



3-CORPORATE TENANT | 100% NNN | HEB SHADOW

NWC OF CASTROVILLE RD. & S. GENERAL MCMULLEN DR., SAN ANTONIO, TX

941 S General McMullen Dr. , San Antonio, TX 78237



OFFERING MEMORANDUM



PRICE
\$1,620,000



CAP RATE
6.3%



NOI
\$102,088



GLA
3,500 SF

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BUILDING OVERVIEW

PROPERTY ADDRESS	941 S General McMullen Dr. San Antonio, TX 78237
LOCATION	NWC of Castroville Rd. & S. General McMullen Dr.
COUNTY	Bexar (PID: 408727)
GROSS LEASABLE AREA	3,500 SF
CONSTRUCTION TYPE	Concrete, Stucco & Brick
LOT SIZE	18,730 SF +/-
YEAR BUILT	2008
LEASE TYPE	Triple Net
NUMBER OF TENANTS	3 long-term corporate tenants
OCCUPANCY	100%
LEGAL DESCRIPTION	NCB 8124 BLK 3 LOT 185 RED LINE EXPRESS SUBD



DEMOGRAPHIC SNAPSHOT (3 MILES)



125,181
2025 POPULATION
3 MILE RADIUS



\$60,586
2025 AVERAGE INCOME
3 MILE RADIUS



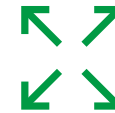
71,069
2025 DAYTIME POPULATION
3 MILE RADIUS



28,144 VPD
S GENERAL MCMULLEN
15,255 VPD
CASTROVILLE RD



PRICE
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CAP RATE
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PRIDE OF OWNERSHIP | 3-CORPORATE TENANT | 100% NNN || HEB SHADOW



- **PRIDE OF OWNERSHIP:** Immaculately maintained asset with recently installed new roof, and other improvements.
- 100% leased to three long-standing corporate tenants.
- **Fred Loya:** one of the largest Hispanic owned businesses in the U.S. (a tenant here for 18+ years)
- **Domino's:** Large corporate franchisee reportedly operating 109 stores (a tenant here for 14+ years)
- **Action Credit:** operating over 20 corporate stores (a tenant here 8+ years)
- **HEB:** Located directly across the street experienced 2.7M shopper visits in 2025 which ranks as the 58th busiest store of all 327 HEB's in TX (top 18% of all HEB stores). Important to note annual shopper visits at this long-established HEB have increased each of the last three years. source: Placer.ai
- Densely populated area with 125k+ population within 3 miles (Avg. HH income \$60k+) and 319k+ residents within 5 miles (Avg. HH income \$73k+)
- This center enjoys excellent visibility to HEB and is next door to an O'Reilly's Auto Parts and corporate owned Take 5 Oil Change.
- The adjacent new Take 5 Oil Change (931 S. General McMullen Dr.) single tenant ground lease is also available. Please inquire with broker for more information.

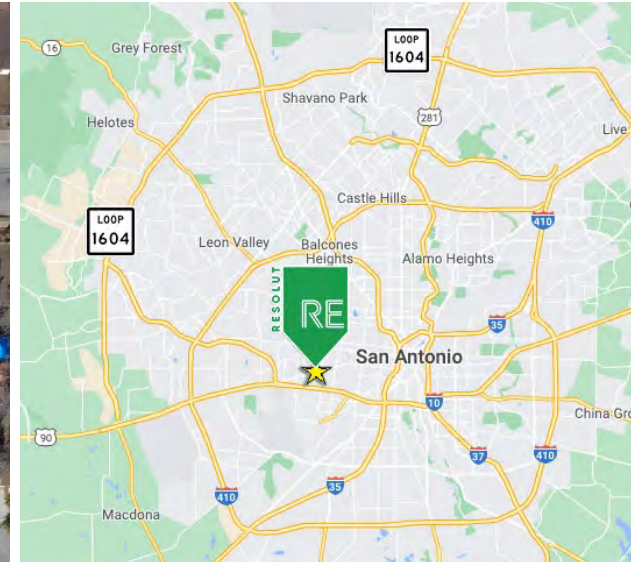




- The 18th-largest Hispanic-owned and operated company in the U.S. (Hispanic Top 500)
- Over 50 years in business (Founded in 1974)
- Tenant at this location 17+ years
- Over 800 Offices in 12 states
- More than 3,500 employees
- Website: www.fredloya.com

