

NEW RETAIL DEVELOPMENT

BROOKS CROSSING

IH-37 & CITY BASE LANDING
SAN ANTONIO, TEXAS 78223



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CAP

Corporate Asset Partners

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PROPERTY HIGHLIGHTS

Brooks Crossing is a 37-acre extension of City Base Landing Shopping Center; a power retail center with over 350,000 square feet. The development boasts visibility and access via 3 entrances off of IH-37 south. The first major retail hub to outlying communities in south east San Antonio.

Located in the south west quadrant of South East Military Drive and Goliad Road, Brooks Crossing also serves Brooks City-Base; an innovative, master-planned community built on the 1,200-acres of the former Brooks Air Force Base. The development features multi-family, retail, light industrial and office components as well as medical and research users including DPT Laboratories and Mission Trails Baptist Hospital.

AVAILABLE

Big box, juniors, small shop space & pad sites

RENTAL RATE/NNN

Call for Pricing

AREA RETAILERS

Walmart, Sam's Club, H-E-B, Lowe's, Home Depot, Target, Ross, Best Buy, Burlington, Ulta, Office Depot and many others

ECONOMIC GENERATORS

Mission Trails Baptist Hospital, Brooks City-Base Campus of Texas A&M, UIW School of Osteopathic Medicine, NuStar Energy, Mission Solar Energy and DPT Laboratories

TRAFFIC COUNTS

IH-37: 89,170 VPD north of site & 83,050 VPD south of site
SE Military Dr: 33,356 VPD | Goliad Rd: 15,574 VPD (TXDOT 2024)

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2025 Total Population	9,802	57,164	163,828
2030 Projected Population	10,867	63,749	174,143
2025 Daytime Population	8,569	54,738	143,856
2025 Households	3,606	21,109	58,728
2025 Average Household Income	\$82,627	\$73,431	\$71,224

