

**2.9 ACRES**  
FOR SALE

**SALES CONTACT**  
NICK ALTOMARE  
210.408.6468  
NAltomare@theretailconnection.net

**MANAGING BROKER**  
TED GILDEA  
617.369.5914  
tgildea@atlanticretail.com

## PROJECT HIGHLIGHTS

- Approximately 2.9 acres located near IH-35 & FM 3009
- Zoning: GB (General Business)
- Adjoins Lowe's and HEB Plus!
- Nearby Retailers include Walmart Supercenter, Living Spaces, Santikos & EVO Theaters

## DEMOGRAPHICS



### TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
21,016	46,105	81,855



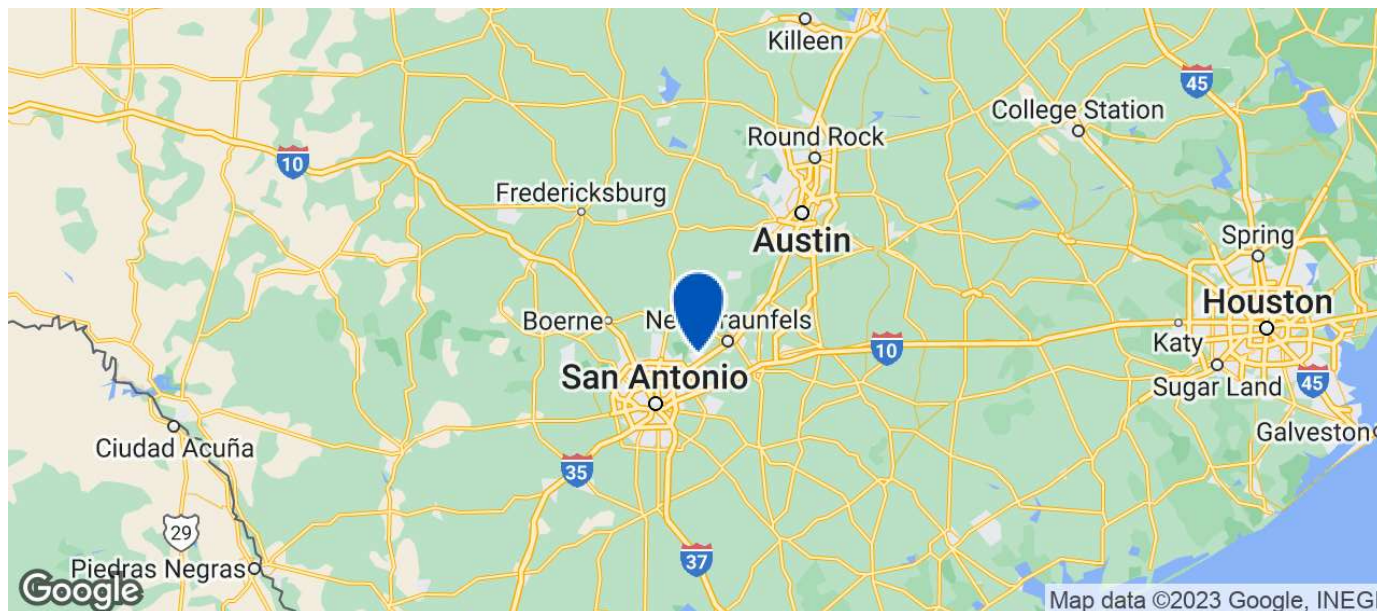
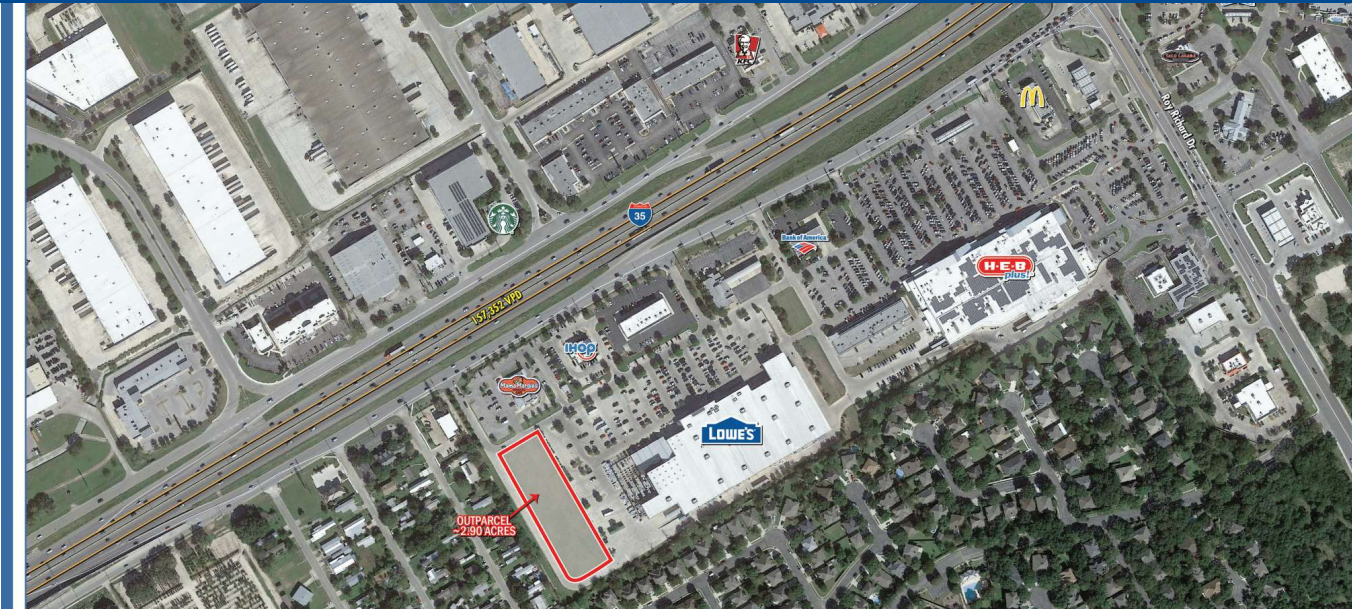
### TOTAL POPULATION