- Domino's was founded in 1960, now reportedly has more than 14,000 stores in 85 countries and delivers 1.5 million pizzas per day
- This franchisee opened their first store in 1987 and now reportedly operates 109 +/- Domino's stores across three states
- This franchisee has been operating in this location for 14+ years
- Website: www.dominos.com

- This store is one of 21 corporate owned and operated locations Action Credit locations in Texas.
- Action Credit reportedly has 21 corporate locations in Texas
- Action credit has been a tenant at this location for 8+ years
- Website: www.actioncredit.com

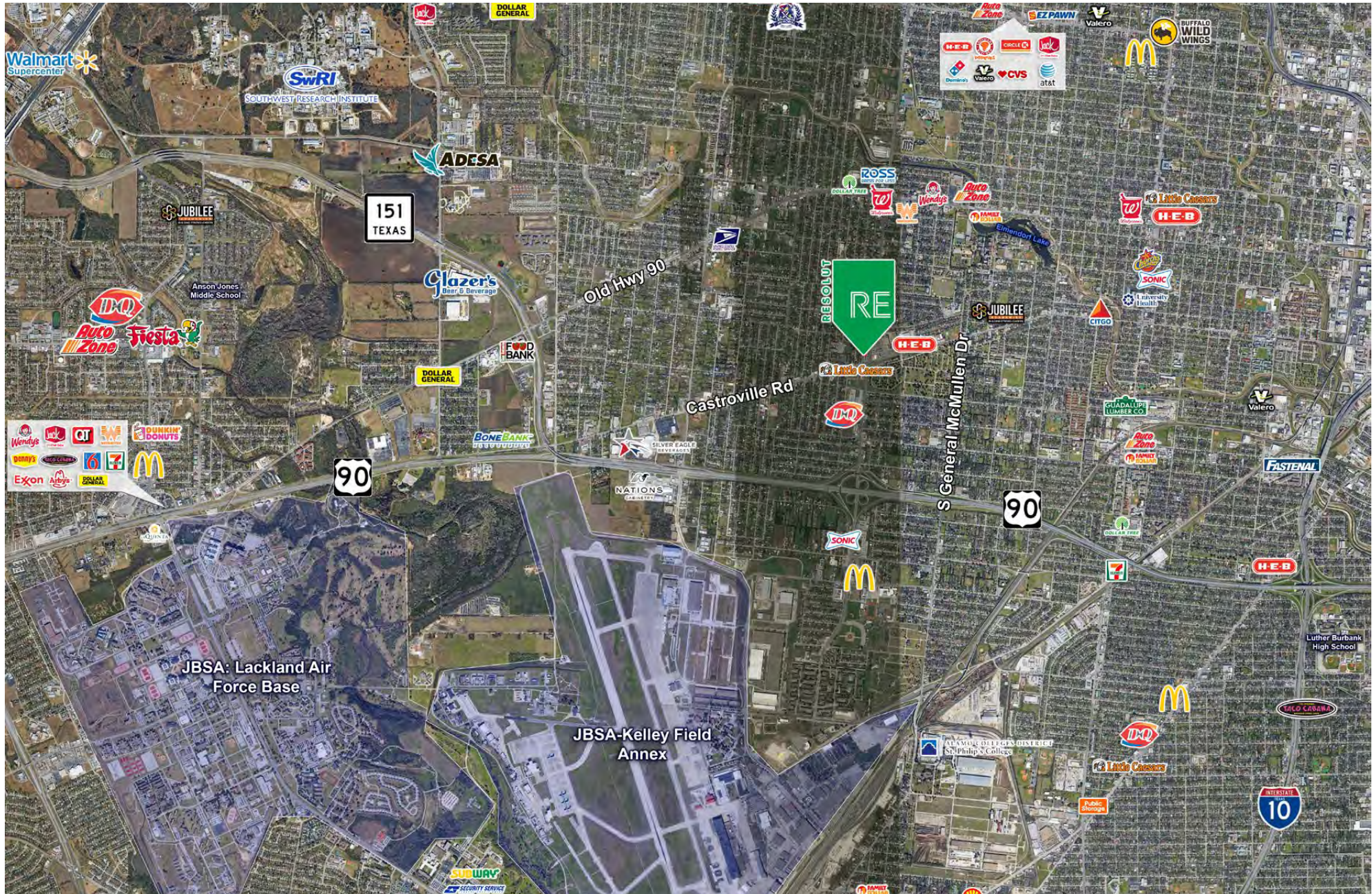


AREA TRAFFIC GENERATORS





LOCATION OVERVIEW | 3-CORPORATE TENANT | 100% NNN | HEB SHADOW



