

For Lease

Full 6% commission to outside brokers



President's Square

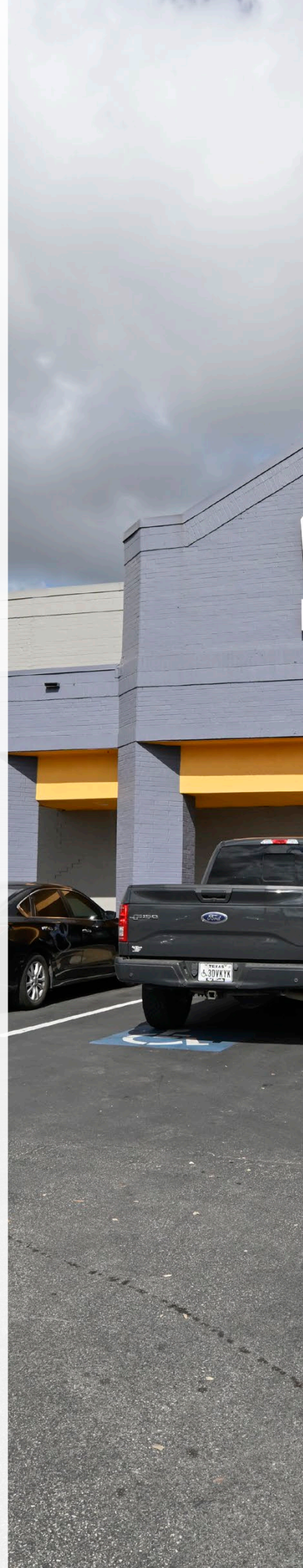
8715-8725 Marbach Rd, San Antonio, TX

Offered by:
C. Michael Morse
Blake M. Bonner

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Benefits

Property Highlights

Address	8715-8725 Marbach Rd
Location	Marbach Rd at Cable Ranch Rd
Property Details	46,797 Total SF 4.58 Acres
Legal Description	NCB 17417 BLK 2 LOT 2 TRISOURCE SUBD
Zoning	C-2
Year Built	1985
Road Frontage	215.41 ft on Marbach Rd and 448.20 on Cable Ranch Rd

Comments

- Entire Crunch Fitness Gym Available for Lease
- Direct Lease with Landlord is possible
- Excellent visibility
- Quick access to Loop 410
- Situated near the vibrant intersection of Marbach and Loop 410
- Virtual endcap to HEB Plus center at 410
- Easy ingress/egress to adjacent thoroughfares
- Highly visible pylon signage available
- Professionally managed
- Ideal for a wide variety of commercial uses
- Backs up to multi-family and residential properties
- Abundant surface parking

