



RIDGEWOOD PLAZA II

19138 N US HWY 281 • SAN ANTONIO, TX 78259



WORTH
& ASSOCIATES

PROJECT FEATURES:

- 120,000 SQUARE FEET
- FOUR STORY CLASS A OFFICE BUILDING
- BUILDING SIGNAGE VISIBLE FROM HWY 281
- ENERGY EFFICIENT MECHANICAL SYSTEMS
- 1ST FLOOR SHOWERS
- 10' CEILINGS FOUND THROUGHOUT
- 550 PARKING SPACES (4.58/1000) IN GARAGE AND SURFACE PARKING
- ADJACENT TO MUD CREEK HIKE AND BIKE TRAILS AND THE PERMANENT 7.5 ACRE DRY CREEK GREENBELT
- 15.87 ACRE LAND SITE
- EXPRESS MARKET VENDING AREA
- OUTDOOR PICNIC AND MEETING SPACE
- LANDSCAPED COURTYARD PLAZA
- CONTIGUOUS CLEARVIEW GLASS ON 4TH FLOOR
- EXCELLENT ACCESS TO REDLAND ROAD, SONTERRA BOULEVARD, HWY 281 AND LOOP 1604

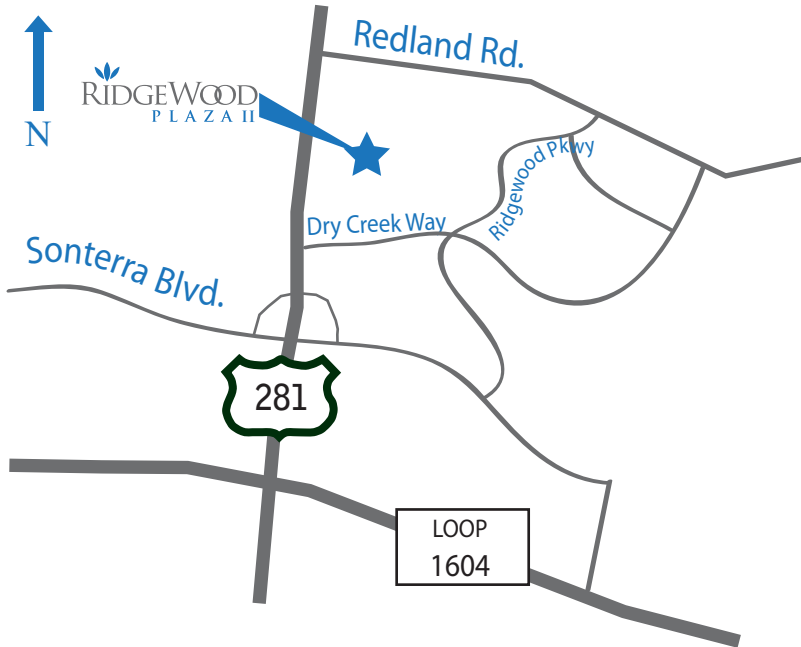
AVAILABILITIES:

- 1ST FLOOR - 30,000 SF
- 2ND FLOOR - 30,000 SF
- 3RD FLOOR - 30,000 SF
- 4TH FLOOR - 30,000 SF

210.805.3333







LOCATION ANALYSIS:

- LOCATED IN BETWEEN HWY 281 AND RIDGEWOOD PARKWAY JUST NORTH OF THE LOOP 1604 HWY 281 INTERSECTION
- A PART OF THE 122 ACRE MASTER PLANNED BUSINESS COMMUNITY OF RIDGEWOOD PARK
- LESS THAN 9 MILES FROM SAN ANTONIO INTERNATIONAL AIRPORT
- WITHIN MINUTES FROM METHODIST STONE OAK HOSPITAL AND NORTH CENTRAL BAPTIST HOSPITAL
- CLOSE TO EXECUTIVE HOUSING, EXCELLENT SCHOOLS, HOTELS AND PLENTY OF RETAIL, RESTAURANT AND ENTERTAINMENT AMENITIES

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NEIGHBORS IN THE PARK:

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WORTH & ASSOCIATES ASSETS IN THE PARK:

- WORTH & ASSOCIATES HAS DEVELOPED RIDGEWOOD PLAZA AND RIDGEWOOD BUSINESS CENTER WITHIN RIDGEWOOD OFFICE PARK
- RIDGEWOOD PLAZA IS A FOUR STORY CLASS A OFFICE BUILDING WITH 147,000 SQUARE FEET OF SPACE ANCHORED BY EOG AND RSM ACCOUNTING
- RIDGEWOOD BUSINESS CENTER FEATURES TWO SINGLE STORY FLEX OFFICE BUILDINGS TOTALING 121,000 SQUARE FEET
- WITH THE DEVELOPMENT OF RIDGEWOOD PLAZA II, WORTH & ASSOCIATES WILL HAVE DEVELOPED AROUND 38 ACRES OUT OF THE 122 ACRE BUSINESS PARK





Redland Road

Dry Creek Way

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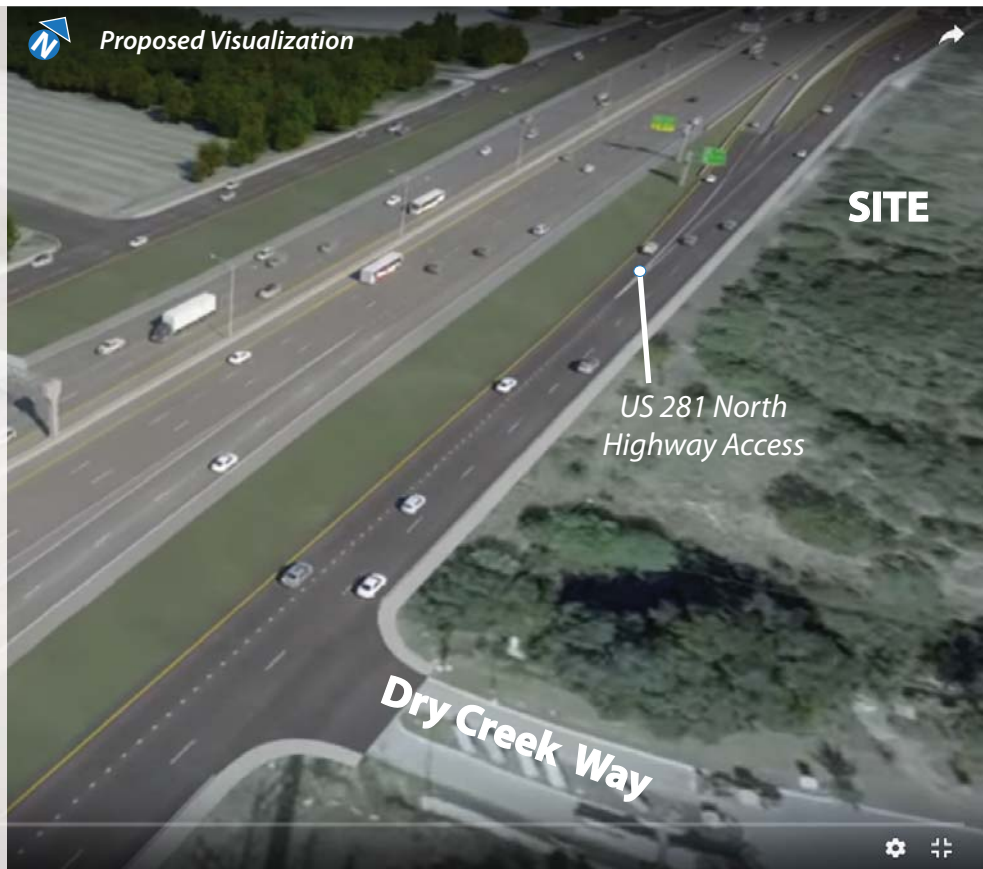
HIGHWAY U.S. 281 EXPANSION:

US 281 Project Visualization Animation

PROJECT DETAIL

- An 8 mile stretch of US 281 from Loop 1604 to Borgfeld Drive is being improved to a highway with more non toll general purpose lanes, HOV lanes, overpasses at major road intersections and frontage lanes.
- Segment 1 from Loop 1604 to Stone Oak Parkway started construction in 2017 with a completion date of **Summer 2020**. RidgeWood Plaza II is located in Segment 1.
- Segment 2 from Stone Oak Parkway to Borgfeld Drive will start construction in 2019 and be completed in 2022.
- VISUAL ANIMATION VIDEO
<https://www.youtube.com/watch?v=xqVQ55biKvQ&feature=youtu.be>

