

JACKSONSHAW

Downtown San Antonio



# CENTERPOINT

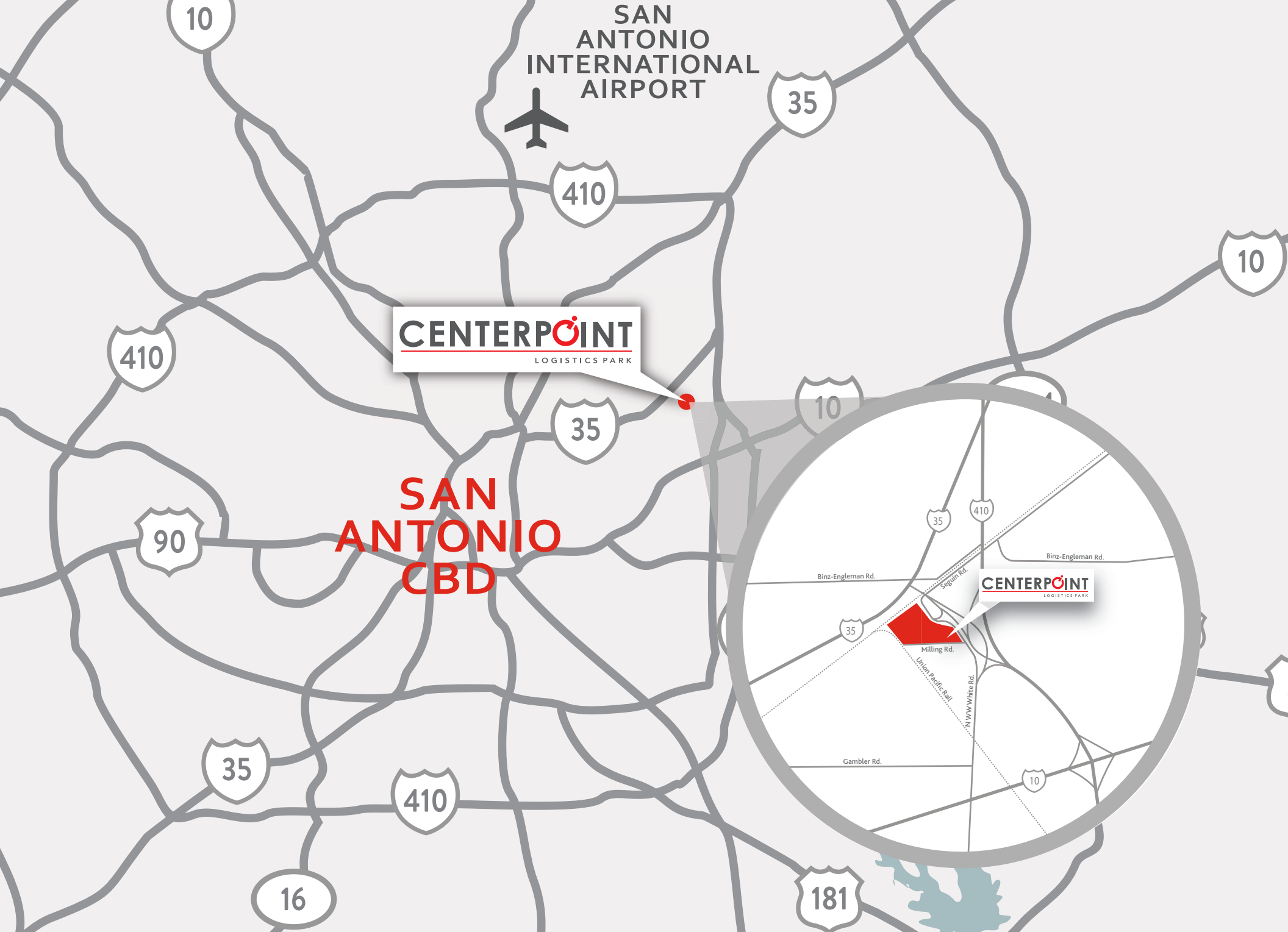
LOGISTICS PARK

Phase II // 38 Acres // 2 Buildings // 416,707 SF  
4235 Milling Rd. // San Antonio, Texas