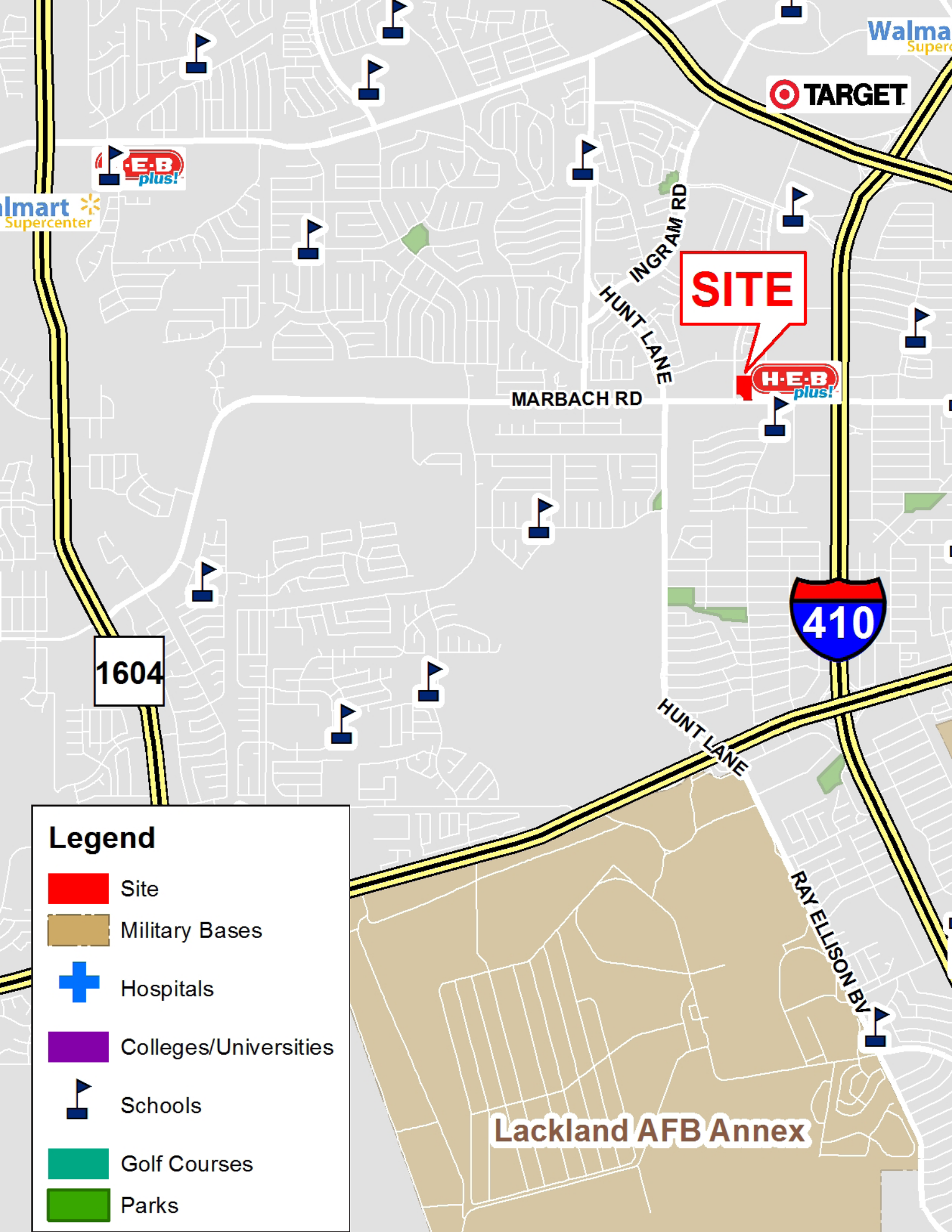
Traffic Counts

Loop 410 south of Marbach Rd; 127,248 vpd (2019)

Marbach Rd west of Loop 410; 40,102 vpd (2020)

Sources: TxDOT Statewide Planning Map & COSA Traffic Count Database

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



Walmart Supercenter

TARGET

HEB plus!

Walmart Supercenter

SITE

HEB plus!

