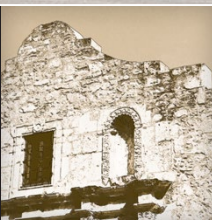




La Arcata Office Building

18615 Tuscany Stone, San Antonio, Texas 78258

High-end
Office Space for Lease



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San Antonio TX 782228
reocsanantonio.com
210 524 4000



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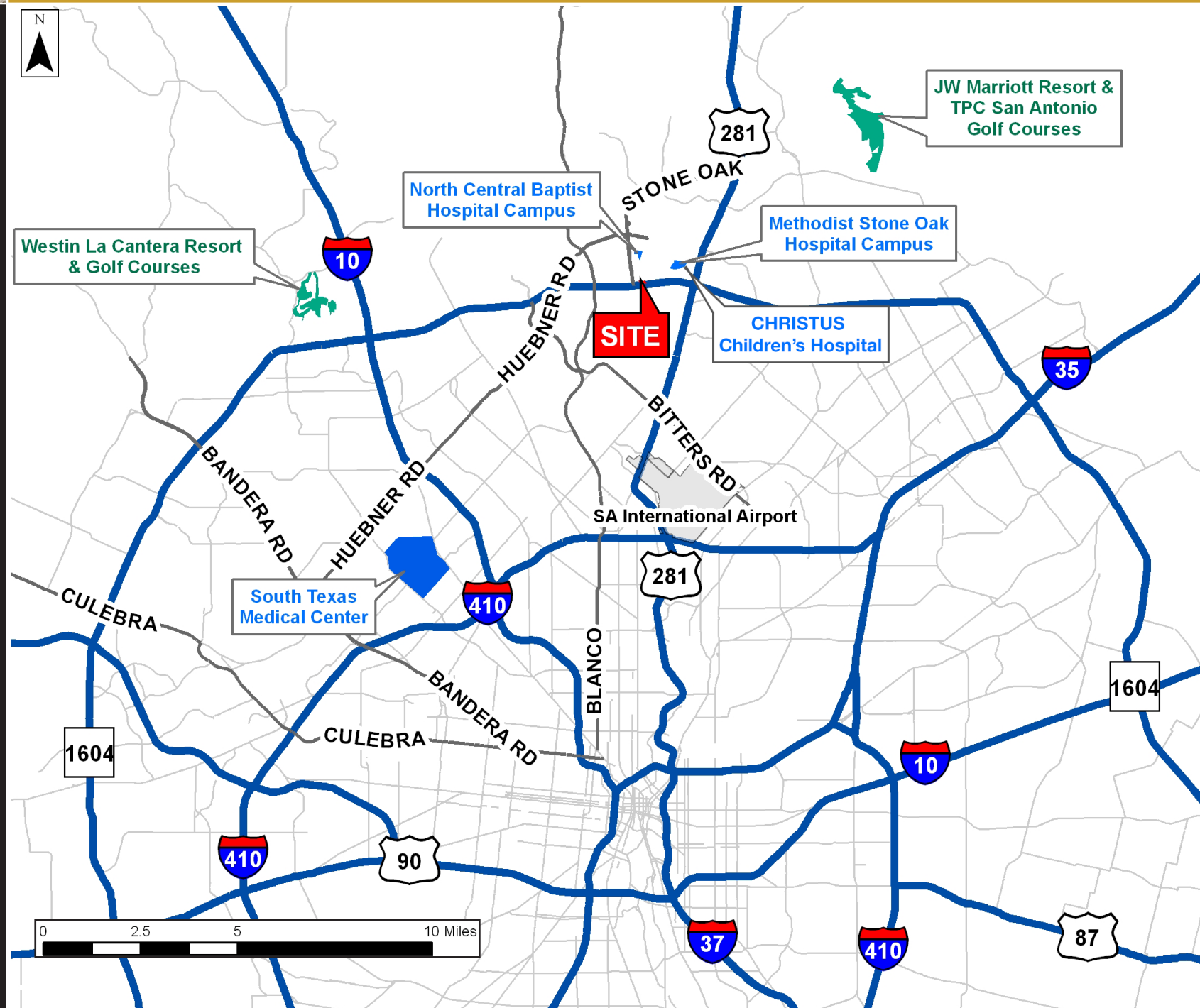
SECTION 1	Location Map
SECTION 2	Oblique Aerial Photo
SECTION 3	Site Aerial
SECTION 4	Floor Plan
SECTION 5	Photos
SECTION 6	Property Summary
SECTION 7	Market Summary
SECTION 8	Quote Sheet
SECTION 9	Demographics
SECTION 10	Information About Brokerage Services (IABS)