JACKSONSHAW

ESTABLISHED 1972







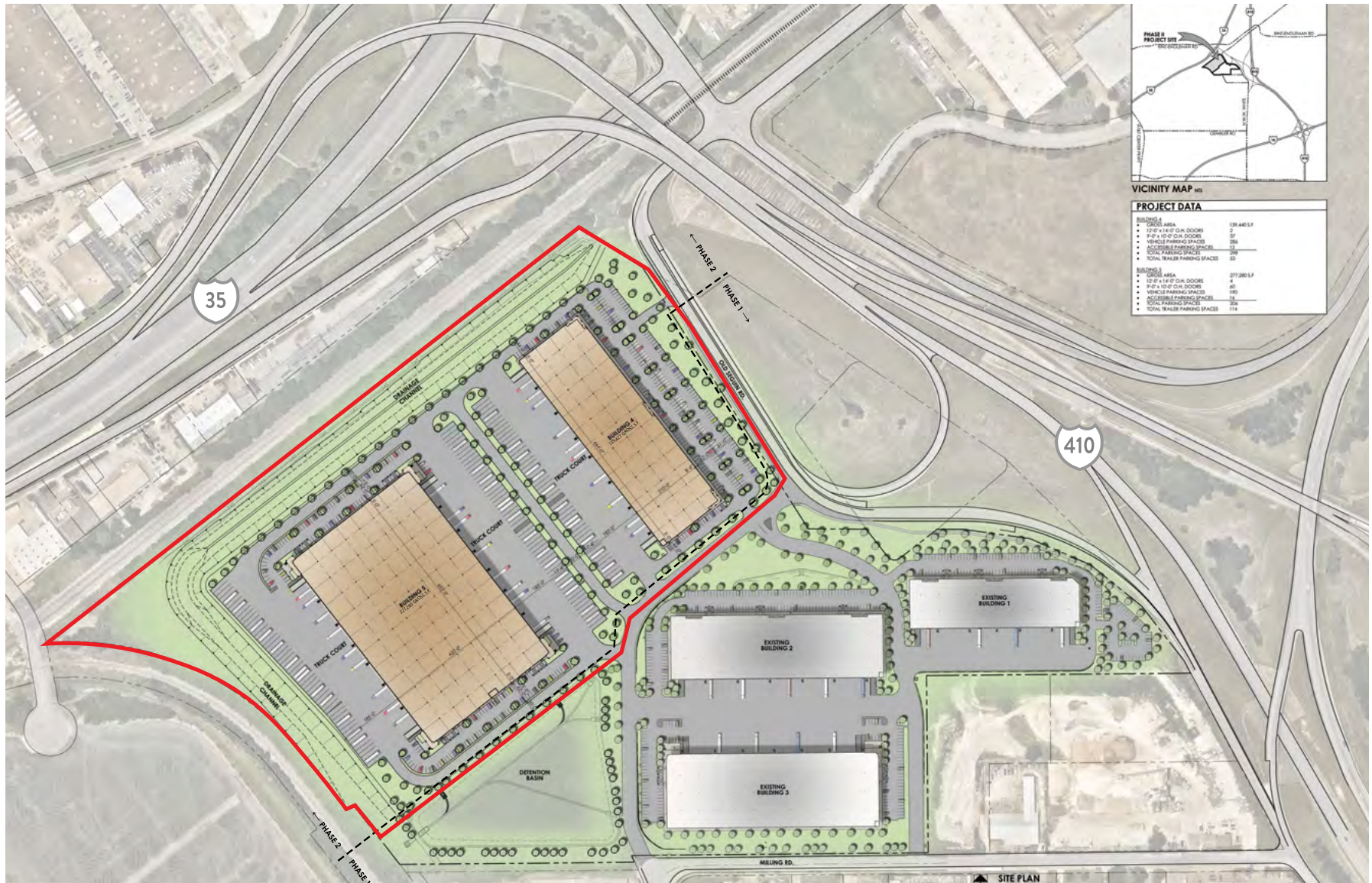
## OVERVIEW

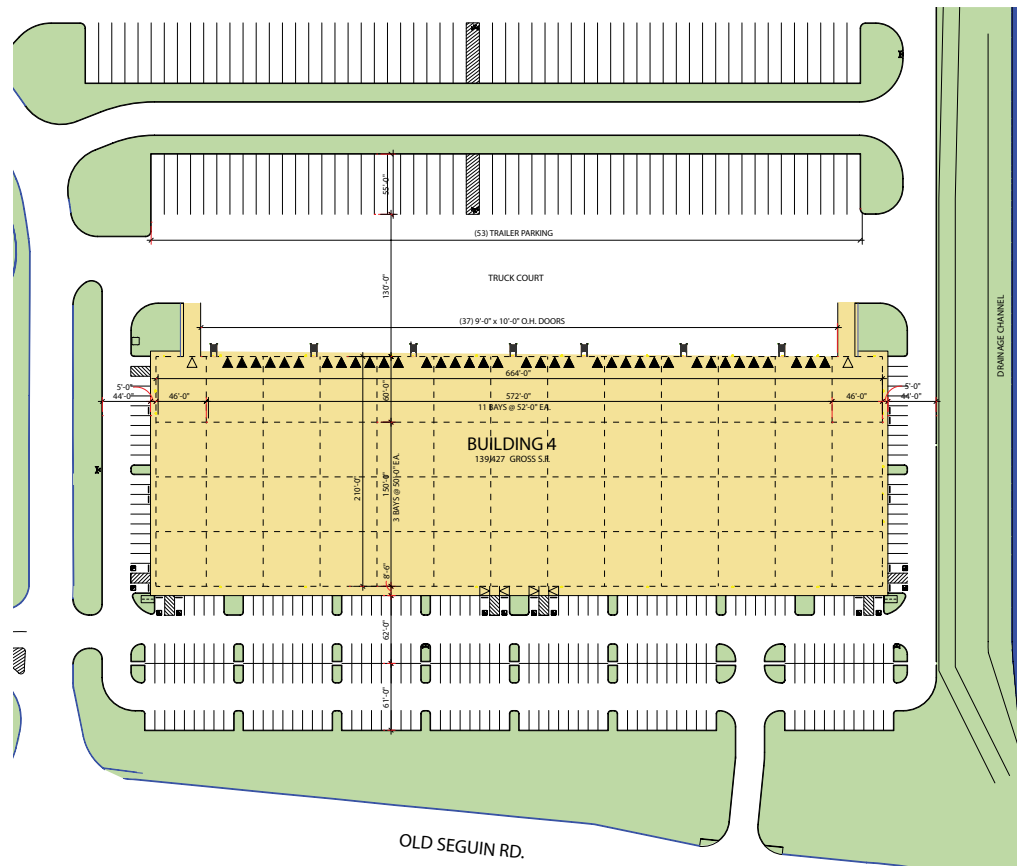
**CenterPoint Logistics Park Phase II is a 2-Building, 416,707-square-foot Class A industrial development** strategically located in San Antonio, a vibrant and diversified business community. These best-of-class assets will be developed to meet the demand of today's tenants with unparalleled accessibility via direct access to I-35/Loop 410. Specifically designed to cater to a wide variety of users ranging in size from 31,500 SF to 416,707 square feet.



