

# SINGLE TENANT NNN

Investment Opportunity



3+ Years Remaining | Option To Extend | High Traffic Corridor | Lackland Air Force Base

High  
Investment  
Grade Credit  
Tenant  
(S&P: AAA)

1235 Historic, Old Highway 90 W

**SAN ANTONIO TEXAS**

ACTUAL SITE



**EXCLUSIVELY MARKETED BY**



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NATIONAL NET LEASE

Broker of Record: Ryan Johnson, SRS Real Estate Partners-Southwest, LLC | TX License No. 525292

Crosstowne Mercado

my Melrose  
Fashion for Less

ROSS  
DRESS FOR LESS

Burlington TACO CABANA

DOLLAR TREE

WSS W planet fitness

Las Palmas Mall

HEB

Davita Kidney Care

FAMILY DOLLAR

R&C

SUBWAY

cricket

Downtown San Antonio

R&C

W

SUBWAY

cricket

Stafford Early Childhood Center

Alonso S. Perales Elementary School

FAMILY DOLLAR

DOLLAR GENERAL

Alamo Colleges District Westside Education & Training Center

S ACME RD 7,100 VPD

OLD HIGHWAY 90 W 7,800 VPD

Pre-K4 SA



ALMOUIE Pediatrics

Missions Baseball Academy





Gateway Plaza

my Melrose  
PARTNER TO LEAN

OLLIE'S  
GOOD STORY CHEAP

DD'S DISCOUNTS

DG market

DOLLAR TREE

cricket

Jack in the box

Denny's

Wheatburger

DUNKIN'

SUBWAY

Days Inn BY WINDHAM

6

BAYMONT BY WINDHAM

Travelodge BY WINDHAM

metro by U Mobile

Super Markets

DOLLAR TREE

FAMILY DOLLAR

metro by U Mobile

W

DQ

TARGET

THE HOME DEPOT

LOWE'S

five BEL'W

bel FURNITURE

Anson Jones Middle School

J. B. Passmore Elementary School

Bill Miller Bar-B-Q

Glazer's Beer & Beverage

75,400 VPD



6,600 VPD

TEXAS 151 ACCESS ROAD

Pre K14SA

Missions Sports Complex

Missions Baseball Academy

S ACME RD 7,100 VPD



# SITE OVERVIEW



# OFFERING SUMMARY



[CLICK HERE FOR A FINANCING QUOTE](#)

**JORDAN YAROSH**

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## OFFERING

<b>Pricing</b>	\$15,400,000
<b>Net Operating Income</b>	\$924,000
<b>Cap Rate</b>	6.00%

## PROPERTY SPECIFICATIONS

<b>Property Address</b>	1235 Historic, Old Highway 90 W San Antonio, Texas 78237
<b>Rentable Area</b>	50,000 SF
<b>Land Area</b>	5.43 AC
<b>Year Built</b>	2014
<b>Tenant</b>	Pre-K 4 SA (City of San Antonio   S&P: AAA)
<b>Lease Type</b>	NNN
<b>Landlord Responsibilities</b>	Roof & Structure Reimbursed by Tenant: Operating Expenses, Taxes, Insurance
<b>Lease Term Remaining</b>	3+ Years
<b>Increases</b>	12% at beginning of option period
<b>Options</b>	1 (8-Year)
<b>Rent Commencement</b>	8/1/2021
<b>Lease Expiration</b>	7/31/2029
<b>Purchase Option</b>	Yes, contact listing agents for details

Tenant Name	Square Feet	LEASE TERM		LEASE TERM		RENTAL RATES		
		Lease Start	Lease End	Begin	Increase	Monthly	Annually	Options
<b>Pre-K 4 SA</b>	50,000	8/1/2021	7/31/2029	Current	-	\$77,000	\$924,000	1 (8-Year)
(City of San Antonio)						12% Rental Increase at Beg. of Option Period		

### City of San Antonio Backed Tenant (S&P: AAA) | Option To Extend | Scheduled Rental Increase

- Pre-K 4 SA is an early education system founded and run by the city of San Antonio and its partner school districts
- 3+ years remaining with 1 (8-year) option to extend
- The lease features a 12% rental increase at the beginning of the option period
- The tenant has operated at this location since 2013 and has already exercised one option period, demonstrating the tenant’s commitment to the site

### NNN Lease | Fee Simple Ownership | Minimal Landlord Responsibilities

- Tenant reimburses the Landlord for all operating expenses and maintains most aspects of the premises
- Limited landlord responsibilities
- Ideal, minimal investment for a passive investor

### Crosstowne Mercado | Dense Retail Corridor

- The subject property is located approximately 2.5 miles from Crosstowne Mercado with national/credit tenants such as Ross, Burlington, Walgreens, KFC, Taco Cabana, and more
- Located in a dense retail corridor with other national/credit tenants such as Ollie’s Bargain Outlet, Dollar Tree, Whataburger, and dd’s Discounts