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City Location Map

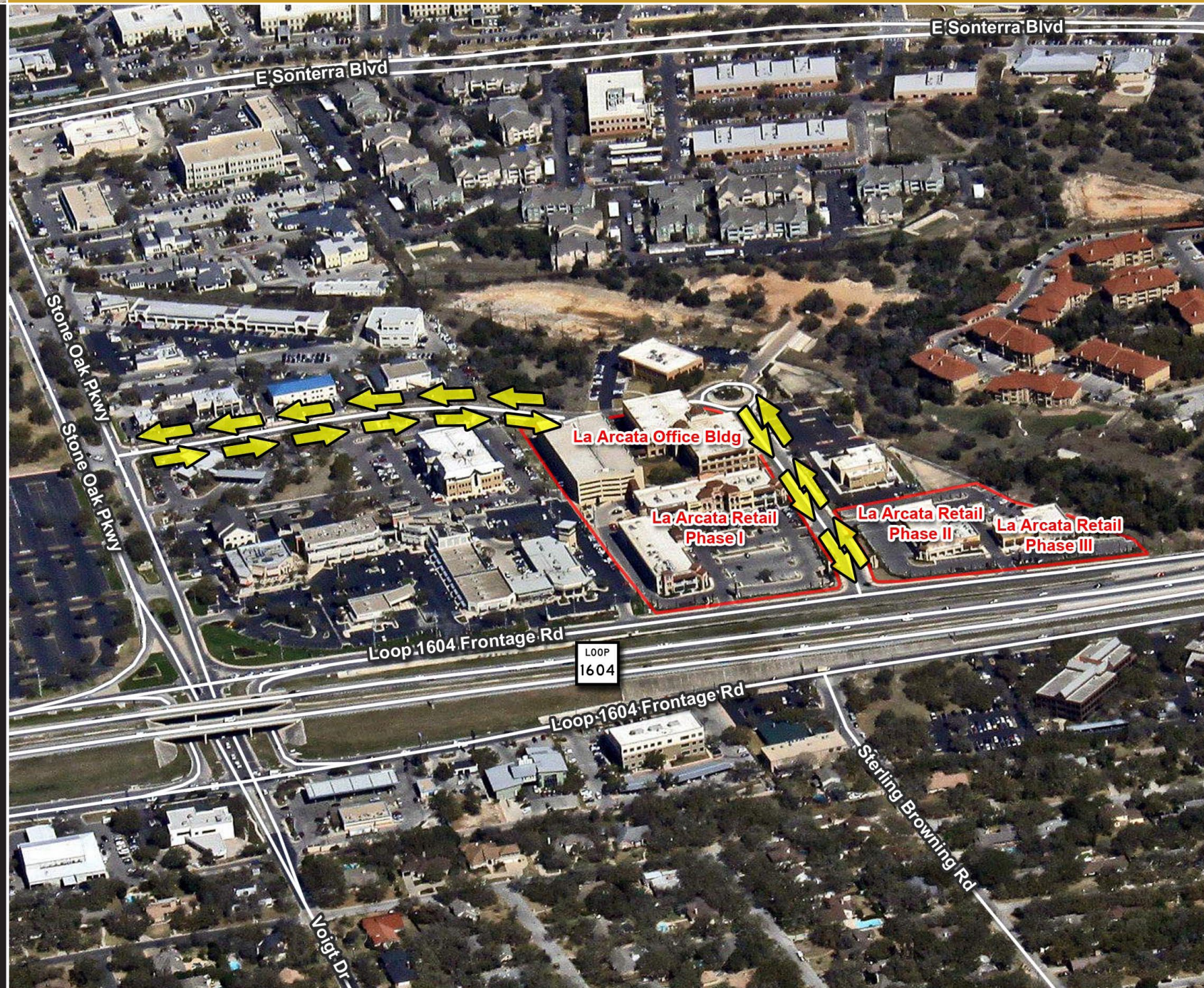


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Oblique Aerial Photo



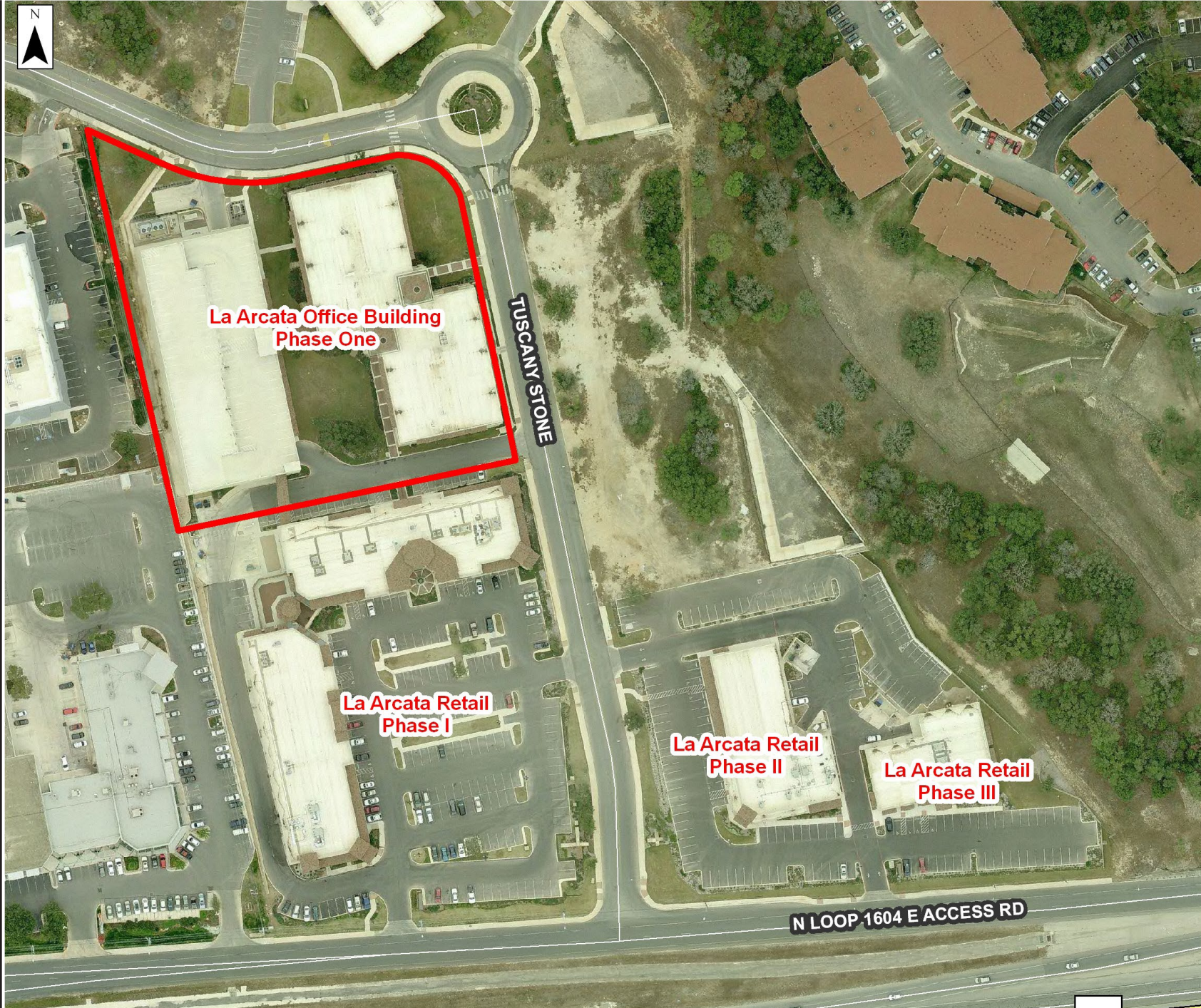
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Access from Loop 1604 and Stone Oak Pkwy via Tuscany Stone



Site Aerial



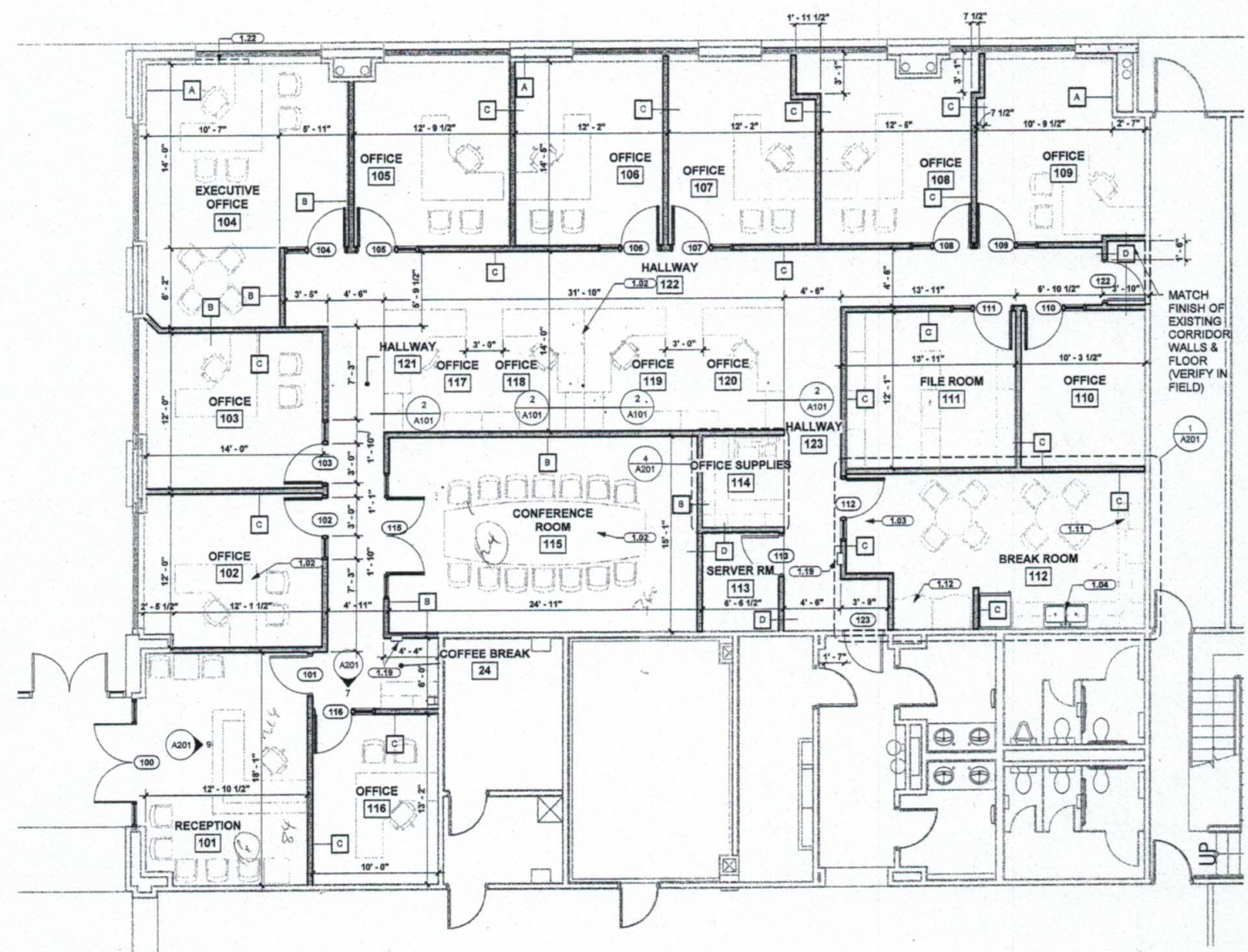
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Floor Plan - Suite 100