# MASTER PLAN

TOTAL SF: 416,707 SF  
ACRES: 38 Acres  
BUILDINGS: 2



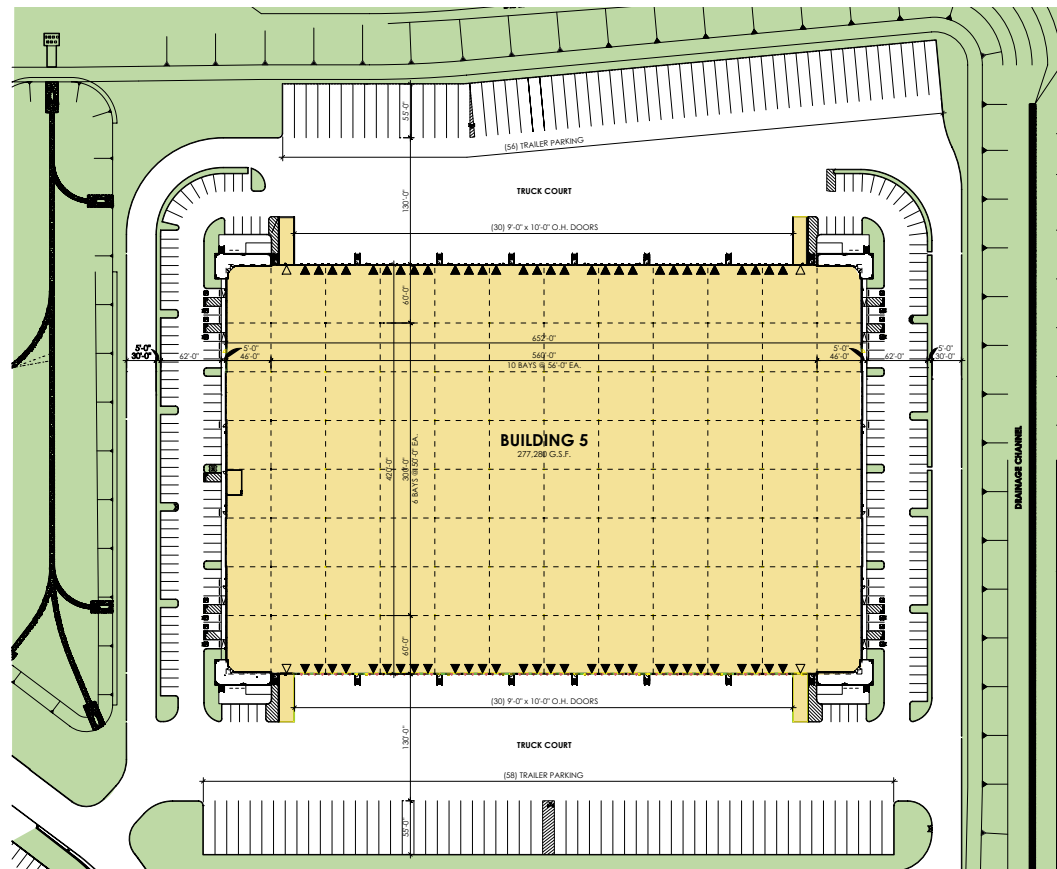


## CENTERPOINT

## BLDG. 4

BUILDING SIZE:	139,427 SF
MINIMUM DIVISIBLE:	31,500 SF
BUILDING CONFIG:	Rear Load
DIMENSIONS:	210' x 664'
MIN. CLEAR HEIGHT:	32'
TYPICAL BAY:	52' x 50'
FIRE PROTECTION:	ESFR
TRUCK COURT:	185'
DOCK DOORS:	37
DRIVE-IN DOORS:	2
APPROX. PARKING SPACES:	298
APPROX. TRAILER PARKING:	53





## CENTERPOINT

## BLDG. 5

BUILDING SIZE:	277,280 SF
MINIMUM DIVISIBLE:	65,000 SF
BUILDING CONFIG:	Cross Dock
DIMENSIONS:	420' X 652'
MIN. CLEAR HEIGHT:	36'
TYPICAL BAY:	56' x 50'
FIRE PROTECTION:	ESFR
TRUCK COURT:	185'
DOCK DOORS:	60
DRIVE-IN DOORS:	4
APPROX. PARKING SPACES:	206
APPROX. TRAILER PARKING:	110



