

AVAILABLE FOR SALE OR BUILD-TO-SUIT—FULLY ENTITLED BUSINESS SITES

FOSTER POINTE

BUSINESS PARK



FOSTER ROAD
SAN ANTONIO, TEXAS

LAST MILE LOGISTICS CENTER—SAN ANTONIO EAST



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FOSTER POINTE BUSINESS PARK SITE LAYOUT

PROPERTY OVERVIEW:

- The property is located within the Lat Mile Logistics Center, a multi-owner acre tracts that includes residential subdivisions, commercial business sites and future industrial developments.
- The property is near the intersection of Foster Road and I-10 Interstate Highway on the outskirts of San Antonio heading towards Houston.

SITE LAYOUT:

- Lot sizes range from 1.30 to 6 Acres and **can be combined**. All utilities on site and shovel ready.

Please Contact Broker for Pricing.

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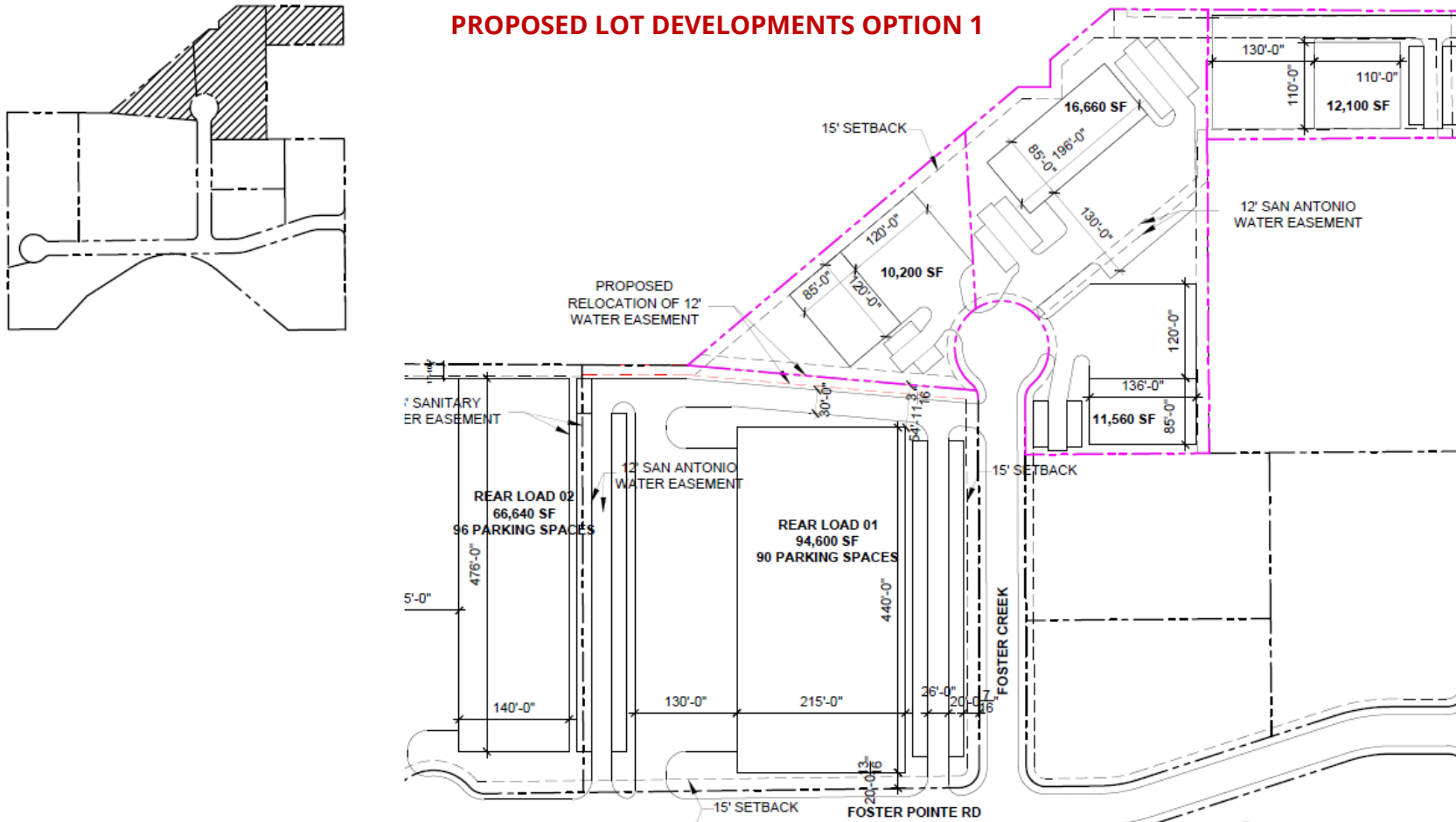
OVERALL SITE PLAN

