



BIRNBAUM PROPERTY COMPANY

200 Concord Plaza
Suite 860
San Antonio, TX
78216

Main:
(210) 349-7711

Fax:
(210) 349-7710

P.J. Pfeiffer
Ext. 204
ppfeiffer@birnbaumproperty.com

Jake Carr
Ext. 232
jcarr@birnbaumproperty.com

Tyler Bumpass
Ext. 213
tbumpass@birnbaumproperty.com

McCreless Market, San Antonio, TX

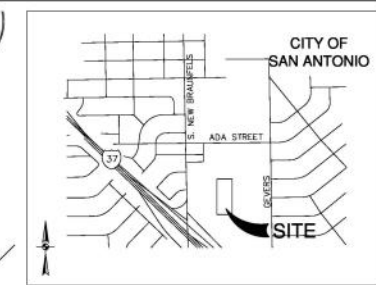
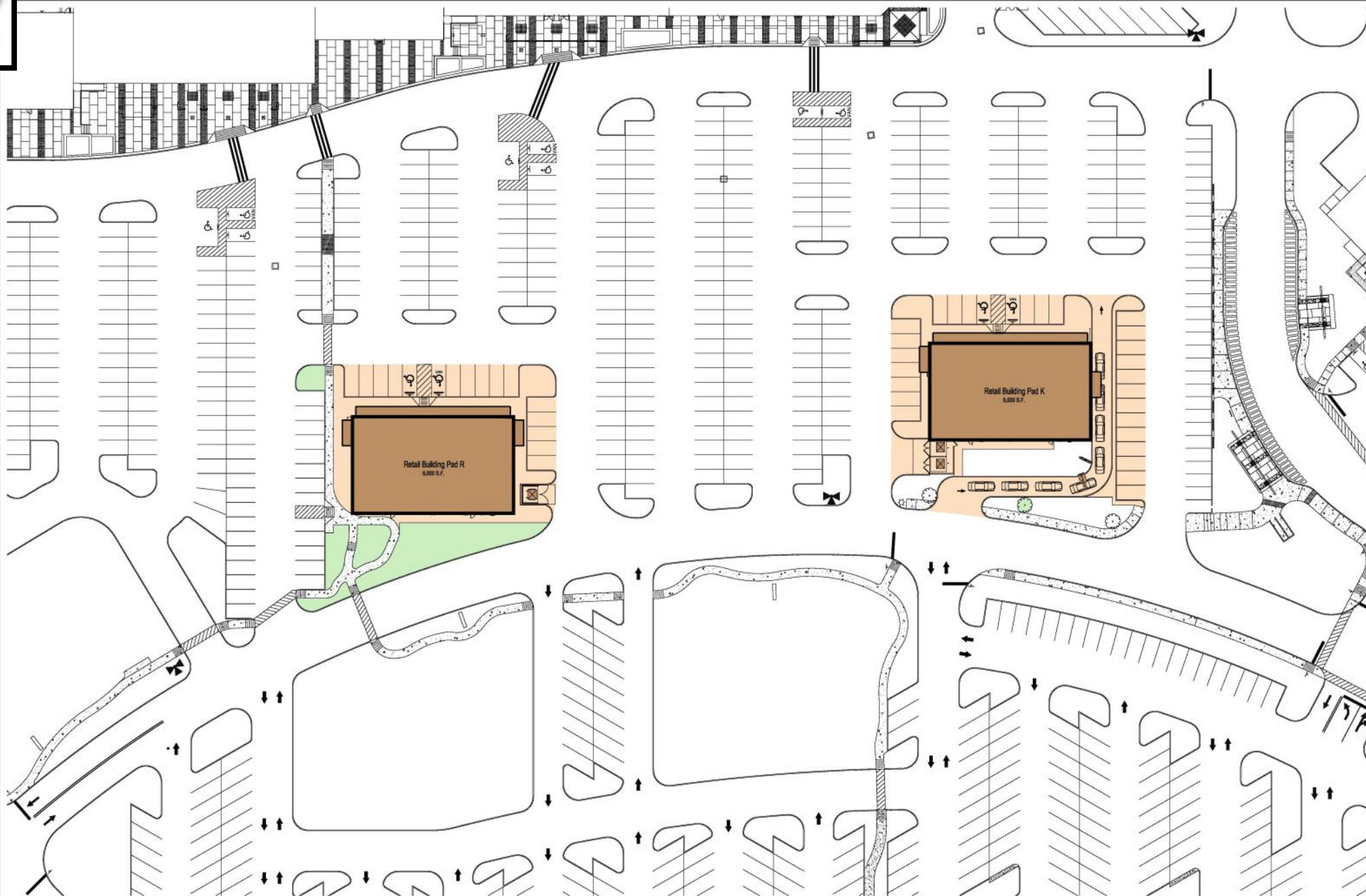