MARBACH RD

INGRAM RD
HUNT LANE



1604

410

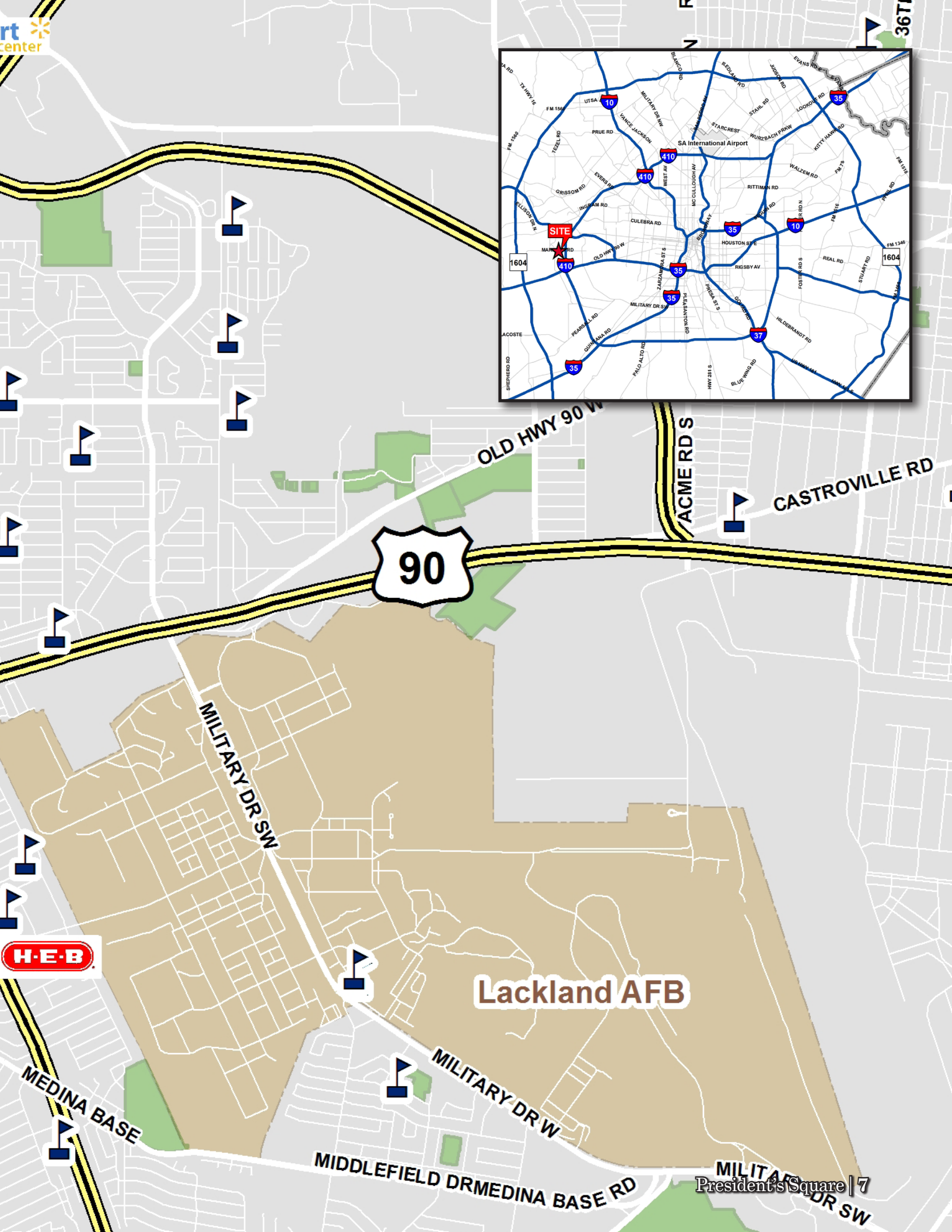
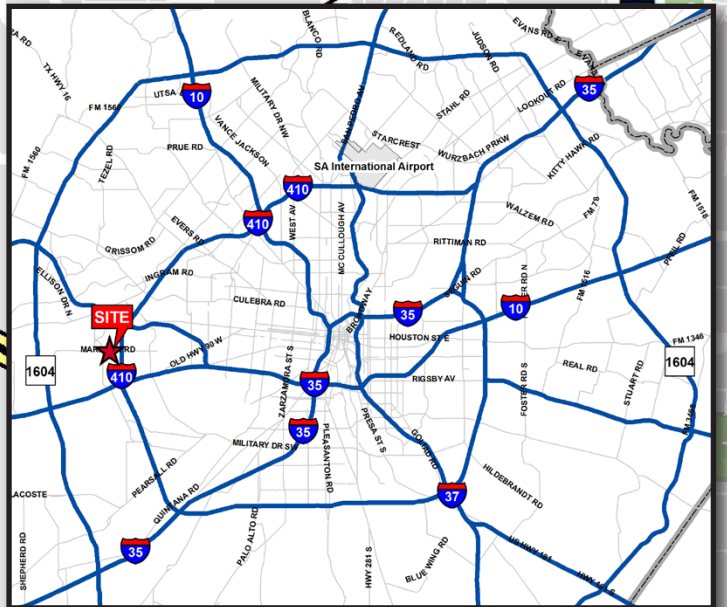
HUNT LANE

RAY ELLISON BV

Legend

-  Site
-  Military Bases
-  Hospitals
-  Colleges/Universities
-  Schools
-  Golf Courses
-  Parks