SITE AREA : 5.85 AC (255,196.7 SF)

BUILDING AREA : 50,520 SF

COVERAGE : 19.7%

PROPOSED LOT DEVELOPMENTS OPTION 1



FOSTER POINTE BUSINESS PARK MASTER PLAN BUILDING LAYOUT:

Building sizes range depending on finale lot size configuration but can vary between 13,000 to 50,000 square feet.

Build to Suite and Lease Options Available.

All lots zoned I-1 and all utilities on site and shovel ready.

Options for Lots, Build to Suit and Leasing Options.

* PRELIMINARY NOT FOR CONSTRUCTION, PERMIT, OR REGULATORY APPROVAL. * BOUNDARY LINES AND EASEMENTS ARE PRELIMINARY & REQUIRE VERIFICATION - SURVEY NOT PROVIDED. * ALL BUILDING AREAS ARE APPROXIMATE UNTIL BUILDING FOOTPRINT/ ENTRY DESIGNS ARE FINALIZED. * RENDERING IS REPRESENTATIVE OF DESIGN INTENT ONLY. IT IS NOT A PHOTO-REALISTIC REPRESENTATION OF ACTUAL MATERIALS PROPOSED AND SHOULD BE CONSIDERED PRELIMINARY AT ALL STAGES. * PRELIMINARY COST ESTIMATIONS. CALCULATIONS ARE SUBJECT TO CHANGE AND NEED TO BE CONFIRMED BY A LICENSED ENGINEER.

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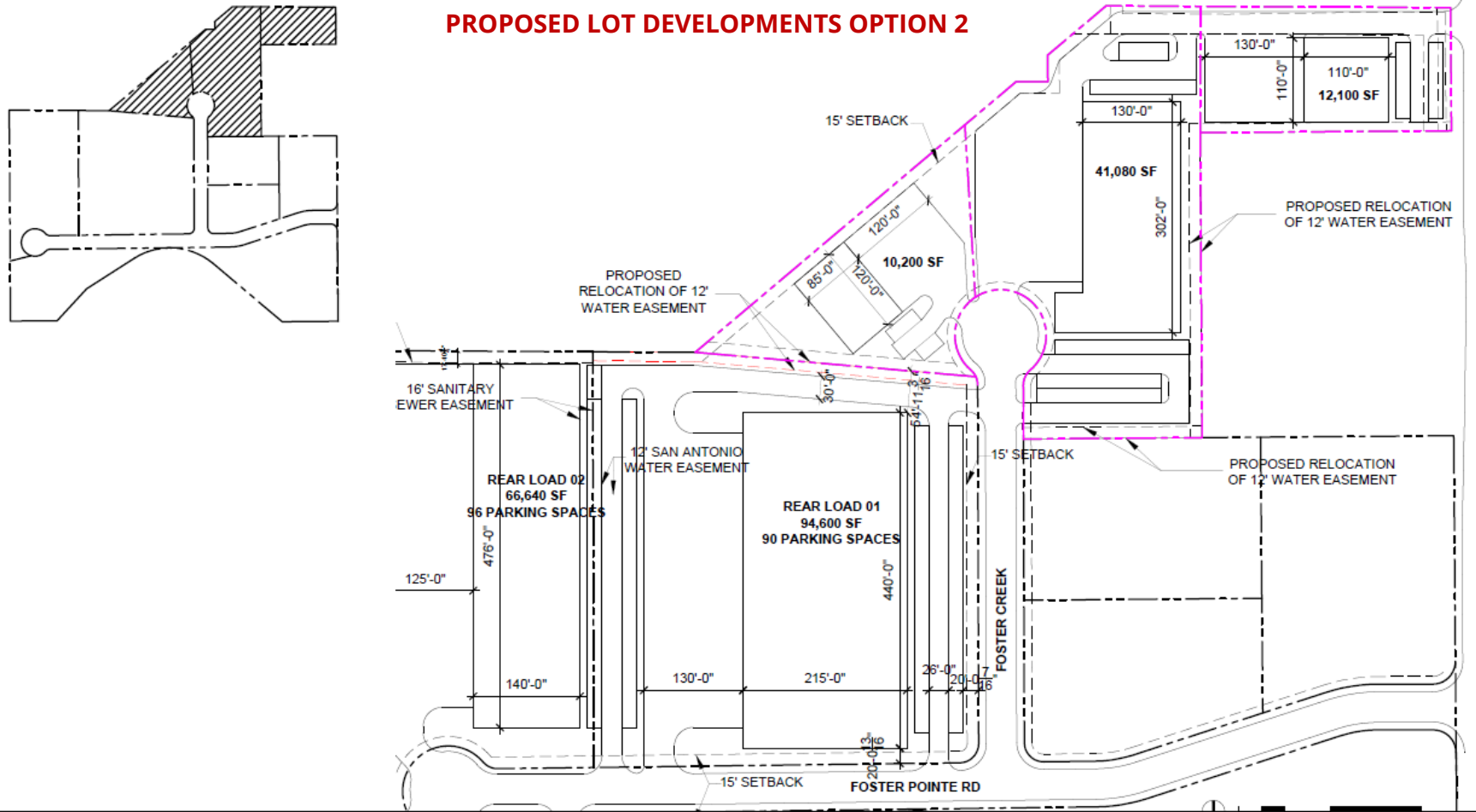
OVERALL SITE PLAN