3 MILES	5 MILES	7 MILES
59,421	128,395	229,351



### AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$120,243	\$108,578	\$101,531



**2.9 ACRES**  
FOR SALE

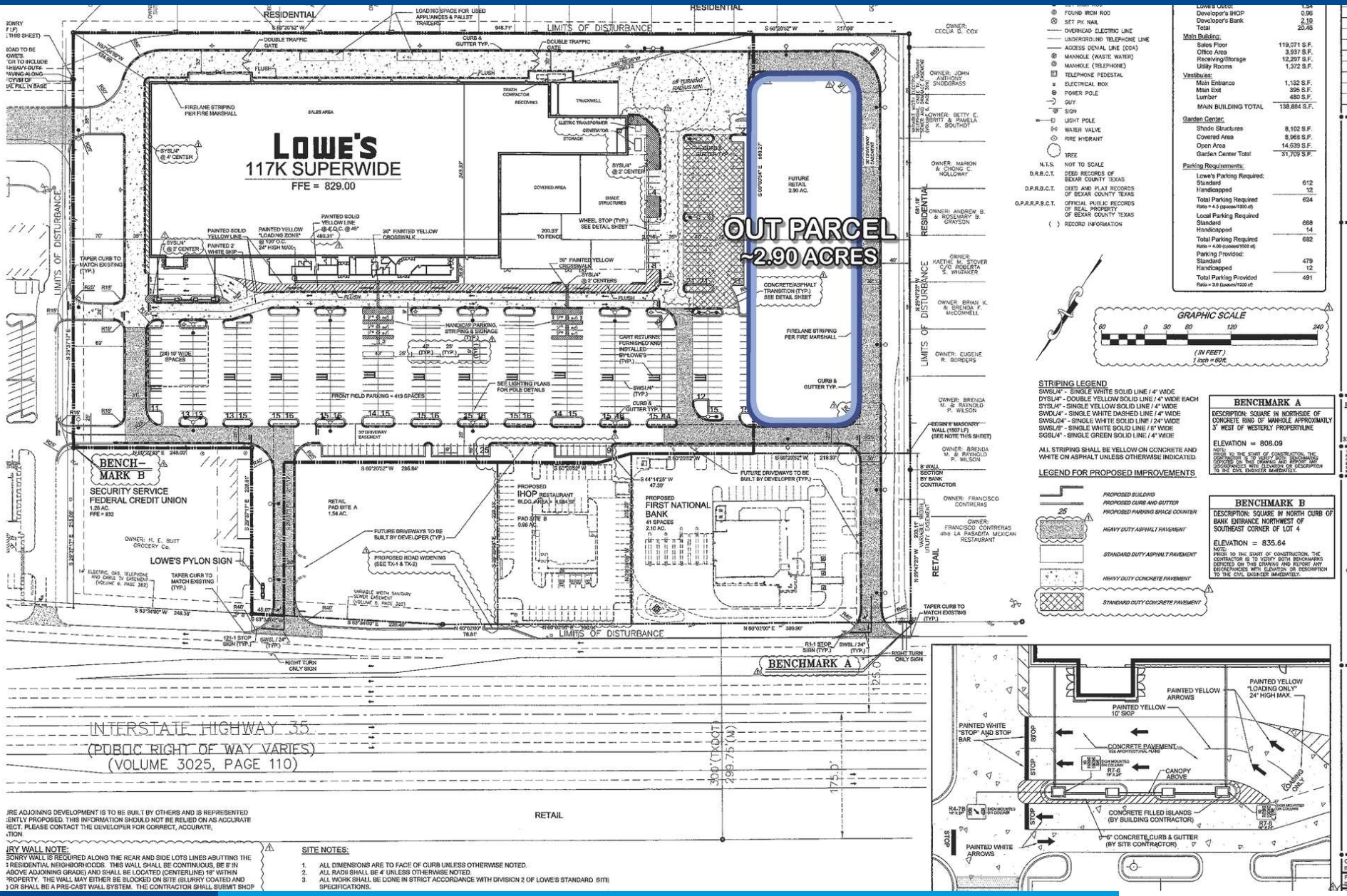
### SALES CONTACT

NICK ALTOMARE  
210.408.6468  
NAltomare@theretailconnection.net

### MANAGING BROKER

TED GILDEA  
617.369.5914  
tgildea@atlanticretail.com





Lowes Office	159
Developer's SHOP	0.96
Developer's Bank	2.10
Total	20.46
<b>Main Building:</b>	
Sales Floor	119,071 S.F.
Office Area	3,997 S.F.
Heavy/Storage	12,297 S.F.
Utility Rooms	1,372 S.F.
<b>Vehicle:</b>	
Main Entrance	1,132 S.F.
Main Exit	395 S.F.
Lumber	480 S.F.
<b>MAIN BUILDING TOTAL</b>	<b>139,864 S.F.</b>
<b>Garden Center:</b>	
Shade Structures	8,102 S.F.
Covered Area	8,968 S.F.
Open Area	14,639 S.F.
<b>Garden Center Total</b>	<b>31,709 S.F.</b>
<b>Parking Requirements:</b>	
Lowes Parking Required:	612
Standard	12
Handicapped	12
<b>Total Parking Required</b>	<b>624</b>
Rate = 4.0 (per 1000 sq ft)	14
<b>Local Parking Required</b>	<b>668</b>
Standard	14
Handicapped	12
<b>Total Parking Provided</b>	<b>682</b>
Rate = 4.0 (per 1000 sq ft)	12
Handicapped	12
<b>Total Parking Provided</b>	<b>491</b>

**2.9 ACRES**  
FOR SALE

**SALES CONTACT**  
NICK ALTOMARE  
210.408.6468  
NAltomare@theretailconnection.net

**MANAGING BROKER**  
TED GILDEA  
617.369.5914  
tgildea@atlanticretail.com