

# SHERWIN-WILLIAMS - NEW CONSTRUCTION IN SAN ANTONIO

12716 FM1560, HELOTES, TX 78023 (SAN ANTONIO MSA)



Representative Photo

OFFERING MEMORANDUM

Marcus & Millichap





Six Flags  
FIESTA TEXAS

LIFETIME FITNESS HomeGoods rack target  
LOWE'S Saks Fifth Avenue TJ-MAXX DICK'S SPORTING GOODS DSW BEST BUY  
HOBBY LOBBY MAGGIANO'S LITTLE ITALY Bass Pro Shops  
THE RIM SHOPPING CENTER

NORDSTROM ANTHROPOLOGIE Apple  
macy's The Cheesecake Factory  
Neiman Marcus H&M lululemon  
THE SHOPS AT LA CANTERA

SHERWIN-WILLIAMS

target THE HOME DEPOT Academy SPORTS+OUTDOORS  
H-E-B plus! Urban Air rack LOWE'S

UTSA  
The University of Texas at San Antonio  
±34,000 Students

COSTCO WHOLESALE FALLOFT HOTELS MOD THE HOME DEPOT WINDSURFER  
Walmart Marshalls PET SMART sam's club SPEC'S  
FIVE GUYS SONIC IHOP Chick-fil-A H-E-B

University Health

H-E-B BEST BUY BARNES & NOBLE  
DICK'S SPORTING GOODS JCPenney  
LOWE'S target THE HOME DEPOT

Saks Fifth Avenue macy's Dillard's Apple  
JCPenney GUESS KONA GRILL FOREVER 21  
NORTH STAR MALL

SAN ANTONIO INTERNATIONAL AIRPORT

SeaWorld  
SAN ANTONIO

JCPenney OUTBACK STEAKHOUSE  
Dillard's macy's  
INGRAM PARK MALL

DOWNTOWN  
SAN ANTONIO

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13,400 CPD

FM1560 / LESLIE RD

CVS  
pharmacy

BURGER KING

DAIRY  
QUEEN

SHERWIN-WILLIAMS

AutoZone

PNC BANK

HTEA O

Public  
Storage

SANDRA DAY O'CONNOR  
HIGH SCHOOL  
±2,585 Students

BROADWAY  
BANK

SLIM CHICKENS

THE HOME DEPOT  
WHATABURGER  
SALTGRASS  
STEAKHOUSE  
COLD CROWN

28,560 CPD  
BANDERA ROAD

KUENTZ  
ELEMENATARY SCHOOL  
±540 Students

Walmart

SONIC

TACO  
BELL

H-E-B  
plus!

TSC TRACTOR  
SUPPLY CO

1604

TJ-maxx  
rack  
chili's  
OLD NAVY  
Cane's

petco  
9  
HALF PRICE BOOKS  
Academy  
SPORTS+OUTDOORS

target  
KOHL'S  
LOWE'S





# Executive Summary

12716 FM1560, Helotes, TX 78023

## FINANCIAL SUMMARY

<b>Price</b>	<b>\$3,418,000</b>
Cap Rate	5.50%
Building Size	4,455 SF
Net Cash Flow	5.50% \$188,012
Year Built	2026
Lot Size	1.01 Acres

## LEASE SUMMARY

Lease Type	Double-Net (NN) Lease
Roof & Structure	Landlord Responsible
Tenant	The Sherwin-Williams Company
Est. Lease Commencement Date	March 4, 2026
Est. Lease Expiration Date	March 4, 2036
Lease Term	10 Years
Rental Increases	10% Every 5 Years
Renewal Options	4, 5 Year Options
Right of First Refusal	None

## ANNUALIZED OPERATING DATA

<b>Lease Years</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Years 1 – 5	\$188,012.04	5.50%
Years 6 – 10	\$206,813.28	6.05%
<b>Renewal Options</b>	<b>Annual Rent</b>	<b>Cap Rate</b>
Option 1 (Years 11 – 15)	\$227,494.56	6.66%
Option 2 (Years 16 – 20)	\$250,244.04	7.32%
Option 3 (Years 21 – 25)	\$275,268.48	8.05%
Option 4 (Years 26 – 30)	\$311,195.28	9.10%

