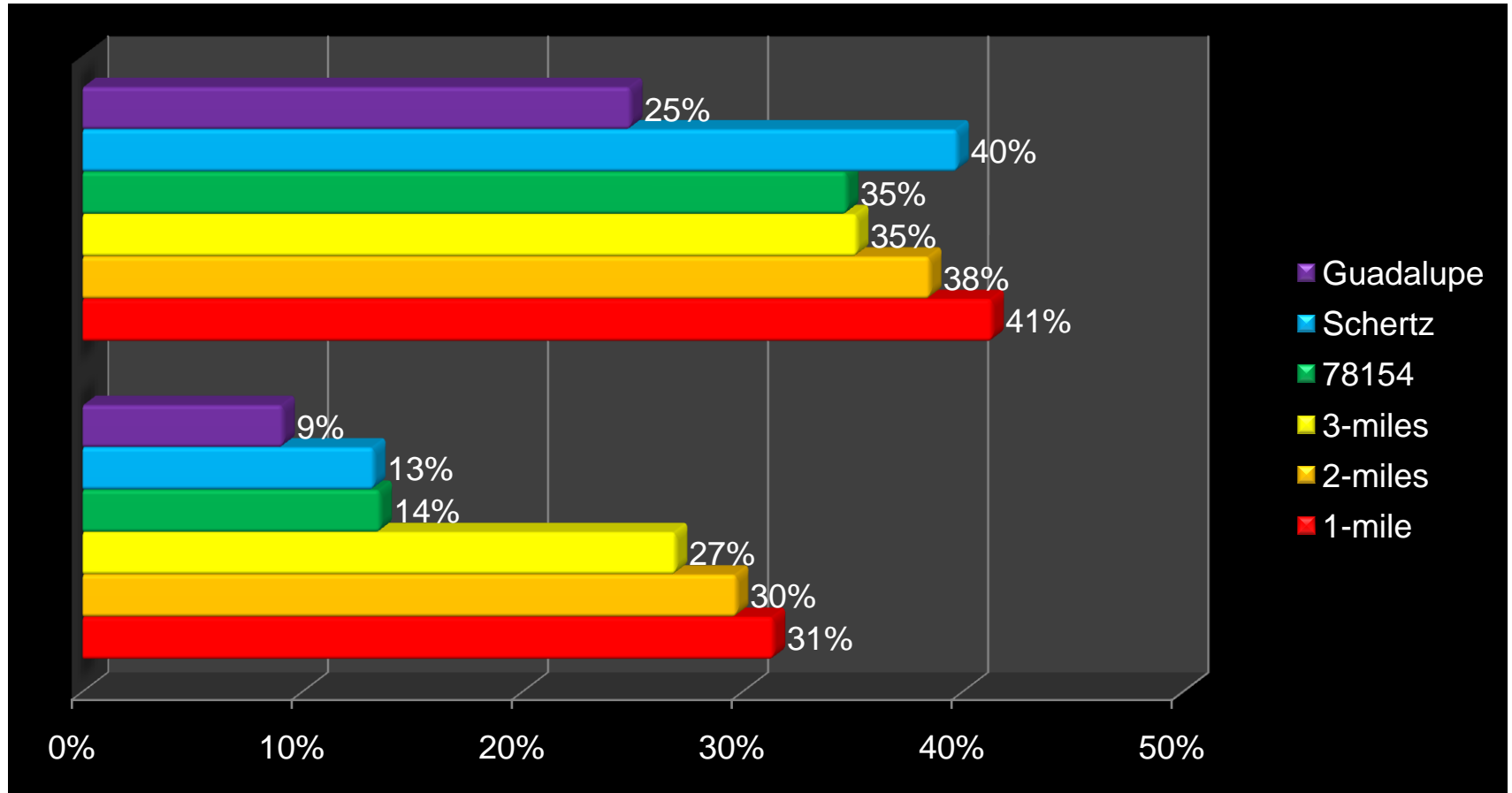


## *Micro market 2008 to 2013 annual growth in average household income*



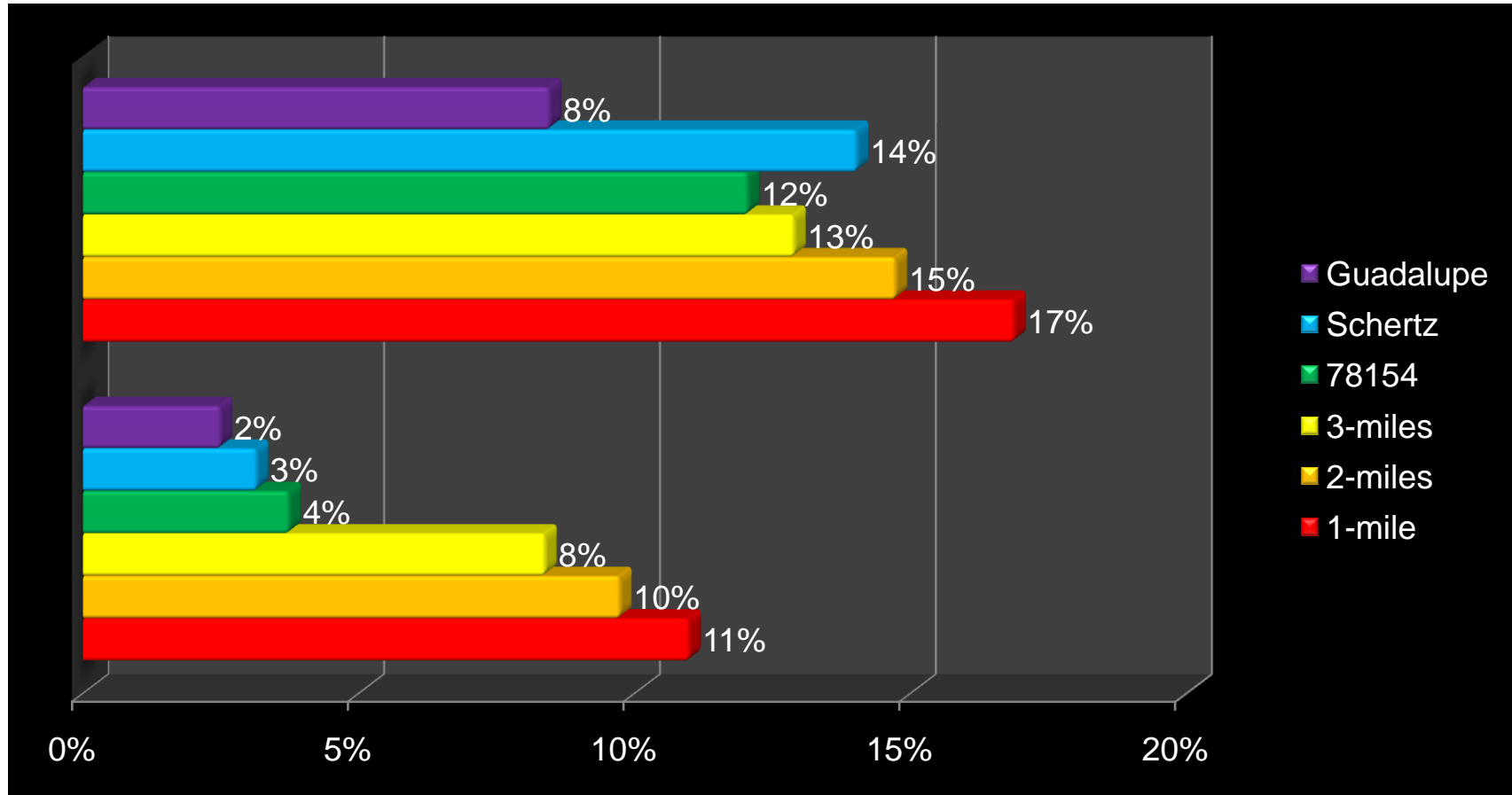
# Micro market 2008 & 2013

## % households at least \$100K annual income



