

Helotes

PLAZA



Offering Overview

SRS Capital Markets has been exclusively retained to offer to qualified investors the opportunity to acquire **Helotes Plaza** (the “Property”), a **51,933 SF neighborhood retail center in the San Antonio MSA**. The Property is located on Bandera Road and just west of Loop 1604 in Northwest San Antonio on the border of Helotes and San Antonio.

The Property is **100% leased to a diverse mix of national, regional, and local tenants** including Dollar Tree, Advance Auto Parts, Dairy Queen (drive-thru), Bandera Health, El Rodeo, and more. With less than 2 years of WALT and below market rents, the Property offers investors mark-to-market opportunities as tenant leases expire.

The Property is **situated amongst high income households** and is less than 12 minutes from the Loop 1604 / IH 10 (The Rim, Shops at La Cantera, UTSA) interchange. This provides expeditious access to the major economic hubs of San Antonio.

Helotes Plaza offers investors the opportunity to acquire a stabilized neighborhood center with value-add opportunities in one of San Antonio’s fastest growing areas.

SRSRE.COM/HelotesPlaza

Helotes PLAZA

12901-12952 Bandera Rd | Helotes, TX 78023



51,933± SF
Offering GLA



5.01± AC
Land Area



100%
Occupancy



1976/2010
Year Built/Renovated



241
Parking Spaces
(4.64 Per 1,000 SF)



OCL
Zoning

100% Leased with Near-Term Value Creation Opportunities



Stabilized Asset **100% Leased to a Diverse Tenant Mix** including Services, Medical, and Restaurant Tenants



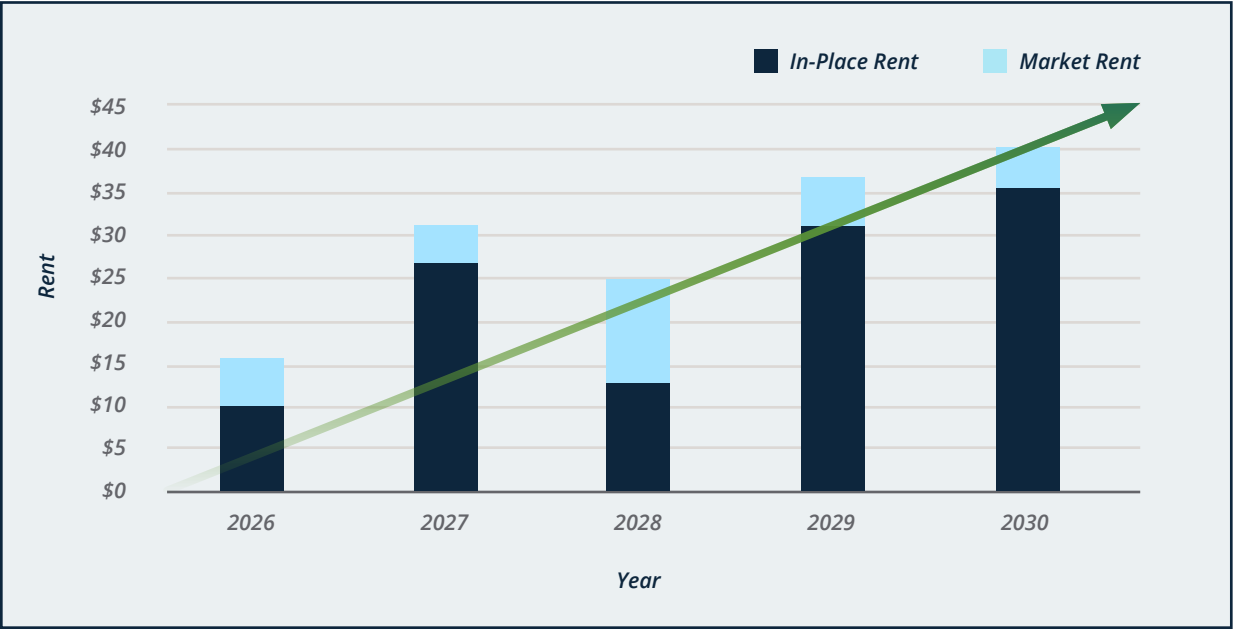
Committed Tenancy with an **Average Tenure of Over 12 Years**



Outparcels & Drive Thru Endcap Provide Additional Value Creation for Investors



Below Market Rents with Limited Fixed-Rate Options Allows **Mark-to-Market Opportunities:**



