



MOUNTAIN WEST
COMMERCIAL REAL ESTATE

SALE PRICE: \$5.5 MM



GROUND CONTROL

9870 MARBACH ROAD
SAN ANTONIO, TX 78245

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LISTED IN CONJUNCTION WITH
Texas real estate broker
DZ Net Lease Realty, LLC
license 9002851

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Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

EXECUTIVE SUMMARY & HIGHLIGHTS

PRICING

PURCHASE PRICE	\$5,500,000
NET OPERATING INCOME	\$408,446
CAP RATE	7.25%

LEASE INFORMATION

TENANT TRADE NAME	Ground Control Trampoline Park
LEASE GUARANTOR	Ground Control Park
LEASE TYPE	NNN
COMMENCEMENT	6/13/2022
EXPIRATION	6/30/2032
LEASE TERM	10 Years
LEASE TERM REMAINING	8 Years
RENTAL INCREASES	3% Every 1-Year
EXTENSION OPTIONS	One, 5-Year Option
TENANT'S FIRST RIGHT OF REFUSAL	Yes
PROPERTY TAXES	Tenant Responsible
INSURANCE	Tenant Responsible
UTILITIES	Tenant Responsible
MAINTENANCE	Tenant Responsible

PROPERTY INFORMATION

PROPERTY ADDRESS	9870 Marbach Rd, San Antonio, TX 78245
GROSS LEASABLE AREA (SF)	19,000 SF
LAND SIZE (AC)	1.72
YEAR BUILT	2007

NEW LONG-TERM LEASE

Ground Control signed a 10-year NNN lease in June, 2022, with 3% annual rent increases. The lease includes one (1) 5-year option.

LOOP 1604 EXPANSION

The Loop 1604 North Expansion Project has been underway since late 2021 and will expand Loop 1604 from Bandera Rd to I-35. The massive \$1.3 billion project will expand the loop from a four-lane expressway to a ten-lane expressway. The project spans four phases and will replace the obsolete cloverleaf interchange at I-10.

PROXIMITY TO LARGE METROPOLITAN MARKET

The subject property is located near one of the largest metropolitan markets in the country. Home to over 1.4 million residents, San Antonio is the second largest city in Texas, and the seventh largest in the nation. Also nearby is the main campus of the University of Texas San Antonio, with its 34,000+ student body. The facility is centrally located between the western side of inner loop I-410 and outer loop 1604.

LEASE TERM	START	EXPIRATION	MONTHLY RENT	ANNUAL RENT	RENT/SF	% INCREASE
Initial Term	6/13/22	6/30/23	\$ 32,083.33	\$ 384,999.96	\$ 20.26	
Initial Term	7/1/23	6/30/24	\$ 33,045.83	\$ 396,549.96	\$ 20.87	3.00%
Initial Term	7/1/24	6/30/25	\$ 34,037.20	\$ 408,446.46	\$ 21.50	3.00%
Initial Term	7/1/25	6/30/26	\$ 35,058.32	\$ 420,699.85	\$ 22.14	3.00%
Initial Term	7/1/26	6/30/27	\$ 36,110.07	\$ 433,320.85	\$ 22.81	3.00%
Initial Term	7/1/27	6/30/28	\$ 37,193.37	\$ 446,320.47	\$ 23.49	3.00%
Initial Term	7/1/28	6/30/29	\$ 38,309.17	\$ 459,710.09	\$ 24.20	3.00%
Initial Term	7/1/29	6/30/30	\$ 39,458.45	\$ 473,501.39	\$ 24.92	3.00%
Initial Term	7/1/30	6/30/31	\$ 40,642.20	\$ 487,706.43	\$ 25.67	3.00%
Initial Term	7/1/31	6/30/32	\$ 41,861.47	\$ 502,337.62	\$ 26.44	3.00%
Option 1 Yr 1	7/1/32	6/30/33	\$ 43,117.31	\$ 517,407.75	\$ 27.23	3.00%
Option 1 Yr 2	7/1/33	6/30/34	\$ 44,410.83	\$ 532,929.98	\$ 28.05	3.00%
Option 1 Yr 3	7/1/34	6/30/35	\$ 45,743.16	\$ 548,917.88	\$ 28.89	3.00%
Option 1 Yr 4	7/1/35	6/30/36	\$ 47,115.45	\$ 565,385.42	\$ 29.76	3.00%
Option 1 Yr 5	7/1/36	6/30/37	\$ 48,528.92	\$ 582,346.98	\$ 30.65	3.00%

PROPERTY FEATURES & LAND OVERVIEW

PROPERTY FEATURES

LOCATION

9870 Marbach Rd
San Antonio, TX 78245

SITE

Centrally located between I-410, Loop 1604, and Texas Routes 90 and 1957

LAND AREA

Consists of one parcel totaling approximately 1.72 acres or 74,923 SF of land area

BUILDING AREA

The subject property consists of one (1) commercial building totaling approximately 19,000 SF of gross leasable area.