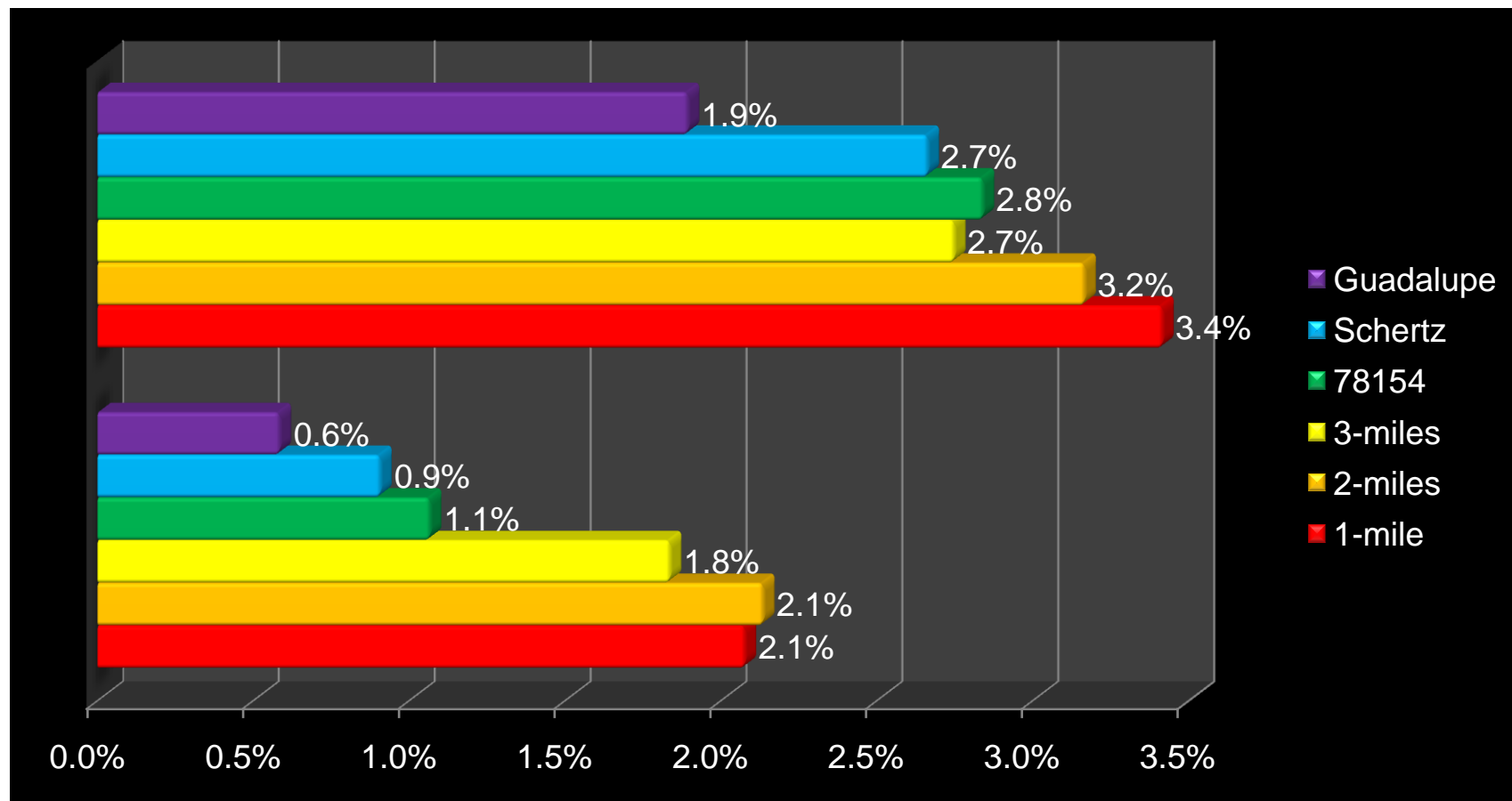
# Micro market 2008 & 2013

## % households at least \$150K annual income



# Micro market 2008 & 2013

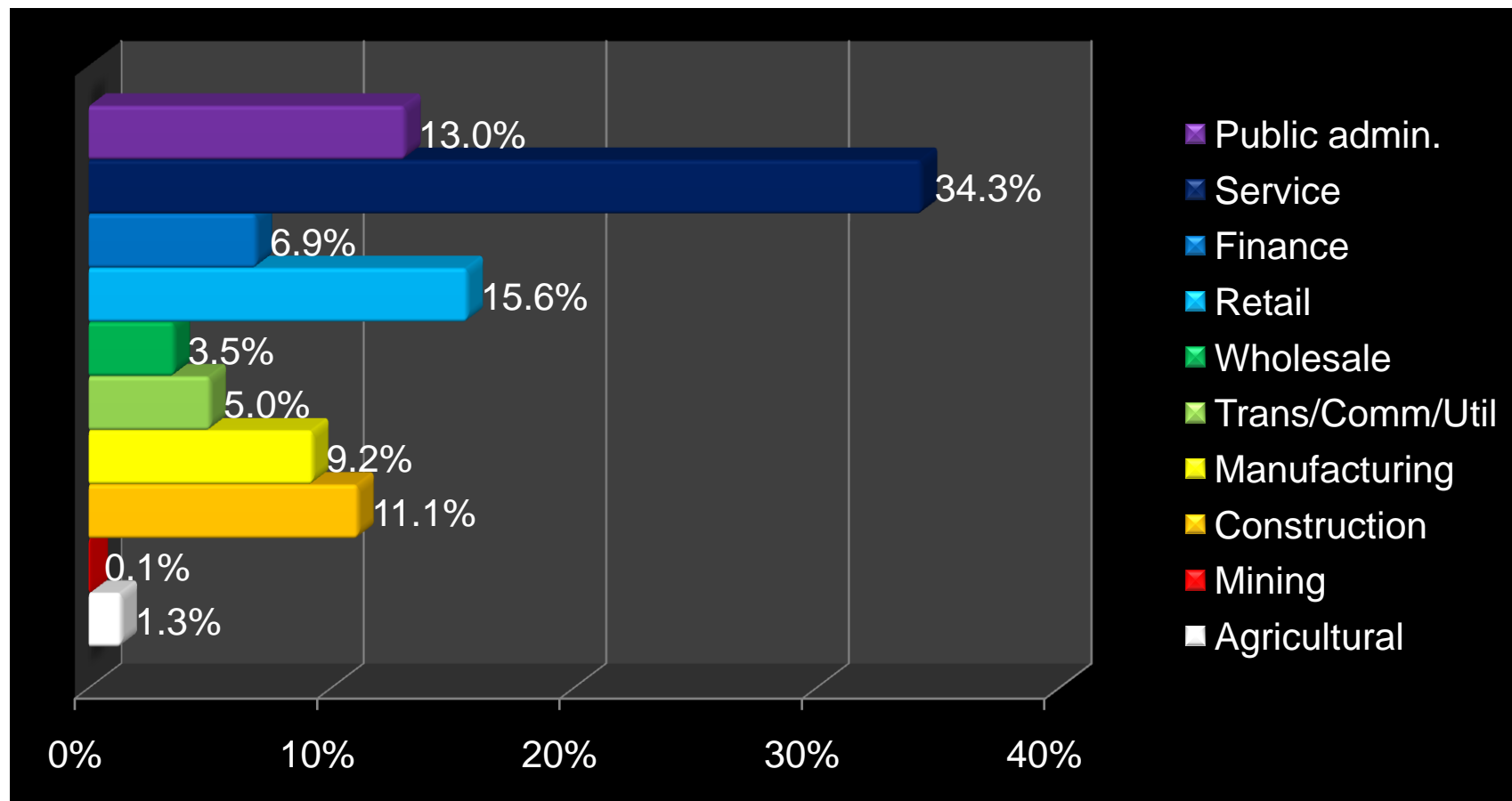
## % households at least \$250K annual income