4,640 RSF



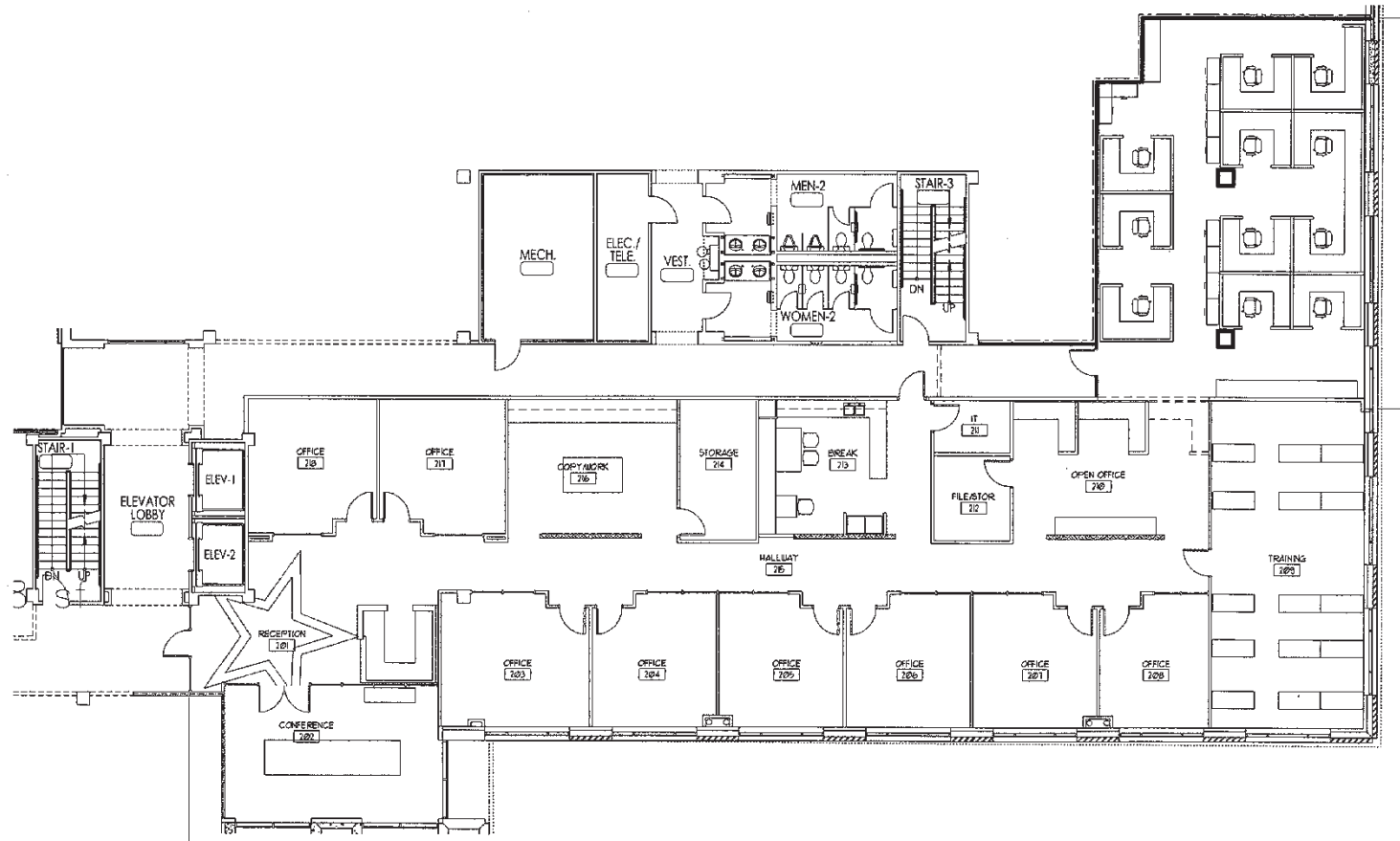
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Floor Plan - Suite 245

8,009 RSF



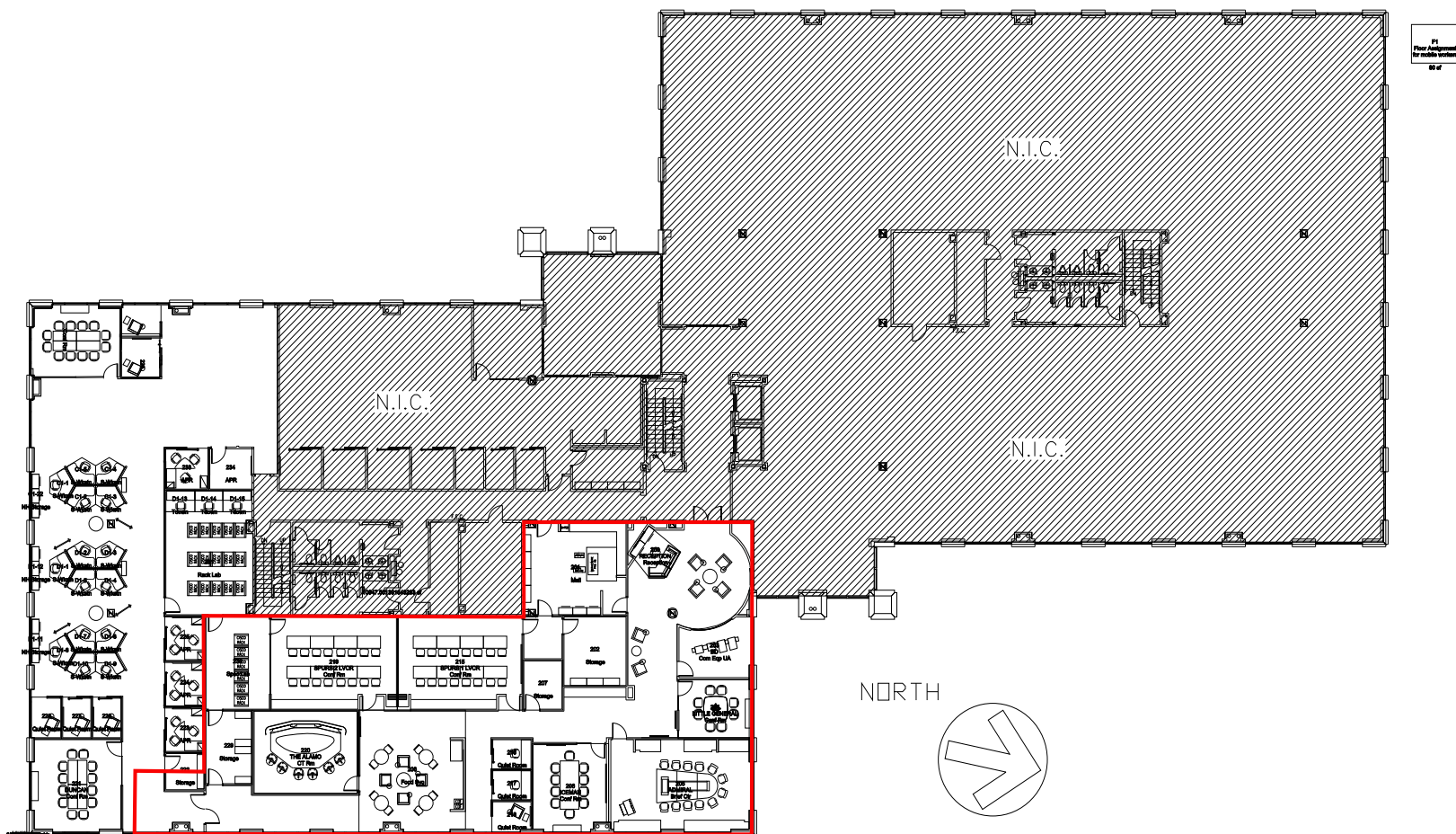
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Floor Plan - Suite 255

6,827 RSF



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Photos

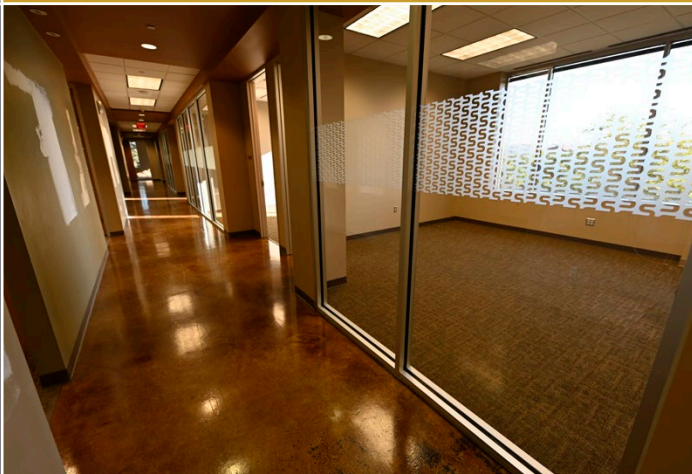


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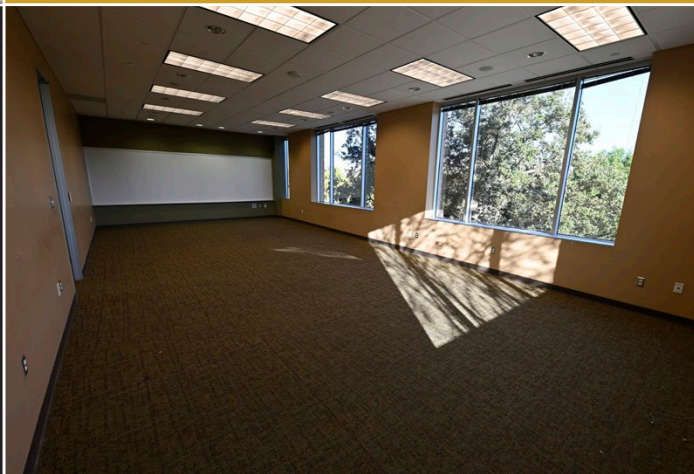


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Property Summary

Description

With style and architecture reminiscent of a Tuscan village, La Arcata combines an old world charm with state of the art construction and amenities. This mixed-use development offers a variety of retail shops, storefront offices and restaurants. Located at the entrance of Stone Oak, La Arcata offers great exposure to one of the most affluent areas in San Antonio.

