



2-TENANT RETAIL/MEDICAL OFFICE - UNIVERSAL CITY, TX

2101 Pat Booker Rd, Universal City, TX 78148

\$3,000,000 | 7.37% CAP

INVESTMENT SUMMARY

HIGHLIGHTS

- + 2-Tenant Medical/Retail Property Available in Universal City, TX
- + 100% Occupied by Elite Endodontics and First Command
- + Located on Main Thoroughfare Connecting I-35 and Randolph Air Force Base
- + Extremely Dense 5-Mile Demographics of 224,000+ Residents
- + Easy Access to Major Texas Interstate I-35 (159,610 VPD) and Texas 1604 Highway (58,301 VPD)
- + 17 Miles Away From Downtown San Antonio With an Exploding MSA Population of 2.7M+ Residents
- + Located in a Dense Retail Corridor With Various Big Box Tenants Within 2 Miles Including Walmart, Target, H-E-B, and Others Generating Additional Customer Traffic to the Immediate Area

EXCLUSIVELY MARKETED BY



DREW DUNCAN
Director
262.309.4900
drew@trinityreis.com



JUSTIN WILLIAMS
Associate
512.971.3695
j.williams@trinityreis.com



PRICE

\$3,000,000



CAP RATE

7.37%

PROPERTY DETAILS

Address	2101 Pat Booker Rd
City, ST	Universal City, TX
Sale Price	\$3,000,000
Land Area	1.1 Acres
Year Built/Renovated	2019
Building Area	10,390 SF (Bexar CAD)
Price (PSF)	\$288.74
MSA	San Antonio



RENT ROLL

Suite #	Tenant	Rentable SF	% of Total	Term	Lease Type	Start Date	End Date	Monthly Rent/PSF	Annual Rent/PSF	Annualized Base Rent	CAM	Total Annualized Rent	Increases	Extensinos
1	First Command	6,455	65.50%	84 Months	NN+	1/3/2024	2/28/2031	\$1.83	\$22.00	\$142,010.00	\$38,480.00	\$180,490.00	CPI in Extension	Two 5-Year
2	Elite Endodontics	3,400	34.50%	60 Months	NN+	8/26/2024	8/25/2029	\$1.89	\$22.66	\$77,044.00	\$21,645.00	\$98,689.00	3% Annual	Two 5-Year
		9,855	100.00%							\$219,054.00	\$60,125.00	\$279,179.00		

OPERATING STATEMENT

OPERATING STATEMENT	
Rental Income	\$219,054.00
CAM	\$65,946.00
Parking Structure	\$4,200.00
TOTAL GROSS REVENUE	\$289,200.00
EXPENSES	
INSURANCE	\$5,045.00
TAXES	\$52,086.24
WATER	\$3,600.00
HVAC	\$4,415.00
TRASH	\$720.24
BACK FLOW TESTING	\$550.00
FIRE SAFETY	\$900.00
WINDOWS	\$600.00
PEST	\$316.00
TOTAL EXPENSES	\$68,232.48
NOI	\$220,967.52

*Landlord responsible for First Command's portion of Trash, Back Flow Testing, Fire Safety & Pest

NEARBY DEVELOPMENTS



AREA OVERVIEW



SAN ANTONIO, TX

San Antonio is the seventh-most populous city in the United States and the second-most populous city in Texas with an MSA population exceeding 2.7 million residents. San Antonio is known for its famous River Walk, historical Spanish missions, the Alamo, Sea World, Six Flags, and Fiesta Texas theme parks.

ECONOMY

Annually, 34 million people visit San Antonio generating \$14 billion for the city's economy and employing 122,500 residents. With this outstanding economy, three Fortune 500 companies have put their anchors down in San Antonio. San Antonio has a diverse industry and is the reason for its solid economic growth through the years. Contributing billions to its economy are healthcare and bioscience, aerospace, and information technology and cybersecurity.

CULTURE

The city has several historic districts which highlight its cultural diversity such as the La Villita Historic Arts Village, Market Square, King William Historic District, South Flores Street and the Southtown Arts District - each boasting local art, unique galleries, historic houses, museums and more.