## 2-mile radius 2008

### % of employees by market sector

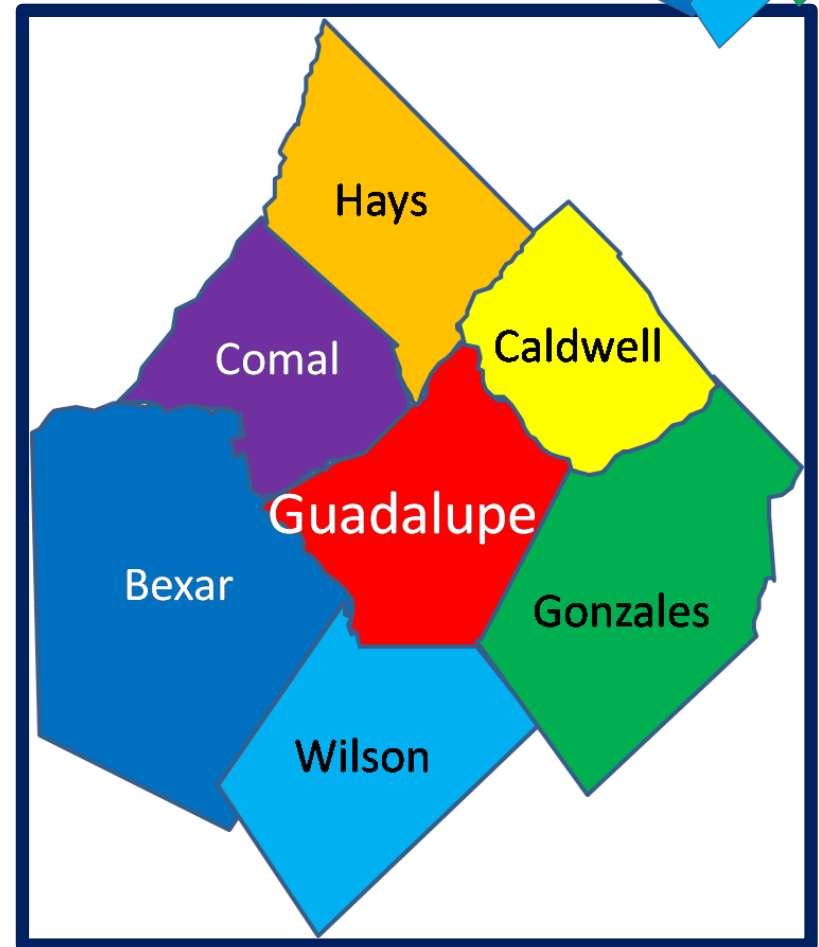


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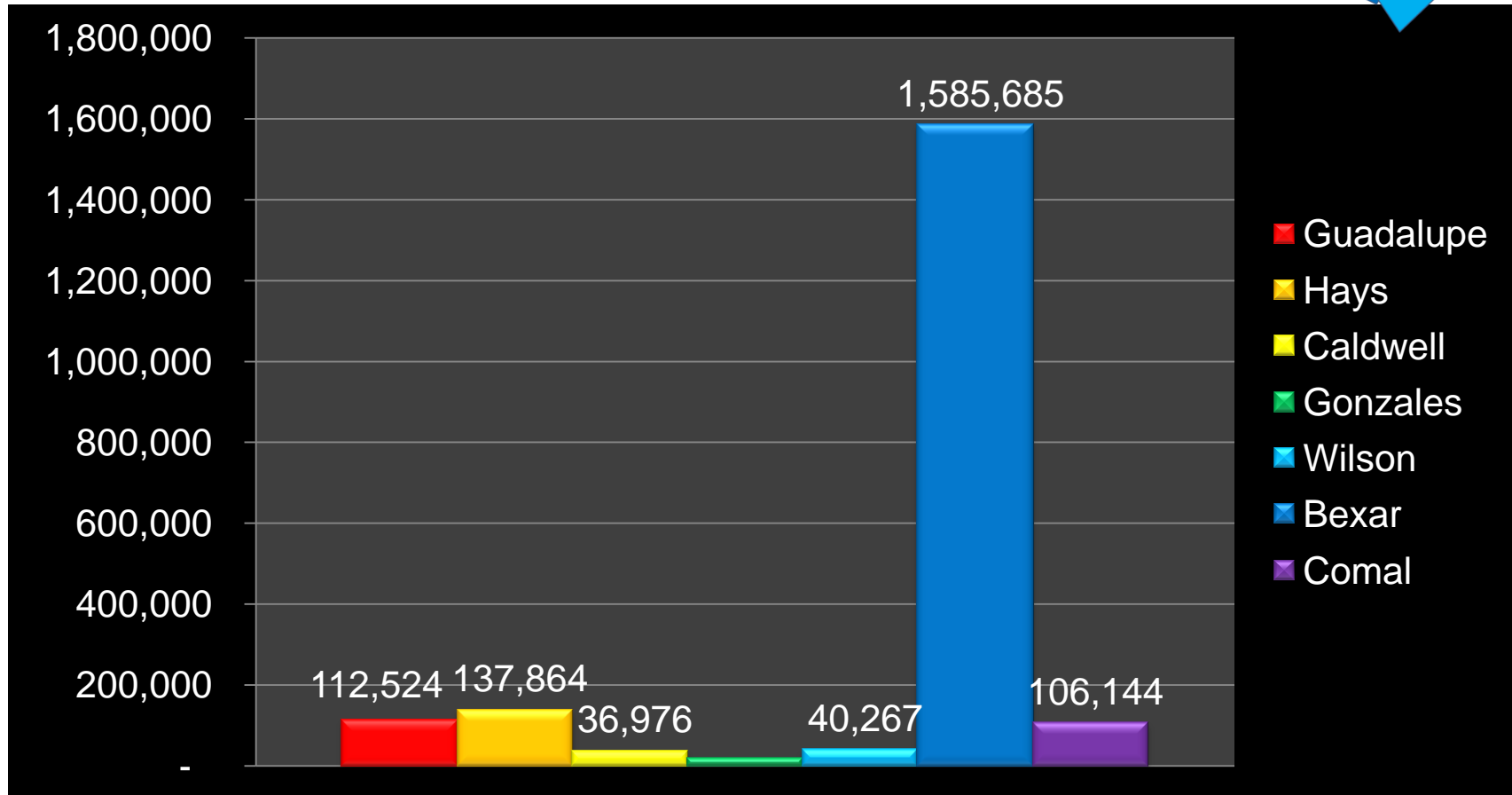
# Adjacent County overview



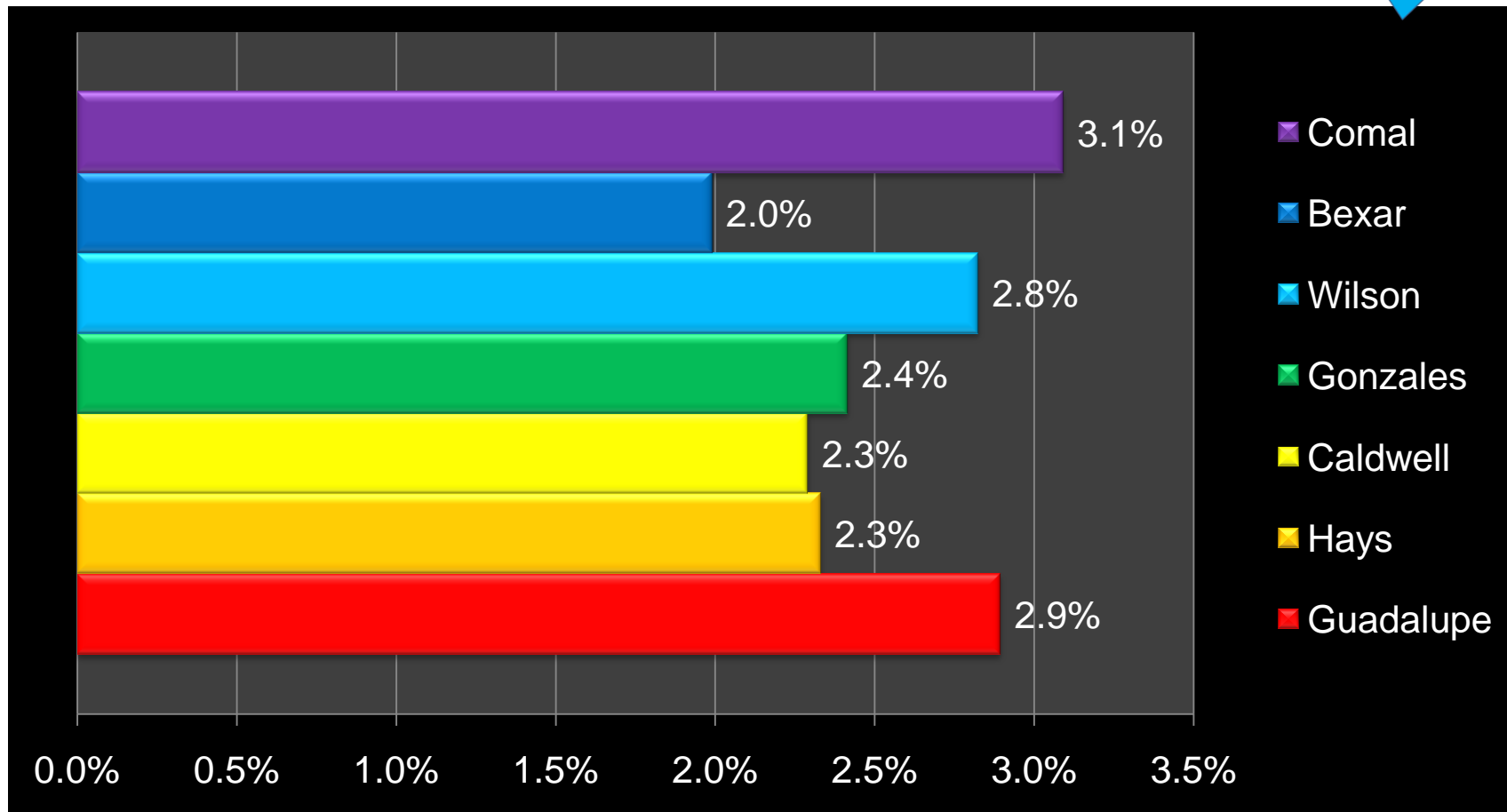
- 1. Guadalupe County is adjacent to Bexar County (San Antonio)**
- 2. 3% annual population growth rate through 2013 in Guadalupe is 50% higher than San Antonio CBSA**
- 3. Of all adjacent Counties, Guadalupe is # 1 in annual % growth families with \$150K+ incomes**
- 4. Of all adjacent Counties, Guadalupe is # 2 in annual % growth in:**
  - population**
  - household income**
  - effective buying income**
  - % growth families with \$100K +incomes**