Location

NE corner of Loop 1604 and Tuscany Stone

Facility

- Attractive exterior and interior design
- Distinctive landmark architecture
- Parking ratio 1:250

Size

- 3-story office building
- 97,490 Total Square Feet
- Part of La Arcata Office & Retail development containing nearly 190,000 square feet of retail, office and fine dining

La Arcata Office Building Tenants

- Blackbrush Oil & Gas, L.P.
- Independence Title Company
- R. Stefan Kiesz, MD, FACC, FSC / San Antonio Endovascular & Heart Institute
- Skanska USA

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Market Summary

Benefits

- Nearly 190,000 square feet of retail, office and fine dining
- Ample parking available including five level structured parking garage and overall 1:198 (retail) & 1:250 (office) parking ratio
- Located at the epicenter of San Antonio's major growth
- Fountain/plaza adjacent to the office building
- Great location fronting Loop 1604
- Situated on the dynamic intersection of Tuscany Stone and North Loop 1604 West
- Accessible to the South Texas & Stone Oak Medical Center areas
- Unique location draws from Boerne, South Texas Medical Center and Stone Oak
- Distinctive exterior pylon signage available
- Prestigious client base & unique tenant mix
- Near numerous gated executive residential communities
- Highest residential demand area in San Antonio with over 72 established subdivisions
- Residential community prices range from \$300,000 to several million dollars
- Exceptional demographic profile
- Population has more than doubled within a 1, 3, and 5-mile radius since 1990
- Near two of San Antonio's largest and strongest Texas Education Agency recognized school districts, with 17 elementary schools, 4 middle schools and 4 high schools
- Over 15 "mega" churches in the surrounding community

- Great shopping with all major retailers, recreation and fitness centers located in close proximity to the site
- Large selection of fine dining options as well as casual and fast food choices nearby
- San Antonio hospitality industry is supported by 40,000 hotel rooms
- There are 25,598 employers with over 338,979 employees within a ten mile radius
- Six major hospitals located within five miles; complimented by 20 medical office buildings
- Area golf courses include 8 existing facilities and the new PGA resort

Traffic Counts

Loop 1604, east of Bitters; 131,146 AADT (2021)

Loop 1604, west of US 281; 100,343 AADT (2021)

Source: TxDOT Statewide Planning Map

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Quote Sheet

Square Footage	Suite 100	4,640
Available	Suite 245	8,009
	Suite 255	6,827
(Note: All above figures in Rentable Square Feet)		

Base Rental \$27.00 per rentable square foot, Triple Net (with \$0.50 annual increases)
 (Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)

First Month's Rental Due upon execution of lease document by Tenant

Term Three (3) years to ten (10) years

Improvements Negotiable

Deposit Equal to one (1) month's Base Rental (typical)

Financial Information Required prior to submission of lease document by Landlord

Parking 1:250 per rentable square foot parking ratio (All structured parking)

Disclosure A copy of the attached Information About Brokerage Services (IABS) should be signed by the appropriate individual and one (1) copy should be returned to Landlord's leasing representative(s).

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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.



Area Restaurants



- | | | | | |
|---------------------------------------|---------------------------------------|------------------------------------|--------------------------------|-----------------------|
| 1. Galpao Gaucho Brazilian Steakhouse | 8. Popeye's | 31. Jerusalem Grill | 50. The Hoppy Monk | 73. Firehouse Subs |
| 2. Big Z Burger Joint | 9. McDonald's | 32. Delicious Tamales | 51. Hon Machi Sushi Teppanyaki | 74. Genghis Grill |
| 3. Burger King | 10. Luby's | 33. Luciano Pizzeria | 52. Chuck E Cheese | 75. Red Lobster |
| 4. Plaza Las Campanas | 11. Chick Fil A | 34. Taipei Restaurant | 53. Chick fil A | 76. Sizzling Wok |
| ▪ Eddie V's Prime Seafood | 12. Whataburger | 35. Marioli Mexican Cuisine | 54. Ay Chiwawa | 77. El Jalisco Grill |
| ▪ Cover 3 | 13. Wingstop | 36. FRIDA Mexican Restaurant | 55. Whataburger | 78. The Longhorn Cafe |
| ▪ Starbucks | 14. Wahkee Chinese | 37. Corner Bakery | 56. Sonic | |
| ▪ The Edison Experiment | 15. Taco Blvd | 38. Sushi Zushi | 57. Schlotzsky's | |
| 5. The Vineyard | 16. El Taco Grill | 39. La Arcata | 58. IHOP | |
| ▪ J Prime | 17. Kennedy's Public House | ▪ Kirby's Steakhouse | 59. Taco Bell / KFC | |
| ▪ Pasha | 18. Café Vida | ▪ Mellow Mushroom | 60. Bill Miller BBQ | |
| ▪ Hopdoddy | 19. Sake Café | ▪ Toro Kitchen + Bar | 61. Laguna Madre Seafood | |
| ▪ Stone Werks | 20. Hon Machi Korean BBQ | ▪ Cuishe Cocina Mexicana | 62. Buffalo Wild Wings | |
| ▪ Sushishima | 21. Heavenly Pho | | 63. Subway | |
| ▪ Wendy's | 22. NOSH kitchen + bar | 40. Kumori Sushi & Teppanyaki | 64. Pho Nguyen Restaurant | |
| ▪ Chipotle | 23. Costa Pacifica | 41. First Watch | 65. Wayback Burgers | |
| ▪ MOD Pizza | 24. SILO | 42. Jimmy John's | 66. Fish City Grill | |
| ▪ Snooze | 25. Eggspectation | 43. Salata | 67. Zio's Italian Kitchen | |
| ▪ Aldino | 26. Zoe's Kitchen | 44. Smashin Crab | 68. Chuy's | |
| ▪ Demo's Greek | 27. Full Belly Café + Bar | 45. Little Woodrow's | 69. Chilli's Grill & Bar | |
| ▪ Panera | 28. Tarka Indian Kitchen | 46. Embers Wood Fire Kitchen & Tap | 70. Red Robin Gourmet Burgers | |
| 6. Poke Central | 29. Torchy's Tacos | 47. Gorditas Dona Tota | 71. Stout's Pizza Co | |
| 7. Jim's | 30. Chama Gaucha Brazilian Steakhouse | 48. Brickhouse | 72. Pei Wei Asian Diner | |

