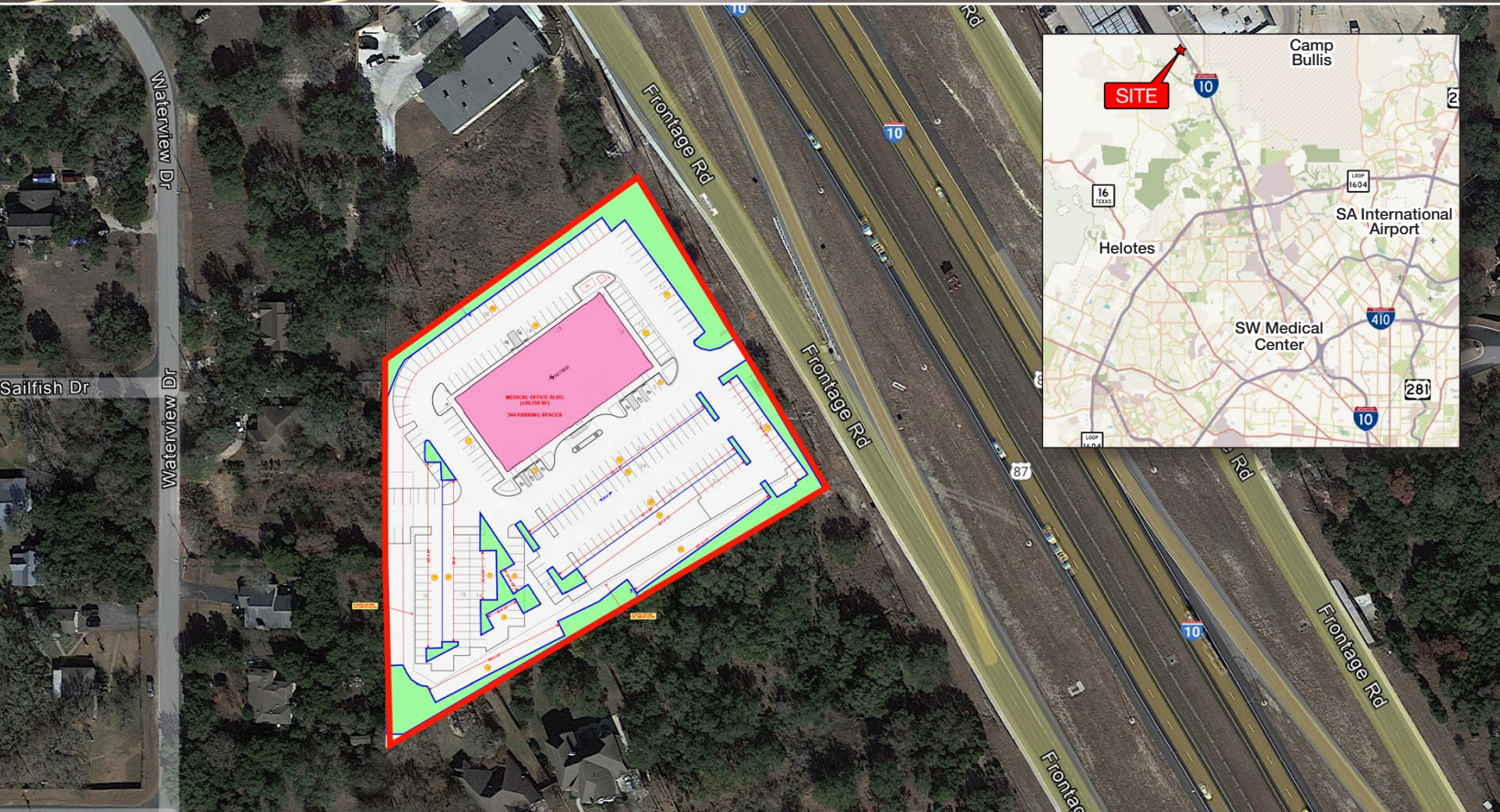


60,000 SF Building Now Pre-Leasing



Fair Oaks Medical Center
IH-10 & Fair Oaks Blvd

Offered by:
Andrew J. Lyles
Kimberly S. Gatley

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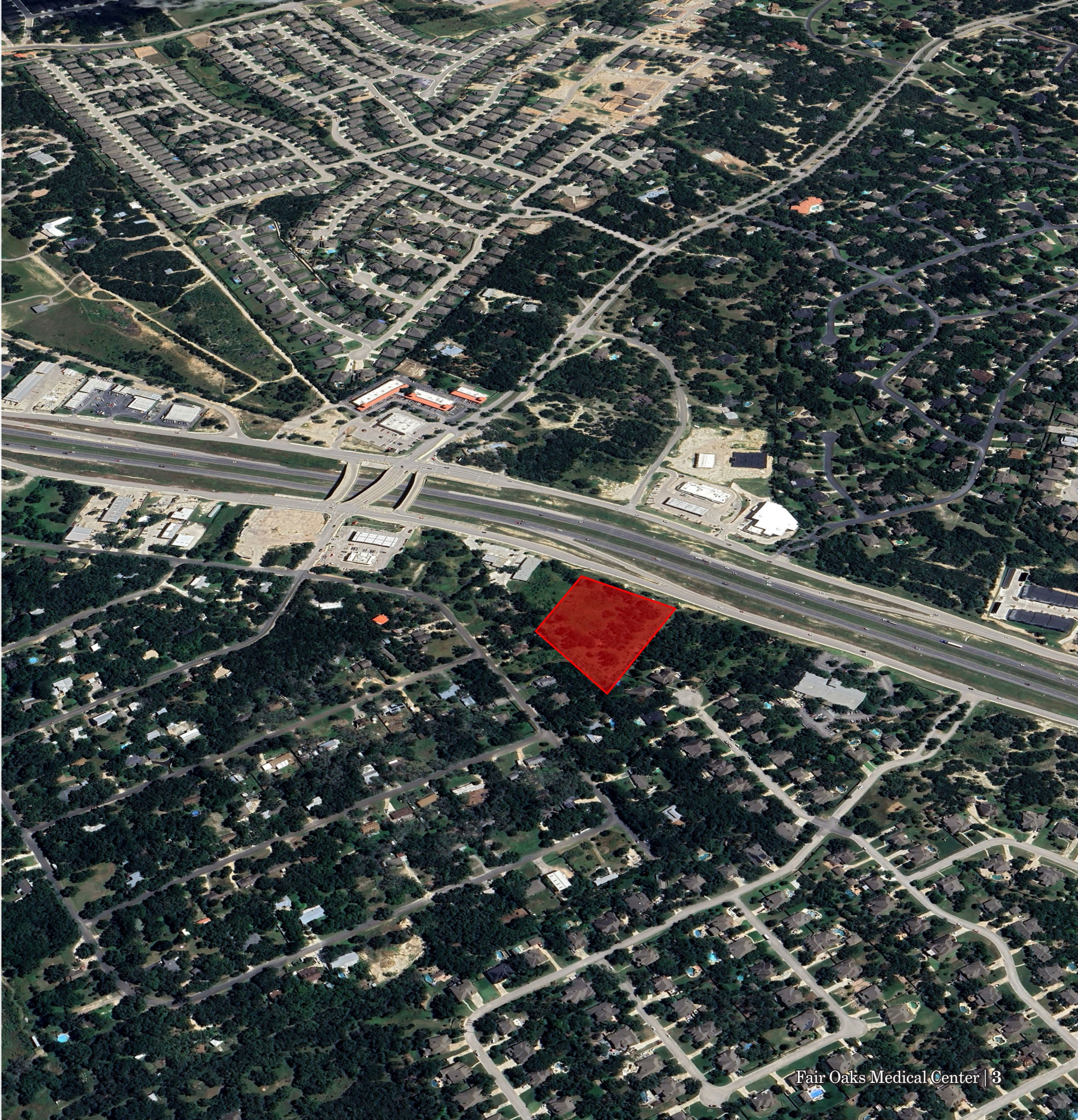
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Benefits