Balanced Tenant Mix



Notable Tenants



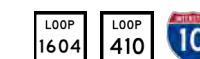


Well Maintained Asset with Prominent Visibility on Bandera Road



Prominent Location on Bandera Road

Connectivity to Major Thoroughfares



Ideal Layout Parallel to Road

Visibility to 23K+ VPD

Going-Home Side of the Road



Seamless Accessibility

Above Market Parking Ratio

5 Points of Ingress/Egress



Significant Discount to Replacement Costs

Basis & Vintage Provides Competitive Advantage

to New Construction & Surrounding Product

North San Antonio Location

Drive Times

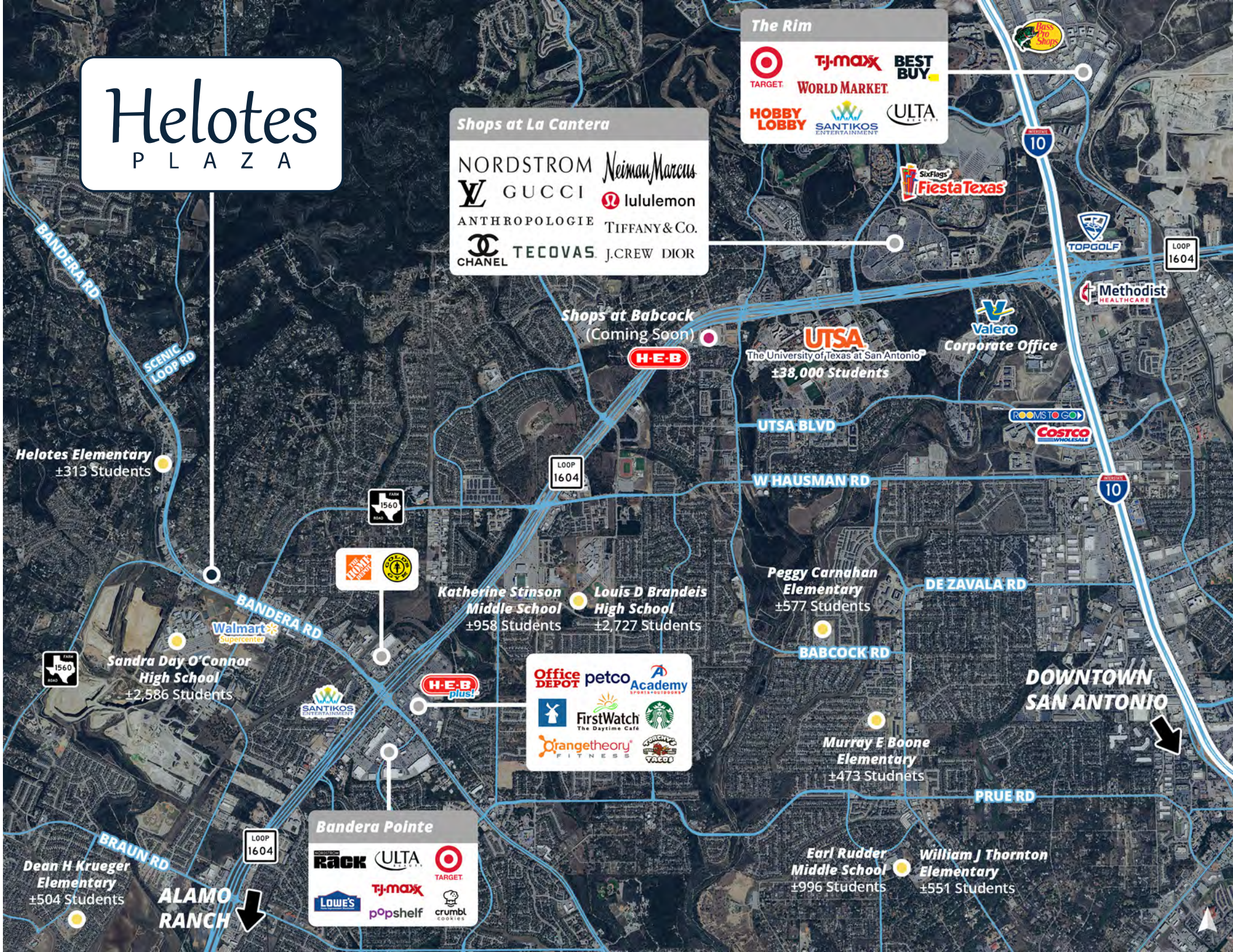
Shops at Bandera Pointe	4 Minutes
UTSA	9 Minutes
THE SHOPS AT LACANTERA	10 Minutes
USAA Corporate HQ	14 Minutes
SAT SAN ANTONIO INTERNATIONAL AIRPORT	22 Minutes
Downtown SAN ANTONIO	26 Minutes