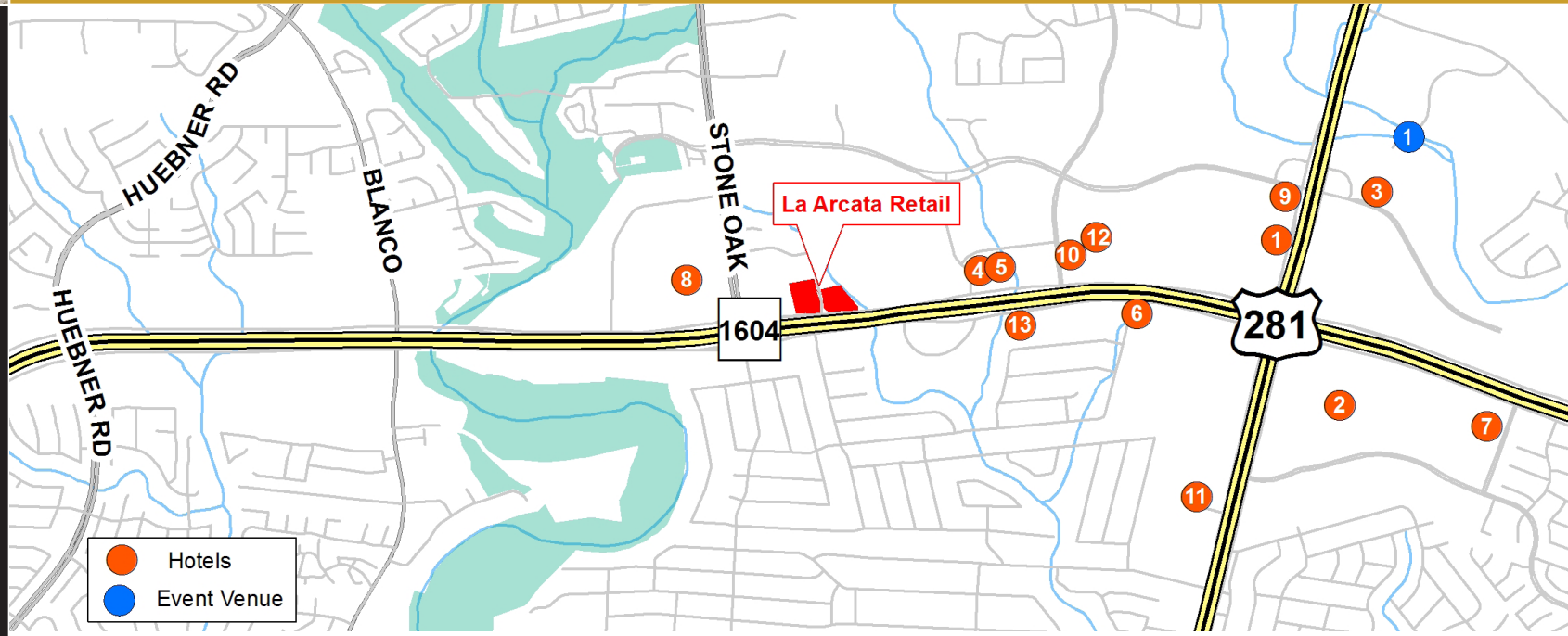
Highlight indicates high-end restaurant

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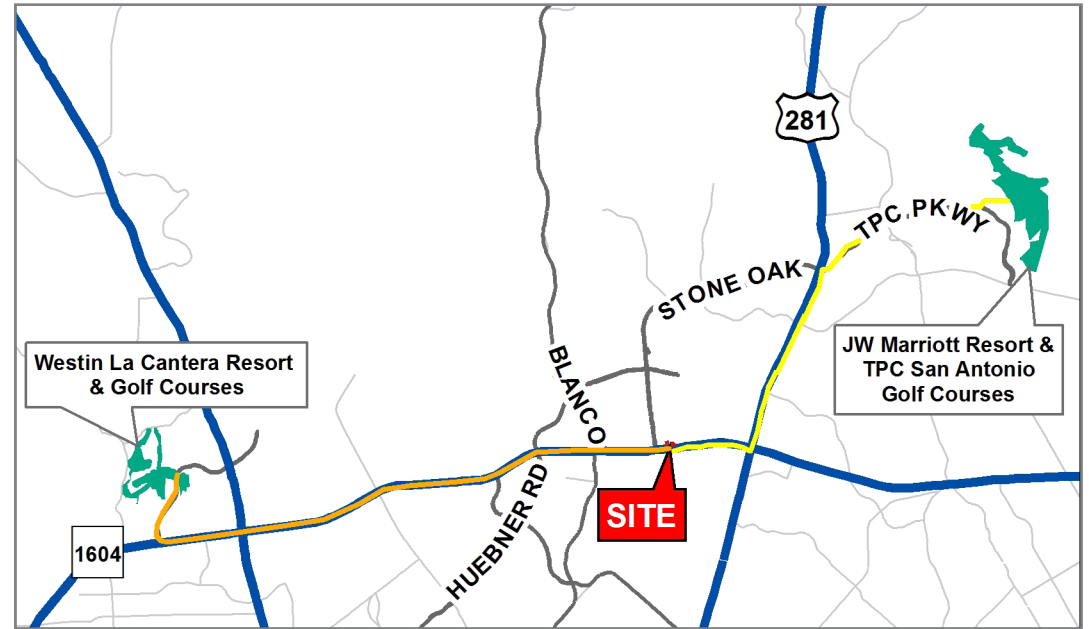
Area Hotels & Resorts



1. Best Western Hill Country Suites
2. Comfort Suites
3. Courtyard Marriott
4. Drury Inn & Suites
5. Drury Plaza Hotel
6. Fairfield Inn & Suites
7. Hampton Inn
8. Homewood Suites
9. Hyatt Place
10. La Quinta Inn & Suites
11. Quality Inn & Suites
12. Residence Inn Marriott
13. Staybridge Suites

Route from La Arcata to the Westin La Cantera Resort:
10 minutes or 8.7 miles.

Route from La Arcata to the JW Marriott Resort:
16 minutes or 8.77 miles.