Property Highlights

Address	TBD, Boerne, TX 78006
Location	On IH-10 W, near the southeast corner of Fair Oaks Parkway and IH-10 in the San Antonio extraterritorial jurisdiction (“ETJ”) with a Boerne address
Property Type	Class “A” medical professional office building
Legal Description	TBD
Land Size	4.43 acres 194,278 SF
Type of Ownership	Fee Simple
Rentable SF	58,922
Zoning	N/A (in the ETJ - outside of San Antonio City limits)
Restrictions	TBD
Parking	Approx. 300 spaces (1:200 SF) (carport parking will be constructed at additional cost to users)
Landscaping	Indigenous drought tolerant; native grasses and natural environment; crushed granite in pathway sand ground cover
Topography	Gentle slope from northwest to southeast
Street Frontage	Along IH-10 West
Tenants	State of the art pain management center

Comments

- Multi-tenant Class “A” medical office building
- Exceptional Location - situated near master-planned affluent communities such as The Dominion, Anagua Springs, The Canyons, and Fair Oaks Ranch in Far Northwest San Antonio, Texas
- Custom designed building tailored to meet tenants’ specific space needs
- Construction to commence when pre-lease occupancy is 70%+
- Recently expanded lanes on IH-10 corridor with new turnarounds for easier access
- Access and visibility along recently expanded portion of IH-10 with short drive to the South Texas Medical Center and Boerne medical facilities

Anticipated Users

- Chiropractic
- Physical Therapy
- Imaging Center
- Urgent Care
- Dentistry
- Orthopedics (Sports medicine and total joints)
- Spine Surgeon
- Med Spa
- Primary Care

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.

Availability & Rates

Total RSF	58,922
SF Available	Largest Contiguous Area 20,210 RSF Smallest Available Space 2,500 RSF
Base Rental	\$34.00 (plus 3% annual rent increases)
Triple Net (estimate)	\$13.30 SF
First Month's Rental	Due upon execution of lease document by Tenant
Covered Reserved Parking	\$75.00 monthly per space (limited availability)
Add-On Factor	15.43%
Term	Seven (7) to Ten (10) years
Improvements	\$40.00
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, the credit worthiness of tenant, condition of space leased, 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.