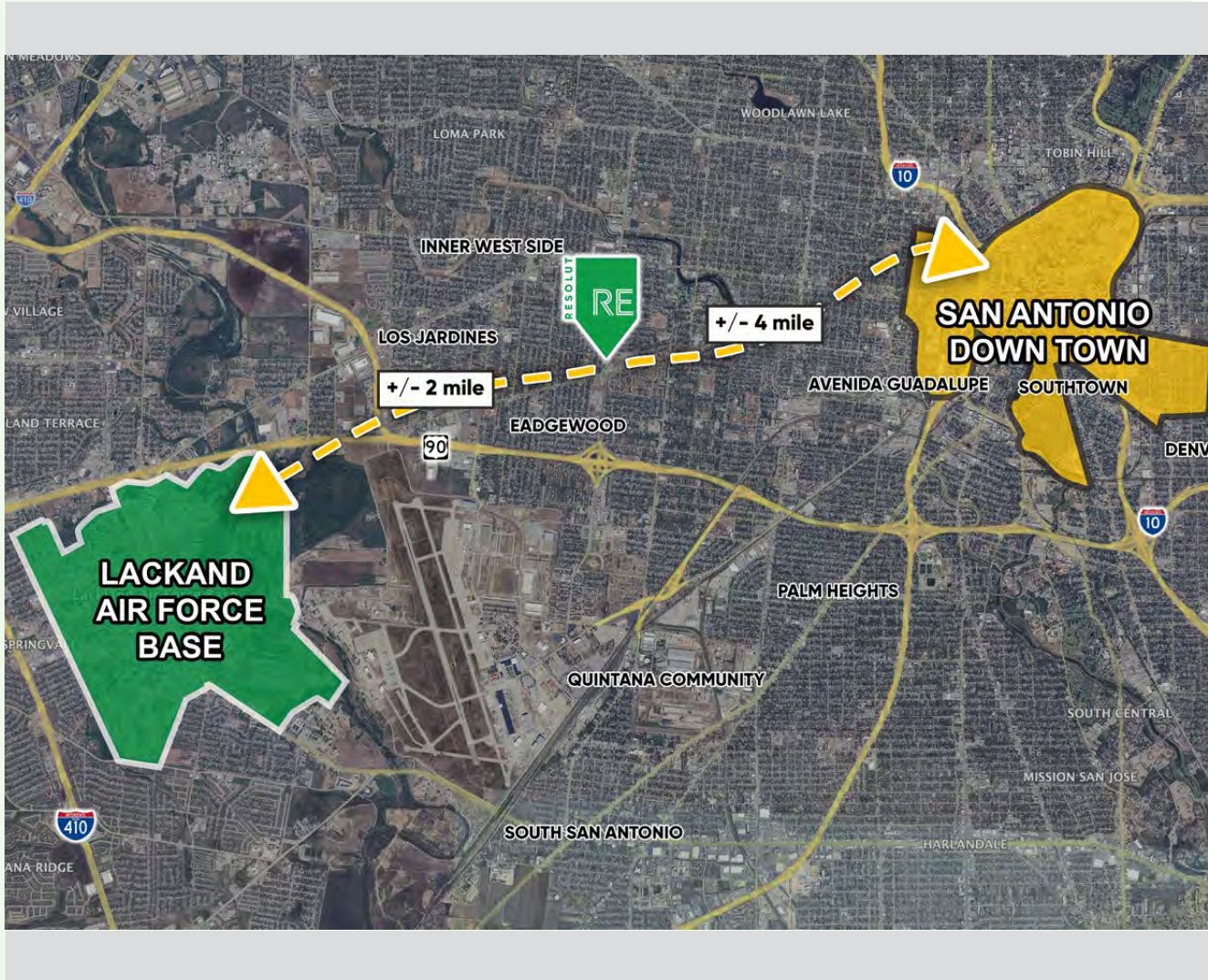
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San Antonio, Texas, is the seventh-largest city in the United States and the second-largest in Texas, with a population exceeding 1.5 million in the metro area as of 2026, driven by steady annual growth of about 1.5–2% largely people drawn to San Antonio for quality employment opportunities.

San Antonio enjoys a diversified economy—anchored in military, healthcare, technology, manufacturing, tourism, and energy—Which provides resilience against downturns, with a 2025 unemployment rate of 4.2% and annual job growth of 1.8%, particularly in education/health services (6.2%) and trade/transportation/utilities (2.5%), sectors (2.2%).