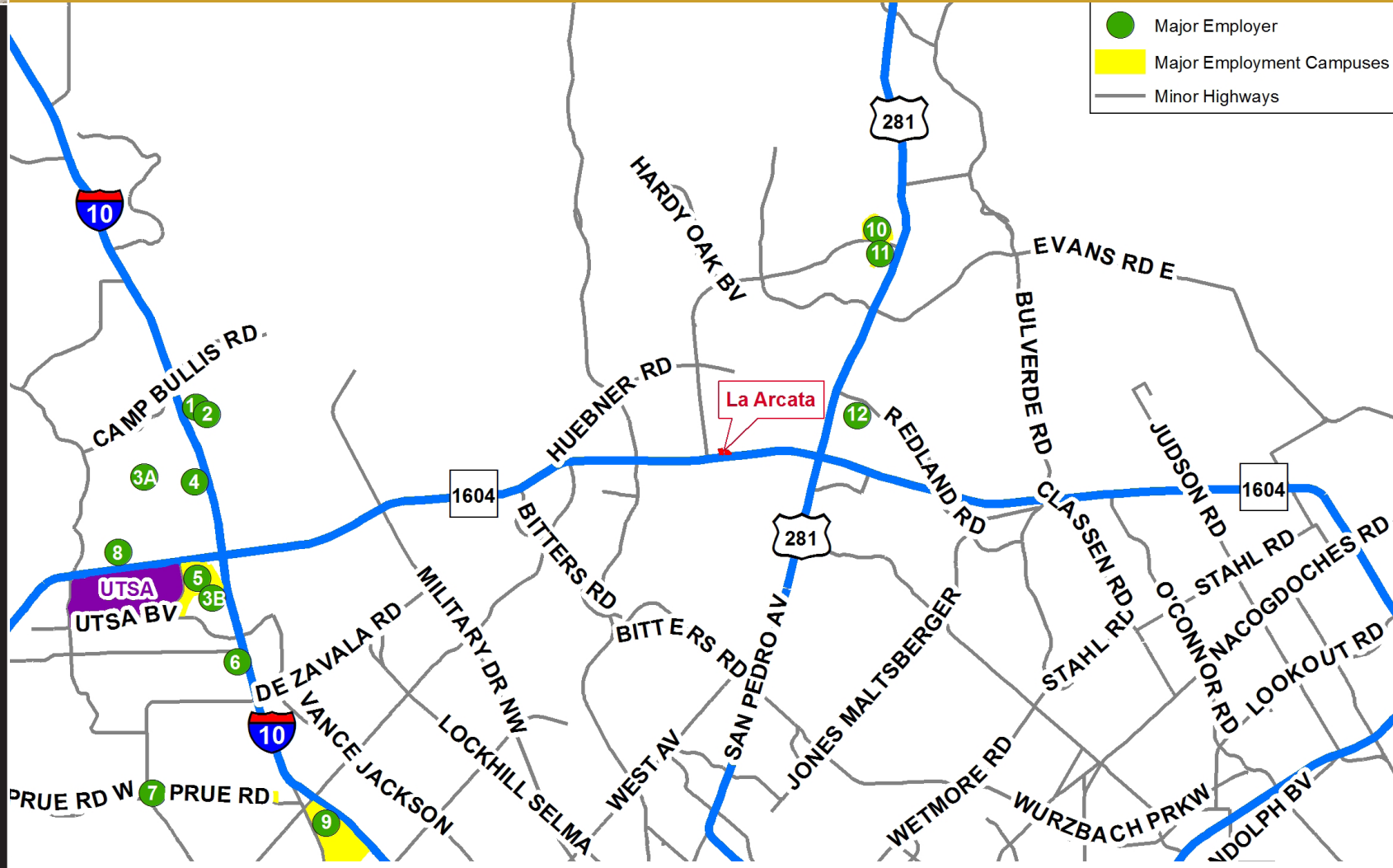


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Area Major Employers



- Major Employer
- Major Employment Campuses
- Minor Highways

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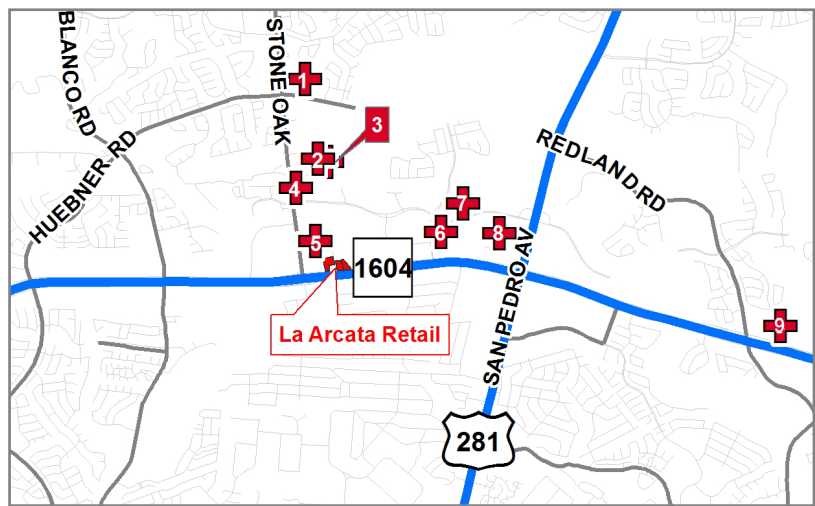
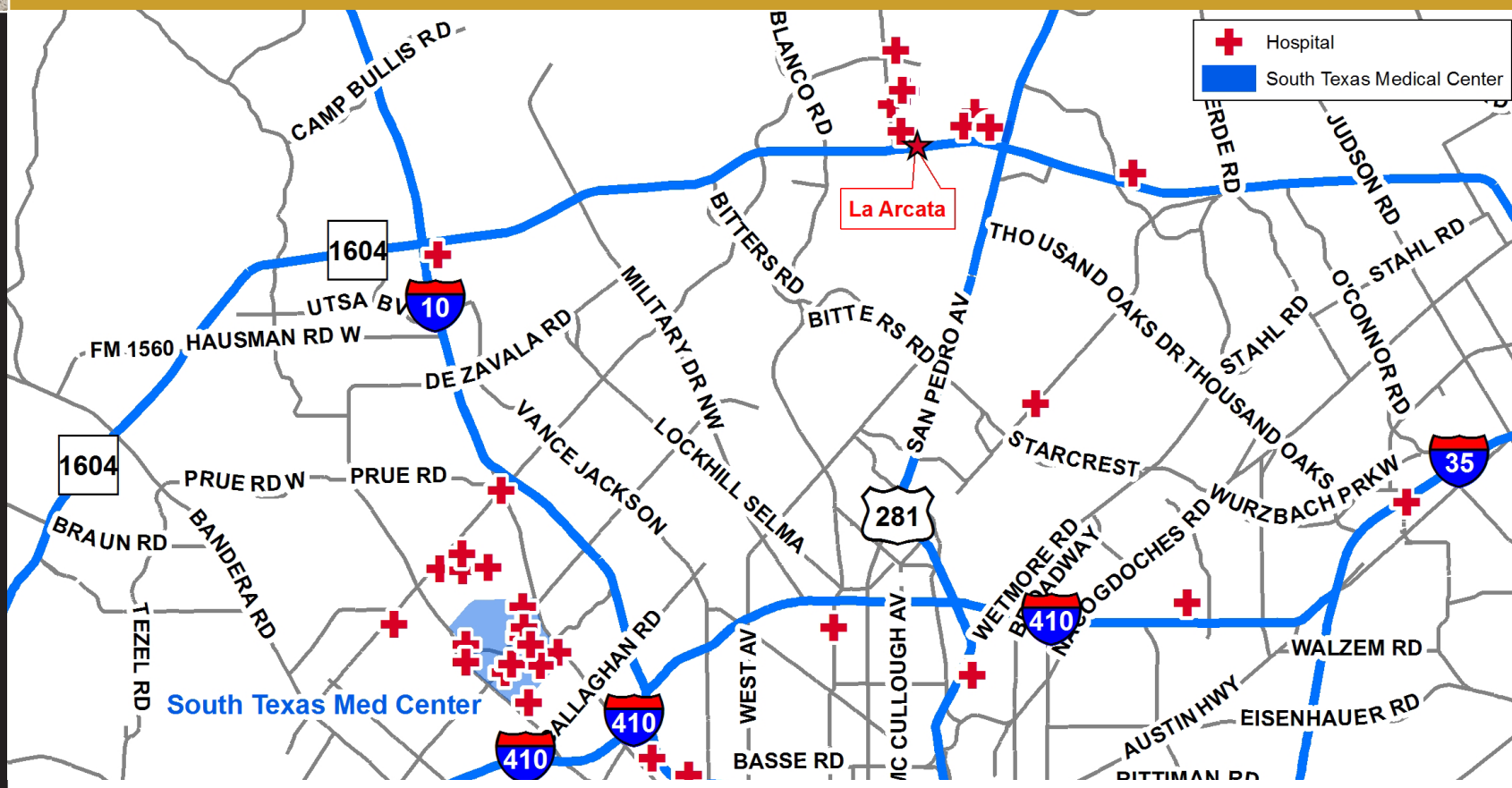
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- | | |
|--|--|
| <ol style="list-style-type: none"> 1. NuStar Energy - 1,600 employees 2. Medtronic - 900 employees 3. Security Service Federal Credit Union - 1,087 employees 4. Six Flags Fiesta Texas - 3,000 employees 5. Valero Energy Corporation - 2,000 employees 6. Kinetic Concepts (KCI) - 2,068 employees 7. Accenture - 500 employees | <ol style="list-style-type: none"> 8. Harland Clarke - 3,100 employees 9. USAA - 15,000 employees 10. JPMorgan Chase (Retail Operations Center) - 4,300 employees 11. Clear Channel Communications, Inc. - 2,800 employees 12. Tesoro - 800 employees |
|--|--|

Source: The 2010, 2011 & 2012 Book of Lists, The San Antonio Business Journal.
Number of employees represent those that are employed in San Antonio only.



Area Hospitals



1. Global Rehab Hospital
2. North Central Baptist Hospital
3. Physicians Ambulatory Surgery Center IV
4. Methodist Ambulatory Surgery Center
5. San Antonio Kidney Disease Center
6. The Spine Hospital of South Texas
7. Methodist Stone Oak Hospital
8. CHRISTUS Children's Hospital
9. Laurel Ridge Hospital

16 minute drive time (13 miles) to South Texas Medical Center via Loop 1604/IH-10.

4 minute drive time (1.2 miles) to North Central Baptist Hospital via Stone Oak Pkwy.

6 minute drive time (2 miles) to Methodist Stone Oak Hospital via Stone Oak Pkwy/E Sonterra Blvd.

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San Antonio Overview

Largest U.S. Cities

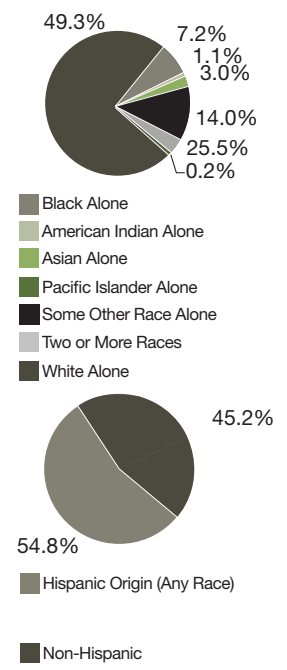
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

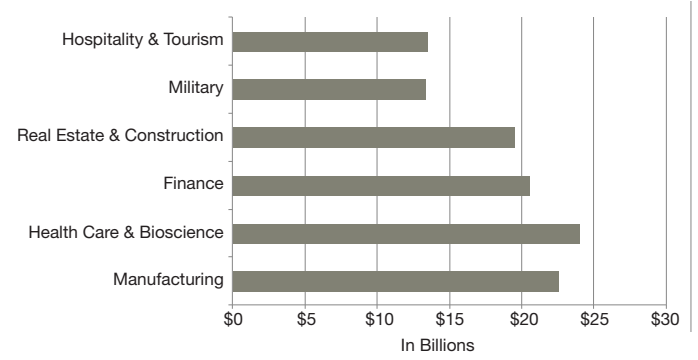
	Population	Median Age	Total Households
2010 Census	2,142,508	34.1	763,022
2020 Census	2,558,143	-	925,609
2022 Estimate	2,661,164	36.2	964,841
2027 Projection	2,799,634	36.9	1,018,054

	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	-	-	-
2020 Census	-	-	-
2022 Estimate	\$94,960	\$67,803	\$34,540
2027 Projection	\$109,551	\$78,753	\$39,942

Ethnicity 2022 Estimate



Major Industries



Fortune 500 Companies

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

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.

