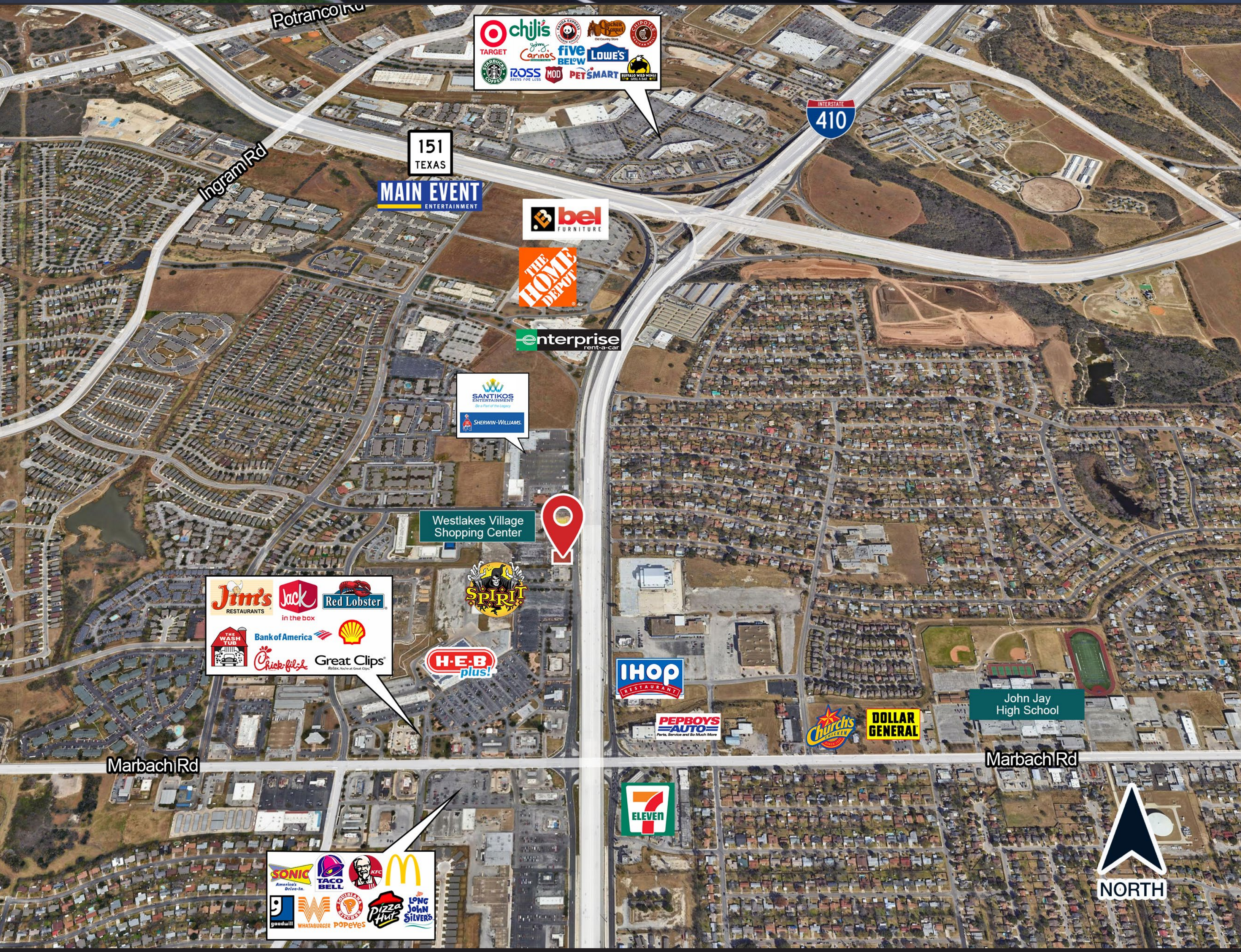


1305 SW Loop 410 Pad Site

San Antonio, TX 78227

REOC SAN ANTONIO

50 YEARS IN COMMERCIAL REAL ESTATE

Offered by:
Andrew J. Lyles
Kimberly S. Gatley

