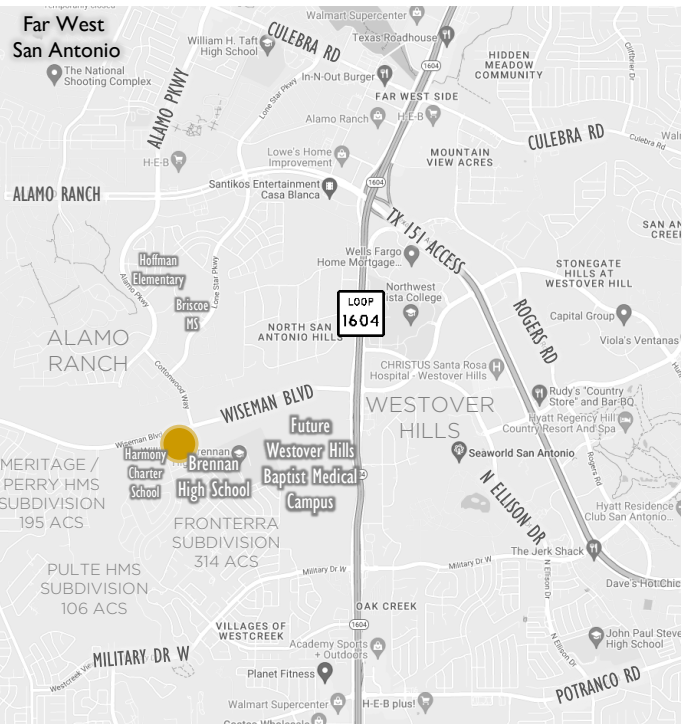


FUTURE RETAIL DEVELOPMENT
WISEMAN BLVD & COTTONWOOD WAY & WESTCREEK OAKS DR
 SAN ANTONIO, TX 78253

RETAIL CENTER
 COMING SOON

RETAIL SPACE & PAD SITES



THE ONLY CURRENT RETAIL SPACE - PAD SITE AVAILABILITY ALONG THE WISEMAN CORRIDOR BETWEEN 1604 & TALLEY RD

SHOPPING CENTER SPACE & PAD SITES AVAILABLE

- WESTOVER HILLS @ ALAMO RANCH – AREA IS MARKED BY RAPID RESIDENTIAL & RETAIL GROWTH.
- LOCATED AT THE ENTRANCE TO BRENNAN HIGH SCHOOL & HARMONY CHARTER SCHOOL, SURROUNDED BY THOUSANDS OF NEW HOMES AND APARTMENT UNITS.
- SITUATED AT THE MOST PROMINENT INTERSECTION WITHIN WESTPOINTE EAST.
- ONE MILE FROM LOOP 1604 & THE FUTURE 72 AC WESTOVER HILLS BAPTIST MEDICAL CAMPUS.

RETAIL SPACE
 FROM 1,500± SF TO 25,000 SF

PAD SITES
 FROM .66± AC TO 2.2± AC PADS
 W/ DRIVE-THRU CONCEPTS

CONSTRUCTION STATUS
 PROPOSED - 2023

ACCESS
 WISEMAN RD, COTTONWOOD WAY & WESTCREEK OAKS DR

TRAFFIC COUNTS
 27,500 VPD WISEMAN BLVD @ COTTONWOOD WAY

LAND SIZE
 11.79 ACS

ZONING
 OCL (OUTSIDE CITY LIMITS)