ATTRACTIONS

San Antonio boasts numerous attractions, including the historic Alamo, where visitors can explore the site of the famous 1836 battle. Additionally, the River Walk offers a scenic network of walkways along the San Antonio River, lined with shops, restaurants, and a vibrant nightlife, making it a central attraction for both locals and tourists alike.



POPULATION GROWTH

6.49% (2020-2025)



TOTAL POPULATION

1,495,295



AVERAGE HOUSEHOLD INCOME

\$85,107



SAN ANTONIO, TX MSA

The San Antonio, Texas Metropolitan Statistical Area (MSA) is one of the fastest-growing regions in the United States, known for its rich history, cultural diversity, and dynamic economy. Centered around the city of San Antonio, the MSA includes eight counties: Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina, and Wilson. San Antonio, the core city, is the second most populous city in Texas and the seventh in the U.S. The MSA benefits from a diverse economy driven by industries such as healthcare and biosciences, military and defense, tourism, and energy.

TOURISM

Tourism remains a key economic driver, with the iconic Alamo, River Walk, and a variety of cultural and historical attractions drawing millions of visitors annually.

ECONOMY

San Antonio, Texas, is home to major corporations like Valero Energy, USAA, and H-E-B. Valero is a leading petroleum refiner, USAA offers financial services to military families, and H-E-B operates a large supermarket chain. The city also hosts Rackspace Technology in cloud computing, NuStar Energy in pipeline operations, and iHeartMedia in radio broadcasting. CPS Energy, the largest municipally owned utility in the U.S., and Biglari Holdings, a diversified company, also have their headquarters here, reflecting San Antonio's strong and diverse business environment.

POPULATION GROWTH (2024)

1.51%

TOTAL POPULATION (2024)