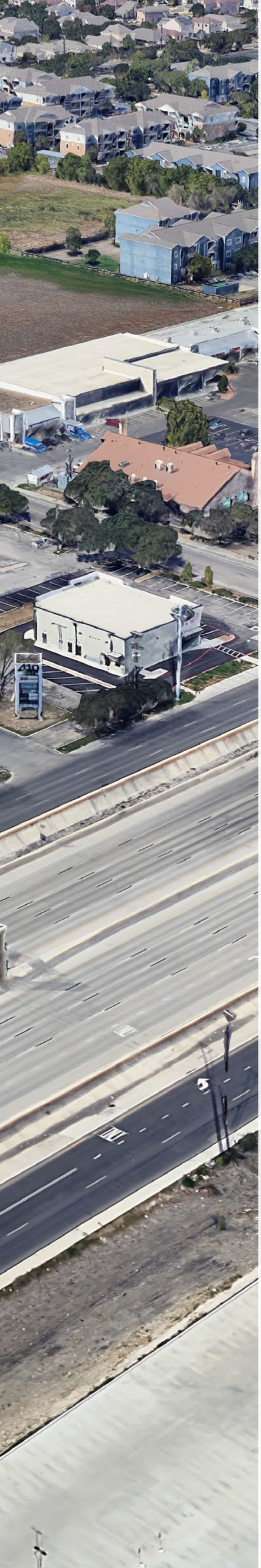


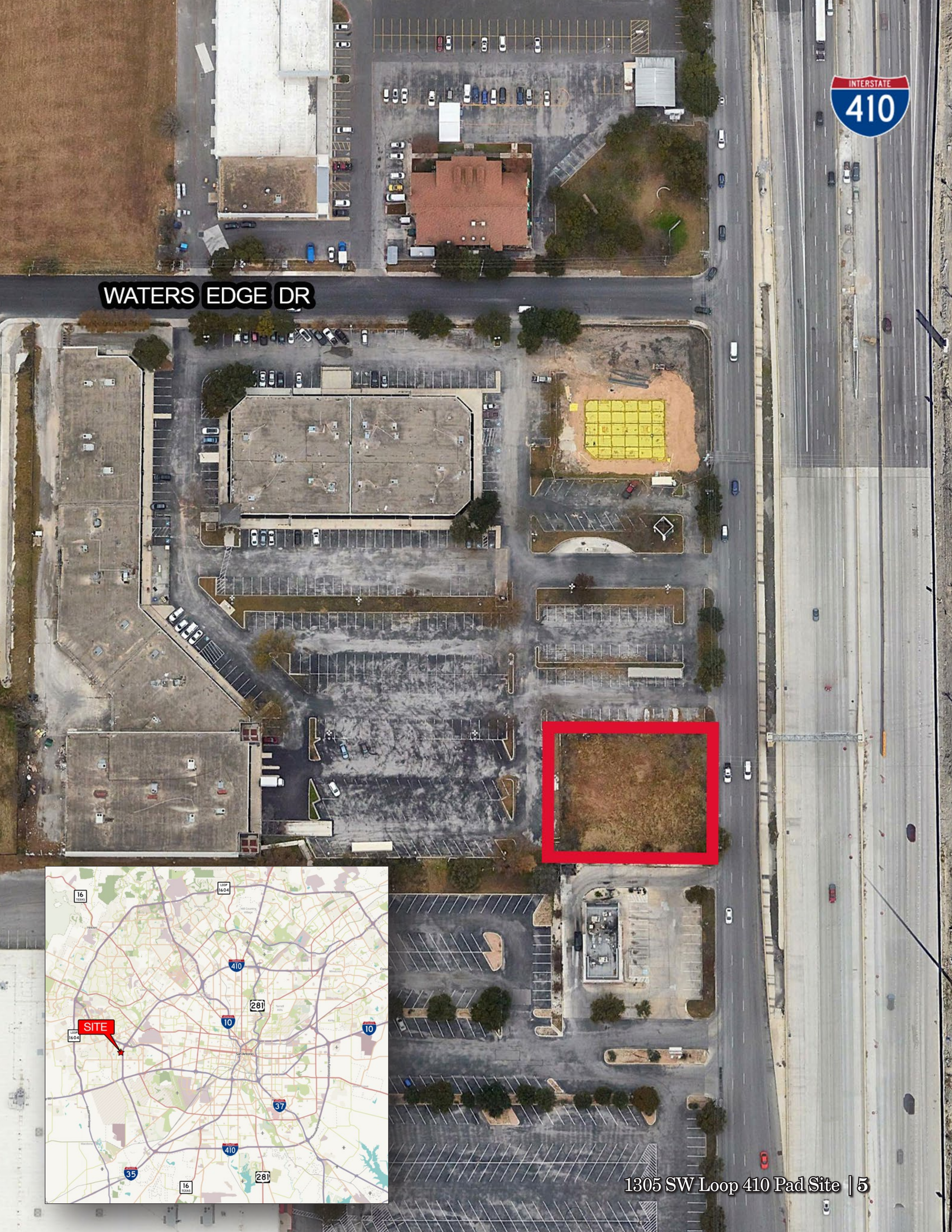
Table of Contents

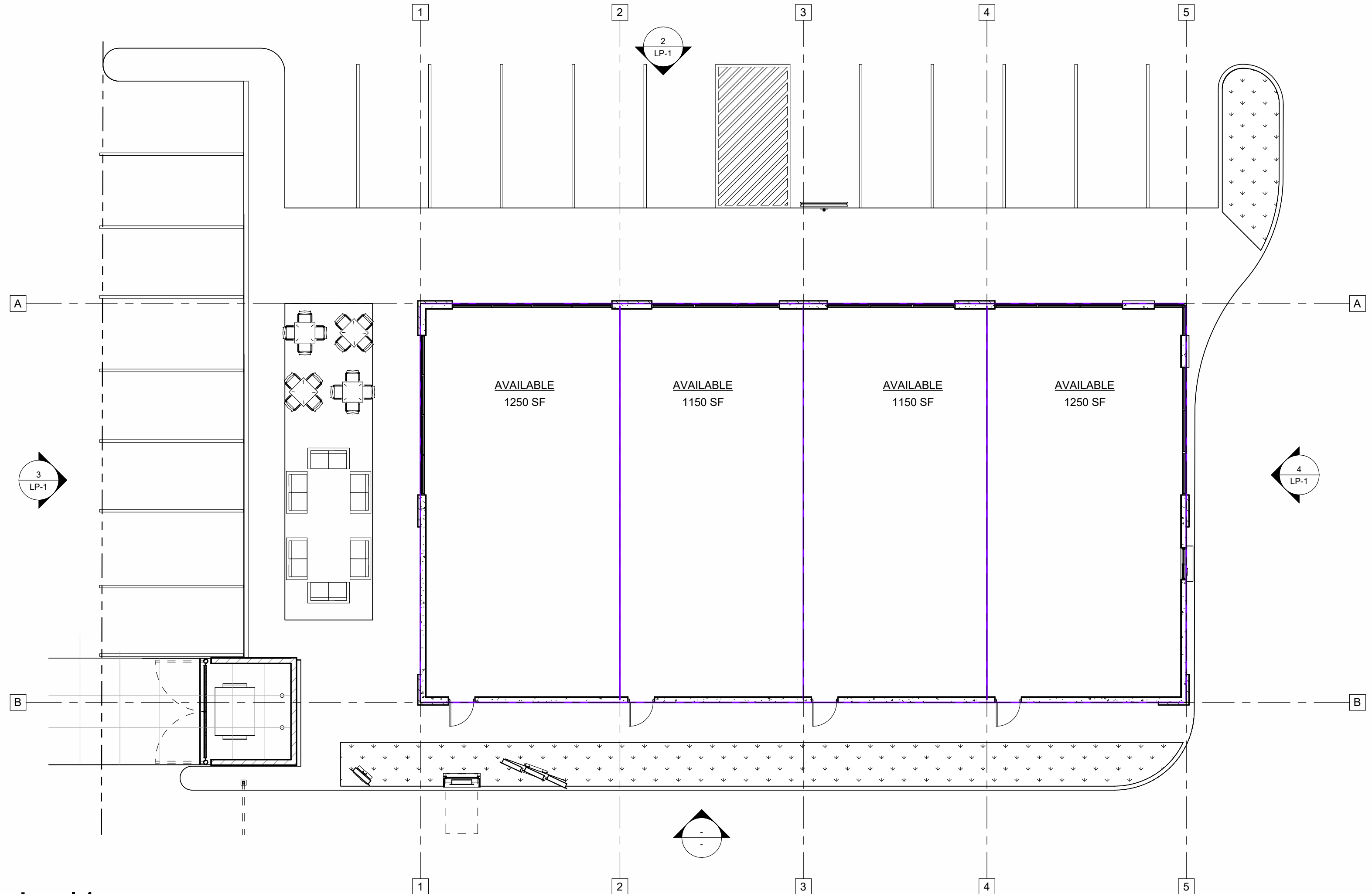
Property Summary

Address	1305 SW Loop 410, San Antonio, TX 78245
Location	Waters Edge Dr & 410 Access Rd
Property Details	0.5 Acres
Legal Description	NCB 17172 BLK 1 LOT 18 (WATERS EDGE @ LOOP 410)
Zoning	C-3
Road Frontage	135 ft.
Utilities	All available