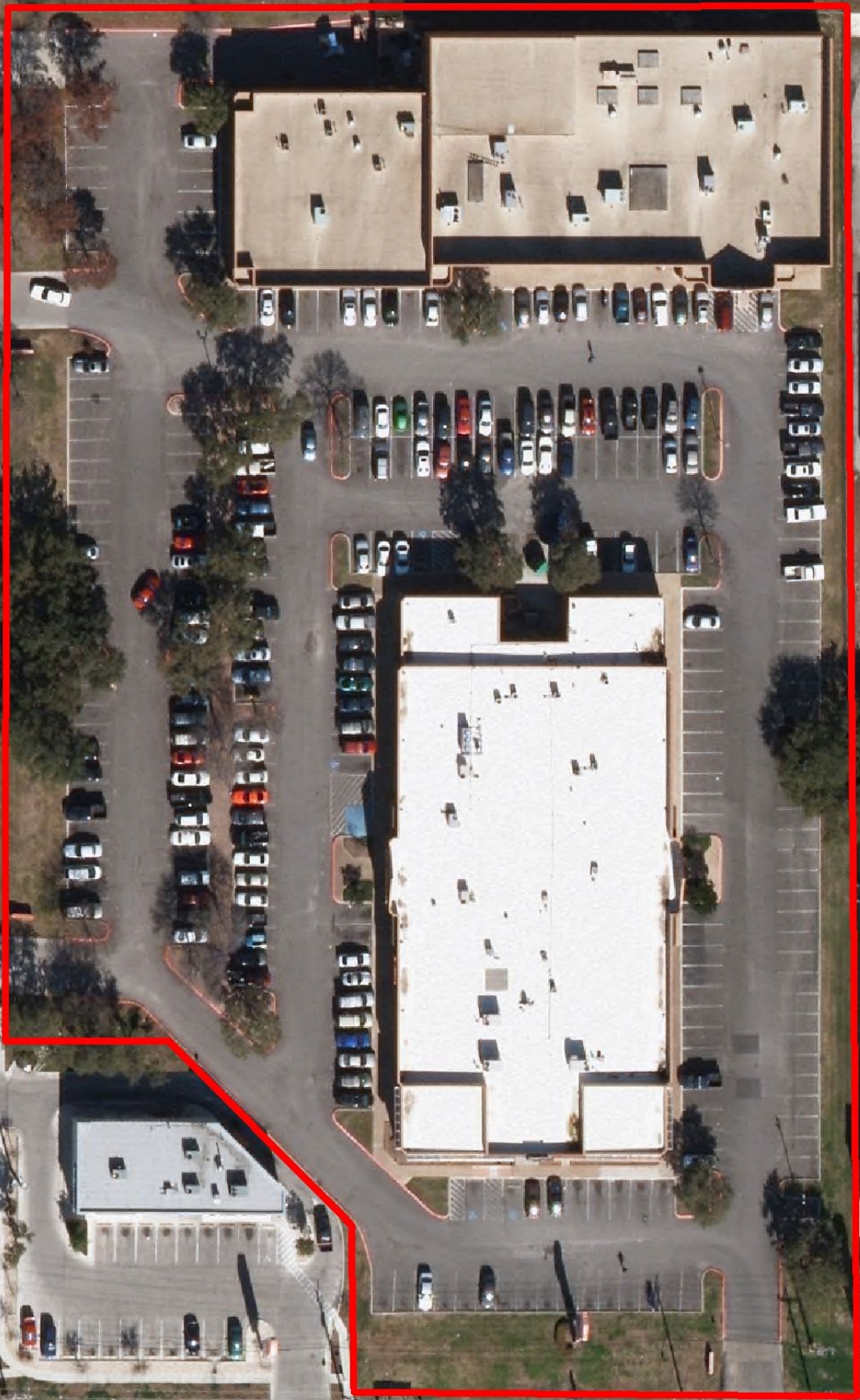
Lackland AFB Annex



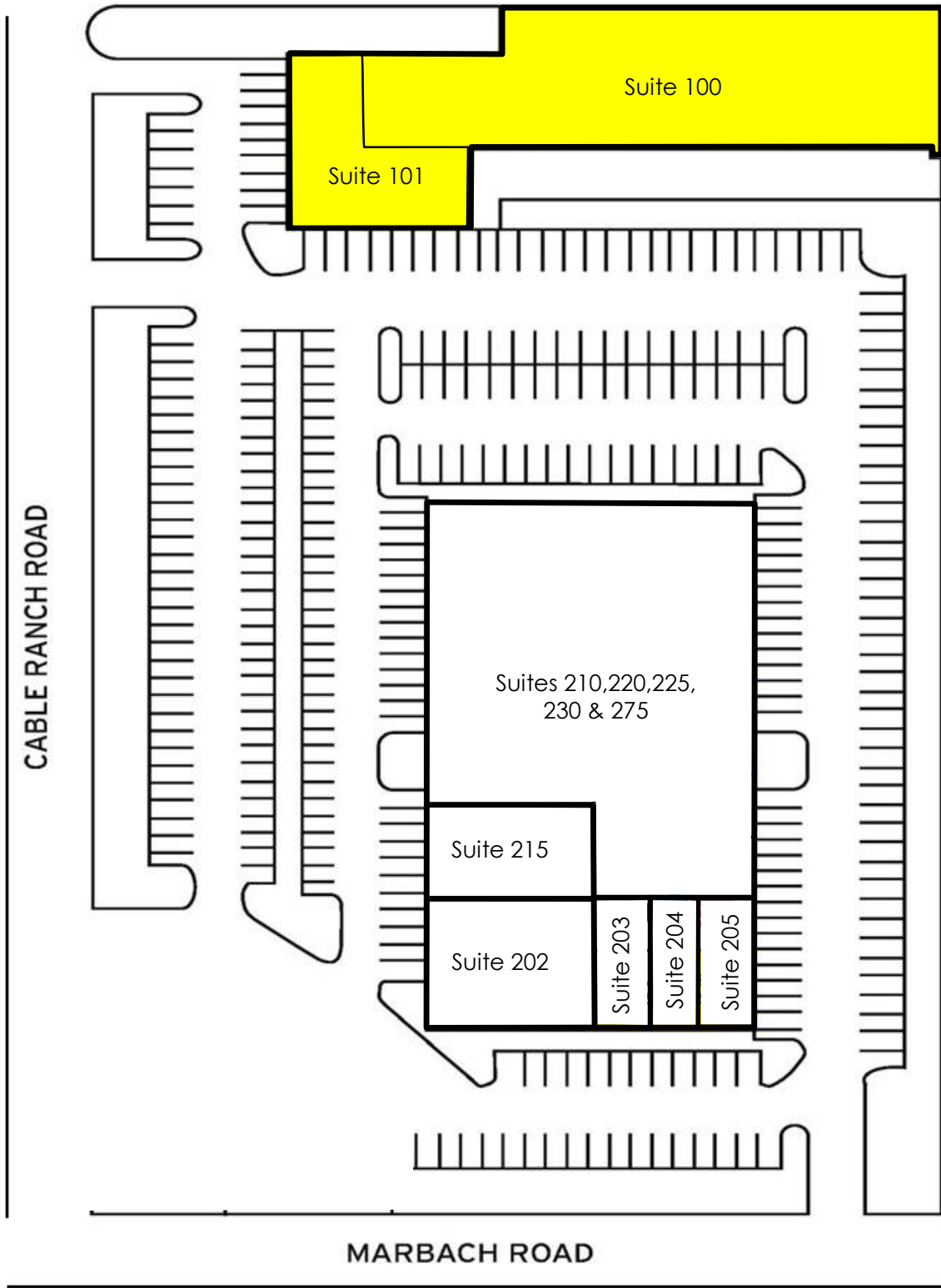
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Lackland AFB

CABLE RANCH RD



MARBACH RD



BUILDING A – 8715 Marbach

BUILDING B – 8725 Marbach

<u>SUITE</u>	<u>TENANT</u>	<u>SQFT</u>	<u>SUITE</u>	<u>TENANT</u>	<u>SQFT</u>
100	AVAILABLE	19,856	200	DANIEL SEMUHA, DDS	2,871
101	AVAILABLE	3,568	203	METRO PCS	1,625
			204	LIBERTY TAX	924
			205	AMTEX INSURANCE	924
			215	THE PLUG, LLC	1,500
			210,220,225,230 &275	CSL PLASMA	15,529

Availability & Rates

Lease Price	\$20.26 PSF NNN
SF Available	Suite 100 19,856 SF Suite 101 3,568 SF } 23,424 SF Contiguous
First Month's Rental	Due upon execution of lease document by Tenant
Escalation Quote	Absolute Net
Triple Net	\$5.00/SF
Term	Three (3) to five (5) years
Improvements	Negotiable
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.

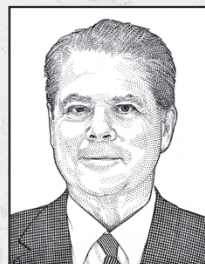
Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.
This Quote Sheet does not constitute an offer. Neither this 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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Demographics: 1-mile