PROPERTY INFORMATION

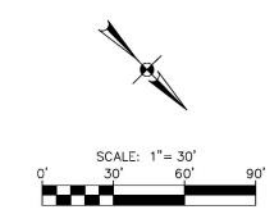
Location:	NEC of IH-37 & New Braunfels Avenue		
Available Space:	840sf - 6,000sf Inline and Pad Sites		
Price Per SF:	Call Broker for details		
Current Estimated NNN Expenses:	\$6.62 psf (estimate provided by Landlord and subject to adjustment)		
Project Size:	430,668sf		
Traffic Counts: TXDOT 2015	Approximately 127,187 vpd - IH-37 Approximately 21,762 vpd - East Southcross Blvd. Approximately 9,671 vpd - New Braunfels Avenue		
Demographics 2017	<u>1 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	18,337	119,083	281,648
Households	6,710	41,700	95,788
Avg HH Income	\$37,967	\$43,498	\$45,245
Median Age	34.1	33.6	33.7



BIRNBAUM PROPERTY COMPANY



LOCATION MAP
NOT-TO-SCALE



Drawn: Apr. 04, 2017, 11:58am, User: B, 4549927
File: C:\Users\p459527\Documents\McGraw-Hill\Retail R Proposed Site 1-25-18\SitePlan\Archives\SA13 Retail R Proposed Site 1-25-18\Retail.DWG

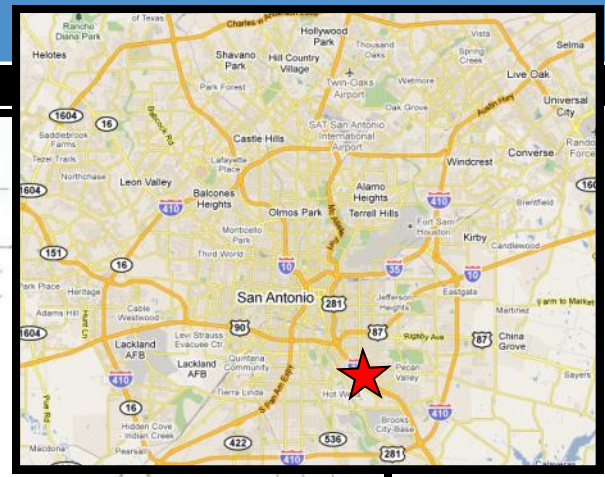


2000 NW LOOP 410 | SAN ANTONIO, TEXAS 78213 | PHONE: 210.375.9000
FAX: 210.375.9010
TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470
TEXAS BOARD OF PROFESSIONAL LAND SURVEYING, FIRM REGISTRATION # 10028800

