



**LIVE OAK TOWN CENTER**
LIVE OAK, TX



FEATURES

Live Oak Town Center, at the vibrant NE San Antonio intersection of Loop 1604 and IH-35, will incorporate +/- 870,000 sf of retail, restaurants, entertainment and lodging. The center will benefit from the incredible draw of its anchor, South Texas' only IKEA store.

liveoaktowncenter.com

AREA RETAILERS & BUSINESSES



FOR LEASE

TOTAL SF: 125,000

TOTAL SF: 870,000

AVAILABLE SF: 570,000

CONTACT FOR MORE INFORMATION

LOCATION

SWQ LOOP 1604 & IH 35
Live Oak, TX 78233

TRAFFIC COUNTS

I-35 S of Loop 1604	199,889 VPD
I-35 N of Loop 1604	188,025 VPD
Loop 1604 W of I-35	126,780 VPD
Loop 1604 E of I-35	102,231 VPD

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2022 Total Population	8,309	96,966	223,100
2022 Total Households	3,620	36,726	82,553
2022 Average Household Income	\$82,716	\$87,087	\$89,212
2022 Population Growth 2022-2027	1.25%	3.08%	2.40%

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EXECUTIVE SUMMARY

LIVE OAK TOWN CENTER: IKEA-ANCHORED RETAIL POWERHOUSE

Live Oak Town Center is perfectly positioned to become the next great retail destination in the San Antonio area.

No other center in South Texas can offer the draw of its powerful anchor, IKEA. Further, its location at one of the market's strongest regional intersections offers visibility, accessibility and traffic from the fastest-growing residential areas in South Texas and all the way into northern Mexico.



The unmatched anchor for attractive shopper traffic

In a world where shoppers have choices, there is only one IKEA. No other retailer has captured shoppers' imaginations, and their spending, the way this Swedish powerhouse has. IKEA is much more than a furniture store; it's an entertainment and dining destination famed for its affordable furniture, room layouts, lifestyle curation and meatballs. Yes, meatballs. IKEA serves more than 150 million meatballs in its store annually.

With more than \$30 billion in worldwide sales, no other retailer understands customers better. And IKEA chose Live Oak Town Center because it understood the location's power to draw from throughout the South Texas and northern Mexico regions.

Timing

Live Oak Town Center broke ground in late 2017; the IKEA anchor opened in 2019.