 Proposed Visualization



SITE

US 281 North
Highway Access

Dry Creek Way

LIFESTYLE:

With a number of advanced building design features, a location adjacent to Mud Creek Hike & Bike trail and Legacy Center; a 600,000 Square foot mixed-use lifestyle Center that includes a Dwell at Legacy, a 289 Apartment Community and other anchor tenants that include Life Time Fitness, Best Buy, Main Event, Starbucks, Sams Boat Gulf Coast Kitchen and Sports Bar and Genghis Grill, RidgeWood Plaza II has been designed to provide an exclusive live, work, play lifestyle for the people who office there. The site is also within close proximity to La Hacienda De Los Barrios, Methodist Stone Oak Hospital and North Central Baptist Hospital. Some of the features are:



- Adjacent to Mud Creek Trail
- Numerous Trees preserved on-site
- Beautiful Landscaped Courtyard



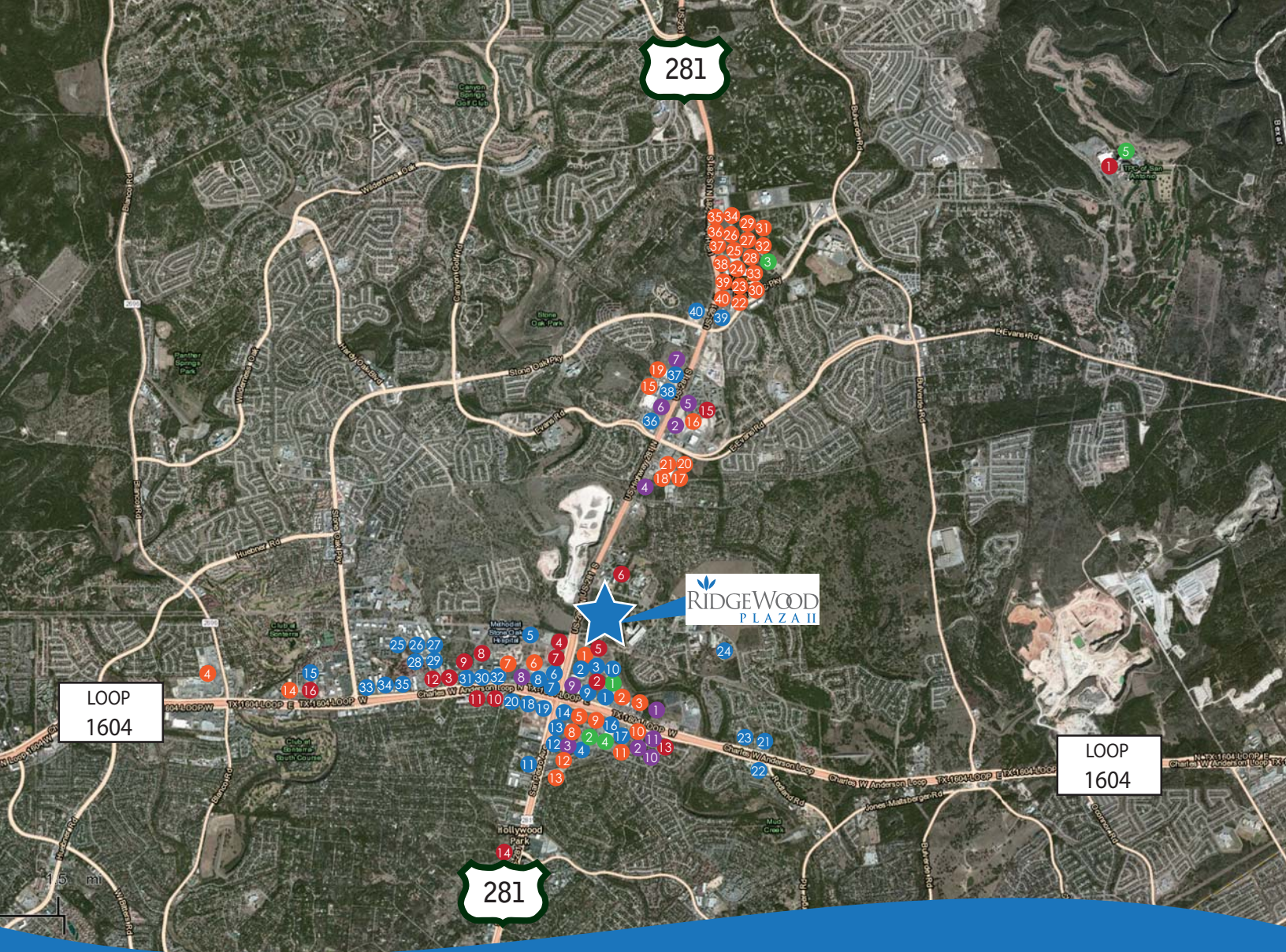
- Abundance of Natural Light
- Express Market Vending Area
- Numerous Bike Racks