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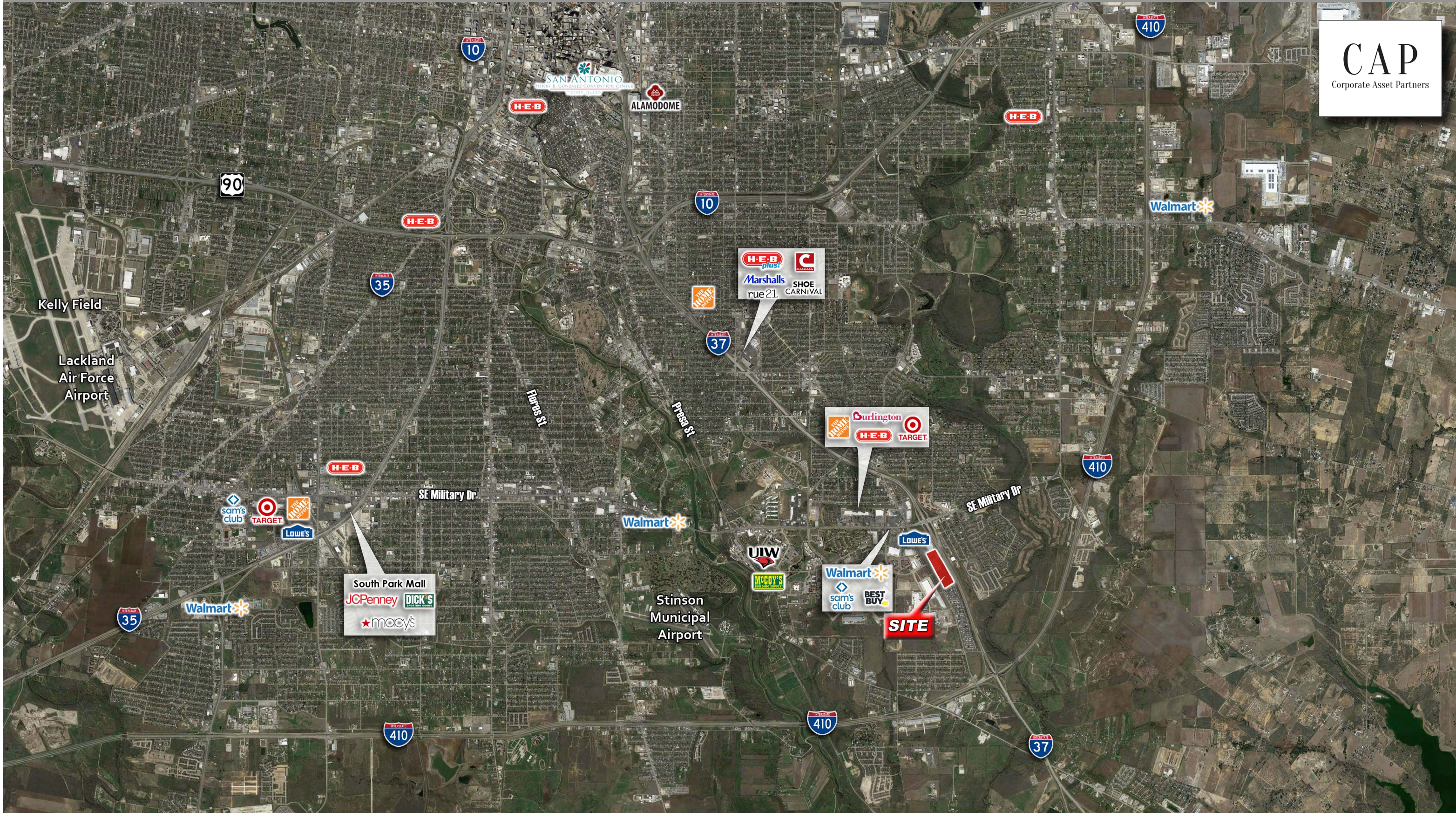
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