Summary	Census 2010	Census 2020	2024	2029				
Population	15,991	18,810	18,631	18,367				
Households	5,575	6,533	6,524	6,528				
Families	3,845	4,412	4,217	4,165				
Average Household Size	2.87	2.87	2.85	2.81				
Owner Occupied Housing Units	2,796	3,160	3,180	3,281				
Renter Occupied Housing Units	2,779	3,373	3,344	3,247				
Median Age	28.9	31.3	31.9	33.1				
Trends: 2024-2029 Annual Rate	Area	State	National					
Population	-0.29%	1.09%	0.38%					
Households	0.01%	1.36%	0.64%					
Families	-0.25%	1.26%	0.56%					
Owner HHs	0.63%	1.82%	0.97%					
Median Household Income	2.32%	2.65%	2.95%					
Households by Income			2024	2029				
	Number	Percent	Number	Percent				
<\$15,000	665	10.2%	582	8.9%				
\$15,000 - \$24,999	476	7.3%	349	5.3%				
\$25,000 - \$34,999	545	8.4%	456	7.0%				
\$35,000 - \$49,999	1,027	15.7%	942	14.4%				
\$50,000 - \$74,999	1,337	20.5%	1,361	20.8%				
\$75,000 - \$99,999	938	14.4%	1,013	15.5%				
\$100,000 - \$149,999	981	15.0%	1,082	16.6%				
\$150,000 - \$199,999	406	6.2%	551	8.4%				
\$200,000+	148	2.3%	192	2.9%				
Median Household Income			\$57,850	\$64,893				
Average Household Income			\$73,831	\$84,553				
Per Capita Income			\$25,938	\$30,125				
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,467	9.2%	1,348	7.2%	1,331	7.1%	1,292	7.0%
5 - 9	1,382	8.6%	1,396	7.4%	1,263	6.8%	1,186	6.5%
10 - 14	1,307	8.2%	1,480	7.9%	1,290	6.9%	1,159	6.3%
15 - 19	1,253	7.8%	1,424	7.6%	1,324	7.1%	1,190	6.5%
20 - 24	1,434	9.0%	1,717	9.1%	1,685	9.0%	1,560	8.5%
25 - 34	2,798	17.5%	3,175	16.9%	3,372	18.1%	3,411	18.6%
35 - 44	2,055	12.9%	2,583	13.7%	2,597	13.9%	2,601	14.2%
45 - 54	1,762	11.0%	2,058	10.9%	2,092	11.2%	2,074	11.3%
55 - 64	1,167	7.3%	1,734	9.2%	1,699	9.1%	1,681	9.2%
65 - 74	842	5.3%	1,080	5.7%	1,147	6.2%	1,262	6.9%
75 - 84	449	2.8%	619	3.3%	610	3.3%	713	3.9%
85+	73	0.5%	198	1.1%	219	1.2%	239	1.3%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	11,017	68.9%	7,356	39.1%	7,061	37.9%	6,774	36.9%
Black Alone	1,394	8.7%	1,738	9.2%	1,711	9.2%	1,621	8.8%
American Indian Alone	136	0.9%	257	1.4%	265	1.4%	255	1.4%
Asian Alone	286	1.8%	507	2.7%	510	2.7%	503	2.7%
Pacific Islander Alone	14	0.1%	58	0.3%	58	0.3%	58	0.3%
Some Other Race Alone	2,563	16.0%	3,754	20.0%	3,819	20.5%	3,887	21.2%
Two or More Races	582	3.6%	5,139	27.3%	5,208	28.0%	5,270	28.7%
Hispanic Origin (Any Race)	11,540	72.2%	13,394	71.2%	13,548	72.7%	13,746	74.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics: 3-mile