# Adjacent County specific 2008 population



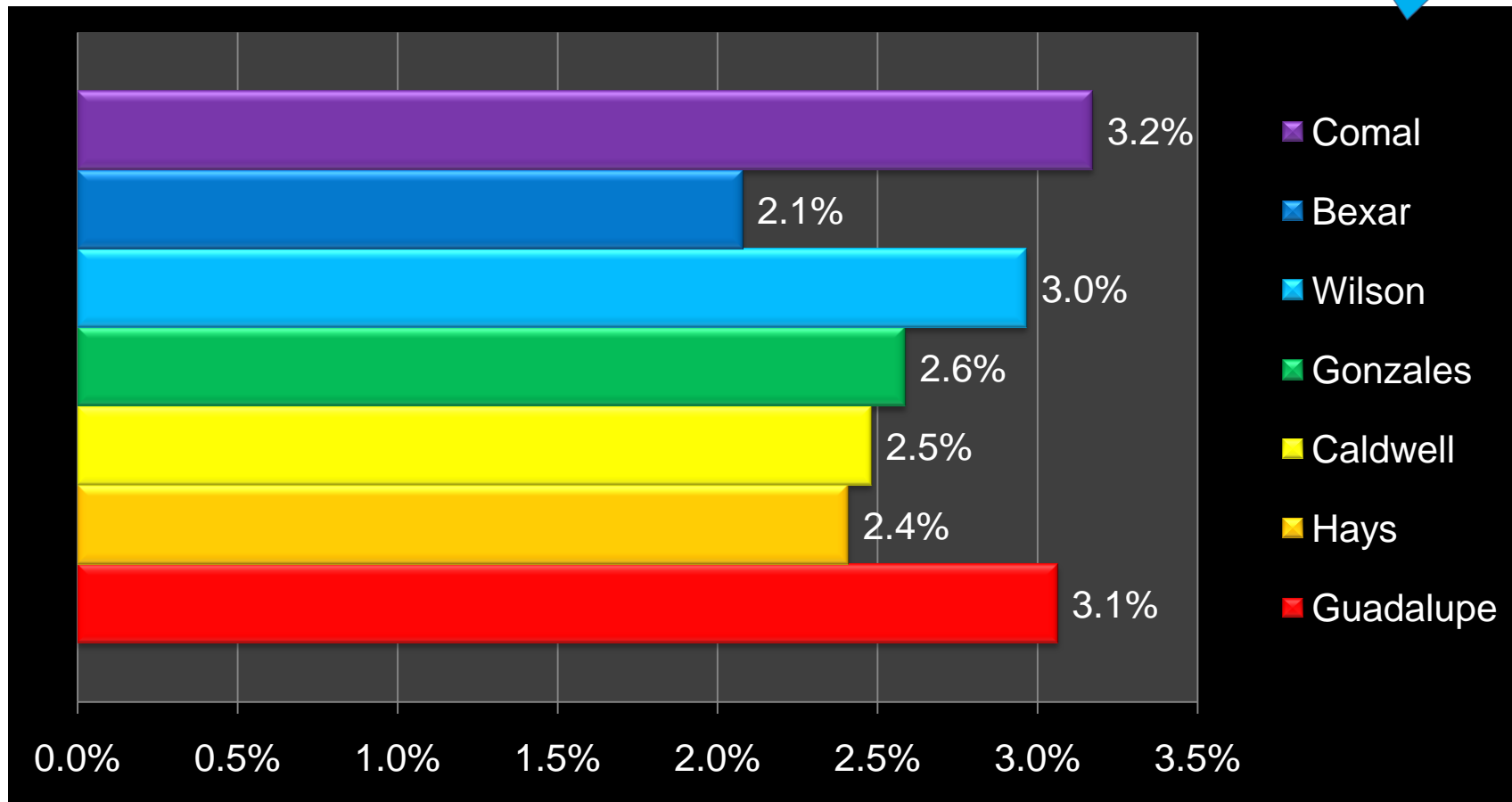
# Adjacent County specific 2008-13 annual % growth effective buying income



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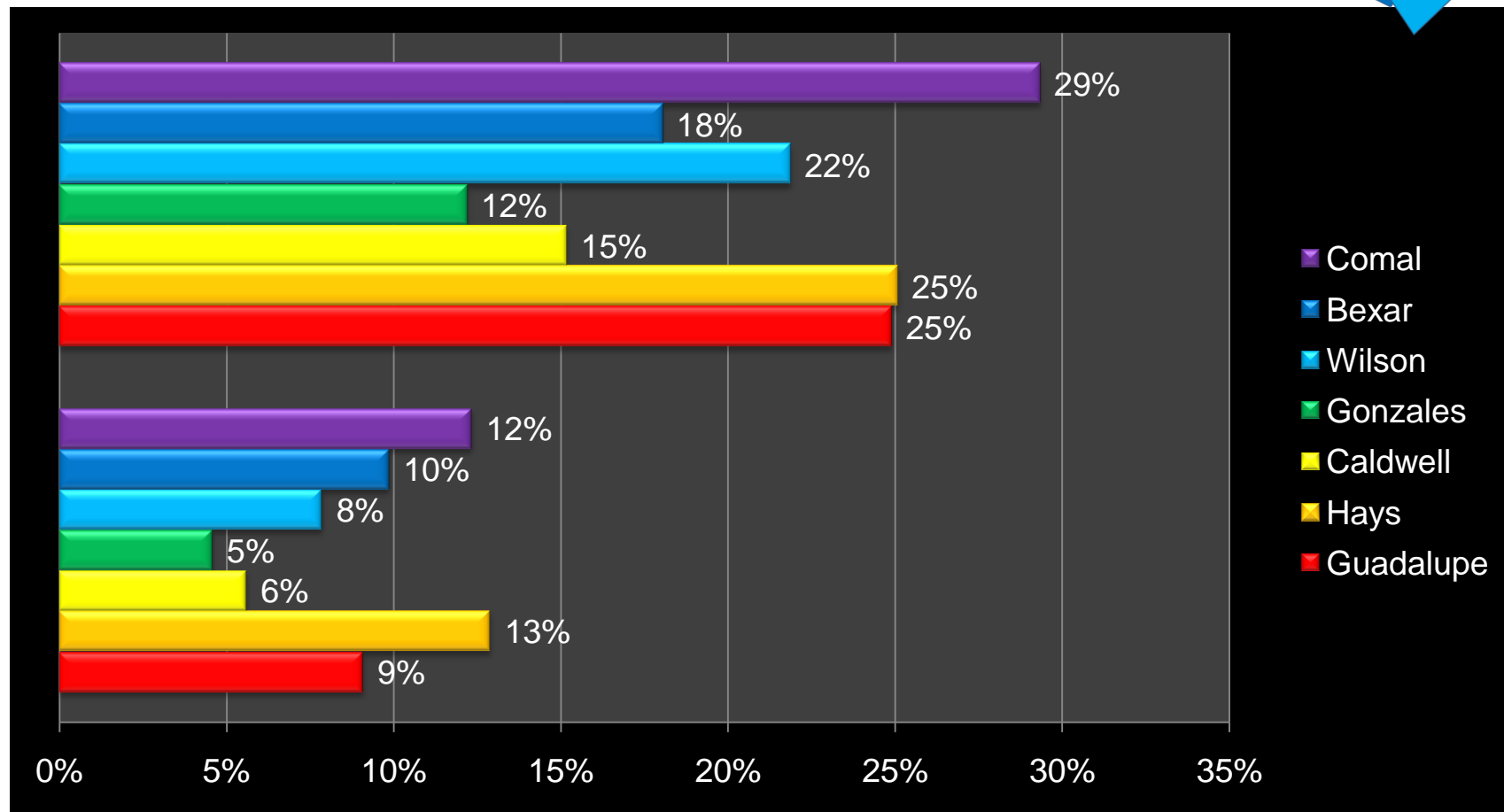