<b>Base Rent</b>	<b>\$188,012</b>
<b>Net Operating Income</b>	<b>\$188,012</b>
<b>Total Return</b>	<b>5.50% \$188,012</b>







Public Storage



DUNKIN'

Walmart



28,560 CPD  
BANDERA ROAD



13,400 CPD  
FM1560 / LESLIE RD







Walmart

TSC TRACTOR  
SUPPLY CO

KUENTZ  
ELEMENTARY SCHOOL  
±540 Students

SANDRA DAY O'CONNOR  
HIGH SCHOOL  
±2,585 Students

TACO BELL



BROADWAY  
BANK

AutoZone

28,560 CPD  
BANDERA ROAD



PNC BANK

SunAuto  
Tire & Service

Christian Brothers  
AUTOMOTIVE

HTeaO

UNITED STATES  
POSTAL SERVICE

13,400 CPD  
FM1560 / LESLIE RD

SHERWIN-WILLIAMS





# Property Description



Actual Building



## INVESTMENT HIGHLIGHTS

- » **Brand New 10-Year Lease with Sherwin-Williams (NASDAQ: SHW)**
- » 10% Rental Increases Every 5 Years with Multiple Renewal Options
- » **Sherwin-Williams 2024 Revenue was Over \$23 Billion & 2024 EBITDA Increased by 6% to \$4.49 Billion**
- » New High-Quality 2026 Construction
- » **Growing Trade Area in the San Antonio MSA - 217,569 Residents within a 5-Mile Radius**
- » Households and Population Projected to Increase Over 7% in the Immediate Area Over the Next 5 Years
- » **Average Household Income Exceeds \$125,000 within a 3-Mile Radius**
- » Situated at the Intersection of Bandera Road & Leslie Road (±42,000 Cars per Day)
- » **Across from Sandra Day O'Connor High School (±2,585 Students) and Walmart-Anchored Shopping Center**
- » One Mile from Bandera Pointe Shopping Center: Target, Lowe's, Kohl's, and More



## DEMOGRAPHICS

1-mile

3-miles

5-miles

### Population

2029 Projection	7,724	83,649	225,404
2024 Estimate	7,203	79,865	217,569
Growth 2024 - 2029	7.24%	4.74%	3.60%

### Households

2029 Projections	2,885	29,263	81,160
2024 Estimate	2,693	27,870	78,059
Growth 2024 - 2029	7.13%	5.00%	3.97%

### Income

2024 Est. Average Household Income	\$123,287	\$125,035	\$111,438
2024 Est. Median Household Income	\$107,477	\$107,676	\$94,583

# Tenant Overview



**SHERWIN-WILLIAMS®**



**4,770+**  
Locations



**CLEVELAND, OH**  
Headquarters



**1866**  
Founded



**NASDAQ: SHW**  
Stock Symbol



**SHERWIN-WILLIAMS.COM**  
Website

The Sherwin-Williams Company was founded by Henry Sherwin and Edward Williams in 1866. A Fortune 500 company in the general building materials industry, Sherwin-Williams is a global leader in the manufacture, development, distribution and sale of paint, coatings and related products to professional, industrial, commercial and retail customers primarily in North and South America and Europe.

The Company manufactures products under well-known brands such as Sherwin-Williams®, Dutch Boy®, HGTV HOME® by Sherwin-Williams, Krylon®, Minwax®, Thompson's® Water Seal® and many more. With global headquarters in Cleveland, Ohio, Sherwin-Williams® branded products are sold exclusively through more than 4,770 company operated stores and facilities, while the Company's other brands are sold through leading mass merchandisers, home centers, independent paint dealers, hardware stores, automotive retailers and industrial distributors.