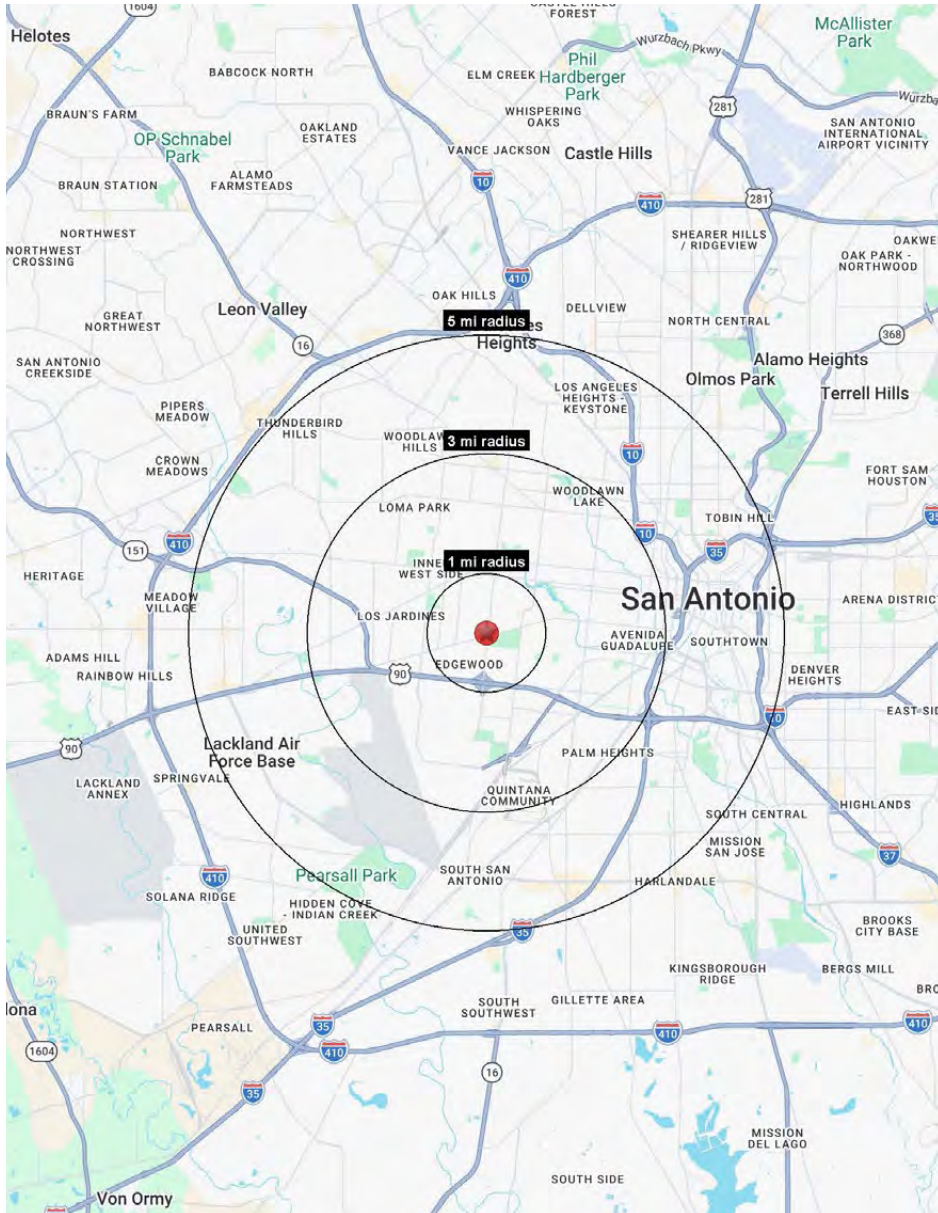
JOINT BASE SAN ANTONIO

Only 2 miles from the subject property



Joint Base San Antonio - JBSA (comprised of Fort Sam Houston, Lackland Air Force Base) is the biggest generator of Military economic output in Texas with nearly 211,000 direct and indirect jobs tied to the installation and economic output of more than \$41 billion dollars. Heb is headquartered in San Antonio and is the 2nd largest employer in the city.

- Established in 1941 to prepare for WW II, JBSA sits on over 9,000 acres
- The base reportedly supports over 89,000 direct jobs (e.g. active duty military, civilians, contractors)
- In addition, over 80,000 airmen receive training there per year.
- JBSA is the largest military contributor to the Texas' economy accounting for over \$50B of economic impact in 2023 which was more than one third of the total economic impact of the military to the entire state of TX that year.
- The economic impact of JBSA has grown significantly. It has increased by 33% since 2019 driven by expansion in areas like aviation, cyber operations and healthcare.