# Adjacent County specific 2008-13 annual % growth average household income



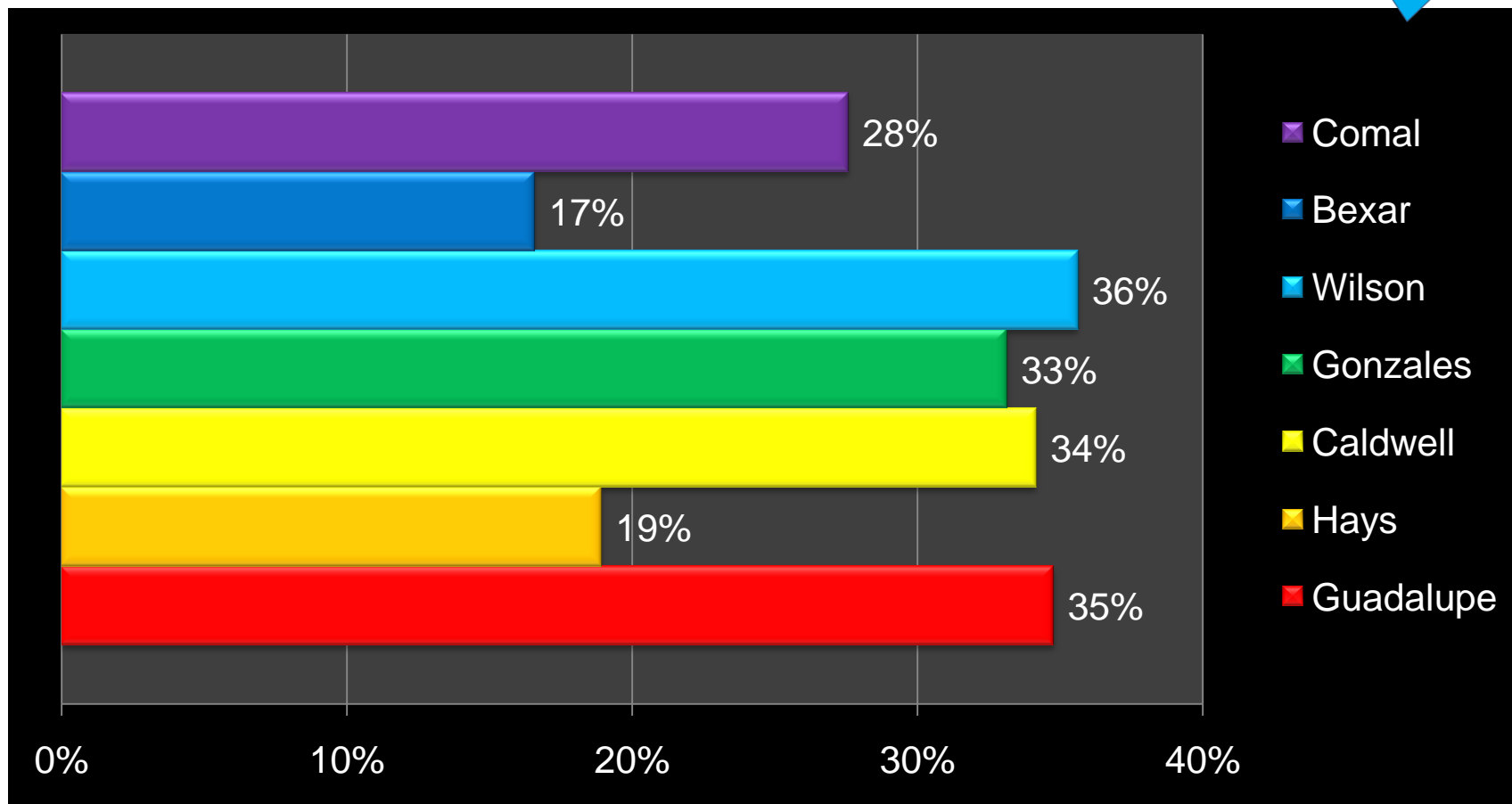
SOUTHWEST PARTNERS

# Adjacent County specific 2008 & 13 % households at least \$100K annual income



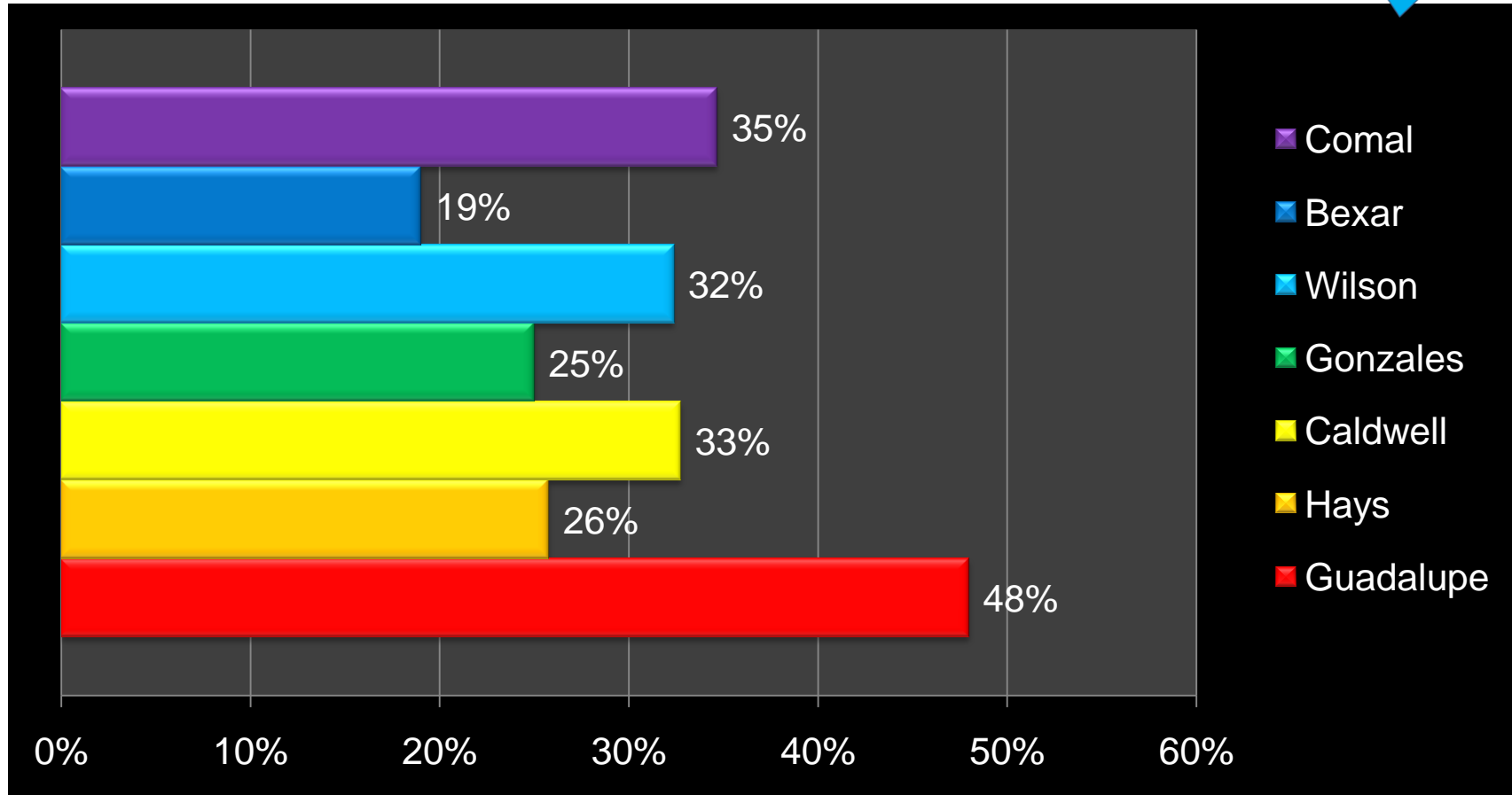
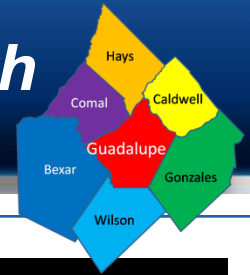
SOUTHWEST PARTNERS

# Adjacent County specific 2008-13 annual % growth households at least \$100K annual income



SOUTHWEST PARTNERS

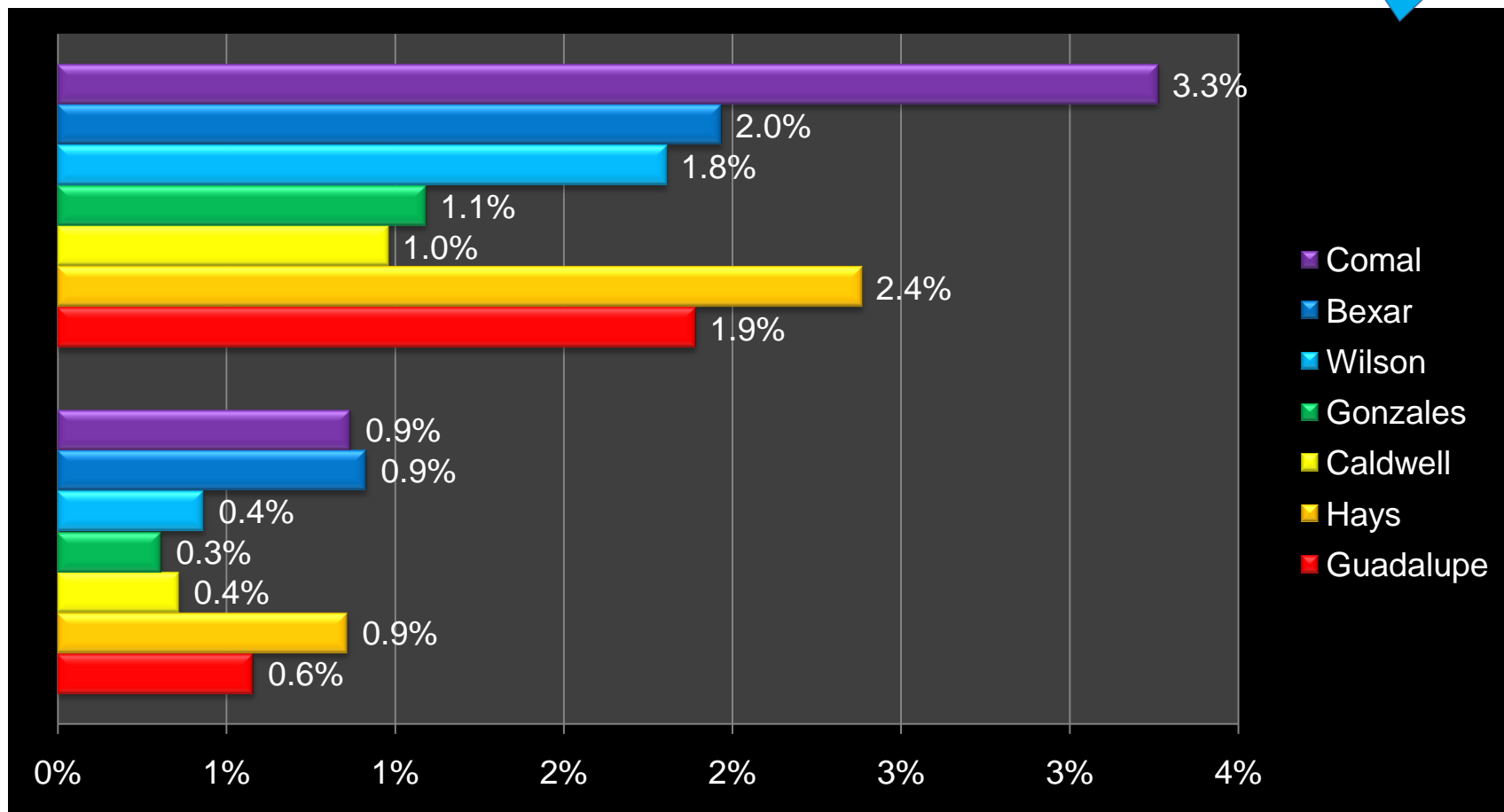
# Adjacent County specific 2008-13 annual % growth households at least \$150K annual income