The map displays the city of San Antonio, Texas, with major highways (Interstates 10, 35, 410, and State Routes 16, 281, 90, 87) and local roads (FM 471, FM 775, PR 37, 211). A red star icon marks the location of Sherwin-Williams, which is highlighted by a red-bordered box. The Sherwin-Williams logo, featuring a red and white shield with a blue star and the text "SHERWIN-WILLIAMS" in blue, is shown within this box. A red circle with a white double-headed arrow icon is positioned in the upper right corner of the map. A red sidebar on the right side of the map provides distance information:

- 4 Miles** to The University of Texas at San Antonio
- 6 Miles** to Six Flags Fiesta Texas
- 17 Miles** to San Antonio International Airport
- 18 Miles** to Lackland Air Force Base

Other landmarks and areas labeled on the map include Lakehills, Mico, Grey Forest, Shavano Park, Hollywood Park, Hill Country Village, Live Oak, Schertz, Cibola, Universal City, Windcrest, Converse, Kirby, Alamo Heights, Leon Valley, ALAMO RANCH, WESTOVER HILLS, Riomedina, Castroville, Macdonia, Von Ormy, Southton, Sayers, Lone Oak Community, Adkins, St. Hedwig, and Sutherland. The map also shows the locations of San Antonio International Airport (SAT) and Lackland Air Force Base (SKF).

## SAN ANTONIO METROPOLITAN AREA

and cybersecurity, and green technologies. The aerospace industry in particular remains a dominant economic strength in San Antonio with the presence of several aviation and aerospace corporations, including the military. The city has had a significant relationship with the military for more than 200 years and is home to several military commands.

Home to a confluence of various cultures, San Antonio is rich in history and heritage. The city contains five 18th-century Spanish frontier missions, including The Alamo and San Antonio Missions National Historical Park, which together were designated UNESCO World Heritage sites in 2015. Other notable attractions include the River Walk, the Tower of the Americas, SeaWorld, the Alamo Bowl, Marriage Island, and Six Flags Fiesta Texas.





## Information About Brokerage Services

11-03-2025

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
  - **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.
- A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):**
- Put the interests of the client above all others, including the broker's own interests;
  - Inform the client of any material information about the property or transaction received by the broker;
  - Answer the client's questions and present any offer to or counter-offer from the client; and
  - Treat all parties to a real estate transaction honestly and fairly.

**WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:** A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.

### A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

**AS AGENT FOR OWNER (SELLER/LANDLORD):** The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BUYER/TENANT:** The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**AS AGENT FOR BOTH - INTERMEDIARY:** To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
  - that the owner will accept a price less than the written asking price;
  - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

### A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

**LICENSE HOLDER CONTACT INFORMATION:** This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Regulated by the Texas Real Estate Commission	Buyer/Tenant/Seller/Landlord's Initials	Date	Information available at <a href="http://www.trec.texas.gov">www.trec.texas.gov</a> IABS 1-2



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The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable. However, Marcus & Millichap has not and will not verify any of this information, nor has Marcus & Millichap conducted any investigation regarding these matters. Marcus & Millichap makes no guarantee, warranty or representation whatsoever about the accuracy or completeness of any information provided.

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Buyer and Buyer's tax, financial, legal, and construction advisors should conduct a careful, independent investigation of any net leased property to determine to your satisfaction with the suitability of the property for your needs. Like all real estate investments, this investment carries significant risks. Buyer and Buyer's legal and financial advisors must request and carefully review all legal and financial documents related to the property and tenant. While the tenant's past performance at this or other locations is an important consideration, it is not a guarantee of future success. Similarly, the lease rate for some properties, including newly-constructed facilities or newly-acquired locations, may be set based on a tenant's projected sales with little or no record of actual performance, or comparable rents for the area. Returns are not guaranteed; the tenant and any guarantors may fail to pay the lease rent or property taxes, or may fail to comply with other material terms of the lease; cash flow may be interrupted in part or in whole due to market, economic, environmental or other conditions. Regardless of tenant history and lease guarantees, Buyer is responsible for conducting his her own

investigation of all matters affecting the intrinsic value of the property and the value of any long-term lease, including the likelihood of locating a replacement tenant if the current tenant should default or abandon the property, and the lease terms that Buyer may be able to negotiate with a potential replacement tenant considering the location of the property, and Buyer's legal ability to make alternate use of the property.

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Marcus & Millichap and it should not be made available to any other person or entity without the written consent of Marcus & Millichap. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property at this time, please return this offering memorandum to Marcus & Millichap.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Marcus & Millichap has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe to be reliable; however, Marcus & Millichap has not verified, and will not verify, any of the information contained herein, nor has Marcus & Millichap conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

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**Tim Speck**

Broker of Record  
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**Marcus & Millichap**

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