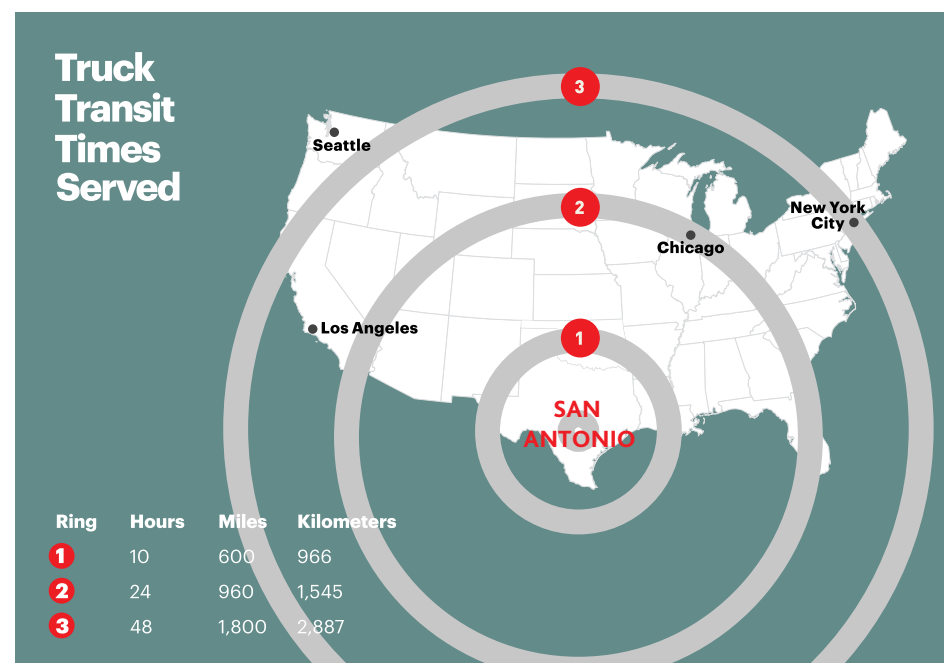


# SAN ANTONIO MARKET OVERVIEW

Home of the historic Alamo and rich Texas history, San Antonio has achieved staying power as one of the most attractive environments for business in the United States because of the wealth of opportunities throughout the area such as an educated workforce and a business-friendly climate.

As the seventh-largest city in the United States, San Antonio's booming business climate is led by a few main industries including Healthcare and Bioscience, Aerospace, Information Technology and Cybersecurity, and New Energy. Not to mention, the city's prime location near the Gulf of Mexico and between the east and west coasts make it great for international trade, especially thanks to Port San Antonio.

- Biotech companies and healthcare systems in San Antonio contribute billions to the local economy.
- The Aerospace industry remains a dominant economic strength in San Antonio with the presence of several aviation and aerospace corporations, including the military. The military has had a significant relationship with San Antonio for more than 200 years and is home to several military commands.
- The city is also a cybersecurity hub; nationally recognized as a leader in the field of information security.
- San Antonio is positioning itself to be at the forefront of the New Energy Economy in the United States, committed to investing and creating employment opportunities in green industries.



#2

Most Populous City in Texas and #7 in the U.S.  
U.S. Census Bureau – 2022

#5

Top City for Solar Power in the U.S.  
Environment Texas – 2022

50%

of companies recruited to San Antonio in 2020 were from California  
San Antonio EDC



9.5%

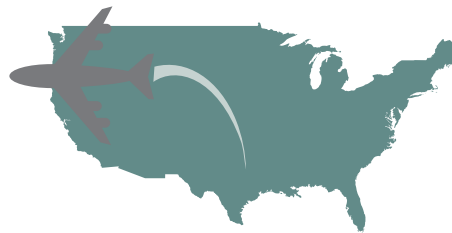
Job Growth vs 6.2% U.S. Average (2015-2020)  
Greater SATX Regional Economic Partnership