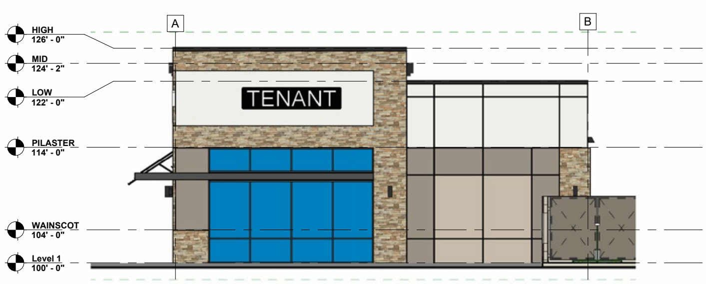
Benefits

- Excellent visibility
- Direct access off 410
- In front of Westlake Village Shopping Center
- Great location for a restaurant, coffee kiosk, or auto service provider


WATERS EDGE DR
INTERSTATE
410
SITE
410
281
10
10
37
410
35
281
16
16

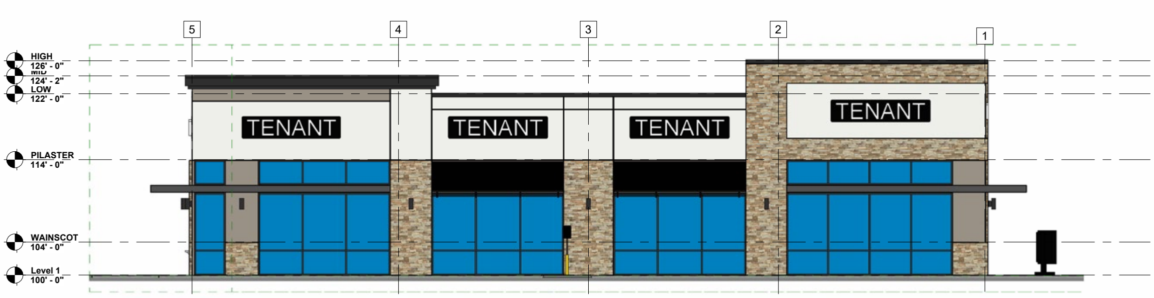


1 LP-1 **Level 1**
SCALE: 1/8" = 1'-0"



3 LP-1 **WEST ELEVATION**
SCALE: 1/8" = 1'-0"

4 LP-1 **EAST ELEVATION**
SCALE: 1/8" = 1'-0"



2 LP-1 **NORTH ELEVATION**
SCALE: 1/8" = 1'-0"


TENANT