PARKING

76 total spaces
4.00/1,000 SF parking ration

FRONTAGE & ACCESS

Three-Hundred (300) feet of frontage with two (2) entrances off Marbach Rd on the east and west end of the lot.

TRAFFIC COUNTS

Marbach Road: 20,207 cars/day
Texas 1604 Loop: 45,557
Interstate 410: 138,121

YEAR BUILT

2007

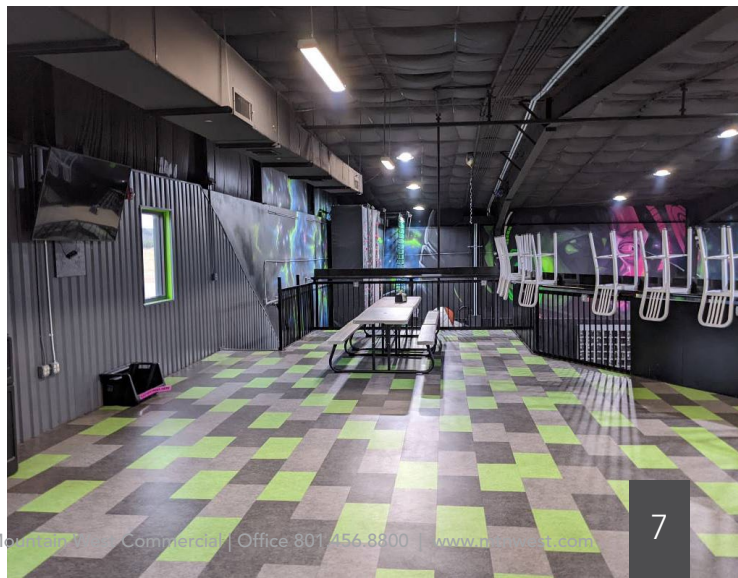
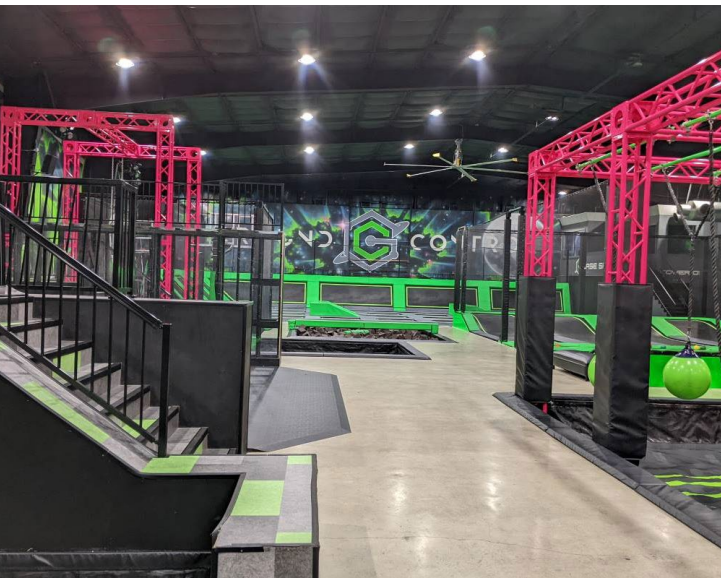
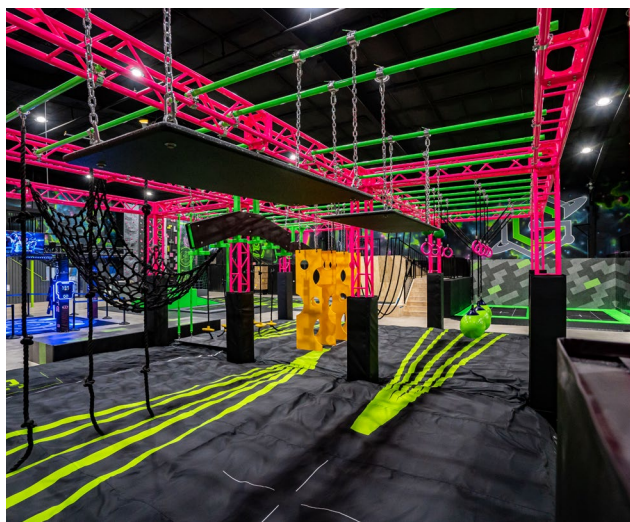
ZONING

F1 Commercial Real Property

LAND OVERVIEW

APN #	ADDRESS	ACRES	SF
1125433	9870 Marbach Rd	1.72	19,000





SOUTH WEST FACING



TT MAP



ANCHOR TENANT PROFILE



Ground Control is a private leisure company headquartered in San Antonio, Texas. Their trampoline facility offers ninja warrior course, dodgeball, stunt fall, rock climbing wall, hologate virtual reality and other related activities. The company was formed in 2020, by Brady Spencer and Erick Paulino, and opened it's first location in San Antonio. They have since expanded to a location in Irving, Texas,

and across state lines into Oklahoma. Ground Control's largest facility is currently under construction in Yukon, OK. The building will rest on a 3-acre site on Health Center Parkway and will span more than 33,000 square feet. The company has raised over \$1.75MM since its inception, and has plans to continue its steady growth in the southwest.