Summary	Census 2010		Census 2020		2024		2029	
Population	107,047		126,510		125,683		127,382	
Households	33,380		41,529		41,653		42,874	
Families	25,080		29,605		28,717		29,268	
Average Household Size	3.08		2.95		2.92		2.88	
Owner Occupied Housing Units	20,950		24,019		24,454		25,684	
Renter Occupied Housing Units	12,430		17,510		17,199		17,190	
Median Age	28.4		30.9		31.8			
Trends: 2024-2029 Annual Rate	Area		State		National			
Population	0.27%		1.09%		0.38%			
Households	0.58%		1.36%		0.64%			
Families	0.38%		1.26%		0.56%			
Owner HHs	0.99%		1.82%		0.97%			
Median Household Income	2.89%		2.65%		2.95%			
Households by Income			2024		2029			
			Number	Percent	Number	Percent		
<\$15,000			3,033	7.3%	2,723	6.4%		
\$15,000 - \$24,999			3,084	7.4%	2,393	5.6%		
\$25,000 - \$34,999			3,551	8.5%	3,101	7.2%		
\$35,000 - \$49,999			5,374	12.9%	4,834	11.3%		
\$50,000 - \$74,999			8,307	19.9%	8,306	19.4%		
\$75,000 - \$99,999			6,585	15.8%	7,014	16.4%		
\$100,000 - \$149,999			6,948	16.7%	7,938	18.5%		
\$150,000 - \$199,999			3,054	7.3%	4,311	10.1%		
\$200,000+			1,717	4.1%	2,254	5.3%		
Median Household Income			\$65,209		\$75,204			
Average Household Income			\$83,345		\$96,103			
Per Capita Income			\$28,200		\$32,911			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,599	9.0%	8,765	6.9%	8,592	6.8%	8,556	6.7%
5 - 9	9,350	8.7%	9,407	7.4%	8,620	6.9%	8,293	6.5%
10 - 14	9,001	8.4%	10,099	8.0%	8,949	7.1%	8,167	6.4%
15 - 19	9,483	8.9%	10,584	8.4%	10,068	8.0%	9,115	7.2%
20 - 24	9,659	9.0%	11,995	9.5%	11,973	9.5%	11,475	9.0%
25 - 34	18,218	17.0%	20,311	16.1%	21,208	16.9%	21,781	17.1%
35 - 44	14,314	13.4%	17,226	13.6%	17,410	13.9%	18,417	14.5%
45 - 54	11,932	11.1%	14,086	11.1%	14,388	11.4%	14,663	11.5%
55 - 64	7,997	7.5%	11,894	9.4%	11,560	9.2%	11,782	9.2%
65 - 74	4,573	4.3%	7,507	5.9%	7,880	6.3%	9,055	7.1%
75 - 84	2,346	2.2%	3,460	2.7%	3,748	3.0%	4,656	3.7%
85+	575	0.5%	1,174	0.9%	1,286	1.0%	1,421	1.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	73,359	68.5%	49,885	39.4%	48,049	38.2%	47,289	37.1%
Black Alone	9,389	8.8%	11,225	8.9%	11,147	8.9%	10,984	8.6%
American Indian Alone	965	0.9%	1,611	1.3%	1,662	1.3%	1,683	1.3%
Asian Alone	2,153	2.0%	3,275	2.6%	3,322	2.6%	3,387	2.7%
Pacific Islander Alone	224	0.2%	332	0.3%	331	0.3%	337	0.3%
Some Other Race Alone	16,433	15.4%	24,046	19.0%	24,436	19.4%	25,446	20.0%
Two or More Races	4,525	4.2%	36,136	28.6%	36,735	29.2%	38,256	30.0%
Hispanic Origin (Any Race)	72,549	67.8%	87,830	69.4%	89,024	70.8%	92,808	72.9%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

Demographics: 5-mile

Summary	Census 2010		Census 2020		2024		2029	
Population	224,918		269,693		273,206		282,190	
Households	70,002		87,425		89,288		93,385	
Families	52,677		63,048		62,484		64,936	
Average Household Size	3.06		2.97		2.95		2.92	
Owner Occupied Housing Units	43,119		51,349		53,492		57,079	
Renter Occupied Housing Units	26,883		36,076		35,796		36,306	
Median Age	28.7		31.1		32.1		33.4	
Trends: 2024-2029 Annual Rate	Area		State		State		National	
Population	0.65%		1.09%		1.09%		0.38%	
Households	0.90%		1.36%		1.36%		0.64%	
Families	0.77%		1.26%		1.26%		0.56%	
Owner HHs	1.31%		1.82%		1.82%		0.97%	
Median Household Income	2.89%		2.65%		2.65%		2.95%	
Households by Income			2024		2024		2029	
			Number	Percent	Number	Percent	Number	Percent
<\$15,000			6,974	7.8%	6,382	6.8%	6,382	6.8%
\$15,000 - \$24,999			6,366	7.1%	5,017	5.4%	5,017	5.4%
\$25,000 - \$34,999			7,345	8.2%	6,408	6.9%	6,408	6.9%
\$35,000 - \$49,999			11,500	12.9%	10,436	11.2%	10,436	11.2%
\$50,000 - \$74,999			17,204	19.3%	17,494	18.7%	17,494	18.7%
\$75,000 - \$99,999			13,741	15.4%	14,982	16.0%	14,982	16.0%
\$100,000 - \$149,999			15,604	17.5%	18,209	19.5%	18,209	19.5%
\$150,000 - \$199,999			7,186	8.0%	10,060	10.8%	10,060	10.8%
\$200,000+			3,369	3.8%	4,397	4.7%	4,397	4.7%
Median Household Income			\$66,050		\$76,167			
Average Household Income			\$83,318		\$95,650			
Per Capita Income			\$28,026		\$32,520			
Population by Age	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,652	8.7%	18,761	7.0%	18,809	6.9%	19,156	6.8%
5 - 9	19,412	8.6%	20,056	7.4%	18,916	6.9%	18,515	6.6%
10 - 14	18,456	8.2%	21,360	7.9%	19,605	7.2%	18,469	6.5%
15 - 19	19,757	8.8%	22,582	8.4%	21,940	8.0%	20,556	7.3%
20 - 24	20,711	9.2%	25,226	9.4%	25,655	9.4%	25,224	8.9%
25 - 34	37,552	16.7%	42,967	15.9%	44,679	16.4%	46,371	16.4%
35 - 44	29,974	13.3%	36,391	13.5%	38,323	14.0%	41,265	14.6%
45 - 54	25,389	11.3%	30,017	11.1%	30,946	11.3%	32,304	11.4%
55 - 64	17,794	7.9%	25,283	9.4%	25,282	9.3%	25,972	9.2%
65 - 74	9,871	4.4%	16,924	6.3%	17,600	6.4%	20,306	7.2%
75 - 84	5,091	2.3%	7,586	2.8%	8,665	3.2%	10,860	3.8%
85+	1,261	0.6%	2,540	0.9%	2,785	1.0%	3,190	1.1%
Race and Ethnicity	Census 2010		Census 2020		2024		2029	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	156,597	69.6%	109,262	40.5%	107,491	39.3%	107,978	38.3%
Black Alone	18,607	8.3%	23,323	8.6%	23,816	8.7%	24,125	8.5%
American Indian Alone	1,987	0.9%	3,379	1.3%	3,546	1.3%	3,635	1.3%
Asian Alone	4,261	1.9%	6,977	2.6%	7,287	2.7%	7,609	2.7%
Pacific Islander Alone	478	0.2%	644	0.2%	657	0.2%	695	0.2%
Some Other Race Alone	34,285	15.2%	49,748	18.4%	51,349	18.8%	54,465	19.3%
Two or More Races	8,704	3.9%	76,359	28.3%	79,060	28.9%	83,683	29.7%
Hispanic Origin (Any Race)	152,817	67.9%	186,460	69.1%	192,116	70.3%	203,609	72.2%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2024 and 2029. U.S. Census Bureau 2020 decennial Census in 2020 geographies.