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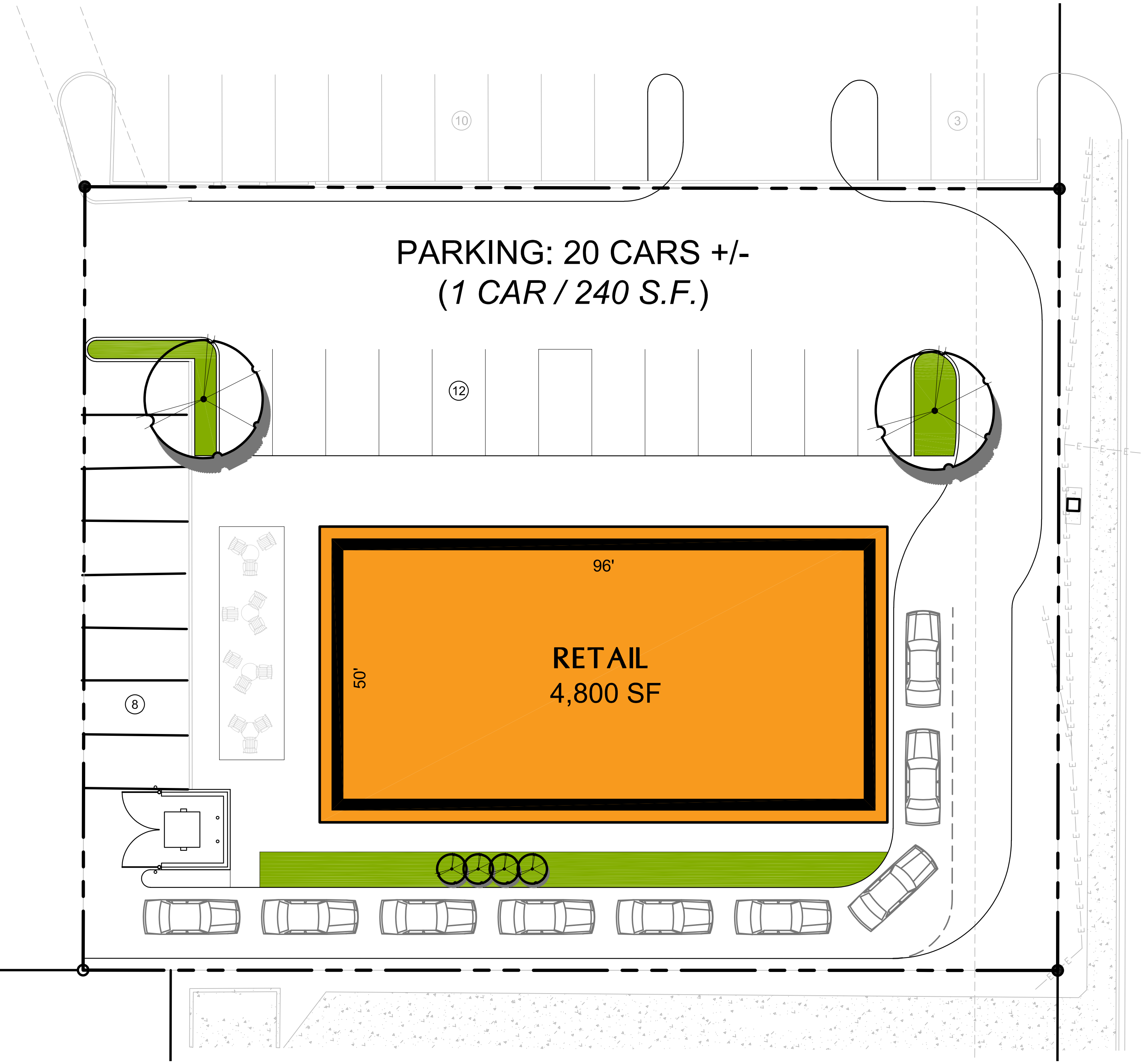
TENANT


10
3
PARKING: 20 CARS +/-
(1 CAR / 240 S.F.)
12
96'
RETAIL
4,800 SF
50'
8

Availabilities & Rates

Min. Divisible Land Available	0.5 Acres
Lease Price	Call for Pricing
First Month's Rental	Due upon execution of lease document by Tenant
Term	Three (3) to ten (10) years
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.
This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Contacts

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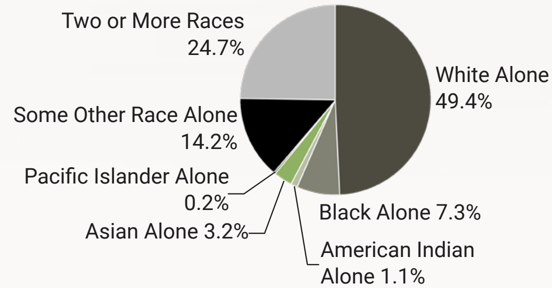
San Antonio Market Overview