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H-E-B

McCRELESS
RETAIL PADS - LAYOUT W/AERIAL





Pop-Facts Demographics

Description	4130 S NEW BRAUNFELS AVE, SAN ANTONIO, TX, 78223-1719: Radius Analysis Area Group: Radius 1.0 mile(s)		4130 S NEW BRAUNFELS AVE, SAN ANTONIO, TX, 78223-1719: Radius Analysis Area Group: Radius 3.0 mile(s)		4130 S NEW BRAUNFELS AVE, SAN ANTONIO, TX, 78223-1719: Radius Analysis Area Group: Radius 5.0 mile(s)	
	Total	%	Total	%	Total	%
Pop-Facts Summary						
Population						
2022 Projection	19,235		125,214		298,331	
2017 Estimate	18,337		119,083		281,648	
2010 Census	17,607		113,394		261,596	
2000 Census	17,770		114,887		260,301	
Growth 2017 - 2022		4.89%		5.15%		5.92%
Growth 2010 - 2017		4.14%		5.02%		7.67%
Growth 2000 - 2010		(0.91%)		(1.30%)		0.50%
Households						
2022 Projection	7,096		44,271		102,687	
2017 Estimate	6,710		41,700		95,788	
2010 Census	6,332		38,901		86,730	
2000 Census	6,394		38,601		84,290	
Growth 2017 - 2022		5.76%		6.16%		7.20%
Growth 2010 - 2017		5.97%		7.20%		10.44%
Growth 2000 - 2010		(0.97%)		0.78%		2.90%
Family Households						
2022 Projection	4,729		30,380		70,159	
2017 Estimate	4,467		28,630		65,553	
2010 Census	4,217		26,758		59,709	
2000 Census	4,340		27,622		60,633	
Growth 2017 - 2022		5.85%		6.11%		7.03%
Growth 2010 - 2017		5.95%		7.00%		9.79%
Growth 2000 - 2010		(2.85%)		(3.13%)		(1.52%)

Pop-Facts Demographics

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	Total	%	Total	%	Total	%
2017 Est. Households by HH Income	6,710		41,700		95,788	
Income < \$15,000	1,694	25.25%	9,308	22.32%	21,081	22.01%
Income \$15,000 - \$24,999	1,201	17.91%	7,419	17.79%	16,110	16.82%
Income \$25,000 - \$34,999	1,023	15.25%	6,058	14.53%	13,576	14.17%
Income \$35,000 - \$49,999	1,034	15.41%	6,549	15.71%	15,032	15.69%
Income \$50,000 - \$74,999	979	14.60%	6,351	15.23%	14,977	15.64%
Income \$75,000 - \$99,999	423	6.31%	2,734	6.56%	7,029	7.34%
Income \$100,000 - \$124,999	217	3.23%	1,593	3.82%	3,830	4.00%
Income \$125,000 - \$149,999	79	1.18%	865	2.07%	1,943	2.03%
Income \$150,000 - \$199,999	48	0.71%	458	1.10%	1,162	1.21%
Income \$200,000 - \$249,999	8	0.12%	129	0.31%	394	0.41%
Income \$250,000 - \$499,999	2	0.04%	160	0.38%	403	0.42%
Income \$500,000+	1	0.01%	76	0.18%	252	0.26%
2017 Est. Average Household Income	\$37,967		\$43,498		\$45,245	
2017 Est. Median Household Income	\$29,491		\$31,807		\$32,884	
2017 Median HH Inc. by Single-Class. Race or Eth.						
White Alone	\$29,583		\$32,558		\$34,088	
Black or African American Alone	\$16,821		\$25,230		\$25,050	
American Indian and Alaska Native Alone	\$48,039		\$39,349		\$42,021	
Asian Alone	\$45,801		\$54,203		\$41,540	
Native Hawaiian and Other Pacific Islander Alone	\$14,999		\$44,136		\$41,661	
Some Other Race Alone	\$31,151		\$30,076		\$30,647	
Two or More Races	\$50,878		\$39,237		\$39,911	
Hispanic or Latino	\$30,094		\$31,341		\$32,811	
Not Hispanic or Latino	\$27,839		\$33,273		\$33,117	
2017 Est. Family HH Type by Presence of Own Child.						
Married-Couple Family, own children	1,043	23.35%	6,617	23.11%	15,444	23.56%
Married-Couple Family, no own children	1,388	31.08%	8,868	30.98%	20,252	30.89%
Male Householder, own children	228	5.10%	1,425	4.98%	3,013	4.60%
Male Householder, no own children	271	6.06%	1,834	6.41%	4,219	6.44%
Female Householder, own children	830	18.59%	5,156	18.01%	11,532	17.59%
Female Householder, no own children	707	15.83%	4,731	16.52%	11,093	16.92%