Leasing Contacts



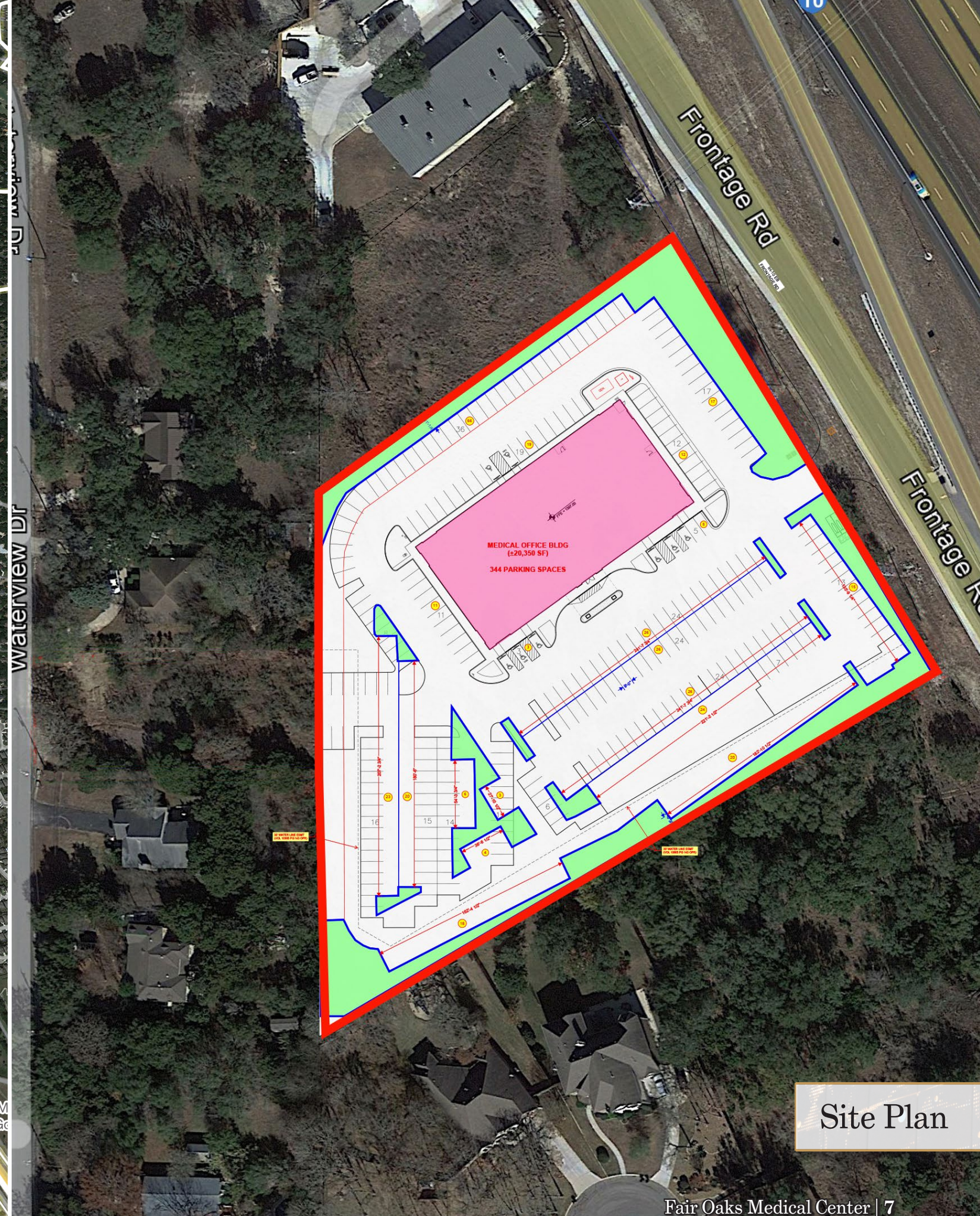
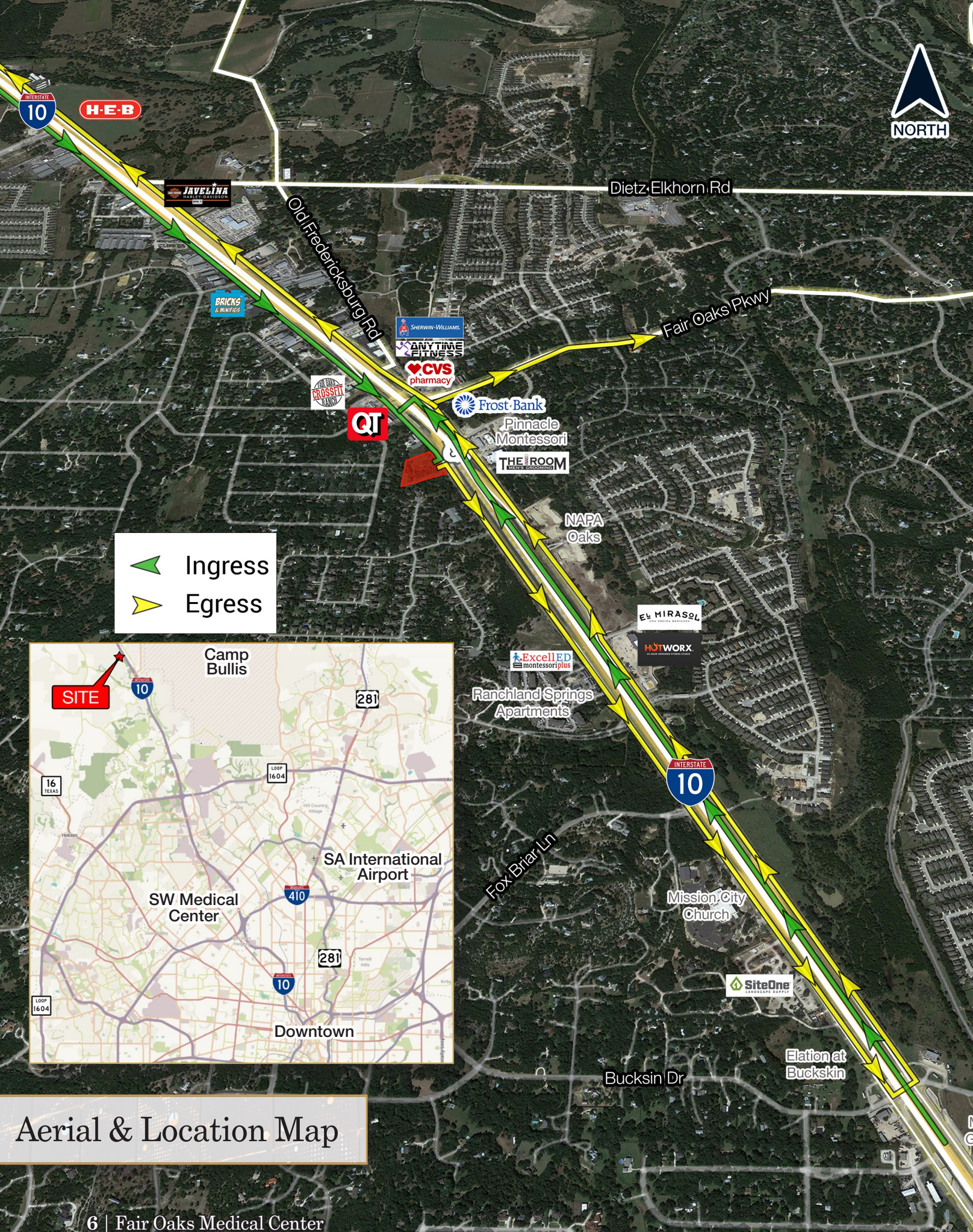
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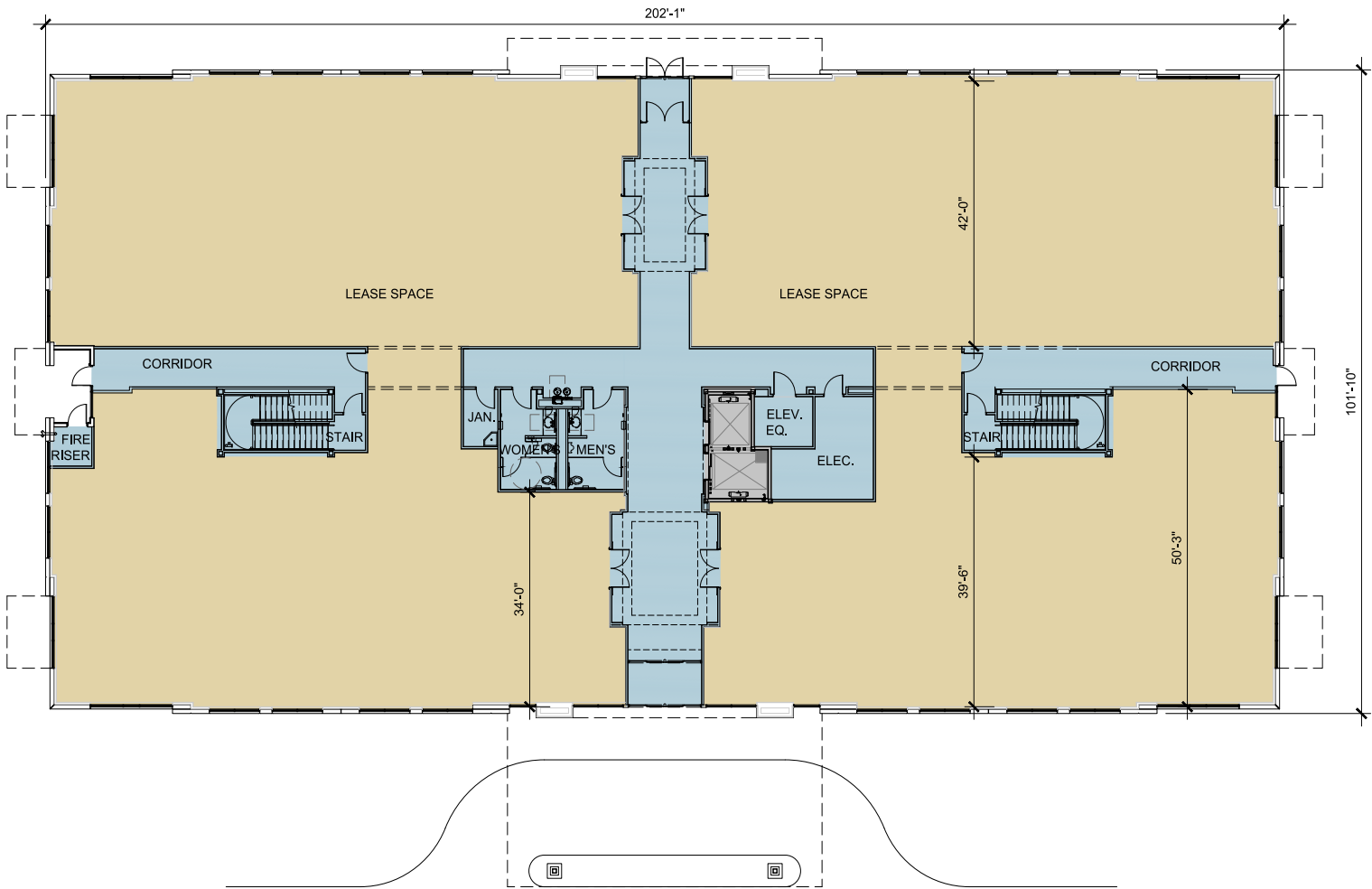