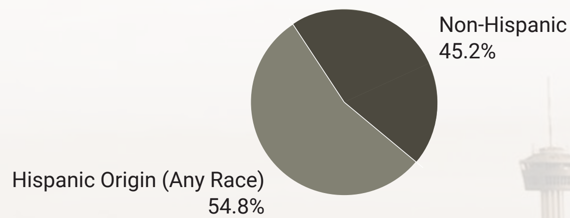
Largest U.S. Cities

1 New York
2 Los Angeles
3 Chicago
4 Houston
5 Phoenix
6 Philadephia
7 San Antonio
8 San Diego
9 Dallas
10 San Jose

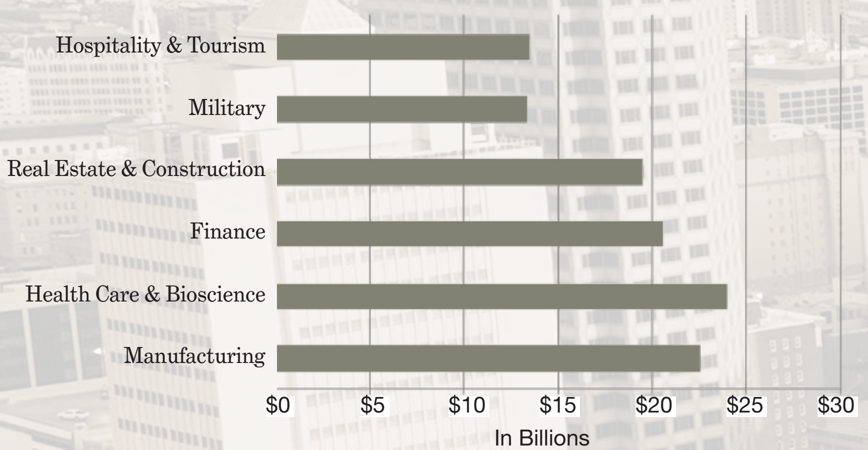
Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast





Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	--	--	--
2020 Census	2,558,143	36.0	925,609	--	--	--
2023 Estimate	2,698,487	36.5	984,040	$98,647	$68,549	$36,100
2028 Projection	2,872,957	37.3	1,059,737	$111,302	$77,763	$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

Demographics - 1 Mile

Summary	Census 2010	Census 2020	2022	2027
Population	15,568	19,287	19,308	19,192
Households	5,569	7,134	7,135	7,139
Families	3,804	-	4,528	4,523
Average Household Size	2.80	2.69	2.69	2.67
Owner Occupied Housing Units	2,780	-	3,376	3,452
Renter Occupied Housing Units	2,789	-	3,759	3,687
Median Age	28.9	-	29.3	29.2

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.12%	0.88%	0.25%
Households	0.01%	0.92%	0.31%
Families	-0.02%	0.96%	0.28%
Owner HHs	0.45%	1.19%	0.53%
Median Household Income	1.74%	2.93%	3.12%

		2022		2027
Households by Income	Number	Percent	Number	Percent
<$15,000	989	13.9%	791	11.1%
$15,000 - $24,999	614	8.6%	458	6.4%
$25,000 - $34,999	745	10.4%	697	9.8%
$35,000 - $49,999	1,224	17.2%	1,221	17.1%
$50,000 - $74,999	1,634	22.9%	1,595	22.3%
$75,000 - $99,999	825	11.6%	898	12.6%
$100,000 - $149,999	985	13.8%	1,261	17.7%
$150,000 - $199,999	98	1.4%	194	2.7%
$200,000+	20	0.3%	25	0.4%
Median Household Income	$49,915		$54,408	
Average Household Income	$59,654		$69,044	
Per Capita Income	$21,743		$25,358	

		Census 2010		2022		2027
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,461	9.4%	1,690	8.8%	1,720	9.0%
5 - 9	1,316	8.5%	1,479	7.7%	1,461	7.6%
10 - 14	1,257	8.1%	1,269	6.6%	1,297	6.8%
15 - 19	1,203	7.7%	1,274	6.6%	1,222	6.4%
20 - 24	1,429	9.2%	2,086	10.8%	1,928	10.0%
25 - 34	2,699	17.3%	3,815	19.8%	3,959	20.6%
35 - 44	1,932	12.4%	2,471	12.8%	2,417	12.6%
45 - 54	1,716	11.0%	1,788	9.3%	1,830	9.5%
55 - 64	1,128	7.2%	1,508	7.8%	1,417	7.4%
65 - 74	857	5.5%	1,010	5.2%	1,062	5.5%
75 - 84	492	3.2%	679	3.5%	611	3.2%
85+	76	0.5%	240	1.2%	268	1.4%