2,000 San Antonio Veterans transition out of the military annually 25% Stay in San Antonio

San Antonio Economic Development

**SAN ANTONIO  
INTERNATIONAL AIRPORT**  
any major city in the  
continental United States in  
**<4 hours**



**Best State for  
Business**

Chief Executive Magazine

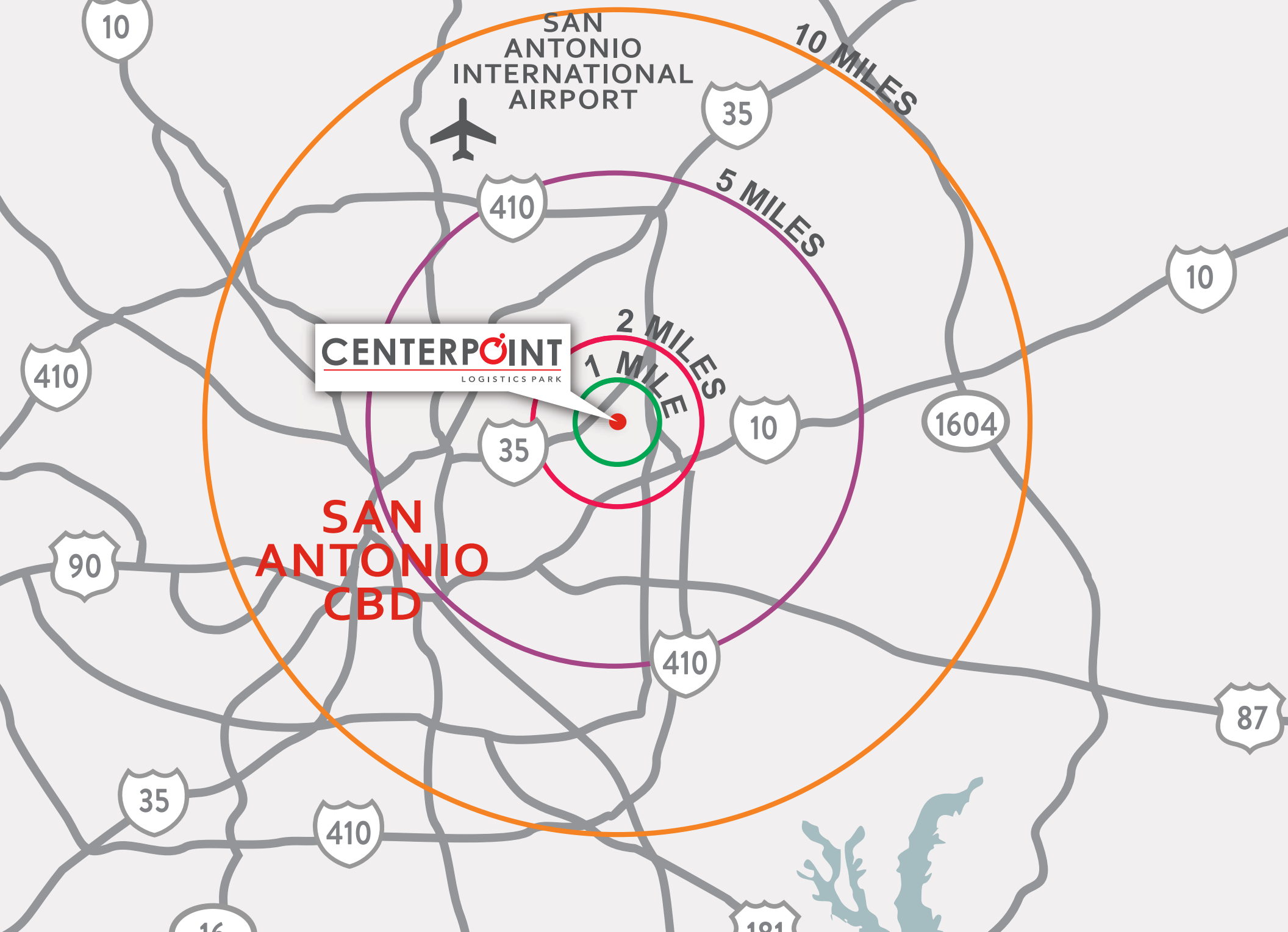


17 Consecutive Years

**MAJOR SAN ANTONIO  
EMPLOYERS**

H-E-B | USAA | RACKSPACE | WHATABURGER |  
RUSH ENTERPRISES | FROST BANK | TASKUS |  
BILL MILLER BAR-B-Q | TOYOTA |  
TX SOUTHWEST RESEARCH INSTITUTE |  
SWBC | IHEARTMEDIA | ACCENTURE







# AMENITIES







## DINING

- 1 Crazy J Sports Bar
  - 2 McDonalds
  - 3 Wendy's
  - 4 Taco Bell
  - 5 Burger King
  - 6 Big Papas Tacos
  - 7 Sonic Drive-In
  - 8 Bill Miller BBQ
  - 9 Taqueria Chapala Jalisco
  - 10 Ma Harper's Creole Kitchen
  - 11 San Antonio Pig Stand
  - 12 Earl Abel's
  - 13 Bakery Lorraine
  - 14 Bottling Dept Food Hall
  - 15 Botika
  - 16 Southerleigh Fine Food & Brewery
- Supper

- 18 Down on Grayson
- 19 Josephine Street
- 20 Sam's Burger Joint
- 21 Good Time Charlie's Bar & Café
- 22 Whataburger
- 23 Hung Fong Chinese
- 24 Smoke Shack BBQ + Southern Kitchen
- 25 Chipotle
- 26 Koi Kawa Japanese
- 27 Jim's
- 28 Cheesy Jane's
- 29 Little Taco Factory