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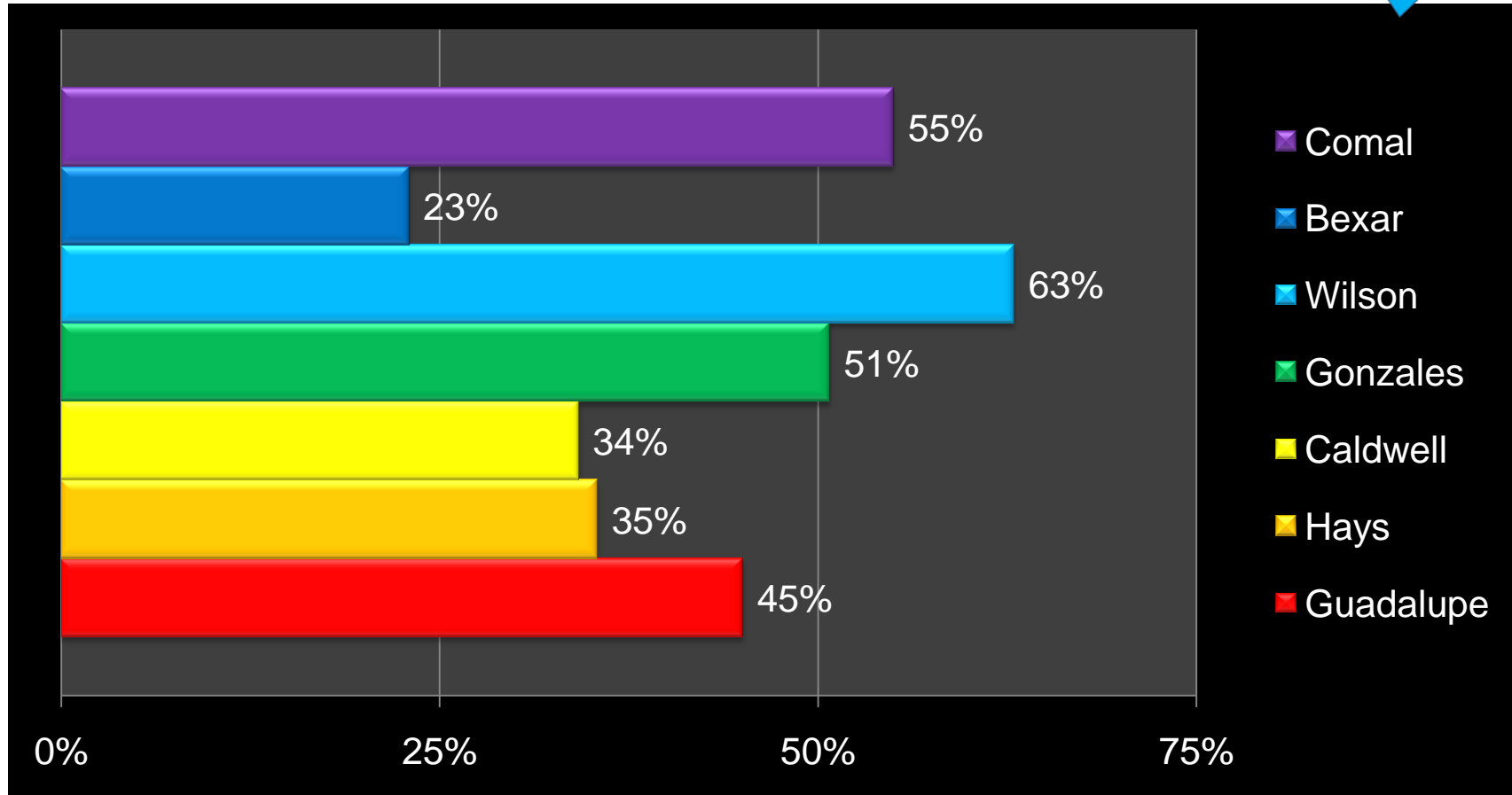
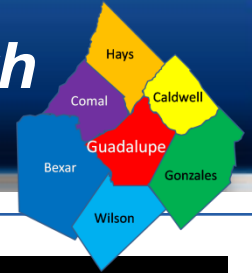