DEMOGRAPHICS

POPULATION



1 MILE
20,423
 2023 EST.
 POPULATION

3 MILES
132,014
 2023 EST.
 POPULATION

5 MILES
247,856
 2023 EST.
 POPULATION



1 MILE
21,972
 2028 EST.
 POPULATION

3 MILES
144,306
 2028 EST.
 POPULATION

5 MILES
280,036
 2028 EST.
 POPULATION

HOUSEHOLDS & MEDIAN INCOME



1 MILE
6,067
 2023 EST.
 HOUSEHOLDS

3 MILES
43,875
 2023 EST.
 HOUSEHOLDS

5 MILES
80,768
 2023 EST.
 HOUSEHOLDS

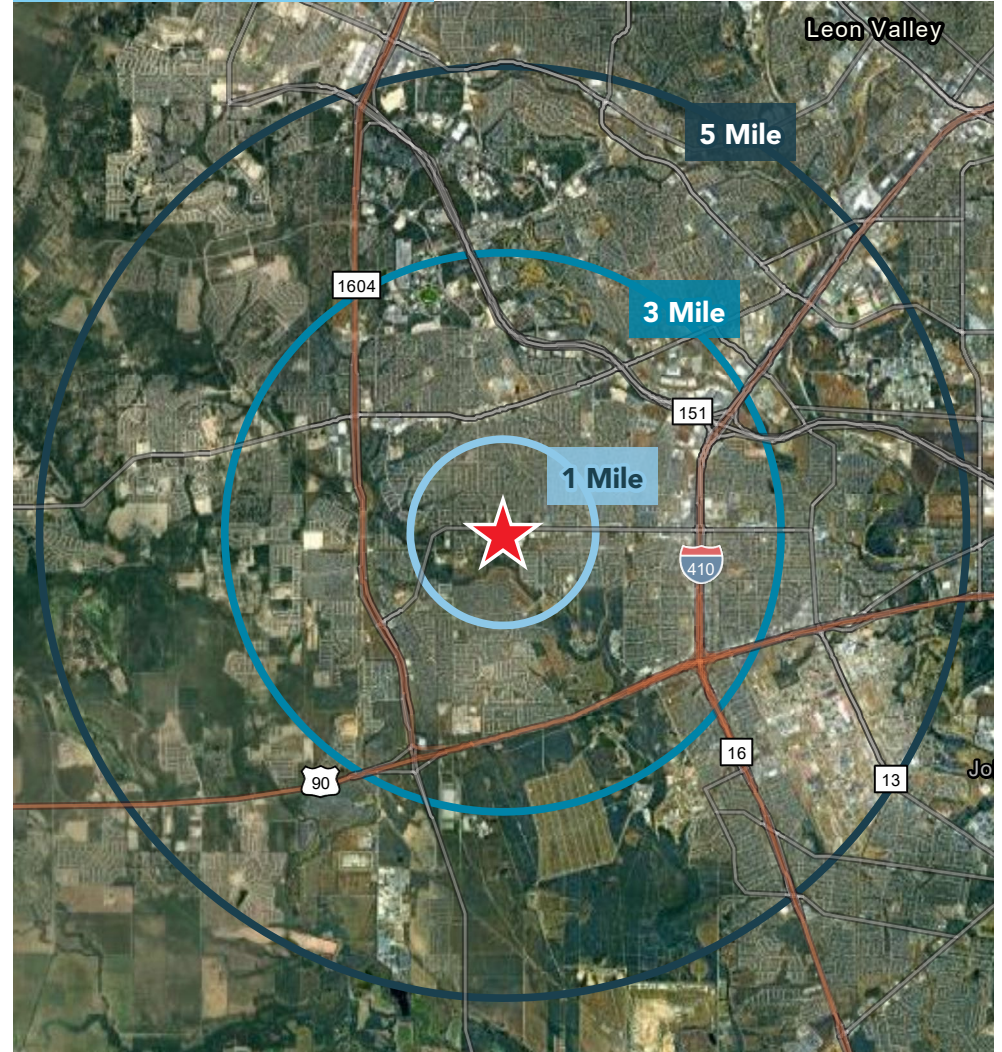


1 MILE
\$77,795
 2023 EST.
 INCOME

3 MILES
\$77,240
 2023 EST.
 INCOME

5 MILES
\$79,667
 2023 EST.
 INCOME

BUFFERS - 1, 3, 5 MILES



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ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

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RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



TEXAS REAL ESTATE COMMISSION

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