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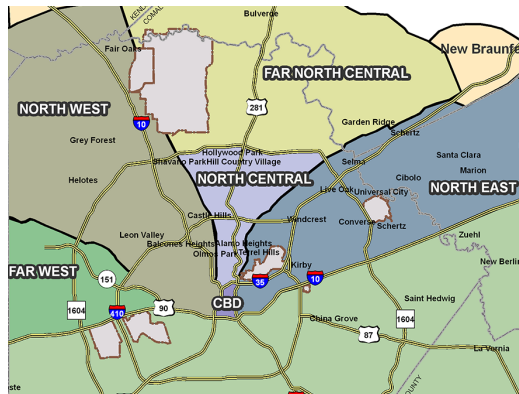
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Sources: U.S. Census. U.S. Census Bureau 2020. ESRI forecasts for 2022 & 2027; Fortune



Stone Oak Area Overview

- Situated in the northern suburbs of San Antonio
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like Sonterra and Stone Oak as well as other affluent neighborhoods
- Conveniently located along Loop 1604 between US 281 & IH-10 – just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Stone Oak Medical Center anchored by Methodist Hospital Stone Oak, CHRISTUS Children’s Hospital and North Central Baptist Hospital
- The northern rim of Loop 1604, sometimes referred to as the “Energy Corridor” is anchored by Marathon Petroleum Corp., NuStar Energy Headquarters, Valero Headquarters, EOG Resources Regional Headquarters, Baker Hughes, Abraxas Petroleum Corp. Blackbrush Oil & Gas, Energy Transfer Partners, and other oil & gas companies
- Other major area employers include Security Service Federal Credit Union, Zachry Corp., Microsoft Corp., JP Morgan Chase Bank Operations
- Nearby retail centers offer a wide selection of full-service and quick-service restaurants, shopping, services and other amenities
 - The Shops at La Cantera- upscale, open-air shopping center anchored by Neiman Marcus, Macy’s, Dillard’s and Nordstrom
 - The Rim – one of the largest outdoor retail centers in the state of Texas
- Area recreational facilities include the newly opened iFly along with Six Flags Fiesta Texas, Top Golf, Sonterra Country Club, Lifetime Fitness, Gold’s Gym, LA Fitness and more
- JW Marriot San Antonio Hill Country Resort, La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- As of the fall semester 2019, there were more than 32,700 students enrolled at nearby UTSA
- Traffic counts along Loop 1604 average 156,439 vehicles per day, according to TxDOT



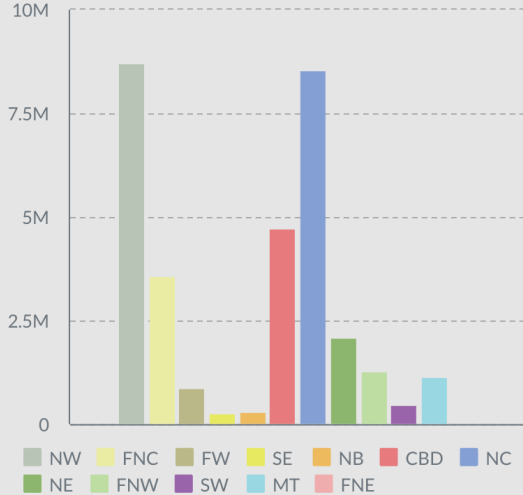
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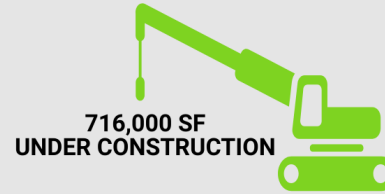


Office Market Snapshot - 4Q 2022

Citywide Inventory
32,030,104 SF TOTAL



Development



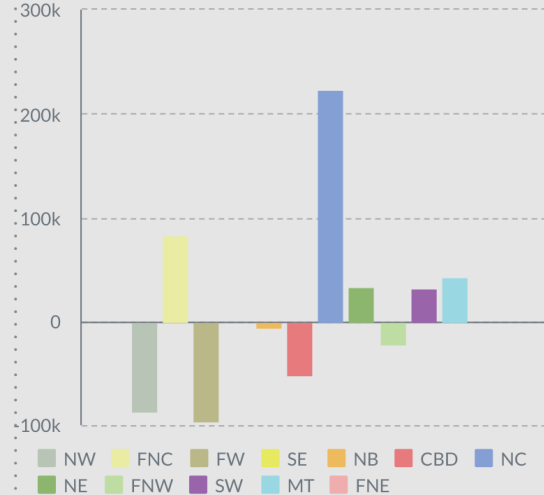
DELIVERED 2022 295,000 SF

Concord Park III	FNC	101,000 SF
Farinon Business Park III	NW	84,890 SF
Greenway Park Rogers Ranch	FNC	56,000 SF
7600 Broadway	NC	52,835 SF

PROJECTS UNDER CONSTRUCTION

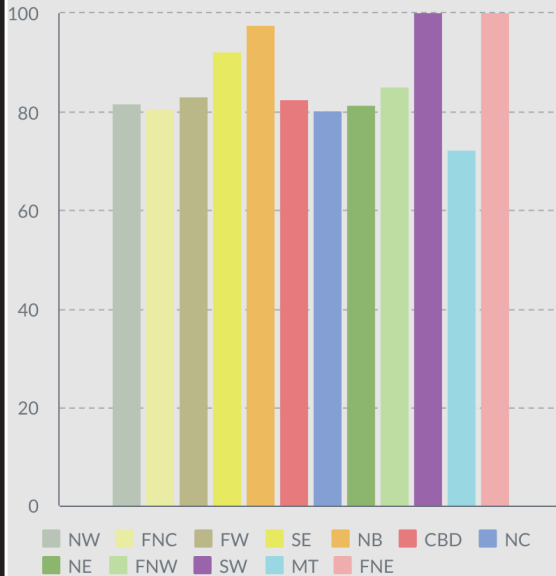
City Tower (fka Frost Tower Reno)	CBD	338,338 SF
1900 Broadway (Jefferson Bank HQ)	MT	203,362 SF
Waters Edge I	SE	100,000 SF
Inwood Village Business Park II	FNC	74,265 SF

2022 Direct Absorption
152,356 SF



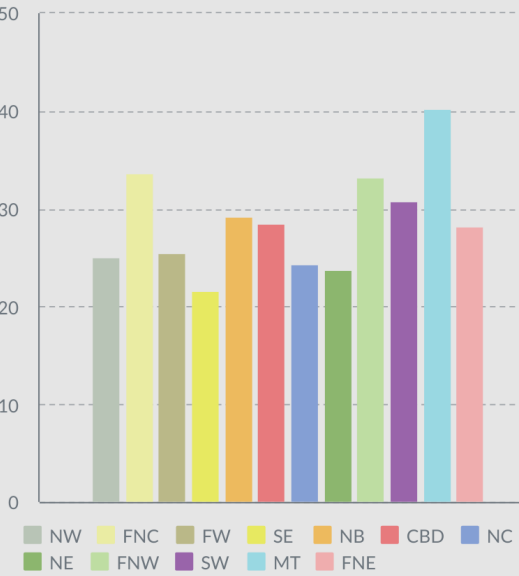
Direct Occupancy

26,167,245 SF
81.7%

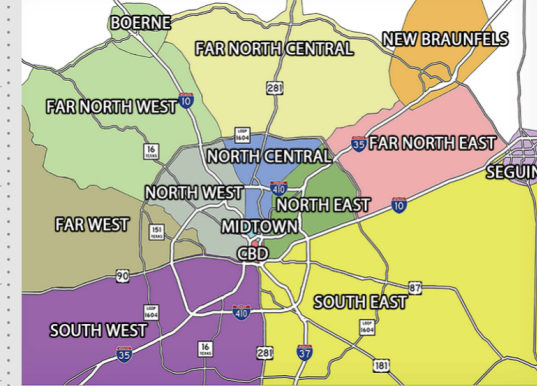


Average Quoted Rent

\$27.66/SF/YR
Full Service



Submarket Map



Submarkets

- SE: South East
- SW: South West
- MT: Midtown
- NW: North West
- FNC: Far North Central
- FW: Far West
- FNW: Far North West
- NE: North East
- NC: North Central
- NB: New Braunfels
- CBD: Central Business District
- FNE: Far North East

Market Intelligence Guided by Experience

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Demographics: 1-Mile

Summary	Census 2010		Census 2020		2022	2027		
Population	6,168		8,166		8,537	8,848		
Households	2,831		3,750		3,923	4,090		
Families	1,599		-		1,963	2,020		
Average Household Size	2.10		2.07		2.07	2.06		
Owner Occupied Housing Units	1,426		-		1,866	1,982		
Renter Occupied Housing Units	1,399		-		2,058	2,108		
Median Age	42.0		-		41.2	40.3		
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.72%		0.88%		0.25%			
Households	0.84%		0.92%		0.31%			
Families	0.57%		0.96%		0.28%			
Owner HHHs	1.21%		1.19%		0.53%			
Median Household Income	2.48%		2.93%		3.12%			
Households by Income	Census 2010		Census 2020		2022	2027		
	Number		Percent		Number	Percent		
<\$15,000	192		4.9%		143	3.5%		
\$15,000 - \$24,999	176		4.5%		132	3.2%		
\$25,000 - \$34,999	262		6.7%		214	5.2%		
\$35,000 - \$49,999	375		9.6%		335	8.2%		
\$50,000 - \$74,999	620		15.8%		596	14.6%		
\$75,000 - \$99,999	474		12.1%		525	12.8%		
\$100,000 - \$149,999	888		22.6%		976	23.9%		
\$150,000 - \$199,999	447		11.4%		609	14.9%		
\$200,000+	490		12.5%		561	13.7%		
Median Household Income	\$91,376		\$103,258					
Average Household Income	\$121,935		\$137,647					
Per Capita Income	\$54,623		\$62,102					
Population by Age	Census 2010		Census 2020		2022	2027		
	Number		Percent		Number	Percent		
0 - 4	276		4.5%		399	4.7%		
5 - 9	309		5.0%		406	4.8%		
10 - 14	402		6.5%		478	5.6%		
15 - 19	391		6.3%		535	6.3%		
20 - 24	385		6.2%		545	6.4%		
25 - 34	809		13.1%		1,193	14.0%		
35 - 44	744		12.1%		1,098	12.9%		
45 - 54	856		13.9%		1,023	12.0%		
55 - 64	700		11.4%		1,078	12.6%		
65 - 74	461		7.5%		837	9.8%		
75 - 84	461		7.5%		558	6.5%		
85+	373		6.0%		387	4.5%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	5,254	85.2%	5,115	62.6%	5,262	61.6%	5,172	58.5%
Black Alone	197	3.2%	367	4.5%	381	4.5%	398	4.5%
American Indian Alone	14	0.2%	42	0.5%	42	0.5%	43	0.5%
Asian Alone	316	5.1%	414	5.1%	440	5.2%	489	5.5%
Pacific Islander Alone	5	0.1%	4	0.0%	4	0.0%	4	0.0%
Some Other Race Alone	236	3.8%	550	6.7%	568	6.7%	597	6.7%
Two or More Races	145	2.4%	1,674	20.5%	1,841	21.6%	2,145	24.2%
Hispanic Origin (Any Race)	1,628	26.4%	2,805	34.3%	2,997	35.1%	3,223	36.4%