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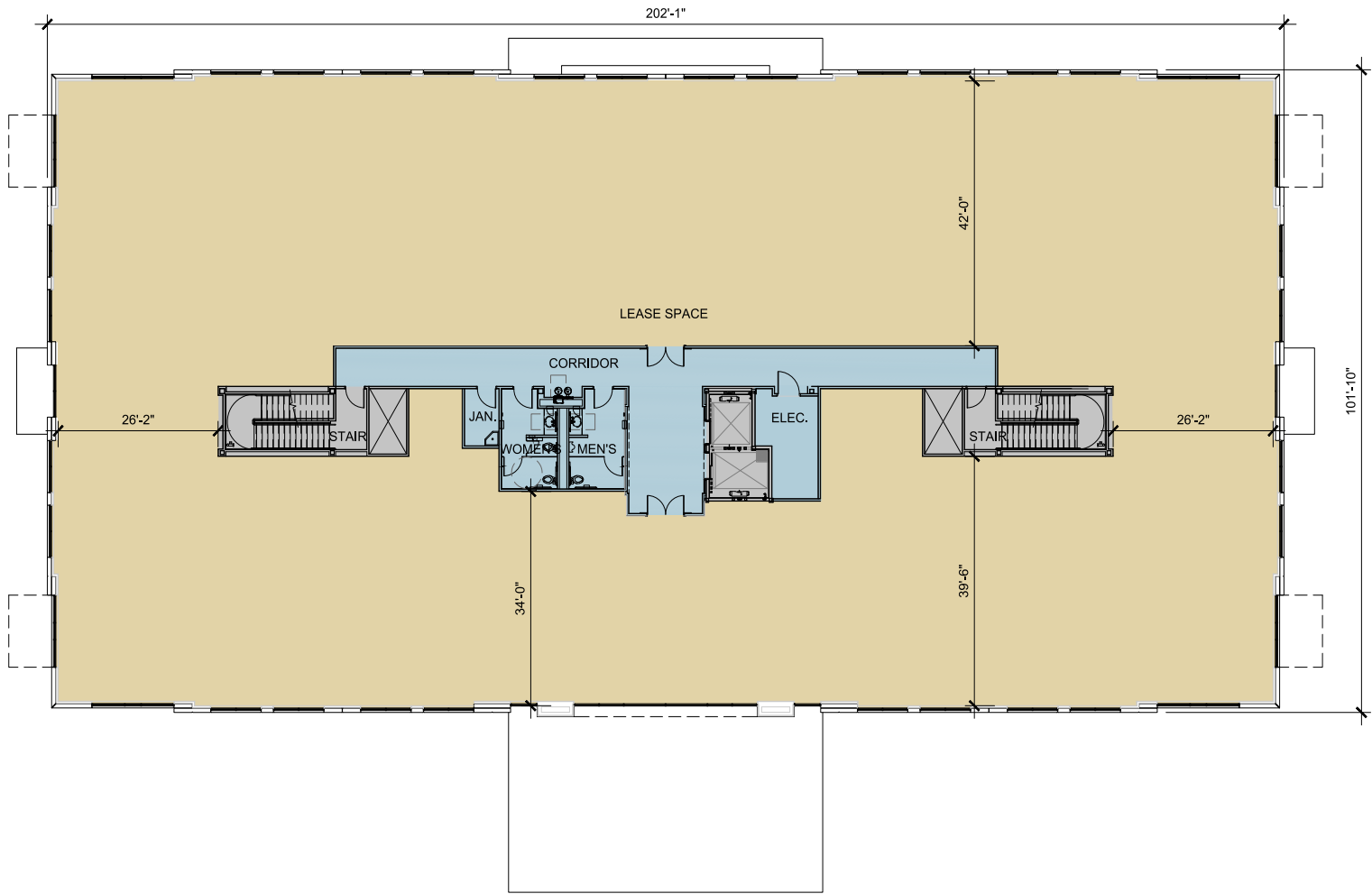
kgatley@reocsanantonio.com
reocsanantonio.com/kim-gatley