SITE AREA : 5.85 AC (255,196.7 SF)

BUILDING AREA : 63,380 SF

COVERAGE : 24.8%

PROPOSED LOT DEVELOPMENTS OPTION 2



FOSTER POINTE BUSINESS PARK MASTER PLAN BUILDING LAYOUT:

Building sizes range depending on finale lot size configuration but can vary between 13,000 to 50,000 square feet.

Build to Suite and Lease Options Available.

All lots zoned I-1 and all utilities on site and shovel ready.

Options for Lots, Build to Suit and Leasing Options.

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NEIGHBORHOOD GROWTH AROUND FOSTER POINTE BUSINESS PARK

PROPERTY HIGHLIGHTS:

- 30-Acre Tract zoned I-1 Industrial
- All Utilities available on site.
- Within 1 mile radius of;
 - Dollar General Distribution Center
 - HEB Distribution Center
 - Amazon Distribution Center
 - Amazon Fulfillment Center
- Foster Ridge Industrial Park
- Connection Industrial Park
- Four-way intersection possible on Lancer Blvd.
- \$10 Million Dollar Foster Road Expansion to be completed in 2021.
- \$124 Million Dollar I-10 Road infrastructure for future high demand of industrial manufacturing and distribution.

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NEIGHBORHOOD

GROWTH AROUND FOSTER POINTE AMAZON FULLFILLMENT CENTER

- Amazon, whose operates a warehouse distribution center across from the Foster Pointe Business Park has confirmed a \$200 million industrial center is in the works next to the Doller General Distribution Center.
- Plans filed with the state describe a 3.8 million-square-foot “fulfillment center,” or “large sortation facility,”
- Work on the facility is expected to start in November and wrap up in February 2022.
- Amazon operates several facilities in the San Antonio area, including fulfillment centers on the East Side and in Schertz, and a sorting center on Callaghan Road on the West Side.

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NEIGHBORHOOD GROWTH H-E-B DISTRIBUTION CENTER

- The 1.6 million-square-foot warehouse is part of a multi-phase plan to develop 871 acres on San Antonio's East Side. Construction is set for completion in late 2019 and the facility is expected to be up and running in 2020.
- the San Antonio Super Regional Grocery Warehouse. Stretches along Interstate 10 and Foster Road, the development will give the company room to grow.
- Long term, H-E-B plans to develop a master-planned campus at the location, which will include operations such as manufacturing, warehouse and transportation.