Data Note: Income is expressed in current dollars.

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

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Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	73,503		81,894		85,777		88,301	
Households	28,951		32,623		34,259		35,442	
Families	19,653		-		22,249		23,010	
Average Household Size	2.52		2.48		2.48		2.47	
Owner Occupied Housing Units	18,688		-		21,228		22,212	
Renter Occupied Housing Units	10,266		-		13,030		13,230	
Median Age	37.4		-		38.7		38.6	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.58%		0.88%		0.25%			
Households	0.68%		0.92%		0.31%			
Families	0.67%		0.96%		0.28%			
Owner HHS	0.91%		1.19%		0.53%			
Median Household Income	1.98%		2.93%		3.12%			
Households by Income	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,410	4.1%	1,020	2.9%	1,410	4.1%	1,020	2.9%
\$15,000 - \$24,999	1,253	3.7%	880	2.5%	1,253	3.7%	880	2.5%
\$25,000 - \$34,999	1,976	5.8%	1,426	4.0%	1,976	5.8%	1,426	4.0%
\$35,000 - \$49,999	2,844	8.3%	2,491	7.0%	2,844	8.3%	2,491	7.0%
\$50,000 - \$74,999	5,396	15.8%	5,404	15.2%	5,396	15.8%	5,404	15.2%
\$75,000 - \$99,999	4,635	13.5%	4,860	13.7%	4,635	13.5%	4,860	13.7%
\$100,000 - \$149,999	7,327	21.4%	7,648	21.6%	7,327	21.4%	7,648	21.6%
\$150,000 - \$199,999	4,424	12.9%	5,683	16.0%	4,424	12.9%	5,683	16.0%
\$200,000+	4,993	14.6%	6,031	17.0%	4,993	14.6%	6,031	17.0%
Median Household Income			\$97,359		\$107,405			
Average Household Income			\$130,770		\$149,066			
Per Capita Income			\$52,036		\$59,566			
Population by Age	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	4,229	5.8%	4,526	5.3%	4,229	5.8%	4,914	5.6%
5 - 9	5,250	7.1%	4,956	5.8%	5,250	7.1%	5,093	5.8%
10 - 14	5,802	7.9%	5,488	6.4%	5,802	7.9%	5,035	5.7%
15 - 19	5,078	6.9%	5,425	6.3%	5,078	6.9%	4,736	5.4%
20 - 24	4,383	6.0%	5,176	6.0%	4,383	6.0%	4,619	5.2%
25 - 34	9,423	12.8%	12,551	14.6%	9,423	12.8%	14,347	16.2%
35 - 44	11,256	15.3%	12,126	14.1%	11,256	15.3%	13,762	15.6%
45 - 54	11,627	15.8%	11,364	13.2%	11,627	15.8%	10,712	12.1%
55 - 64	8,629	11.7%	10,967	12.8%	8,629	11.7%	10,298	11.7%
65 - 74	4,385	6.0%	7,842	9.1%	4,385	6.0%	8,340	9.4%
75 - 84	2,344	3.2%	3,790	4.4%	2,344	3.2%	4,763	5.4%
85+	1,095	1.5%	1,566	1.8%	1,095	1.5%	1,680	1.9%
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	61,332	83.4%	48,532	59.3%	49,347	57.5%	47,519	53.8%
Black Alone	2,755	3.7%	3,866	4.7%	4,117	4.8%	4,273	4.8%
American Indian Alone	275	0.4%	527	0.6%	548	0.6%	582	0.7%
Asian Alone	3,970	5.4%	5,134	6.3%	5,424	6.3%	5,938	6.7%
Pacific Islander Alone	71	0.1%	98	0.1%	98	0.1%	100	0.1%
Some Other Race Alone	3,033	4.1%	5,463	6.7%	5,851	6.8%	6,268	7.1%
Two or More Races	2,066	2.8%	18,274	22.3%	20,392	23.8%	23,622	26.8%
Hispanic Origin (Any Race)	21,614	29.4%	29,259	35.7%	31,918	37.2%	34,515	39.1%

Data Note: Income is expressed in current dollars.

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

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Demographics: 5-Mile

Summary	Census 2010	Census 2020	2022	2027
Population	177,594	202,568	209,223	213,656
Households	71,438	81,306	83,970	86,217
Families	47,323	-	54,028	55,553
Average Household Size	2.48	2.48	2.48	2.46
Owner Occupied Housing Units	45,167	-	51,157	52,939
Renter Occupied Housing Units	26,271	-	32,813	33,278
Median Age	37.1	-	38.4	38.6

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.42%	0.88%	0.25%
Households	0.53%	0.92%	0.31%
Families	0.56%	0.96%	0.28%
Owner HHs	0.69%	1.19%	0.53%
Median Household Income	2.58%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	3,601	4.3%	2,607	3.0%
\$15,000 - \$24,999	3,763	4.5%	2,648	3.1%
\$25,000 - \$34,999	5,135	6.1%	3,904	4.5%
\$35,000 - \$49,999	8,025	9.6%	7,324	8.5%
\$50,000 - \$74,999	14,353	17.1%	14,556	16.9%
\$75,000 - \$99,999	11,313	13.5%	11,469	13.3%
\$100,000 - \$149,999	16,386	19.5%	17,040	19.8%
\$150,000 - \$199,999	10,359	12.3%	13,431	15.6%
\$200,000+	11,036	13.1%	13,238	15.4%

Median Household Income	\$89,057	\$101,142
Average Household Income	\$124,321	\$141,695
Per Capita Income	\$50,096	\$57,397

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,559	5.9%	11,349	5.4%	12,021	5.6%
5 - 9	12,281	6.9%	12,398	5.9%	12,557	5.9%
10 - 14	13,417	7.6%	13,514	6.5%	12,639	5.9%
15 - 19	11,837	6.7%	12,903	6.2%	11,814	5.5%
20 - 24	11,076	6.2%	13,296	6.4%	12,280	5.7%
25 - 34	24,041	13.5%	30,241	14.5%	33,214	15.5%
35 - 44	26,865	15.1%	30,487	14.6%	32,882	15.4%
45 - 54	27,976	15.8%	27,610	13.2%	26,692	12.5%
55 - 64	21,626	12.2%	26,452	12.6%	24,759	11.6%
65 - 74	10,618	6.0%	19,123	9.1%	20,050	9.4%
75 - 84	5,300	3.0%	8,807	4.2%	11,325	5.3%
85+	1,997	1.1%	3,044	1.5%	3,421	1.6%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	146,287	82.4%	117,454	58.0%	117,691	56.3%	112,116	52.5%
Black Alone	7,595	4.3%	10,680	5.3%	11,067	5.3%	11,396	5.3%
American Indian Alone	822	0.5%	1,501	0.7%	1,540	0.7%	1,623	0.8%
Asian Alone	7,950	4.5%	11,895	5.9%	12,457	6.0%	13,528	6.3%
Pacific Islander Alone	188	0.1%	310	0.2%	313	0.1%	320	0.1%
Some Other Race Alone	9,356	5.3%	14,442	7.1%	15,193	7.3%	16,132	7.6%
Two or More Races	5,396	3.0%	46,287	22.9%	50,963	24.4%	58,541	27.4%
Hispanic Origin (Any Race)	56,920	32.1%	75,980	37.5%	81,533	39.0%	87,266	40.8%

Data Note: Income is expressed in current dollars.

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

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Information About Brokerage Services

11-2-2015

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.

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Buyer/Tenant/Seller/Landlord Initials _____

Date _____

Regulated by the Texas Real Estate Commission

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