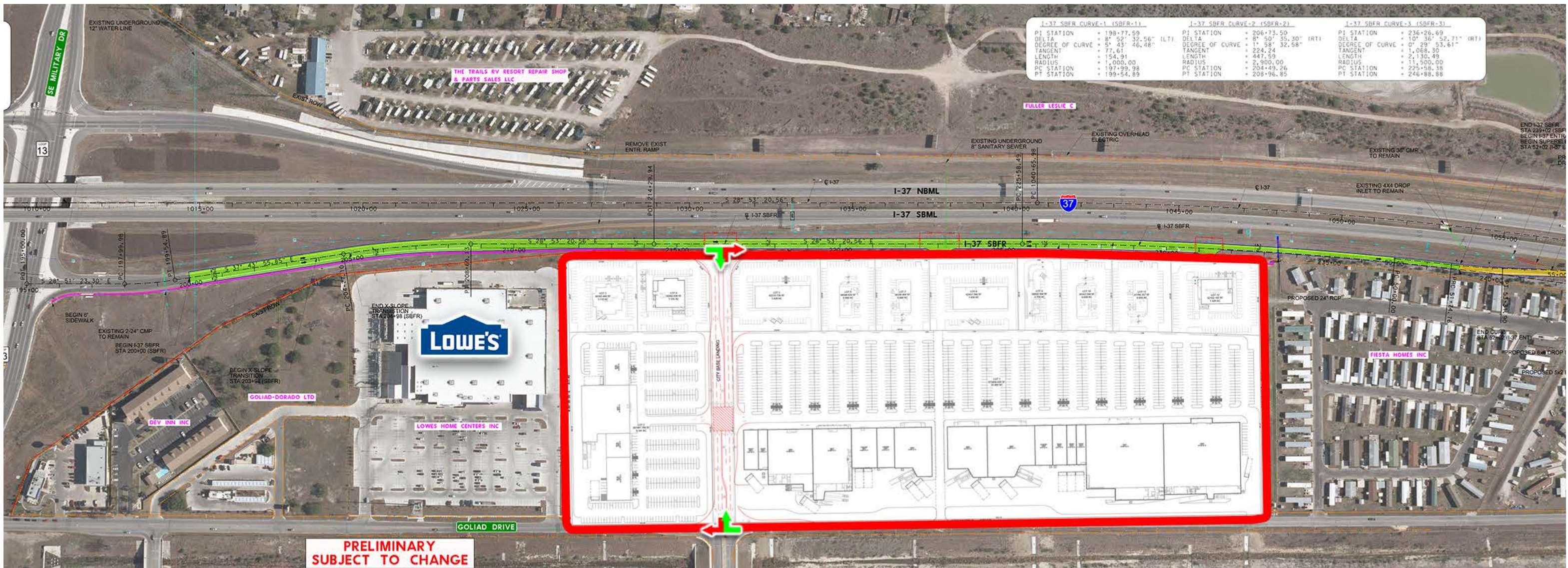
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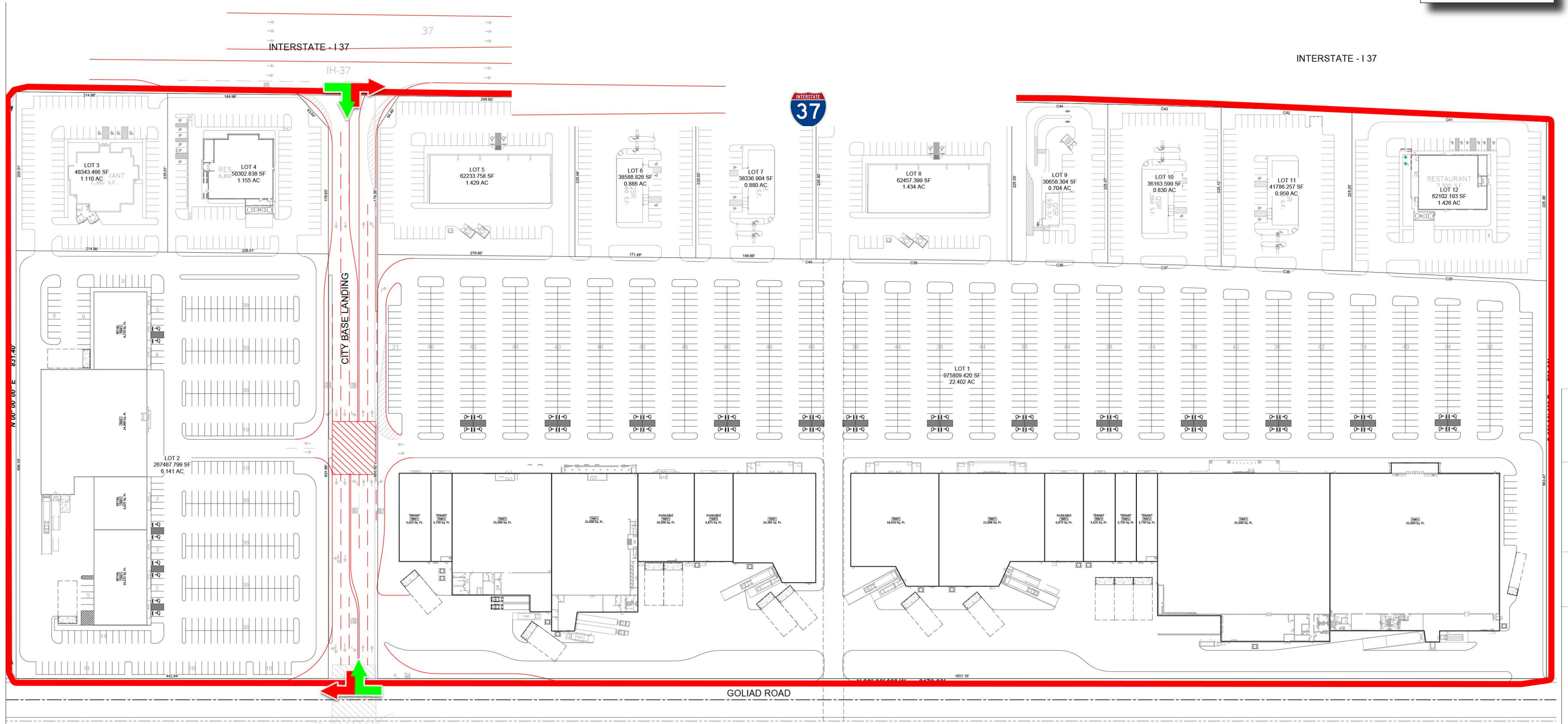