RETAIL SPACE

SITE PLAN

PRE-LEASE

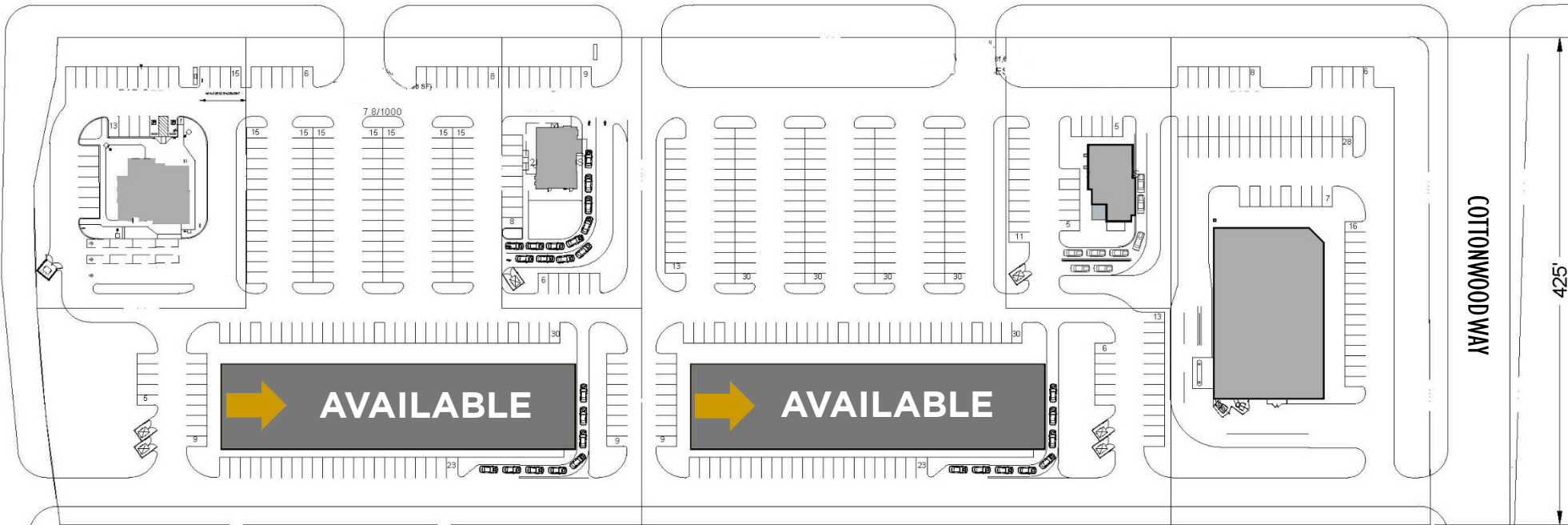


WISEMAN BLVD

WESTCREEK OAKS DRIVE

COTTONWOOD WAY

425'



RETAIL AVAILABILITY
1,500± SF – 25,000 SF

RENTAL RATE
\$35.00 /SF /YR
+ \$10 /SF EST. NNN

LEASE TERMS
5 YEAR MINIMUM

PARKING
7.8 – 8.0/1,000

T/I ALLOWANCE
\$35.00 /SF

CONSTRUCTION STATUS
PROPOSED 2023

CLICK TO VIEW



SITE PLAN EXHIBIT

2022 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	7,439	81,442	265,812
# HOUSEHOLDS	2,400	27,449	87,246
AVG HH INCOME	\$135,517	\$119,609	\$103,968