		Census 2010		Census 2020		2022		2027
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,785	69.3%	7,811	40.5%	7,550	39.1%	6,756	35.2%
Black Alone	1,414	9.1%	1,961	10.2%	1,927	10.0%	1,904	9.9%
American Indian Alone	129	0.8%	266	1.4%	267	1.4%	272	1.4%
Asian Alone	275	1.8%	554	2.9%	549	2.8%	566	2.9%
Pacific Islander Alone	14	0.1%	58	0.3%	57	0.3%	57	0.3%
Some Other Race Alone	2,373	15.2%	3,582	18.6%	3,618	18.7%	3,728	19.4%
Two or More Races	580	3.7%	5,055	26.2%	5,340	27.7%	5,908	30.8%
Hispanic Origin (Any Race)	11,267	72.4%	13,416	69.6%	13,618	70.5%	13,704	71.4%

ta Note: Income is expressed in current dollars.

urce: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Demographics - 3 Mile

Summary	**Census 2010**	**Census 2020**	**2022**	**2027**
Population	107,862	124,725	125,082	124,840
Households	34,628	42,009	42,242	42,455
Families	25,232	-	29,242	29,333
Average Household Size	2.99	2.88	2.87	2.85
Owner Occupied Housing Units	20,187	-	23,019	23,604
Renter Occupied Housing Units	14,440	-	19,223	18,851
Median Age	28.4	-	30.1	30.3

Trends: 2022-2027 Annual Rate	**Area**	**State**	**National**
Population	-0.04%	0.88%	0.25%
Households	0.10%	0.92%	0.31%
Families	0.06%	0.96%	0.28%
Owner HHs	0.50%	1.19%	0.53%
Median Household Income	2.41%	2.93%	3.12%

		2022		**2027**
Households by Income	Number	Percent	Number	Percent
<$15,000	3,704	8.8%	2,899	6.8%
$15,000 - $24,999	3,234	7.7%	2,433	5.7%
$25,000 - $34,999	4,403	10.4%	3,934	9.3%
$35,000 - $49,999	6,277	14.9%	5,939	14.0%
$50,000 - $74,999	9,650	22.8%	9,248	21.8%
$75,000 - $99,999	5,824	13.8%	6,109	14.4%
$100,000 - $149,999	6,698	15.9%	8,457	19.9%
$150,000 - $199,999	1,501	3.6%	2,274	5.4%
$200,000+	952	2.3%	1,163	2.7%
Median Household Income	$56,664		$63,836	
Average Household Income	$73,008		$84,353	
Per Capita Income	$25,152		$29,201	

		Census 2010		**2022**		**2027**
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,463	8.8%	10,221	8.2%	10,361	8.3%
5 - 9	9,219	8.5%	9,782	7.8%	9,677	7.8%
10 - 14	8,922	8.3%	8,941	7.1%	9,264	7.4%
15 - 19	9,497	8.8%	9,179	7.3%	8,825	7.1%
20 - 24	10,119	9.4%	11,967	9.6%	11,493	9.2%
25 - 34	18,459	17.1%	22,710	18.2%	23,253	18.6%
35 - 44	14,312	13.3%	17,384	13.9%	17,518	14.0%
45 - 54	12,024	11.1%	12,817	10.2%	12,745	10.2%
55 - 64	8,258	7.7%	10,473	8.4%	9,667	7.7%
65 - 74	4,654	4.3%	7,184	5.7%	7,178	5.7%
75 - 84	2,358	2.2%	3,397	2.7%	3,711	3.0%
85+	576	0.5%	1,027	0.8%	1,147	0.9%

		Census 2010		**Census 2020**		**2022**		**2027**
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	73,661	68.3%	49,116	39.4%	47,535	38.0%	42,731	34.2%
Black Alone	9,601	8.9%	11,422	9.2%	11,254	9.0%	11,180	9.0%
American Indian Alone	957	0.9%	1,619	1.3%	1,626	1.3%	1,660	1.3%
Asian Alone	2,168	2.0%	3,314	2.7%	3,294	2.6%	3,419	2.7%
Pacific Islander Alone	229	0.2%	313	0.3%	312	0.2%	314	0.3%
Some Other Race Alone	16,716	15.5%	23,624	18.9%	23,769	19.0%	24,352	19.5%
Two or More Races	4,530	4.2%	35,318	28.3%	37,292	29.8%	41,184	33.0%
Hispanic Origin (Any Race)	73,205	67.9%	86,290	69.2%	87,657	70.1%	88,557	70.9%

ta Note: Income is expressed in current dollars.