- 30 Dairy Queen
- 31 Church's Chicken
- 32 Bob's Smokehouse
- 33 Panda Express



## HOTELS

- 34 Quality Inn and Suites
- 35 Holiday Inn Express
- 36 America's Best Value Inn
- 37 Day's Inn
- 38 Candlewood Suites
- 39 Best Western



## ENTERTAINMENT

- 40 San Antonio Botanical Garden
- 41 San Antonio Country Club
- 42 San Antonio Zoo
- 43 Breckinridge Park Golf Course



## SERVICES

- 44 Valero
- 45 FedEx Shipping Center
- 46 Shell
- 47 Chevron
- 48 Bank of America
- 49 Circle K
- 50 Texaco
- 51 Valero
- 52 QuickTrip
- 53 Wells Fargo Bank
- 54 UPS









# CAPABILITIES

**50**

YEARS AS A PREMIER  
REAL ESTATE DEVELOPMENT COMPANY  
AND ACKNOWLEDGED BY  
PEERS, PARTNERS AND LENDERS AS AN  
INDUSTRY LEADING INNOVATOR

**3.6**

BILLION DOLLARS IN  
COMPLETED TRANSACTIONS

**62**

MILLION SQUARE FEET  
OF DEVELOPMENTS,  
ACQUISITIONS AND DISPOSITIONS





# NATIONAL PLATFORM - EXAMPLE PROJECTS



**// NEXUS PARK**  
HOUSTON, TEXAS



**// PARC SOUTHWEST**  
IRVING, TEXAS



**// PARC NORTHEAST**  
RICHARDSON, TEXAS



**// PARC SANTA FE**  
LITTLETON, COLORADO



**// PARC AIR 59**  
HOUSTON, TEXAS



**// 46 RANCH**  
FORT WORTH, TEXAS



**// PARC ROYAL**  
IRVING, TEXAS



**// PARC 59**  
HUMBLE, TEXAS





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