941 S General McMullen Dr San Antonio, TX 78237	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2025)	18,400	125,181	319,757
Projected Population (2030)	17,318	119,621	310,053
Census Population (2020)	20,093	132,120	330,912
Census Population (2010)	20,893	136,815	334,405
Projected Annual Growth (2025-2030)	-1,082 -1.2%	-5,560 -0.9%	-9,704 -0.6%
Historical Annual Growth (2020-2025)	-1,693 -	-6,938 -1.1%	-11,154 -0.7%
Historical Annual Growth (2010-2020)	-800 -0.4%	-4,695 -0.3%	-3,493 -0.1%
Estimated Population Density (2025)	5,860 psm	4,430 psm	4,073 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2025)	5,885	41,291	113,852
Projected Households (2030)	5,686	40,557	114,261
Census Households (2020)	6,168	41,828	111,599
Census Households (2010)	6,198	41,431	107,079
Projected Annual Growth (2025-2030)	-200 -0.7%	-735 -0.4%	409 -
Historical Annual Change (2010-2025)	-312 -0.3%	-139 -	6,773 0.4%
Average Household Income			
Estimated Average Household Income (2025)	\$68,337	\$60,586	\$73,988
Projected Average Household Income (2030)	\$67,589	\$59,787	\$73,486
Census Average Household Income (2010)	\$30,203	\$33,036	\$37,689
Census Average Household Income (2000)	\$29,463	\$30,498	\$33,975
Projected Annual Change (2025-2030)	-\$748 -0.2%	-\$799 -0.3%	-\$502 -0.1%
Historical Annual Change (2000-2025)	\$38,874 5.3%	\$30,088 3.9%	\$40,013 4.7%
Median Household Income			
Estimated Median Household Income (2025)	\$47,134	\$44,408	\$52,688
Projected Median Household Income (2030)	\$44,887	\$42,939	\$51,565
Census Median Household Income (2010)	\$25,213	\$27,376	\$30,062
Census Median Household Income (2000)	\$23,068	\$24,009	\$26,252
Projected Annual Change (2025-2030)	-\$2,247 -1.0%	-\$1,468 -0.7%	-\$1,123 -0.4%
Historical Annual Change (2000-2025)	\$24,066 4.2%	\$20,398 3.4%	\$26,436 4.0%
Per Capita Income			
Estimated Per Capita Income (2025)	\$21,965	\$20,113	\$27,154
Projected Per Capita Income (2030)	\$22,304	\$20,405	\$27,916
Census Per Capita Income (2010)	\$8,959	\$10,004	\$12,068
Census Per Capita Income (2000)	\$8,140	\$8,717	\$10,440
Projected Annual Change (2025-2030)	\$339 0.3%	\$292 0.3%	\$763 0.6%
Historical Annual Change (2000-2025)	\$13,825 6.8%	\$11,395 5.2%	\$16,713 6.4%
Estimated Average Household Net Worth (2025)	\$574,946	\$512,521	\$572,334

LISTING AGENT | BEAUTIFUL 100% NNN 3-TENANT – ADJACENT TO STARBUCKS

ALAN RUST, CCIM
PRINCIPAL
INVESTMENT SALES

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office: 512.373.2814

Alan Rust, CCIM, Principal of Investment Sales, specializes in the sale of investment real estate. He has led the charge for RESOLUT RE with its investment sales program, having assembled a long track record of success, selling a wide variety of assets across the state of Texas.

Alan has been a commercial broker since 2003 and earned the coveted Certified Commercial Investment Member (CCIM) designation in 2007. On multiple occasions, he has earned recognition as a “Heavy Hitter” in property sales and leasing from the Austin Business Journal, and he has been named a “Power Broker” as a top broker by the Costar Group.

Prior to moving to Austin in 2007, Alan was a commercial broker in Colorado, where he earned recognition as a “Heavy Hitter” in commercial investment sales from the Denver Business Journal. In addition, he founded and served as president of Snowshoe Ridge Properties, LLC, a successful real estate holding and development firm.

Alan is active in the industry as a long-standing member of the International Council of Shopping Centers (ICSC), the Central Texas Commercial Association of Realtors (CTCAR) and the international CCIM community.

Alan attended Binghamton University in Binghamton, New York, where he earned a BA in Mathematics/Computer Science and a minor in Business Administration.

FOR MORE INFORMATION PLEASE VISIT:

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