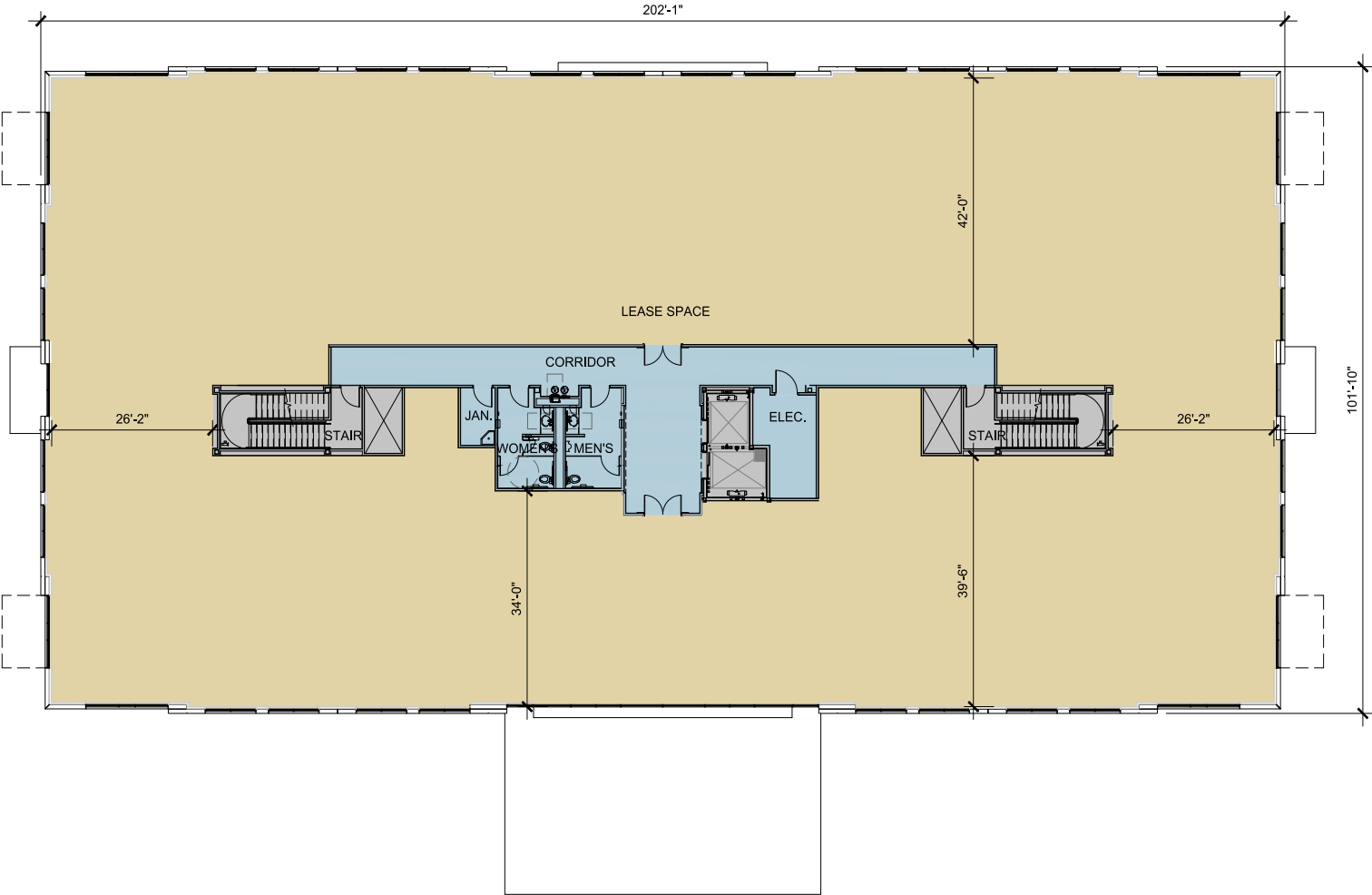
Floor Plan Level 1



Floor Plan Level 2



Floor Plan Level 3



Investment Overview

Subject to the General Partner’s investment criteria, some tenants may have the opportunity to participate in the ownership of the Building through investment in the established ownership entity as a limited partner.

- The percentage of equity of any investor will be determined by the General Partner.
- When compared to ownership of a typical smaller single-practice investment/building, and since the primary measure of the value of an income producing property is its “collection” of leases and associated cash flow, participating in the development of a larger Building with a more substantial capital investment enables the venture to build an institutional-caliber building. This increases investor interest in the marketplace when selling or lender interest when refinancing. Additionally, multi-story buildings are more likely to have a broader tenant base which results in greater tenant diversification - similar to other investment vehicles. The more variety and depth of the tenant roster, the more lease expirations are likely to be staggered, which lowers perceived vacancy and re-tenanting risk, while a smaller single or double occupancy tenanted building has greater inherent risk should a tenant depart and need to be replaced.
- Upon retirement or departure from the Building, each tenant/investor shall have the opportunity to sell his or her interest, thus creating value for the retiring tenant as well as a financial incentive for the new buyer.
- Each investor will have a capital account in the investment equal to their cash invested plus an annual accumulated preferred return of 8% per year. Cash from all limited partners will be treated on the same terms.
- The individuals comprising the General Partner and Special Limited Partner of the venture will sign all required personal loan guarantees and make a cash investment as investors. Some of the Special Limited Partners will also be lead tenants of the Building.
- Upon achieving stabilized occupancy and permanent financing (and as available), quarterly distributions will be paid to each investor from cash flow while ensuring adequate capital reserves are retained. Cash distributions after rent stabilization will be made quarterly.
- All preferred returns will be paid first and all equity returned to the investors before there will be any distribution of profits. Once all preferred returns and equity have been distributed by the venture to all investors, the Special Limited Partner will earn 25% of the profits generated and the remaining profit will be distributed to the limited partners on a pro-rata basis.
- The General Partner will be solely responsible for interacting with REOC as developer, manager and leasing agent for the Property. The General Partner will also be responsible for sourcing all financing including equity and debt.
- All significant transactions such as sale or refinancing will be required to be approved by a majority of the investors.