Strong Retail Fundamentals Within 3 Miles:

3.2M SF Inventory	4.5K SF Under Construction	97.3% Occupied
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Helotes Population Growth Since 2010:

16% 1-Mile	16% 3-Miles	20% 5-Miles
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Growing
SAN ANTONIO
MSA

2.76M Population

#1 Best-Performing City
- Milken Institute

#1 Top U.S. Cyber City
- Business Facilities

#2 Fastest Growing City in the U.S.
- Consumer Affairs

#4 Top Housing Market for Millenials
- Knock

Proximity to Affluent Households & Burgeoning Demographics



Shadow Canyon

\$775K Average Home Value
\$5M+ 2025 Annual Household Budget



Helotes Ranch Acres

\$537K Average Home Value
\$40M+ 2025 Annual Household Budget



Los Reyes Canyons

\$699K Average Home Value
\$22M+ 2025 Annual Household Budget



Helotes Park Terrace

\$650K Average Home Value
\$17M+ 2025 Annual Household Budget



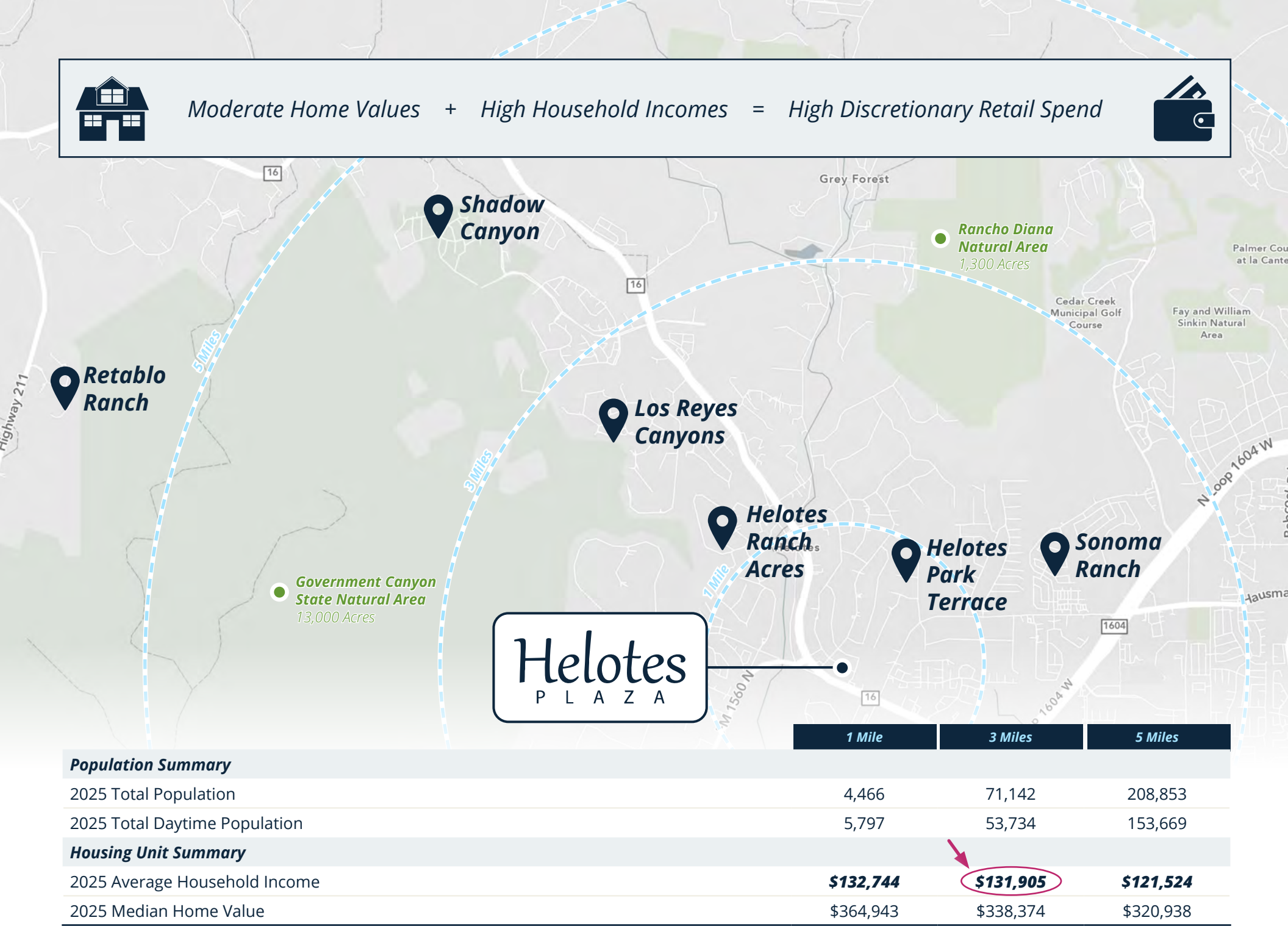
Retablo Ranch

\$919K Average Home Value
\$25M+ 2025 Annual Household Budget



Sonoma Ranch

\$600K Average Home Value
\$245M+ 2025 Annual Household Budget



Helotes, Texas

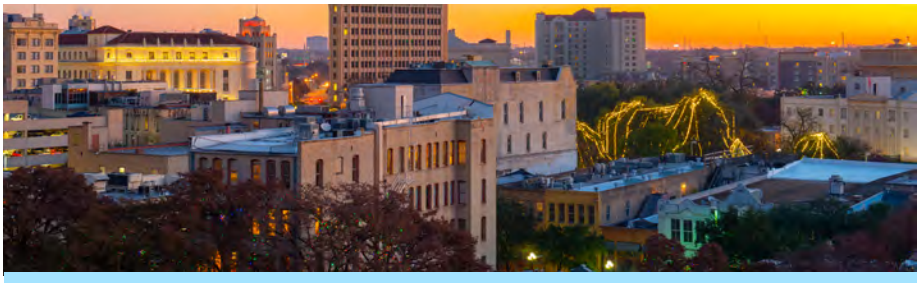
North San Antonio MSA

- Known for Small Town Hill Country Character with Proximity to Major Employment Hubs
- Proximity to Loop 1604 Provides Residents and Tenants Expeditious Access to Employment and Economic Drivers Including:



HELOTES TEXAS

Downtown San Antonio 26 Minutes



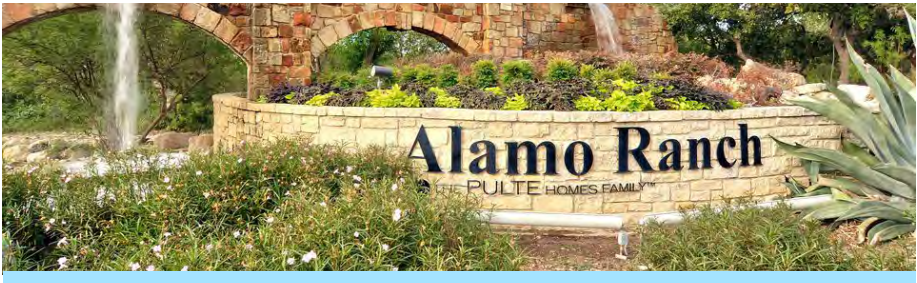