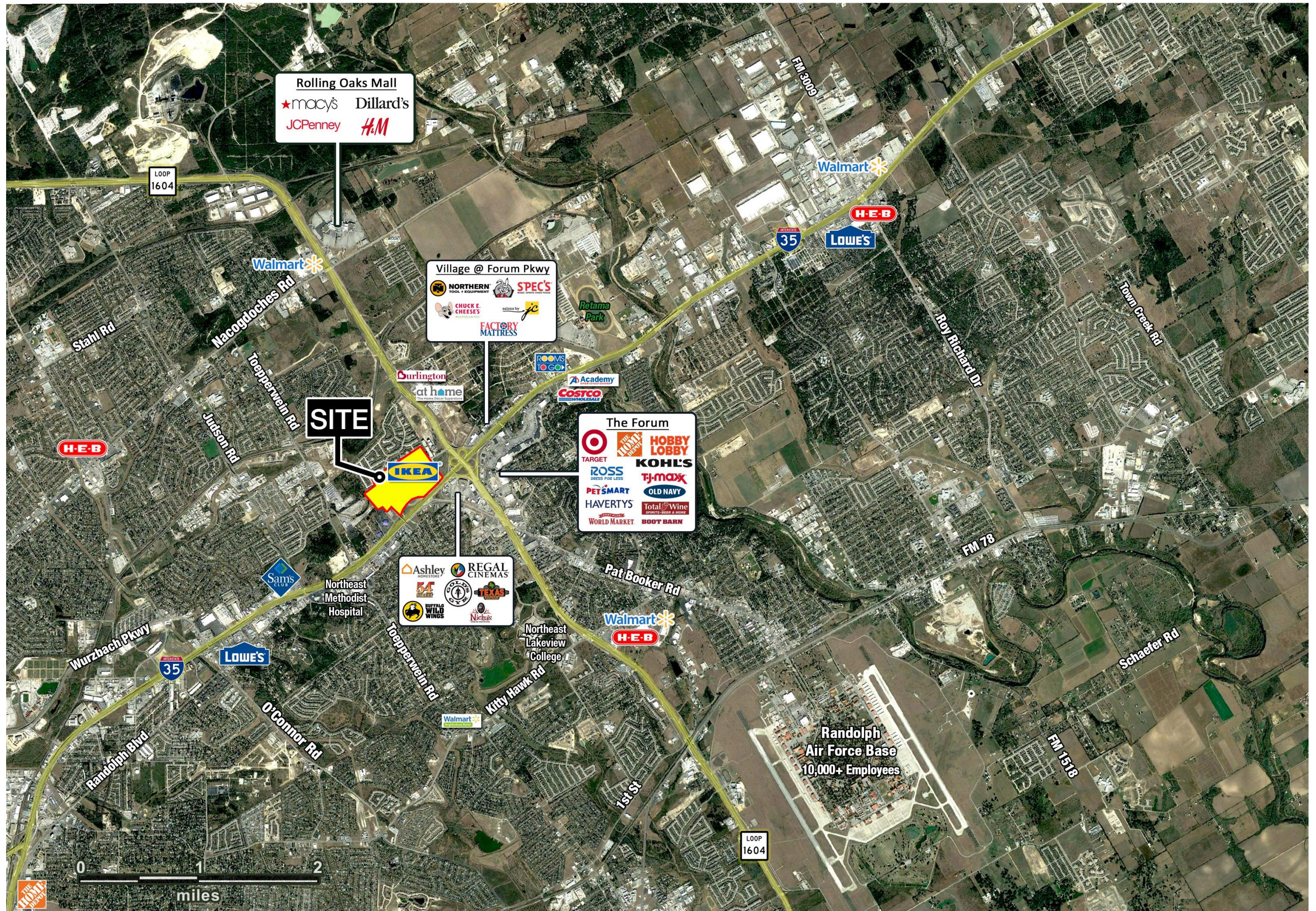
Live Oak Town Center at a glance

- 112 acres at the southwest quadrant of IH-35 and Loop 1604
- Regional-draw center with power to draw from throughout South Texas and Mexico
- Anchor: IKEA with 290,000 SF, 450,000 square feet of anchor and shop space
- Shop space: Specialty retail, entertainment, in-line and freestanding restaurants
- Immediate trade area: 280,891 population with average household income of
- \$78,104 (5-mile radius)
- Traffic: More than 270,000 vehicles per day at the intersection

SITE PLAN



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LIVE OAK TOWN CENTER TRADE AREA IKEA AND THE MEXICAN SHOPPER

When IKEA chose Live Oak Town Center as the site of its first and only South Texas store, it understood the regional power of the site. Live Oak Town Center occupies a key position at one of the metro market's most heavily trafficked regional retail districts.

Beyond that, though, a deciding factor was the Mexican shopper.

64%

Recent reports show how San Antonio and the surrounding areas are key destinations for Mexican tourism, with approximately 64 percent of their spending dedicated to shopping. The research is based on area Visa credit-card purchases from shoppers with Mexican billing addresses.