# Adjacent County specific 2008 & 13 % households at least \$250K annual income



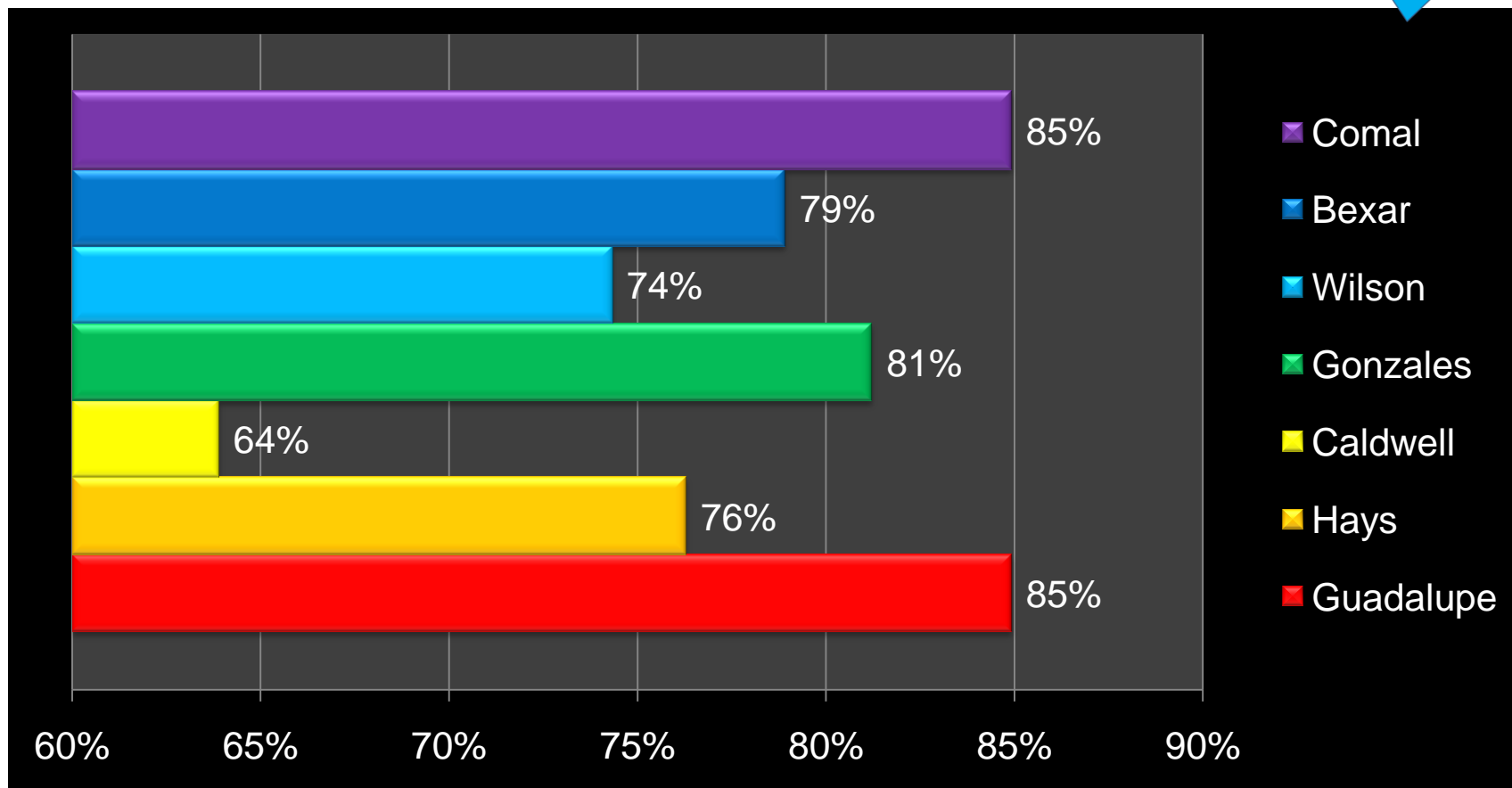
SOUTHWEST PARTNERS

# Adjacent County specific 2008-13 annual % growth households at least \$250K annual income



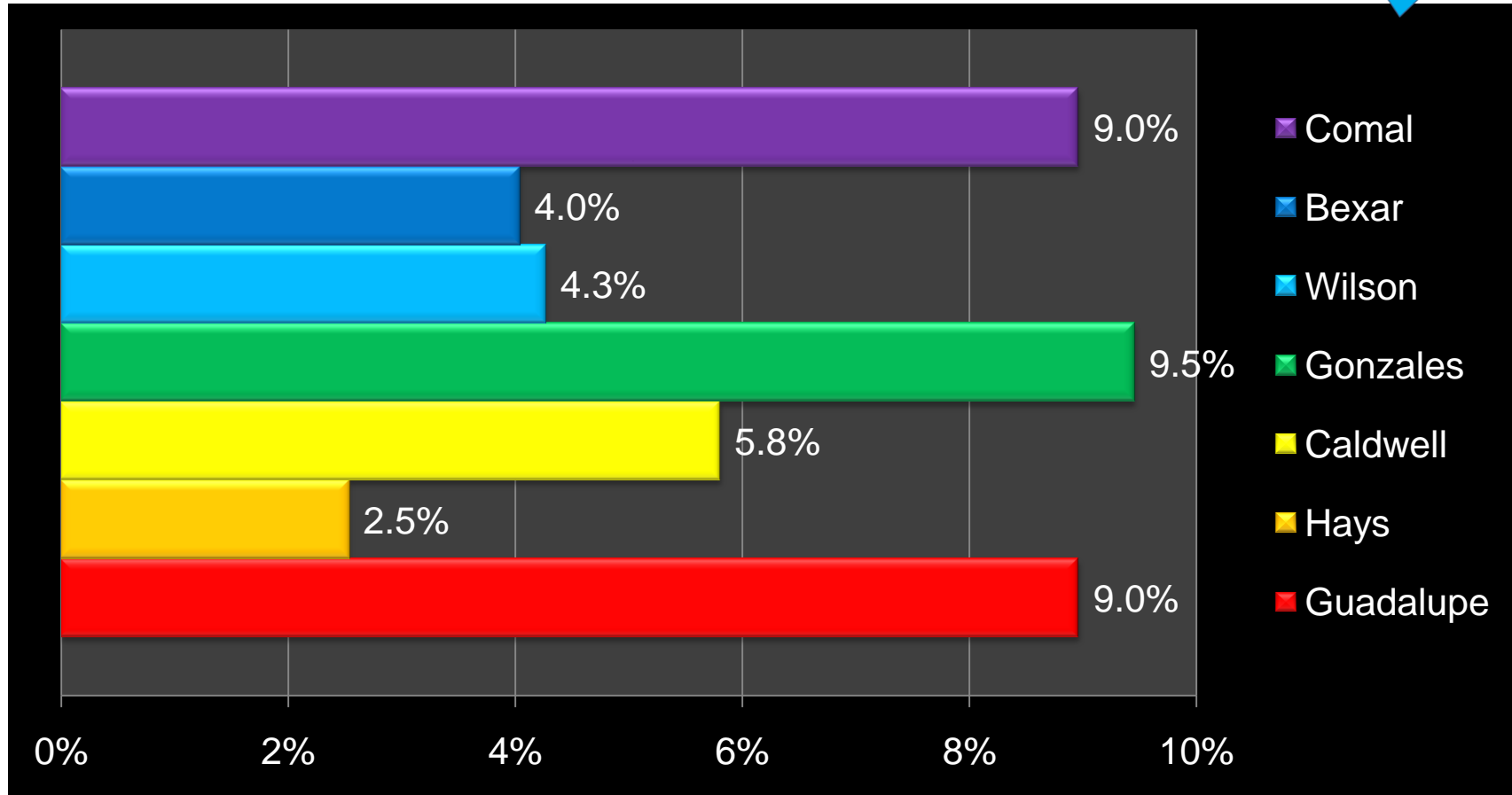
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# Adjacent County specific 2008 % private employees / total employees



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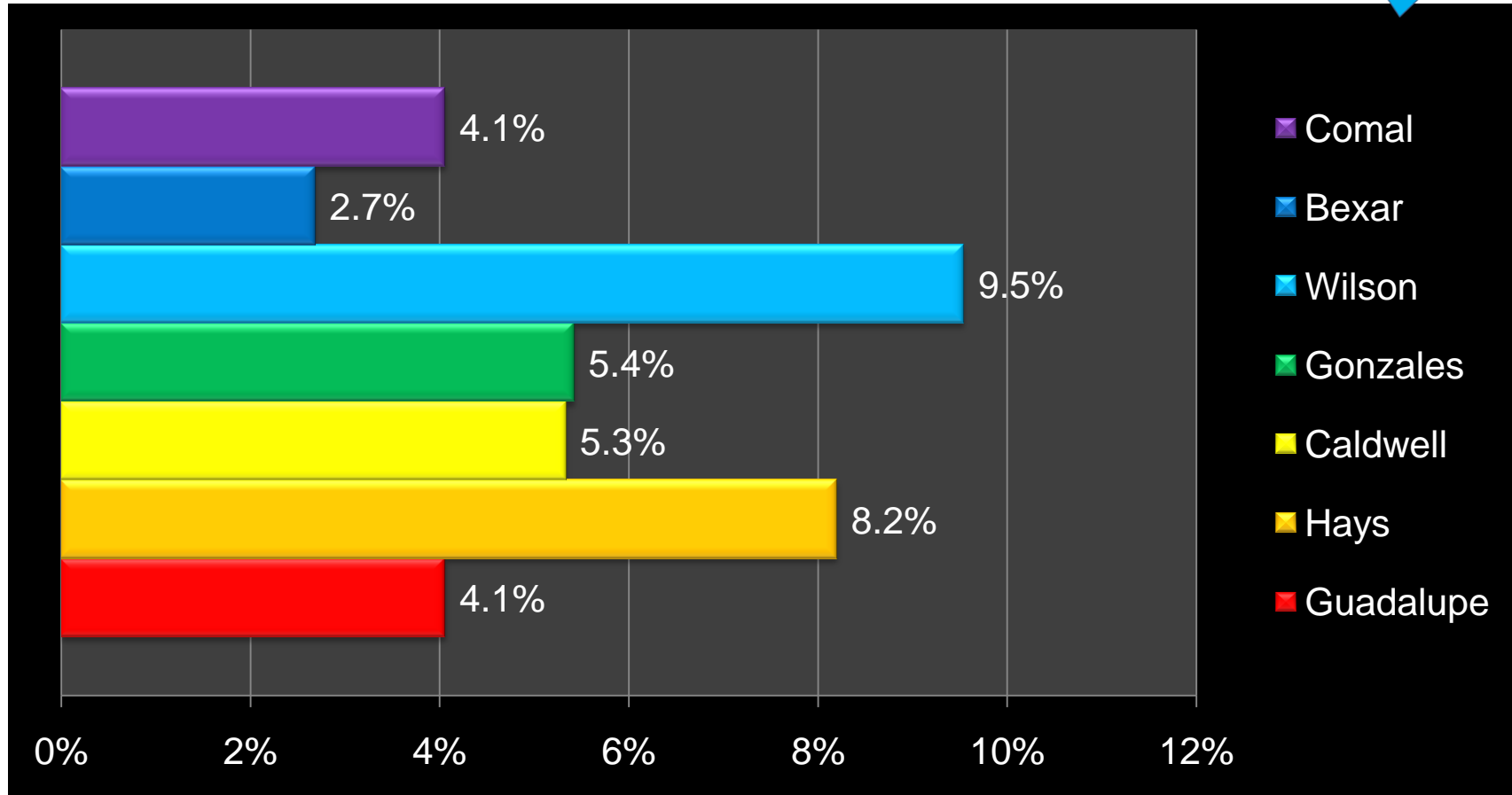
# Adjacent County specific 2008 % wholesale employees