PAD SITES

CONCEPTUAL SITE PLAN

FOR SALE

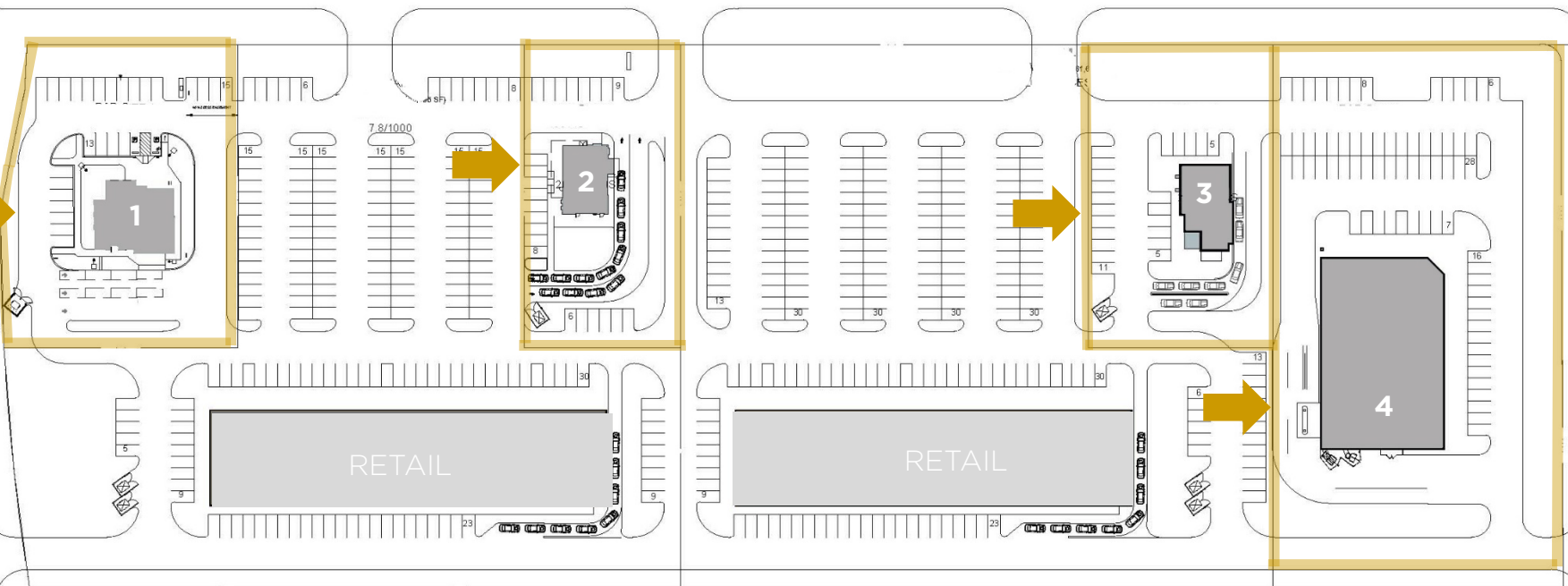


WISEMAN BLVD

WESTCREEKOAKS DRIVE

COTTONWOOD WAY

425'