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BROOKS FACT SHEET



1,308
acres

\$809M
in development, to date

Assessed value
\$36.8M

Number of business and tenants on campus:
40+

2,000 jobs
announced in 2019

Current value
\$645M

Number of employees on campus:
3,300+

\$310M
in development currently underway

\$926M
annual economic output

Number of residents on campus:
2,300+

\$11M
annual tax revenue

6,060 jobs
in the Brooks area

Number of rentals units:
1,337

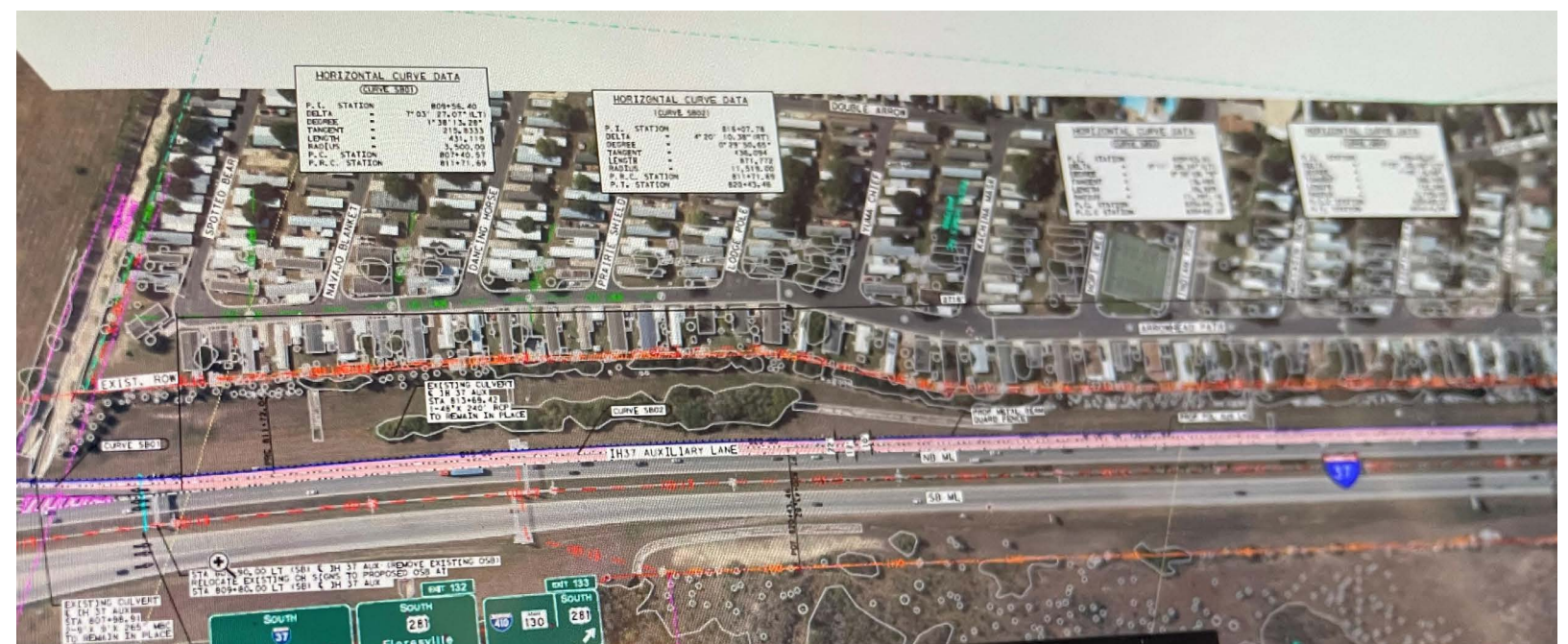
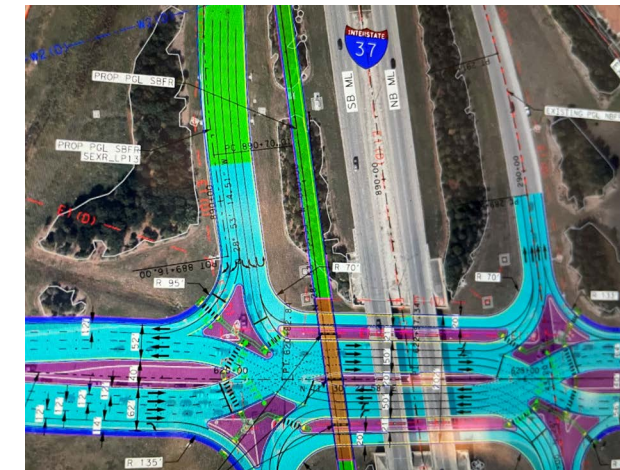
350
acres available for development

2001 Brooks Development Authority established.

2002 Brooks Air Force Base is conveyed to BDA creating "Brooks City Base," a unique partnership among the U.S. Air Force, the City of San Antonio, the State of Texas, and the Brooks Development Authority.

2011 All military missions ceased at Brooks.

1-21-2020





Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date