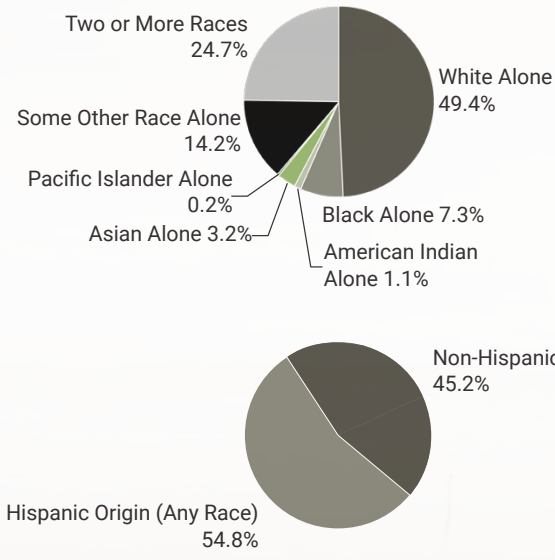
San Antonio Market Overview

- ### 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

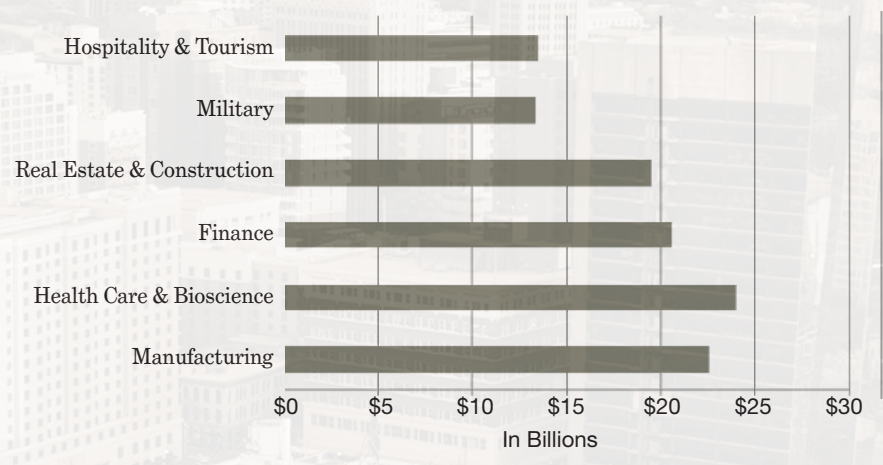


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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



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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

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<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Blake McFarlane Bonner</u>	<u>334780</u>	<u>bbonner@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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