- Adjacent to Legacy Center
- Outdoor Picnic and Meeting Space
- Energy Efficient Mechanical Systems

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AMENITY MAP:

RESTAURANTS

- 1 Sams Boat
- 2 Genghis Grill
- 3 Buffalo Wild Wings
- 4 Stout's Pizza
- 5 Pericos
- 6 Whataburger
- 7 Chick-Fil-A
- 8 Las Palapas
- 9 Starbucks
- 10 Subway
- 11 Red Lobster
- 12 Chili's
- 13 Chuy's
- 14 La Madeleine
- 15 Chama Gaucha
- 16 Pei Wei
- 17 Red Robin
- 18 IHOP
- 19 Bill Miller
- 20 Schlotzskys
- 21 Bourbon Street Cafe
- 22 El Chaparral
- 23 Shipley's DoNuts
- 24 La Hacienda De Los Barrios
- 25 Kumori
- 26 Local Coffee
- 27 Smoke
- 28 The Egg & I
- 29 Lion & Rose Pub
- 30 Brick House
- 31 Meson
- 32 Jasons Deli
- 33 Sushi Zushi
- 34 Kirbys Steakhouse
- 35 Mellow Mushroom
- 36 Lupe Tortilla
- 37 Ruby Tuesdy
- 38 Mooyah
- 39 Bar Louie
- 40 Longhorn Steakhouse

HOTELS

- 1 JW Marriot Resort
- 2 Home2 Suites
- 3 Drury Plaza Hotel
- 4 Hyatt Place
- 5 Courtyard Marriot
- 6 Holiday Inn
- 7 Best Western Plus
- 8 La Quinta Inn & Suites
- 9 Residence Inn
- 10 Fairfield Inn & Suites
- 11 Staybridge Suites
- 12 Drury Inn & Suites
- 13 Hampton Inn
- 14 Holiday Inn Express
- 15 Candlewood Suites
- 16 Homewood Suites

RETAIL

- 1 Life Time Fitness
- 2 Best Buy
- 3 Staples
- 4 Target
- 5 HEB
- 6 Wal Mart
- 7 Costco
- 8 Barnes & Nobles
- 9 Kohls
- 10 Academy Sports
- 11 Bed Bath & Beyond
- 12 Old Navy
- 13 Marshalls
- 14 Trader Joes
- 15 Sports Authority
- 16 Golds Gym
- 17 Alamo Crossfit
- 18 Home Depot
- 19 Half Price Books
- 20 Walgreens
- 21 My Fit Foods
- 22 Loft
- 23 Brighton
- 24 Justice
- 25 Charming Charlies
- 26 Gymboree
- 27 Eddie Bauer
- 28 White House Black Market
- 29 Bath & Body Works
- 30 Talbots
- 31 J-Jill
- 32 James Avery
- 33 Jos A Bank
- 34 Hobby Lobby
- 35 World Market
- 36 Party City
- 37 Learning Express
- 38 Francescas
- 39 Chicos
- 40 Apricot Lane

BANKS

- 1 BB&T
- 2 Wells Fargo
- 3 BBVA Compass
- 4 Broadway Bank
- 5 Bank of America
- 6 Chase Bank
- 7 Frost Bank
- 8 Security Service Federal Credit Union
- 9 San Antonio Credit Union
- 10 Firstmark Credit Union
- 11 Randolph Brooks Federal Credit Union

ENTERTAINMENT

- 1 Main Event
- 2 Northwoods Theater
- 3 Alamo Drafthouse
- 4 ICE & Golf Center
- 5 JW Marriot Resort



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FOR LEASING INFORMATION
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RidgeWood Plaza II is Developed, Leased
and Managed by Worth & Associates



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