PAD SITE 1
0.96± ACS

PAD SITE 2
0.66± ACS

PAD SITE 3
0.78± ACS

PAD SITE 4
2.20± ACS

PRICING
CONTACT BROKER

CLICK TO VIEW



SITE PLAN EXHIBIT

TRADE AREA



**RETAIL CENTER
COMING SOON**



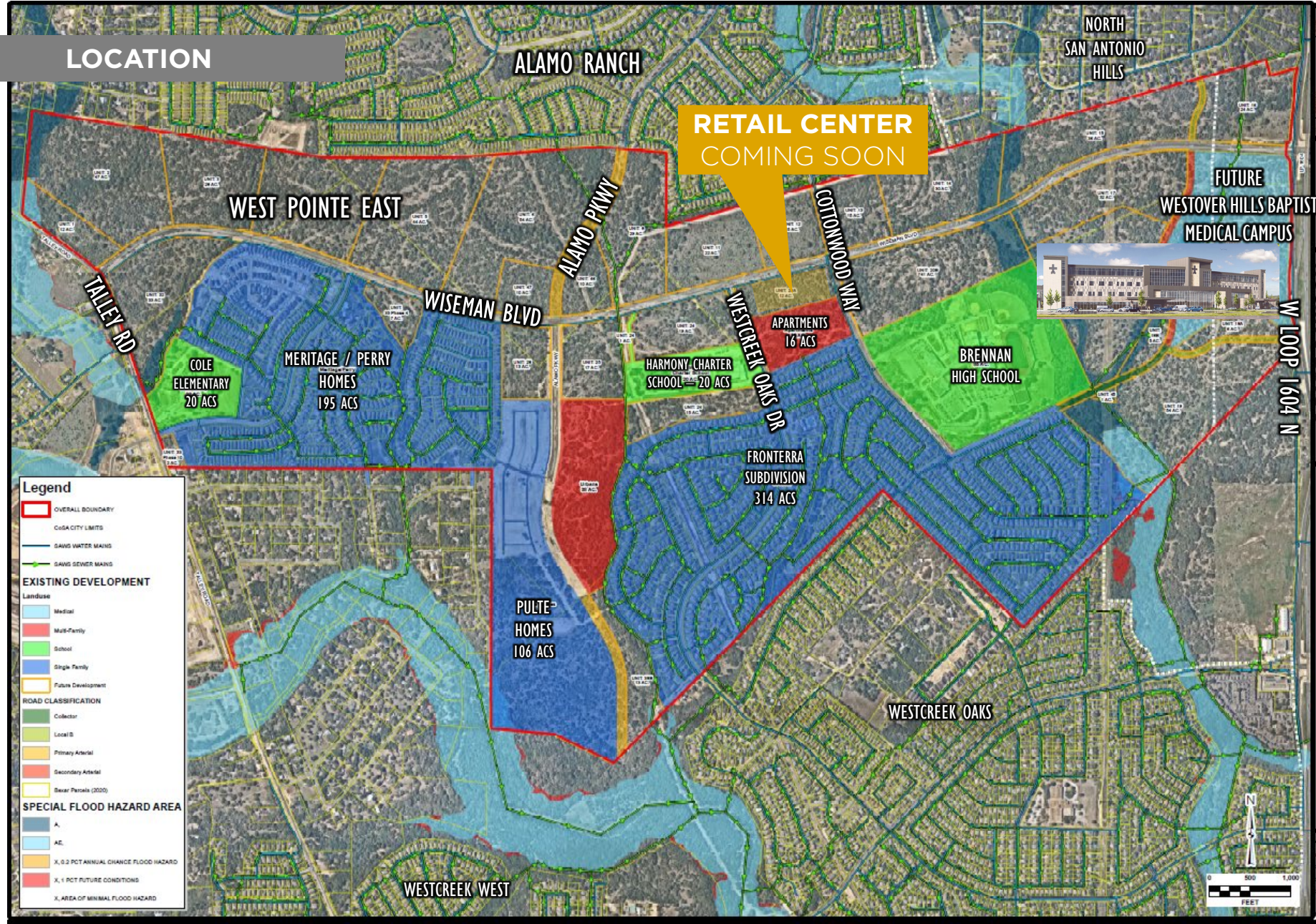
**FUTURE
WESTOVER HILLS BAPTIST
MEDICAL CAMPUS**

WESTOVER HILLS BAPTIST MEDICAL CAMPUS broke ground 10/2022 — \$230M multi-phase project on 72 acres includes 5-story, 255,000 SF acute-care hospital, medical office buildings, ambulatory surgical center, w/potential for additional medical.

FUTURE RETAIL DEVELOPMENT

WISEMAN BLVD & COTTONWOOD WAY & WESTCREEK OAKS DR

LOCATION



Legend

- OVERALL BOUNDARY
- COSA CITY LIMITS
- SAWS WATER MAINS
- SAWS SEWER MAINS

EXISTING DEVELOPMENT

Landuse

- Medical
- Multi-Family
- School
- Single Family
- Future Development

ROAD CLASSIFICATION

- Collector
- Local B
- Primary Arterial
- Secondary Arterial
- Sever Penals (2000)

SPECIAL FLOOD HAZARD AREA

- A
- AC
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, 1 PCT FUTURE CONDITIONS
- X, AREA OF MINIMAL FLOOD HAZARD



PAPE-DAWSON ENGINEERS
 SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
 200 PARK LOOP 450 | SAN ANTONIO, TX 78213 | 210.375.9000
 TEXAS ENGINEERING FIRM #001 | TEXAS SURVEYING FIRM #10028000

WEST POINTE EAST DEVELOPMENT
 SAN ANTONIO, TEXAS
 OVERALL SITE EXHIBIT

DATE	
BY	
REV	
DATE	
BY	
REV	
DATE	
BY	
REV	
DATE	
BY	
REV	

SCALE: 1" = 100'

DATE: JUL 2022

DRAWN: MIB

CHECKED: MIB

SCALE: 1.0