REOC SAN ANTONIO IS PRESENTING THIS INFORMATION ON BEHALF OF THE GENERAL PARTNER OF THE PROPOSED FAIR OAKS MEDICAL CENTER. ALL PROJECTIONS ARE BASED ON NUMEROUS FACTORS INCLUDING BUT NOT LIMITED TO, FINANCING TERMS CURRENT MARKET INTEREST RATES, LEASE PROJECTIONS AND OTHER FACTORS THAT ARE ALL SUBJECT TO VOLATILITY COMMON TO THE INDUSTRY. ONLY ACCREDITED INVESTORS WILL BE ABLE TO PARTICIPATE AS LIMITED PARTNERS SHOULD OTHER PARTICIPATION REQUIREMENTS BE MET AS DETERMINED BY THE GENERAL PARTNER. REOC SAN ANTONIO BELIEVES THIS INFORMATION TO BE ACCURATE BUT MAKES NO REPRESENTATIONS OR WARRANTIES AS TO THE ACCURACY OF THIS INFORMATION AND FURTHER, IS NOT INVOLVED WITH SYNDICATING THIS PROJECT OR RECEIVING ANY COMPENSATION THEREFORE.

San Antonio Market Overview

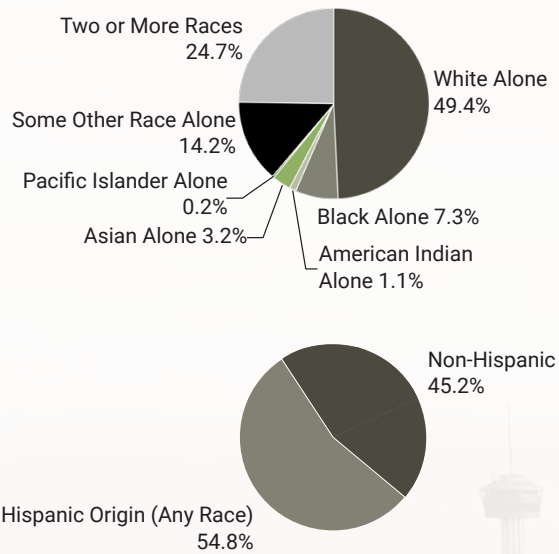
Largest U.S. Cities

- 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

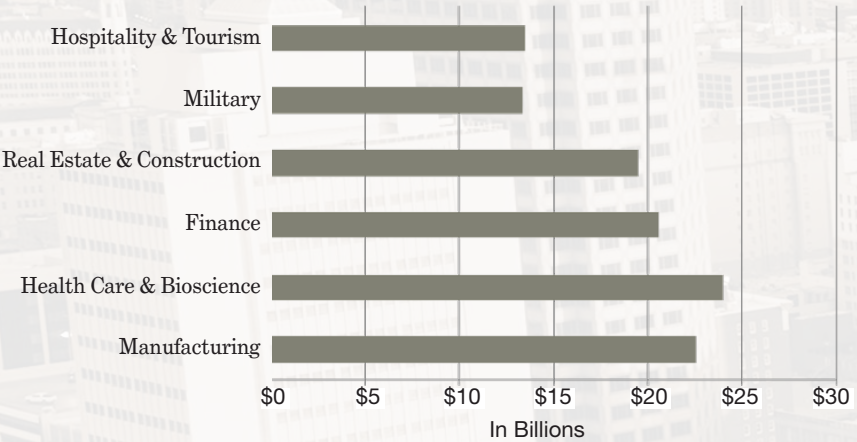


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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

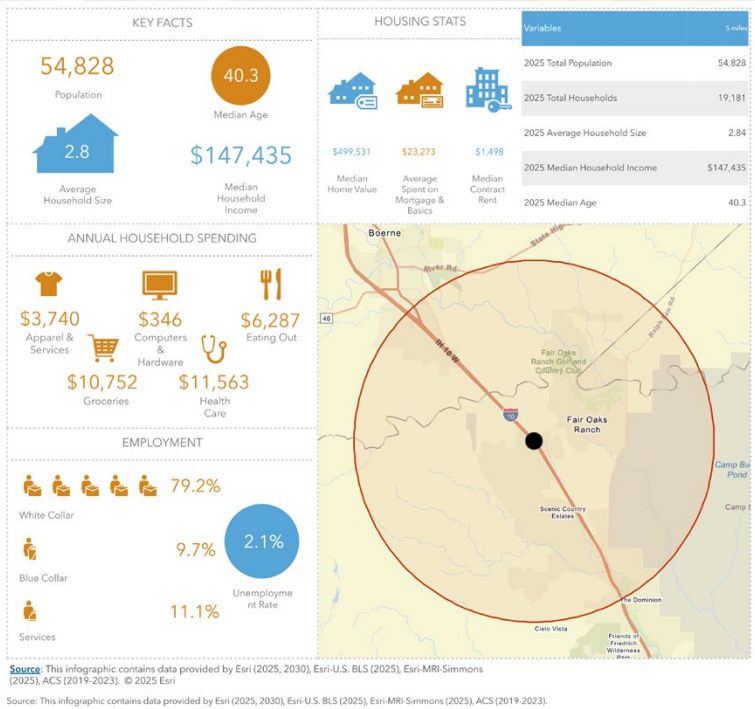
	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763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

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

Far Northwest Market / IH-10 Corridor

- Situated outside Loop 1604 along the business/commuter Interstate 10 corridor in the northwest suburbs of San Antonio
- Considered to be one of the most upscale and desirable areas of San Antonio featuring master-planned communities like The Dominion, Stonewall Ranch, Fair Oaks Ranch as well as other affluent neighborhoods
- Conveniently located just minutes away from The University of Texas at San Antonio, South Texas Medical Center and Boerne
- As of the fall semester 2023, there were more than 34,500 students enrolled at nearby UTSA
- Major employers in the area include Security Service Federal Credit Union, NuStar Energy, Valero, USAA, and the South Texas Medical Center
- 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 anchored by Bass Pro Shops and the Palladium theater
- Area recreational facilities in the immediate vicinity include Six Flags Fiesta Texas, TopGolf, iFly, Andretti Karting & Games, and Lifetime Fitness with Sea World and The Riverwalk just minutes away.
- Area resorts include La Cantera Hill Country Resort and Eilan Hotel Resort and Spa
- Traffic counts
 - IH-10 at Dietz Elkhorn; 69,643 AADT
 - IH-10, at Stonewall Bnd; 118,761 AADT