Shops at La Cantera 10 Minutes



San Antonio International Airport 22 Minutes



Alamo Ranch 16 Minutes





Highways & Thoroughfares

Loop 1604 Expansion

Highway Improvement Plan Underway which Includes Approximately 23 Miles of Loop 1604 from Bandera Road (SH-16) to I-35 in North Bexar County

TxDOT's Plan will **Widen Loop 1604** from Four Lanes to Ten - Expected to **Improve Mobility, Reduce Congestion** and **Enhance Safety**

Anticipated to be **60% Complete as of 2027**

Minimal Construction Impact to the Center with Lane Closures from 9 p.m. to 5 a.m.

Segment 1 includes portions of **Bandera Road (SH-16)** and has an is expected to complete in Early 2026

Bandera Road (SH-16)

Approximately **42 Miles North/South Thoroughfare**



Connects with I-410 and Loop 1604

Quick Access to the Affluent Neighborhoods of Far NW San Antonio and the Hill Country Communities of Pipe Creek and Bandera

Strong Residential Growth Benfitting Retail Tenants within 3 Miles



4,235+
Existing
Multifamily Units

169±
Multifamily
Units Under
Construction

90%±
Occupancy
(Properties Built
Before 2025)



19,354±
Single Family
Units

3,449±
Single Family
Units Under
Construction

Impressive Demographics Drive Continued Growth in Nearby Area

	1 Mile	3 Miles	5 Miles
Population Summary			
2025 Total Population	4,466	71,142	208,853
2025 Total Daytime Population	5,797	53,734	153,669
Housing Unit Summary			
2025 Average Household Income	\$132,744	\$131,905	\$121,524
2025 Median Home Value	\$364,943	\$338,374	\$320,938

