

CONTACT

Nick Tortorice

512.265.2162

ntortorice@epicrepartners.com**DATE**

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EPIC REAL ESTATE PARTNERS PURCHASES NORTHWOODS SHOPPING CENTER SAN ANTONIO, TX

AUSTIN, TX – Epic Real Estate Partners, in partnership with MCB Real Estate and Centerbridge Partners, L.P., is pleased to announce that it has purchased Northwoods Shopping Center in San Antonio, TX

Built in 3 phases between 1995 – 2001, Northwoods totals 439,569 square feet and is anchored by H-E-B, Nordstroms Rack, Marshalls, HomeSense, Old Navy, Barnes & Noble, Ulta and Regal Theaters.



Northwoods Shopping Center, San Antonio, TX

The center is located in an affluent submarket of San Antonio and serves a trade area population of more than 83,000 residents with an average household income of \$125,000 within a three-mile radius. More than 309,000 vehicles pass the center each day between Hwy 281 and 1604 and there is a 240,000 daytime population in the surrounding 5 miles from the center. The center was 91.5% occupied at closing.

About Epic Real Estate

Epic Real Estate Partners is a buyer of value-add grocery anchored neighborhood centers nationwide, providing its institutional partners with exceptional risk adjusted returns. Epic's expertise is further evidenced by its impressive track record, having acquired 2.1 million square feet of retail assets valued at more than \$645 million in 26 states since its founding.

For further information, please go to www.epicrepartners.com.

About MCB Real Estate:

Founded in 2007, MCB Real Estate is a community-centric, privately held national commercial real estate investment management and development firm headquartered in Baltimore, Maryland. MCB boasts a nationwide portfolio of \$3 billion in assets under management totaling approximately 17 million square-feet with almost six million square-feet in its development pipeline. Property types include industrial, office, retail, mixed-use, multi-family and life sciences. The firm offers a seamlessly integrated suite of commercial real estate investment services, including acquisitions, development, construction, asset management, property management, leasing, marketing, financing and legal expertise, thus ensuring comprehensive support throughout every stage of an asset's lifecycle. www.mcbrealestate.com

About Centerbridge Partners:

Centerbridge Partners, L.P. is a private investment management firm employing a flexible approach across investment disciplines — Private Equity, Private Credit and Real Estate — in an effort to develop the most attractive opportunities for our investors. The Firm was founded in 2005 and, as of June 30, 2025, has approximately \$43 billion in assets under management¹ with offices in New York and London². Centerbridge is dedicated to partnering with world-class management teams across targeted industry sectors and geographies.

For more information, please visit www.centerbridge.com | [LinkedIn](#).

¹More information can be provided upon request.

²Centerbridge also has a support office in Luxembourg and other regional satellite offices.