\$2.4
billion

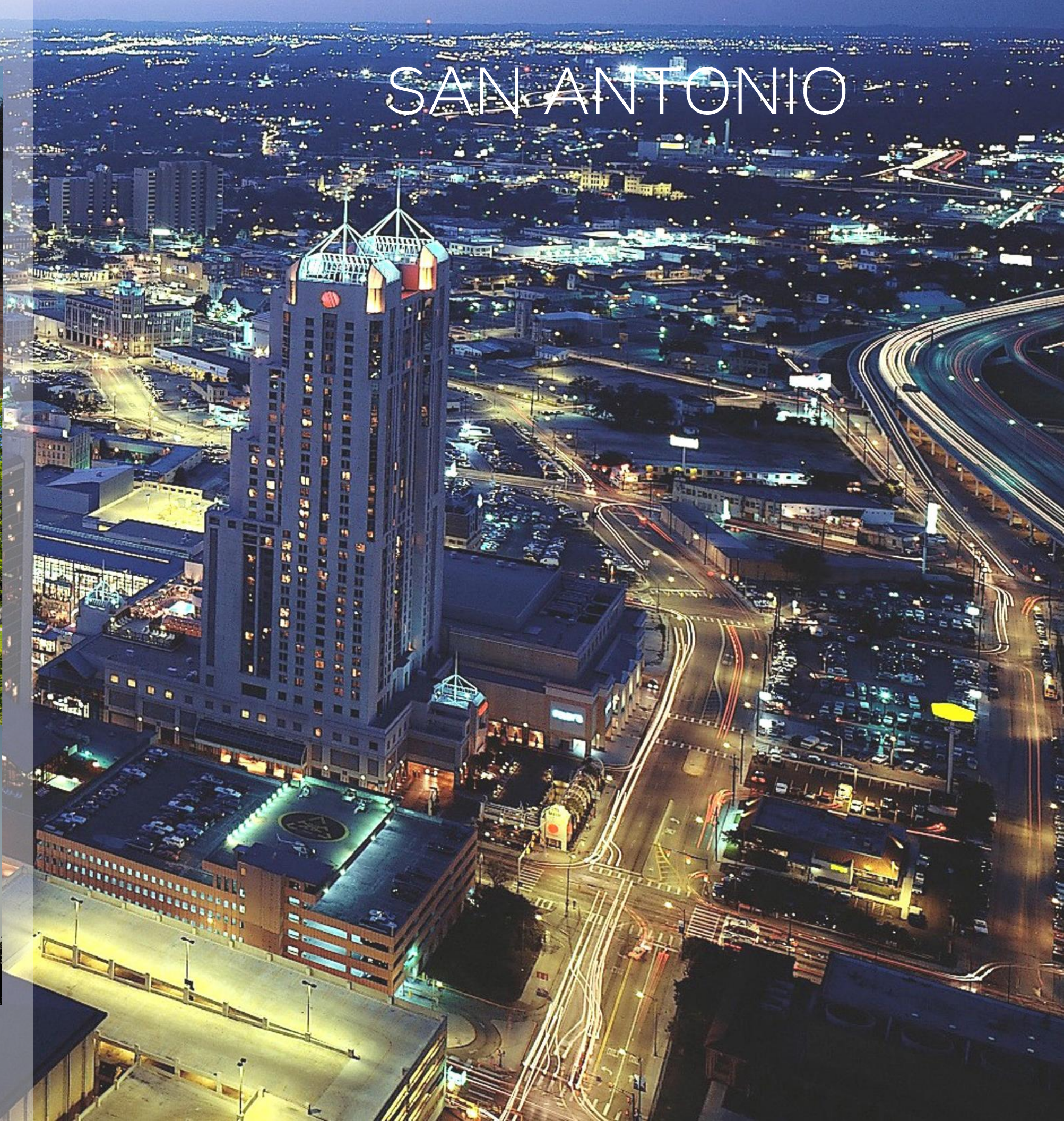
For South and Central Texas, spending by Mexican nationals totals \$2.4 billion annually, according to the survey using 2012 spending totals. (The most recent numbers available.)

\$374
million

For the immediate San Antonio trade area, Mexican nationals spent nearly \$374 million. The results are not surprising, since surveys of Mexican nationals visiting South Texas show that shopping is their No. 1 reason for the visits.



SAN ANTONIO



IKEA



A TRACK
RECORD AS
BIG AS
TEXAS

As a leading retail developer in Texas, our experience covers more than 27 million square feet of retail space. From single-tenant restaurants to regional malls, we understand successful retail development.

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Presented by:

weitzman[®]

70 NE Loop 410 | Suite 450 | San Antonio, Texas 78216

David Nicolson

davidn@weitzmangroup.com

210.366.3500

Michael Schoenbrun

ms@weitzmangroup.com

210.581.8224

WEITZMANGROUP.COM

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