Source: TxDOT Statewide Planning Map 2024



Medical Expenditures 5-mile

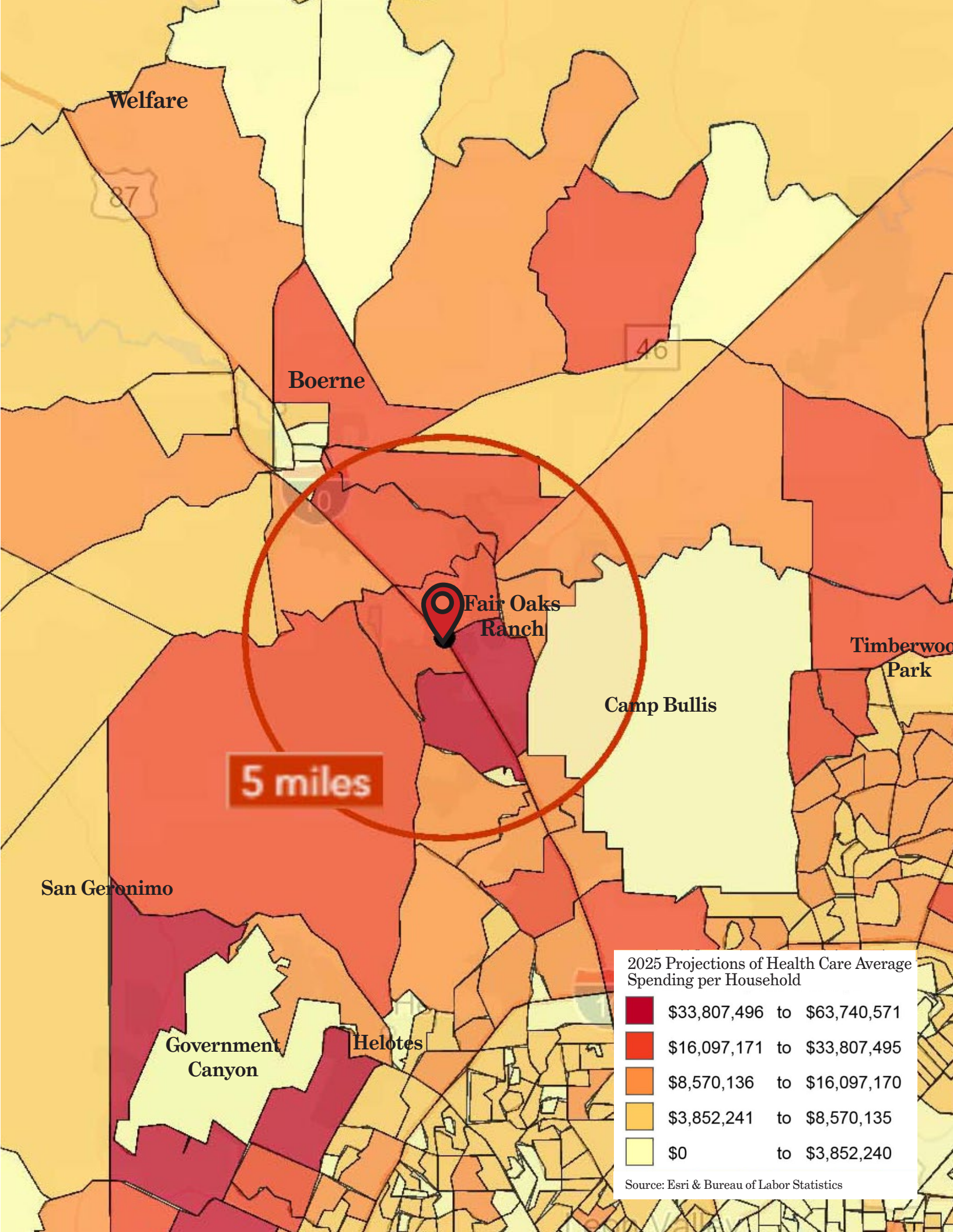
Medical Expenditures | Fair Oaks MOB | Ring: 5 mile radius

Demographic Summary		2025	2030
Population		54,828	63,408
Households		19,181	22,664
Families		15,351	17,975
Median Household Income		\$147,435	\$163,947
Males per 100 Females		98.1	96.9
Population by Age			
Population <5 Years		6.1%	6.0%
Population 65+ Years		17.2%	18.9%
Median Age		40.3	40.6
	Spending Potential Index	Average Amount Spent	Total
Health Care	149	\$11,562.55	\$221,781,298
Medical Care	149	\$4,119.75	\$79,020,866
Physician Services	166	\$514.39	\$9,866,594
Dental Services	145	\$783.01	\$15,018,887
Eyecare Services	157	\$148.70	\$2,852,225
Lab Tests, X-rays	153	\$135.76	\$2,604,045
Hospital Room and Hospital Services	161	\$444.67	\$8,529,159
Convalescent or Nursing Home Care	100	\$53.69	\$1,029,793
Other Medical Services (1)	158	\$339.97	\$6,520,947
Nonprescription Drugs	149	\$298.85	\$5,732,241
Prescription Drugs	140	\$590.94	\$11,334,731
Vitamins and Supplements	144	\$224.63	\$4,308,552
Medicare Prescription Drug Premium	129	\$178.06	\$3,415,348
Eyeglasses and Contact Lenses	151	\$198.83	\$3,813,701
Hearing Aids	135	\$46.29	\$887,815
Medical Equipment for General Use	137	\$16.98	\$325,710
Other Medical Supplies/Equipment (2)	148	\$145.00	\$2,781,121

Data Note: The Spending Potential Index (SPI) is household-based, and represents the amount spent for a product or service relative to a national average of 100.

[Source:](#) Esri forecasts for 2025 and 2030; Consumer Spending data are derived from the 2021 and 2022 Consumer Expenditure Surveys, Bureau of Labor Statistics.

