



OFFERING SUMMARY

# WOODLAKE PLAZA

SAN ANTONIO, TEXAS



**HFF**

Holliday Fenoglio Fowler, L.P. ("HFF") a  
Texas licensed real estate broker.

# EXECUTIVE SUMMARY

Holliday Fenoglio Fowler, L.P. (“HFF”) has been exclusively retained to offer qualified investors the opportunity to purchase Woodlake Plaza (the “Property”), a 95% (including one pending lease of 2,000 SF) leased neighborhood office, medical, and retail asset comprised of 53,519 square feet in San Antonio, TX. Located in the highly desirable Northwest office submarket, the Property is sitting on an elevated 4.5-acre full-block site that is strategically positioned on Fredericksburg Road near the intersection of Loop 410 and Interstate 10, with immediate access to the South Texas Medical Center. Woodlake Plaza draws from an affluent surrounding population from the suburb of Oak Hills with over 159,000 people living within a three-mile radius. Woodlake Plaza offers investors an opportunity to acquire a well-leased, mixed-use property with immediate value-enhancement opportunities.





PROPERTY OVERVIEW	
<b>ADDRESS:</b>	4801-4885 Fredericksburg Road, San Antonio, TX 78229
<b>SIZE:</b>	53,519 Square Feet
<b>SITE AREA:</b>	± 4.49 Acres, full-block site
<b>OCCUPANCY:</b>	95% (including one pending lease of 2,000 SF)
<b>YEAR BUILT:</b>	1982
<b>STORIES:</b>	One (1)
<b>PARKING RATIO:</b>	4.5:1,000 NRSF (241 total spaces)

## STABILIZED PROPERTY LEASED TO DIVERSE & TENURED TENANT MIX

- Woodlake Plaza is 95% leased (including one pending lease of 2,000 SF) to medical, office, retail and service-oriented tenants providing for a synergistic rent roll enhanced by individual storefront suites featuring convenient drive-up access
- The rent roll is comprised of 30 different tenants with no tenant making up more than 12.3% of the GLA
- Woodlake Plaza features a weighted average lease tenure of approximately 5.0 years, demonstrating the in-place tenancy's commitment to the Property
- 88% of tenants whose leases expired since 2017 have renewed and extended their term



# NEAR TERM VALUE ENHANCEMENT OPPORTUNITY WITH MINIMAL CAPITAL REQUIRED

- With in-place rents approximately 10% below market at expiration and 40% of the GLA up for renewal in the next two years, the Property offers near term value enhancement opportunity through mark-to-market opportunities as leases expire
- With over \$600,000 in capital improvements invested since 2015, the Property has seen rental rates increase by 12.2%, or approximately 3.0% annually
- With 2,151 SF of vacant space remaining, an investor can increase the NOI by approximately \$53,775 by leasing the available suite at market rate



## STRATEGIC LOCATION WITH SUPERIOR ACCESS & VISIBILITY

Located along Fredericksburg Road near the intersection of Interstate 10 and Loop 410, two of San Antonio's most vital traffic arteries, Woodlake Plaza provides superior access to San Antonio's major thoroughfares and features prominent exposure with nearly 40,000 VPD traveling through Fredericksburg Road

Woodlake Plaza features four ingress/egress points, two adjacent signalized intersections, frontage along four roadways and prominent pylon signage on Fredericksburg Road which allows for maximum visibility and seamless accessibility

The Property provides superior connectivity to various San Antonio centers via Interstate 10 and Loop 410 including Downtown, Westover Hills, San Antonio International Airport, UTSA and the Rim/La Cantera

## STRONG SURROUNDING DEMAND DRIVERS

The Property is located less than 2 miles from the South Texas Medical Center, a 900-acre development that is home to 12 major hospital systems, and over 80 clinics and professional agencies that serve approximately 3.5 million outpatients per year. Woodlake Plaza's proximity to the massive medical center provides consistent leasing velocity

Located adjacent to Oak Hills neighborhood and the Oak Hills Country Club, the population within a 3 mile radius of the Property exceeds 159,000 people, providing a stable service base for tenants

A surplus of nearby housing options and amenities that include the Wonderland of the Americas Mall, Santikos Entertainment Northwest, Dave & Busters, and more amenities to support tenant attraction and retention at Woodlake Plaza



## THRIVING SAN ANTONIO ECONOMY

**#1 ANNUAL POPULATION GROWTH IN U.S.**

*Census Bureau (2017)*

**#14 BEST PLACE TO LIVE IN THE U.S.**

*U.S. World & News*

**#8 BEST ECONOMIC CLIMATE**

*Forbes*

**COST OF LIVING IS 14% BELOW THE NATIONAL AVERAGE**

**10th LOWEST UNEMPLOYMENT RATE IN THE U.S AT 2.0%**

**5.5% AVERAGE GDP GROWTH**

*LAST 10 YEARS*

THE SHOPS AT LA CANTERA



RIM



COLONNADE



South Texas MEDICAL CENTER



36,391 VPD

241,428 VPD

OAK HILLS GOLF COUNTRY CLUB

OAK HILLS

WOODLAKE PLAZA



WONDERLAND OF THE AMERICA'S MALL



225,880 VPD



# DEAL TEAM

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