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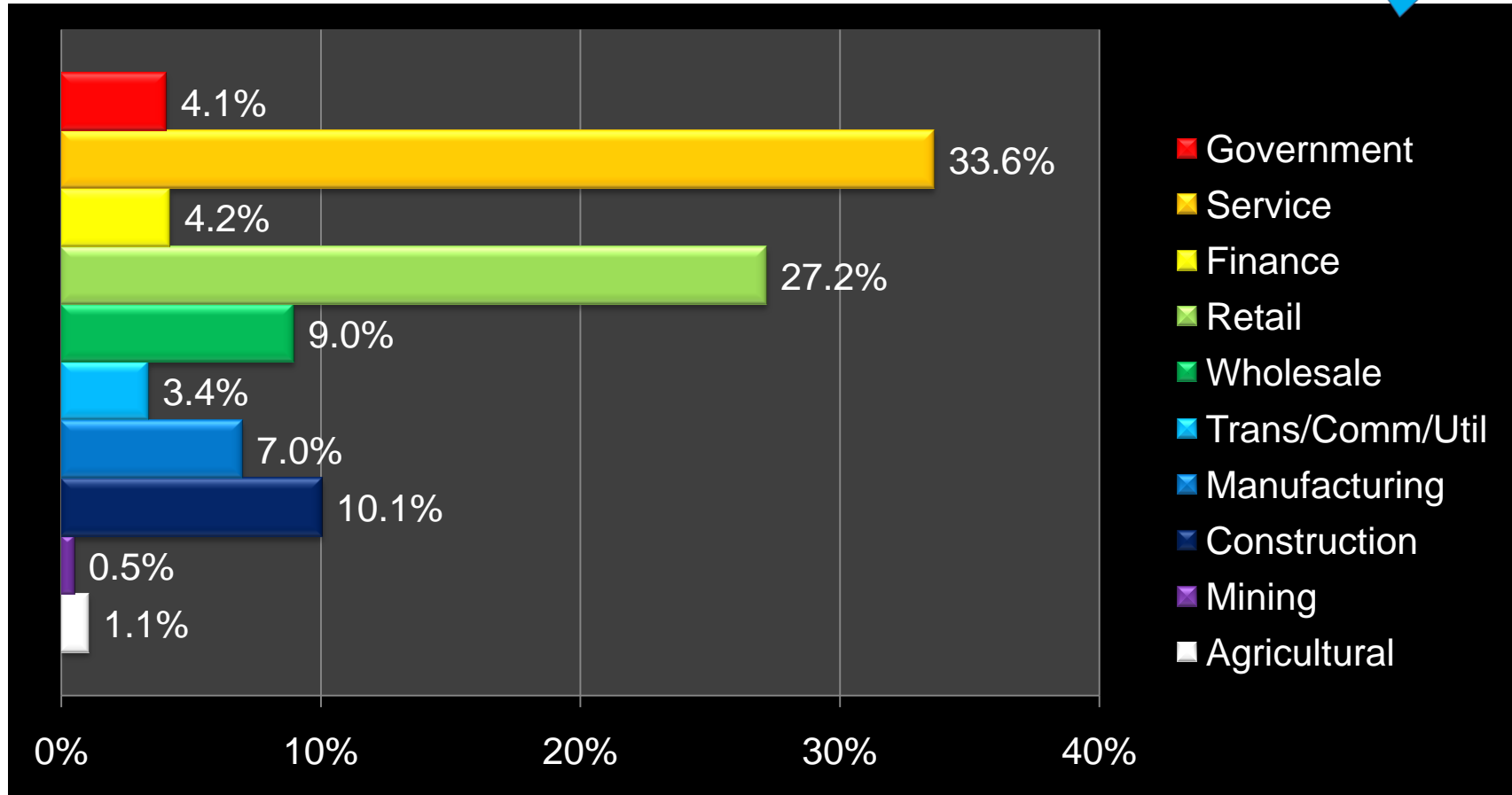
# Adjacent County specific 2008 % public admin./NFP employees



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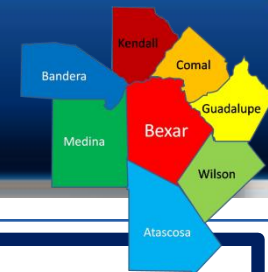
# Guadalupe County 2008

## % of employees by market sector

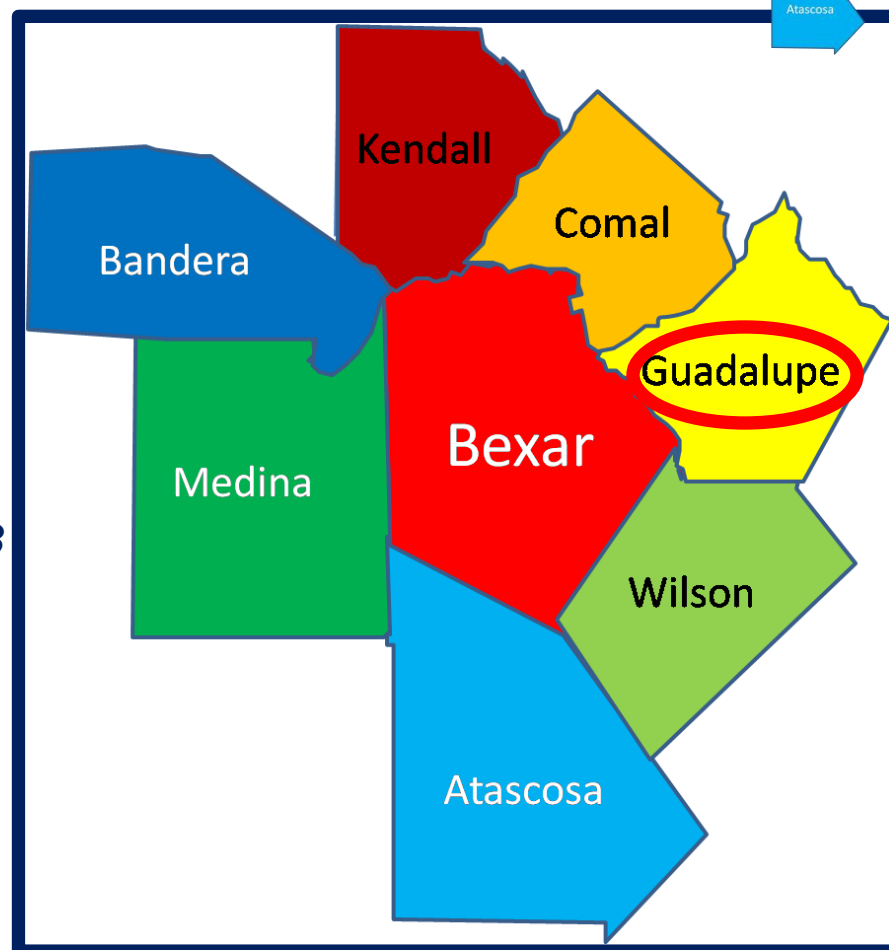


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# San Antonio CBSA key statistics



1. **1,900,000 population in 2008**
2. **2% annual % population growth rate through 2013**
3. **\$46 billion total 2008 economy**
4. **6.3% annual economic growth through 2013**
5. **\$61 billion estimated economy by 2013**
6. **Construction gained 733 jobs (1.4%) & 8.1% (3,967 jobs) annual rate 3 Q 08**
7. **4.9% unemployment in 3 Q 08**
8. **Only lost 365 total jobs in 3 Q 08**



# **816 Claritas reports on different geographies utilized in listing research & analysis available upon written request**

2 Digit SIC Summary 2008	Demographic Snapshot
HealthCare SIC Summary 2008	Demographic Trend
Retail SIC Summary 2008	HH Income by Age of Householder
Service SIC Summary 2008	Household Quick Facts
Work Place and Employment Summary	Population Quick Facts
Consumer Spending Patterns 2008	Population by Age and Race Trend
Effective Buying Income	Population by Age and Sex Trend
Executive Summary	Population by Age by Race by Sex
Household Trend	Race and Hispanic
Census Demographic Overview	RMP Opportunity Gap 2008
Census Demographic Quick Facts	Shopping Center List With Map 2008
Demographic Quick Facts	Traffic Volumes 2008

# **PDF sets of graphics, analysis & data available** **from our site, most professional sites and on request**

#	SET DESCRIPTION
1	Narrative detail
2	Highlights
3	Proforma professional summary
4	Proforma consumer set
5	Business opportunities
6	GAFO analysis
7	Plat, current site plan & conceptual site plan
8	Maps, driving distances & driving times
9	Micro market* demographic & econometric ("D&E") analysis summary table
10	Micro market* D&E analysis
11	Channelview CDP workplace & employment ("WP&E") analysis
12	Lee County WP&E analysis
13	Adjacent Counties** D&E analysis summary table
14	Adjacent Counties** D&E analysis
15	Adjacent Counties** WP&E analysis summary table
16	Adjacent Counties** WP&E analysis
17	Downloadable PDF sets, available Claritas reports and web links

\* "Micro market": 1-mile, 2-mile & 3-mile radiuses, Channelview CDP, 77530 zip code & Lee County.

\*\* "Adjacent Counties": Bastrop, Williamson, Milam, Burleson, Washington & Fayette.



# Key web links

1. **Professional listing with PDF sets of graphics and analysis:**  
<http://edg199914.local.cbcworldwide.com/cbclistings/4616081.html>
2. **Lands of America listing:** [www.landsofamerica.com/listing/338066](http://www.landsofamerica.com/listing/338066)
3. **LoopNet listing:** <http://listing.loopnet.com/16076813>
4. **Dedicated website:** <http://www.loopnet.com/xNet/mainsite/Flash/Profile.aspx?LID=16076813>
5. **Consumer listing:** <http://www.txls.com/detail.asp?PropID=51574>
6. **PDF flyer with HTML links:**  
<http://invision3cold.reapplications.com/public/viewFlyer.aspx?ID=3714aea4-3c42-40b3-9fdd-b0c66fadd0cb>
7. **Google street level view:**  
[http://maps.google.com/maps?f=q&source=s\\_q&hl=en&geocode=&q=418+roy+richard+drive,+schertz,+tx&sll=29.565301,-98.256719&sspn=0.008585,0.019226&g=416+roy+richard+drive,+schertz,+tx&ie=UTF8&ll=29.565357,-98.256698&spn=0.008585,0.019226&z=16&iwloc=addr&layer=c&cbll=29.564171,-98.256827&panoid=6B5wxo9mLYCduRXk8GRRKg&cbp=12,38.22138631929556,,0,11.262212759435144](http://maps.google.com/maps?f=q&source=s_q&hl=en&geocode=&q=418+roy+richard+drive,+schertz,+tx&sll=29.565301,-98.256719&sspn=0.008585,0.019226&g=416+roy+richard+drive,+schertz,+tx&ie=UTF8&ll=29.565357,-98.256698&spn=0.008585,0.019226&z=16&iwloc=addr&layer=c&cbll=29.564171,-98.256827&panoid=6B5wxo9mLYCduRXk8GRRKg&cbp=12,38.22138631929556,,0,11.262212759435144)