urce: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

Demographics - 5 Mile

Summary	Census 2010	Census 2020	2022	2027
Population	240,130	282,898	286,565	290,983
Households	75,707	93,254	94,793	96,702
Families	56,792	-	68,366	69,746
Average Household Size	3.03	2.94	2.93	2.91
Owner Occupied Housing Units	46,816	-	56,932	59,287
Renter Occupied Housing Units	28,895	-	37,861	37,415
Median Age	28.9	-	30.9	31.1

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.31%	0.88%	0.25%
Households	0.40%	0.92%	0.31%
Families	0.40%	0.96%	0.28%
Owner HHs	0.81%	1.19%	0.53%
Median Household Income	2.75%	2.93%	3.12%

	2022		2027	
Households by Income	Number	Percent	Number	Percent
<$15,000	8,263	8.7%	6,477	6.7%
$15,000 - $24,999	7,107	7.5%	5,471	5.7%
$25,000 - $34,999	9,175	9.7%	7,932	8.2%
$35,000 - $49,999	12,858	13.6%	12,058	12.5%
$50,000 - $74,999	21,083	22.2%	20,843	21.6%
$75,000 - $99,999	14,048	14.8%	14,927	15.4%
$100,000 - $149,999	15,467	16.3%	19,521	20.2%
$150,000 - $199,999	4,554	4.8%	6,769	7.0%
$200,000+	2,238	2.4%	2,703	2.8%
Median Household Income	$59,231		$67,840	
Average Household Income	$75,803		$87,613	
Per Capita Income	$25,442		$29,463	

	Census 2010		2022		2027	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,833	8.7%	23,077	8.1%	23,856	8.2%
5 - 9	20,570	8.6%	22,473	7.8%	22,635	7.8%
10 - 14	19,604	8.2%	20,868	7.3%	21,956	7.5%
15 - 19	20,905	8.7%	21,180	7.4%	20,789	7.1%
20 - 24	21,839	9.1%	25,504	8.9%	25,004	8.6%
25 - 34	39,515	16.5%	49,199	17.2%	50,681	17.4%
35 - 44	31,851	13.3%	39,932	13.9%	41,581	14.3%
45 - 54	27,260	11.4%	30,016	10.5%	30,250	10.4%
55 - 64	19,680	8.2%	25,169	8.8%	23,359	8.0%
65 - 74	10,904	4.5%	18,115	6.3%	18,136	6.2%
75 - 84	5,721	2.4%	8,539	3.0%	9,892	3.4%
85+	1,448	0.6%	2,494	0.9%	2,844	1.0%

	Census 2010		Census 2020		2022		2027	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	167,577	69.8%	114,656	40.5%	112,208	39.2%	102,730	35.3%
Black Alone	18,989	7.9%	23,520	8.3%	23,529	8.2%	24,018	8.3%
American Indian Alone	2,149	0.9%	3,563	1.3%	3,604	1.3%	3,757	1.3%
Asian Alone	4,527	1.9%	7,356	2.6%	7,434	2.6%	7,884	2.7%
Pacific Islander Alone	507	0.2%	649	0.2%	653	0.2%	674	0.2%
Some Other Race Alone	37,129	15.5%	52,222	18.5%	52,946	18.5%	55,108	18.9%
Two or More Races	9,251	3.9%	80,931	28.6%	86,190	30.1%	96,813	33.3%
Hispanic Origin (Any Race)	165,099	68.8%	197,217	69.7%	201,912	70.5%	206,992	71.1%

ta Note: Income is expressed in current dollars.

urce: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

11-2-2015

Information About Brokerage Services

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.

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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

REOC General Partner, LLC	493853	bharris@reocsanantonio.com	(210)524-4000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	(210)524-4000
Designated Broker of Firm	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	(210)524-1314
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210)524-4000
Sales Agent/Associate's Name	License No.	Email	Phone

_______________ _______________ Buyer/Tenant/Seller/Landlord Initials

_______________ Date

EQUAL HOUSING OPPORTUNITY

11-2-2015

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- Put the interests of the client above all others, including the broker's own interests;
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- 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.

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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.

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.

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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:
- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

REOC General Partner, LLC	493853	bharris@reocsanantonio.com	(210)524-4000
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Kimberly Sue Gatley	652669	kgatley@reocsanantonio.com	(210)524-4000
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____________ Date ____________

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