

# Hickory Ridge Location Overview

## LOCATION OVERVIEW

Hickory Ridge is located along at the intersection of Loop 1604 and Highway 181 in Elmendorf (southeast San Antonio).

**Interstate 37** serves as the primary north-south freeway for southeast San Antonio. Approximately six miles northwest of the Subject, **Highway 181** connects with I-37, providing direct access from the Subject Property to Downtown San Antonio (+/- 20 miles from the Subject) and the dense, urban areas of north-central San Antonio. Highway 181 is a four-lane, divided highway that provides access to Elmendorf, Floresville, and other bedroom communities of southeast San Antonio.

**Loop 1604** serves as the outer loop for the San Antonio MSA. In this area of south Bexar County, it provides access to several smaller municipalities (Elmendorf, Somerset, etc.). On the west, north, and east sides of the county, it is one of the most important and heavily-trafficked freeways in the area. As the area around the Subject Property continues to fill out, Loop 1604 will continue to be expanded to accommodate the increased number of area travelers.

Southern Bexar County has received significant investment over the past +/- 20 years. In 2003, **Toyota** opened up it's 2MM+ SF assembly plant (\$1.2B investment) located about 25 minutes from the Subject. It currently employs over 2,500 people and produces the Toyota Tacoma. **TJ Maxx** opened its 1.7MM SF distribution center nearby in 2019 and employs approximately 1,000 people. **Navistar's** new manufacturing plant (1MM SF – 600 employees) opened in March of 2022 and is also located within 20 minutes of Subject.

In 2009, **Texas A&M University – San Antonio** opened southern Bexar County. TAMU-SA is the first Texas A&M University System to be established in a major urban center and has substantial plans for expansion in the coming years.

Several other major employment centers and areas are located within a 20-minute drive of the Subject, including the Loop 410 industrial hub on the city's east side, **Downtown San Antonio**, and **Brooks City Base**, all of which can be reach in 15-20 minutes.