© 2025 Esri



Demographics 5-mile

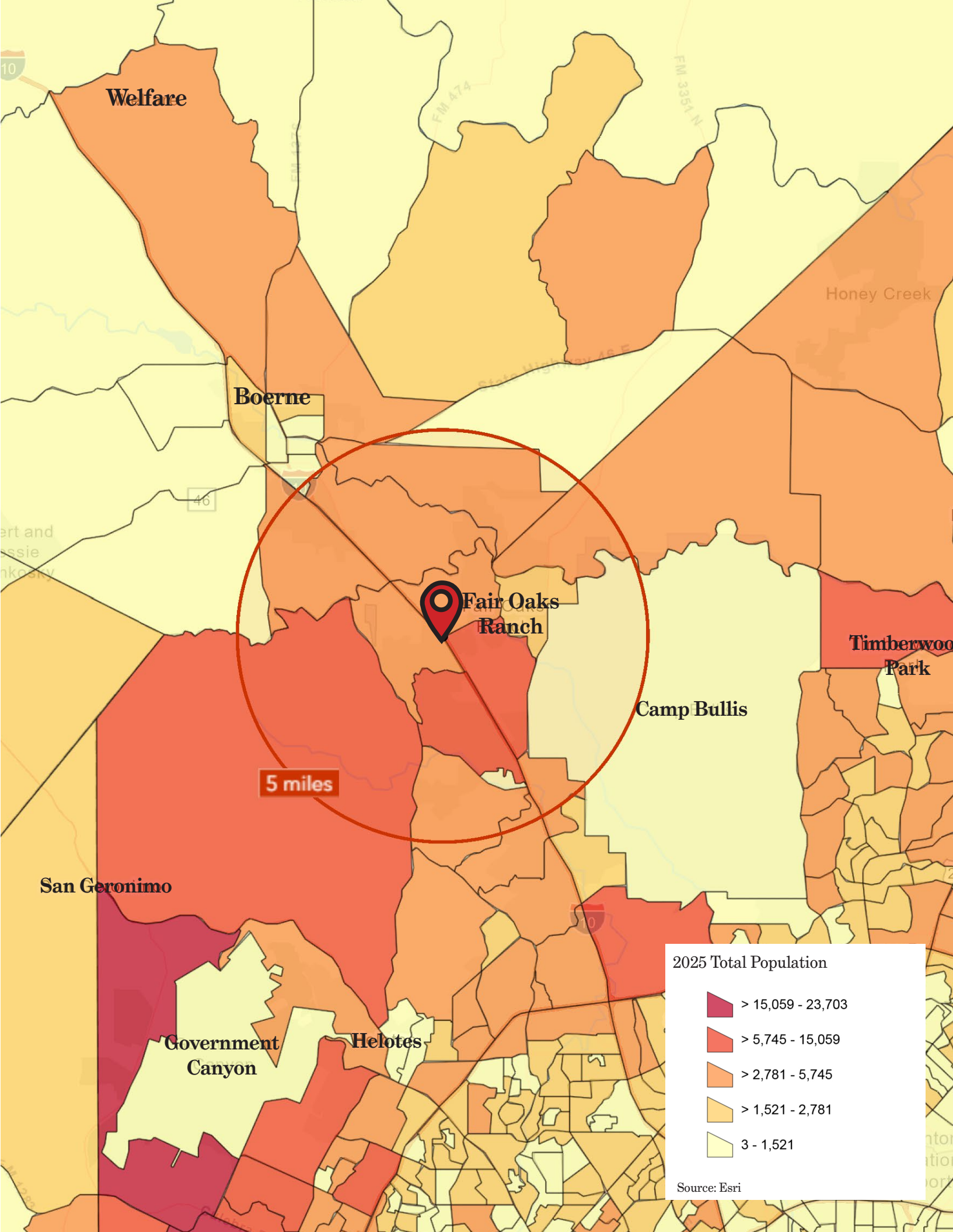
Summary	Census 2020	2025	2030
Total Population	46,108	54,828	63,408
Total Households	15,657	19,181	22,664
Family Households	12,837	15,351	17,975
Average Household Size	2.92	2.84	2.78
Owner Occupied Housing Units	13,202	16,131	19,018
Renter Occupied Housing Units	2,455	3,050	3,646
Median Age	39.6	40.3	40.6

Trends 2025 - 2030	Area	State	National
Population	3.0%	1.1%	0.4%
Households	3.4%	1.4%	0.6%
Family Population	3.2%	1.3%	0.5%
Owner Occupied Housing Units	3.3%	1.8%	0.0%
Median Household Income	2.1%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,885	6.3%	3,320	6.1%	3,834	6.0%
5-9	3,716	8.1%	3,913	7.1%	4,178	6.6%
10-14	3,775	8.2%	4,435	8.1%	4,588	7.2%
15-19	3,249	7.0%	3,854	7.0%	4,375	6.9%
20-24	2,072	4.5%	2,767	5.0%	3,174	5.0%
25-29	1,818	3.9%	2,899	5.3%	3,730	5.9%
30-34	2,505	5.4%	2,646	4.8%	3,870	6.1%
35-39	3,304	7.2%	3,331	6.1%	3,436	5.4%
40-44	3,382	7.3%	4,126	7.5%	4,115	6.5%
45-49	3,315	7.2%	3,844	7.0%	4,548	7.2%
50-54	3,139	6.8%	3,755	6.8%	4,141	6.5%
55-59	2,912	6.3%	3,361	6.1%	3,891	6.1%
60-64	2,596	5.6%	3,129	5.7%	3,555	5.6%
65-69	2,323	5.0%	2,754	5.0%	3,335	5.3%
70-74	2,101	4.6%	2,400	4.4%	2,889	4.6%
75-79	1,432	3.1%	1,992	3.6%	2,349	3.7%

Median Household Income	\$147,435	-	\$163,947	-
Average Household Income	\$181,108	-	\$196,066	-
Per Capita Income	\$63,684	-	\$70,408	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	31,562	68.5%	36,143	65.9%	40,248	63.5%
Black Alone	1,058	2.3%	1,356	2.5%	1,581	2.5%
American Indian	256	0.6%	327	0.6%	389	0.6%
Asian Alone	1,768	3.8%	2,312	4.2%	2,768	4.4%
Pacific Islander	49	0.1%	58	0.1%	65	0.1%
Some Other Race	2,159	4.7%	2,754	5.0%	3,489	5.5%
Two or More Races	9,256	20.1%	11,878	21.7%	14,868	23.4%
Hispanic (Any Race)	13,502	29.3%	17,367	31.7%	22,021	34.7%





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.



2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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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<u>Andrew J. Lyles</u> Designated Broker of Firm	<u>720555</u> License No.	<u>alyles@reocsanantonio.com</u> Email	<u>(210) 524-1306</u> Phone
<u>N/A</u> Licensed Supervisor of Sales Agent/ Associate	<u>N/A</u> License No.	<u>N/A</u> Email	<u>N/A</u> Phone
<u>Andrew J. Lyles</u> Sales Agent/Associate's Name	<u>720555</u> License No.	<u>alyles@reocsanantonio.com</u> Email	<u>(210) 524-1306</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000

Fax 210 5244029

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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2-10-2025

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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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 - 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
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