SOURCE esri

Strong Retail Fundamentals within 3 Miles



3.1M SF
**Existing
Inventory**



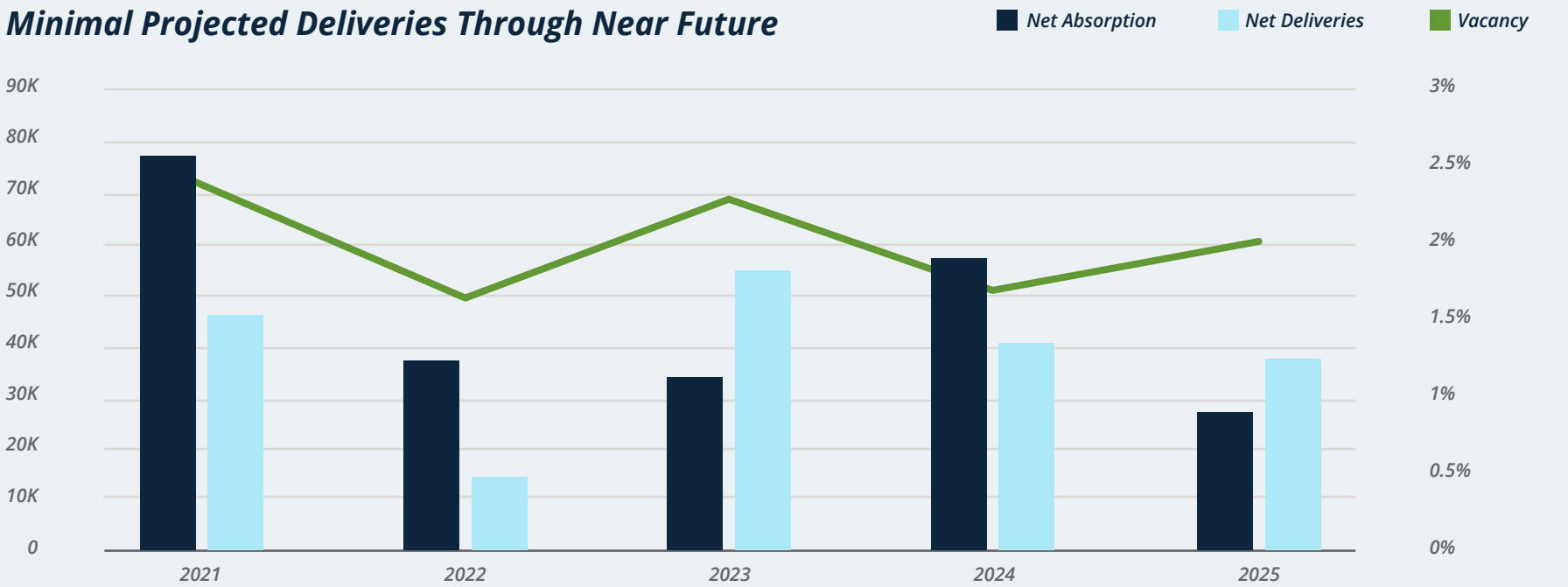
0 SF
**Under
Construction**



97.8%+
**Total
Occupancy**
for Existing Inventory

Only 160K± SF Delivered Since 2022

Very Minimal Projected Deliveries Through Near Future



San Antonio Snapshot



Today San Antonio is viewed as a city of steady growth and tremendous investment opportunities, both nationally and globally. A highly qualified, educated workforce, and unmatched cultural mix also position San Antonio as a hot spot for international business.



San Antonio 2025 Estimated Population

2.76M



San Antonio 2025 Median Household Income

\$78,047



San Antonio 2025 Median Age

37

#1 Best-Performing City

- Milken Institute



#1 Top U.S. Cyber City - Business Facilities 2022

#2 Fastest Growing City in the U.S.

- Consumer Affairs 2023



#4 Top Housing Market for Millennials

- Knock 2022

#5 Most Affordable Large City in the U.S.

- Business Facilities 2022



#6 Fastest Growing U.S. City for IT Talent

- CIO 2022

Sources: U.S. Census Bureau, Greater SATX Regional Economic Partnership

SAN ANTONIO TEXAS

Notable Employers



20K+ Jobs



19K+ Jobs

JOINT BASE SAN ANTONIO

82K+ Jobs

CYBERSECURITY SAN ANTONIO

17K+ Jobs

South Texas MEDICAL CENTER

30K+ Job

JPMORGAN CHASE & CO.

4.4K+ Jobs



3K+ Jobs



1.8K+ Jobs



3K+ Jobs



18K+ Jobs

Source: Greater SATX Regional Economic Partnership

Helotes P L A Z A

[SRSRE.COM/HelotesPlaza](https://srsre.com/HelotesPlaza)

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