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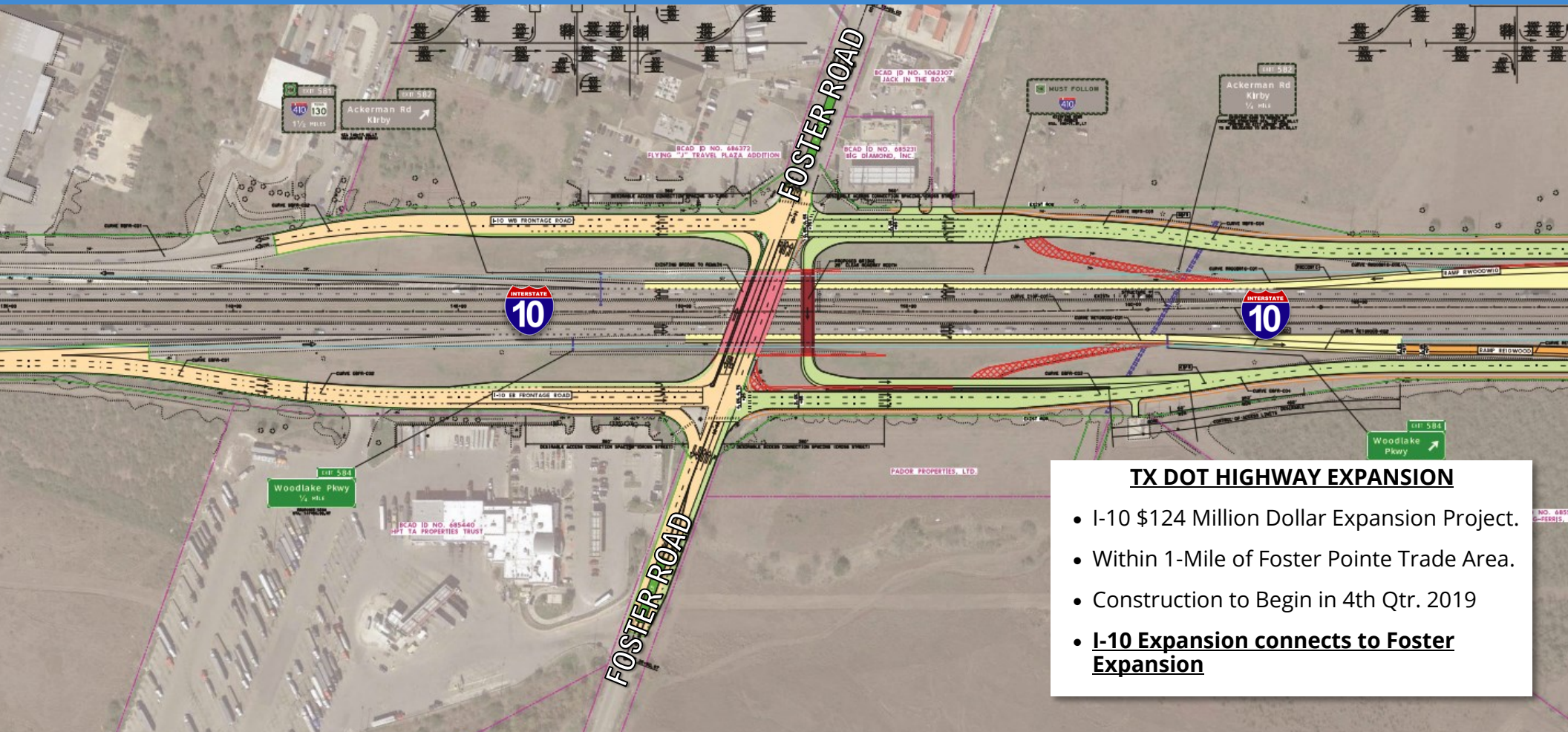
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TX DOT HIGHWAY EXPANSION

- I-10 \$124 Million Dollar Expansion Project.
- Within 1-Mile of Foster Pointe Trade Area.
- Construction to Begin in 4th Qtr. 2019
- **I-10 Expansion connects to Foster Expansion**

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ALAMO REGIONAL MOBILITY AUTHORITY
COUNTY OF BEXAR



Project: Foster Road Phase III – Non-Tolled (BC10)

Location Map



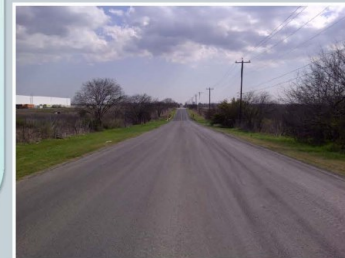
Precinct: 4

Limits: IH 10 to Houston Street (FM 1346)

Scope: Expand from an existing two-lane roadway to a four-lane roadway consisting of two 12-foot travel lanes with six-foot shoulders in each direction.

Status: Pre-Construction

Funding Source: Vehicle Registration Fee (\$9,945,000)



Additional Information:

Consultant: Pape Dawson Munoz
Contractor: Texas Sterling Construction
Construction Cost: \$14,235,875.92
Utility Joint Bid: Yes

Advertise Date: 3rd Quarter CY 2019
Construction Start Date: 4th Quarter CY 2019
Construction End Date: 3rd Quarter CY 2021

Updated: September 30, 2019

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