2,703,999

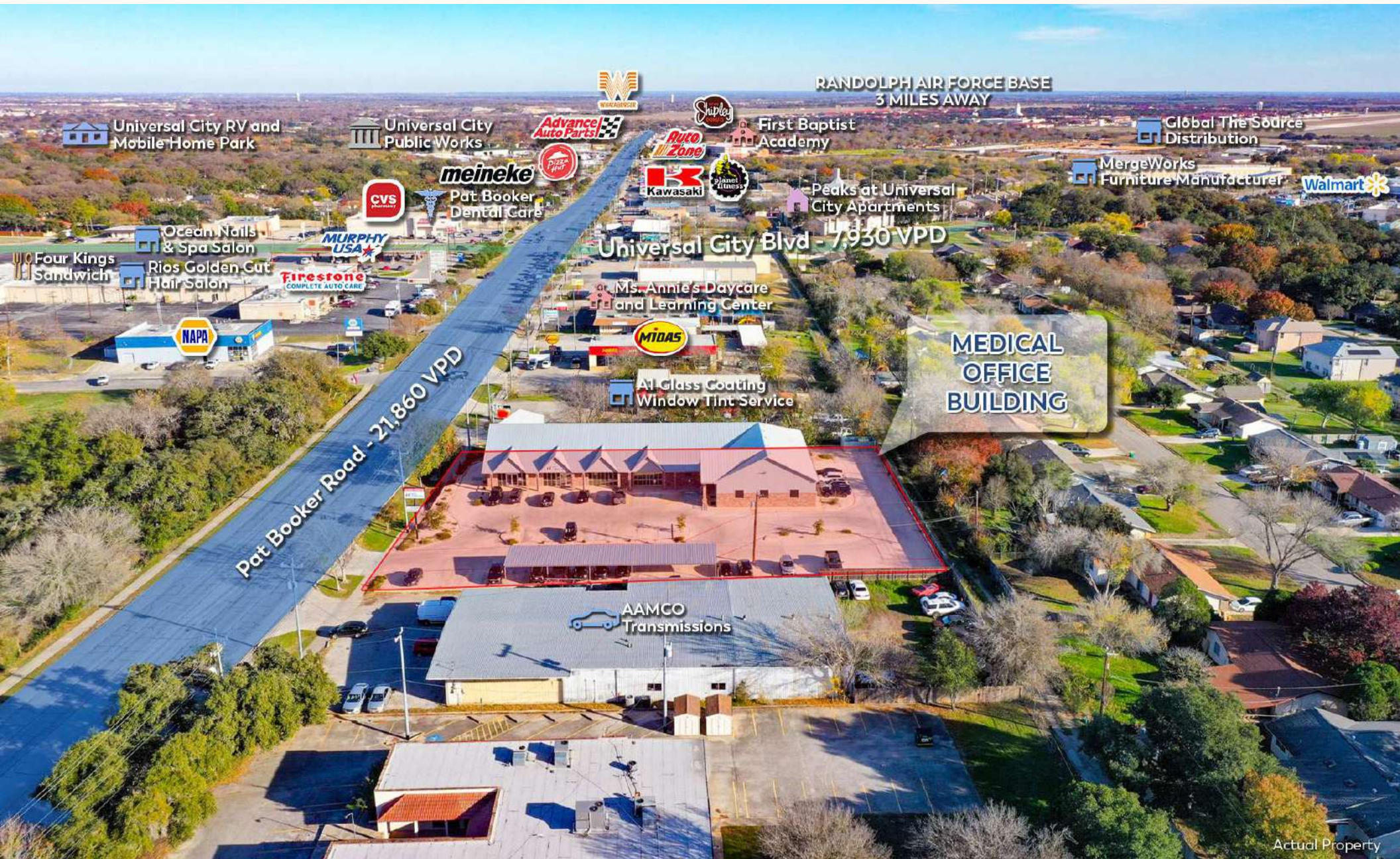
AVERAGE HOUSEHOLD INCOME

\$70,538

AERIAL MAP

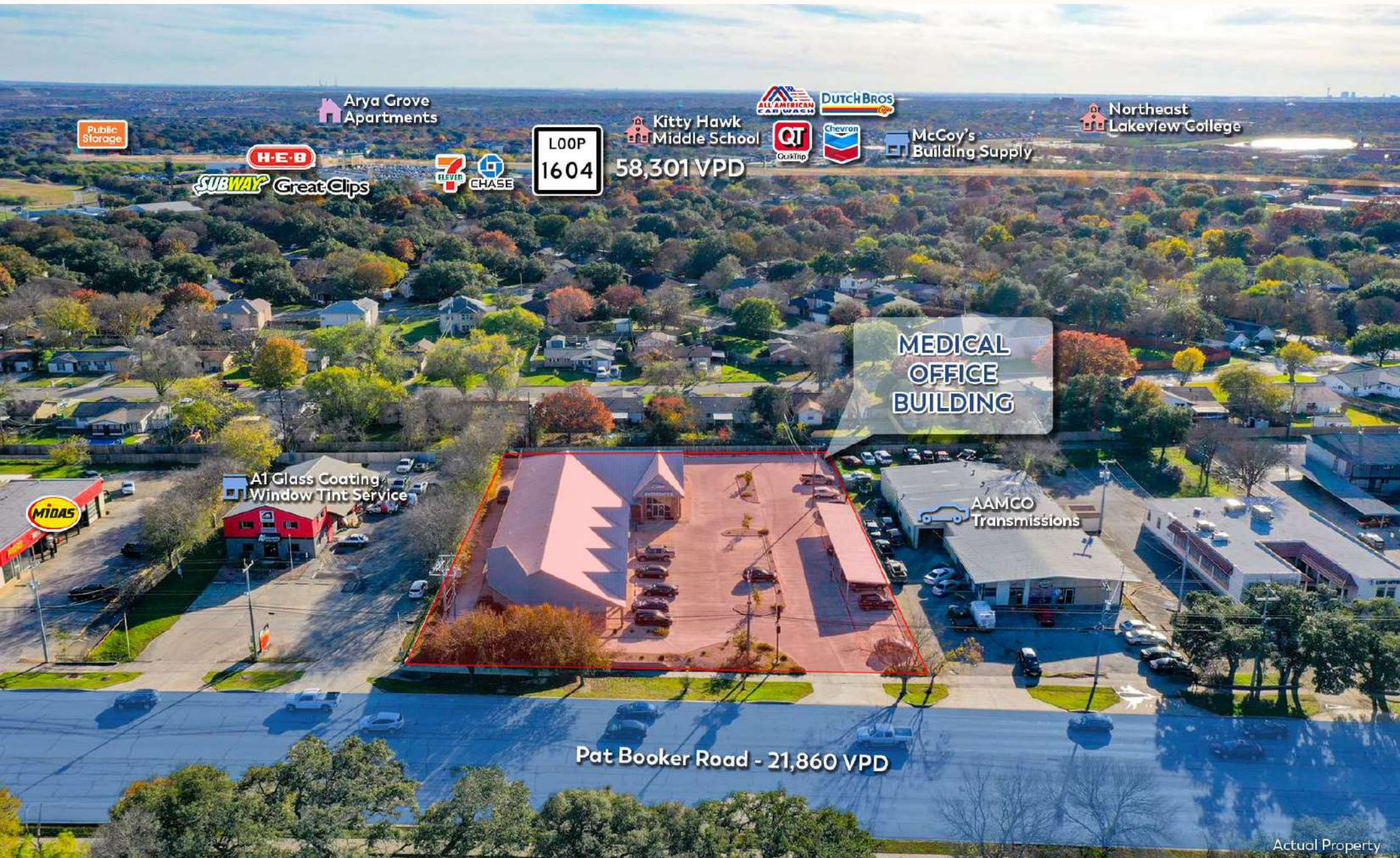


RETAIL MAP

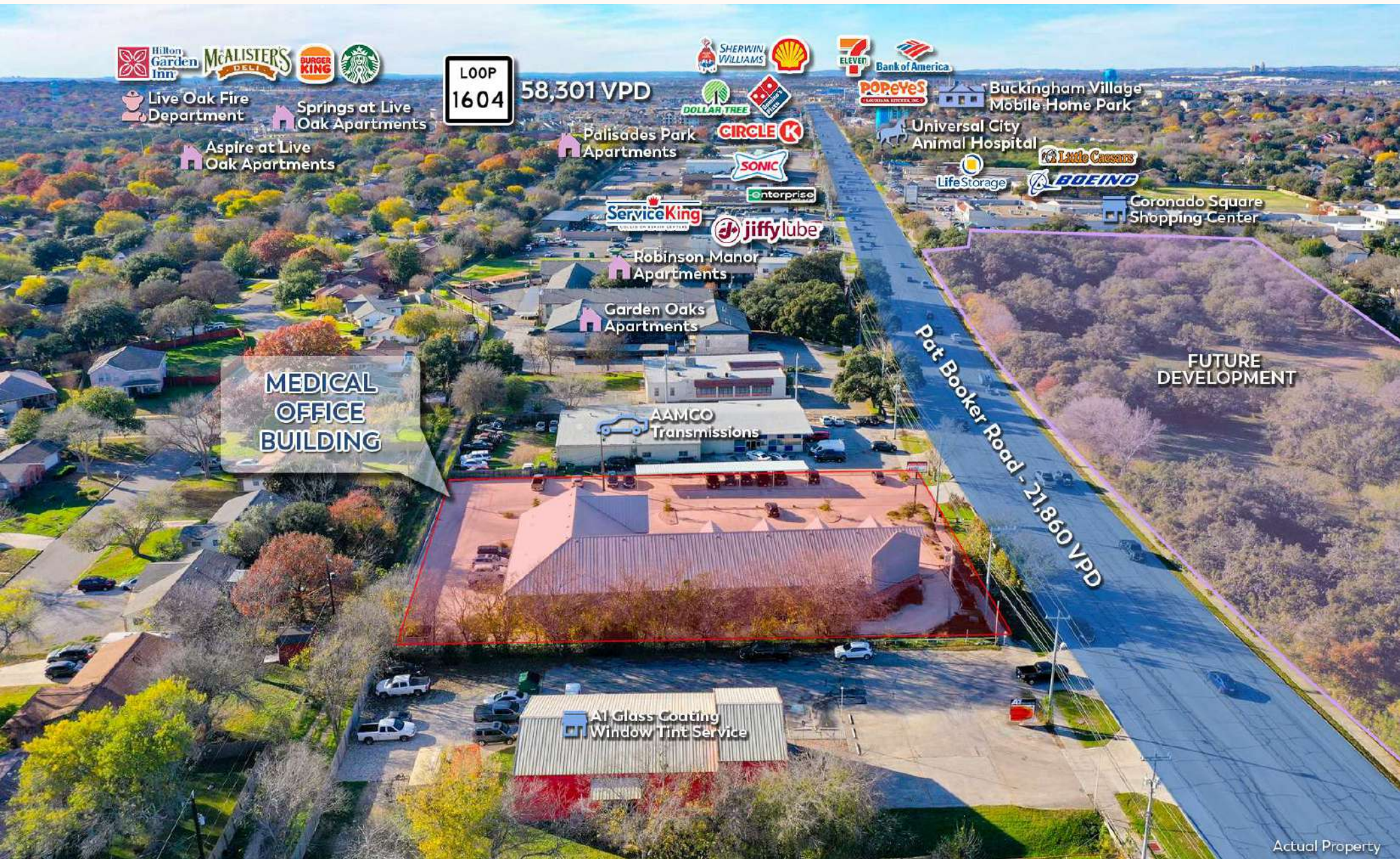


Actual Property

RETAIL MAP



RETAIL MAP



RETAIL MAP



PROPERTY PHOTO

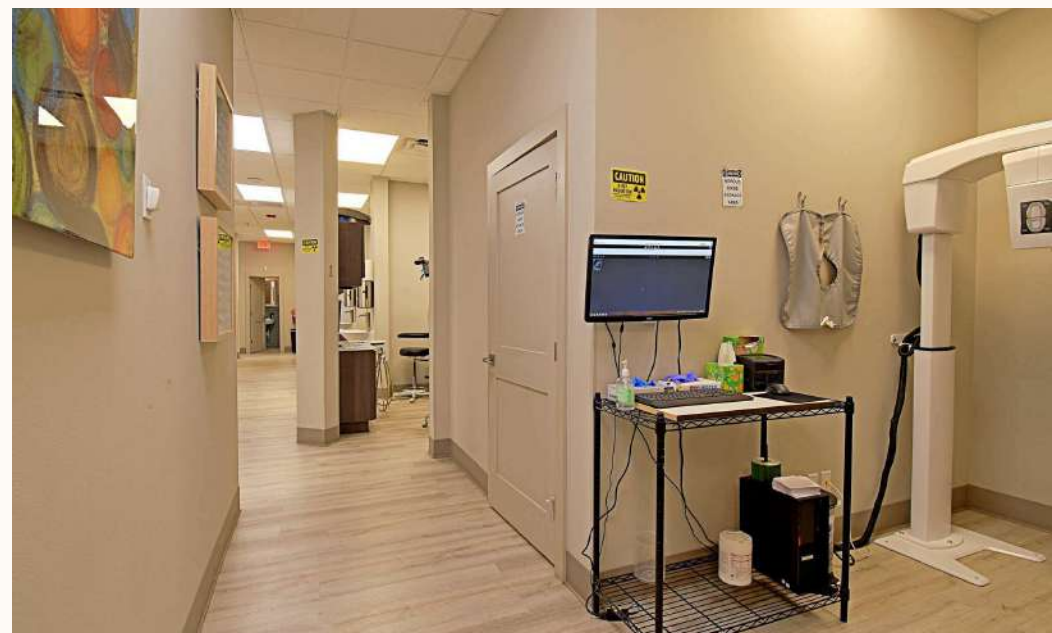


PROPERTY PHOTO



Actual Property

PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTO



PROPERTY PHOTO



PROPERTY PHOTO



DISCLAIMER

All materials and information received or derived from Trinity Real Estate Investment Services its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, develop ability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Trinity Real Estate Investment Services its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the any materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Trinity Real Estate Investment Services will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Trinity Real Estate Investment Services makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Trinity Real Estate Investment Services does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Trinity Real Estate Investment Services in compliance with all applicable fair housing and equal opportunity laws.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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.

FOR MORE INFORMATION

POINT OF CONTACT



DREW DUNCAN
Director
262.309.4900
drew@trinityreis.com



JUSTIN WILLIAMS
Associate
512.971.3695
j.williams@trinityreis.com