### Lackland Air Force Base | High Growth Region

- Generational opportunity to own commercial real estate in San Antonio
- The property is located near Lackland Air Force Base, one of the largest Air Force bases in the country that trains up to 80,000 military students annually
- Lackland Air Force Base is serves over 45,000 active service members, contractors, and civilians
- San Antonio is projected to surpass Philadelphia as the nation’s sixth-largest city in 2026
- Dense, infill trade area with high barriers for new development

### Signalized, Hard Corner Intersection | Excellent Visibility & Access

- The asset is located near the signalized, hard corner intersection of Old Highway 90 W and Raymond E. Stotzer Jr Fwy with a combined 84,200 vehicles passing by daily
- The asset has excellent visibility and multiple points of ingress/egress

### Dense Demographics In 5-mile Trade Area

- More than 319,500 residents and 90,800 employees support the trade area
- \$64,553 average household income

# San Antonio’s Strong Financial Management Earns Top Credit Ratings Again

Published on August 06, 2025

August 6, 2025 — The City of San Antonio has once again secured top-tier credit ratings from all three major rating agencies, underscoring the City’s disciplined fiscal management and long-term financial stability.

Standard & Poor’s and Moody’s reaffirmed the City’s AAA and Aaa general obligation bond ratings, respectively, representing the highest possible rating, with a stable outlook. Fitch Ratings also reaffirmed the City’s strong AA+ rating and assigned a stable outlook.

“The reaffirmed ratings reflect our commitment to long-range planning, strong fiscal policies, and a continued focus on building a resilient budget” said City Manager Erik Walsh. “Maintaining this level of credit strength means we can invest in our infrastructure and neighborhoods at the lowest possible cost to taxpayers.”

The ratings precede the City’s planned sale of general obligation bonds, certificates of obligation, and tax notes during the week of August 11, 2025.

San Antonio continues to hold the highest credit ratings of any city its size in the nation. Strong ratings mean lower borrowing costs for capital projects—resulting in more funding for street improvements, public safety facilities, parks, and other critical infrastructure.

## Current Ratings

RATING AGENCY	RATING	OUTLOOK
S&P	'AAA'	Stable
Moody's	'Aaa'	Stable
Fitch	'AA+'	Stable

## Highlights from the Rating Reports

- S&P praised the City’s “very strong management practices and policies and consistent track record of conservative budgeting and strategic planning.”
- Moody’s noted San Antonio’s “sophisticated management team with a long track record of closing budget gaps.”
- Fitch gave the City its strongest assessment for “financial resilience,” and cited strong reserves, revenue flexibility, and a robust financial position.

Source: SA.GOV  
Read Full Article [HERE](#)

# PROPERTY PHOTOS



# PROPERTY PHOTOS



# BRAND PROFILE



## PRE-K 4 SA

**prek4sa.com**  
**Company Type:** Private  
**Locations:** 5+

Pre-K 4 SA is a comprehensive early childhood initiative aimed at changing the education and workforce trajectory of San Antonio in one generation. Pre-K 4 SA offers full-day prekindergarten for 3- and 4-year-olds living in the City of San Antonio. Pre-K 4 SA is free for qualifying children and accepts tuition-paying families. Pre-K 4 SA has four Education Centers located throughout the city, and the Gardendale Early Learning Program, a partnership with Edgewood Independent School District. Pre-K 4 SA supports over 90 child care providers through the San Antonio Shared Services Alliance. Each year since 2018, the City of San Antonio has received a gold medal from CityHealth for its high-quality, accessible pre-k, which sets the “gold standard” in this policy area.



Source: [prek4sa.com/about-pre-k-4-sa](http://prek4sa.com/about-pre-k-4-sa)

## LOCATION



San Antonio, Texas  
Bexar, Comal & Medina County  
San Antonio-New Braunfels MSA

## PARKING



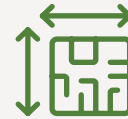
There are approximately 250 parking spaces on the owned parcel.  
The parking ratio is approximately 5.00 stalls per 1,000 SF of leasable area.

## ACCESS



Texas 151 Access Road: 1 Access Point  
Historic Old Highway 90 W: 1 Access Point

## PARCEL



Parcel Number: 11379-006-0230  
Acres: 5.47  
Square Feet: 238,099

## TRAFFIC COUNTS



Historic Old Highway 90 W: 7,800 VPD  
Texas 151 Access Road: 6,600 VPD  
Raymond E. Stotzer Jr. Freeway: 75,400 VPD

## CONSTRUCTION



Year Built: 2014

## IMPROVEMENTS



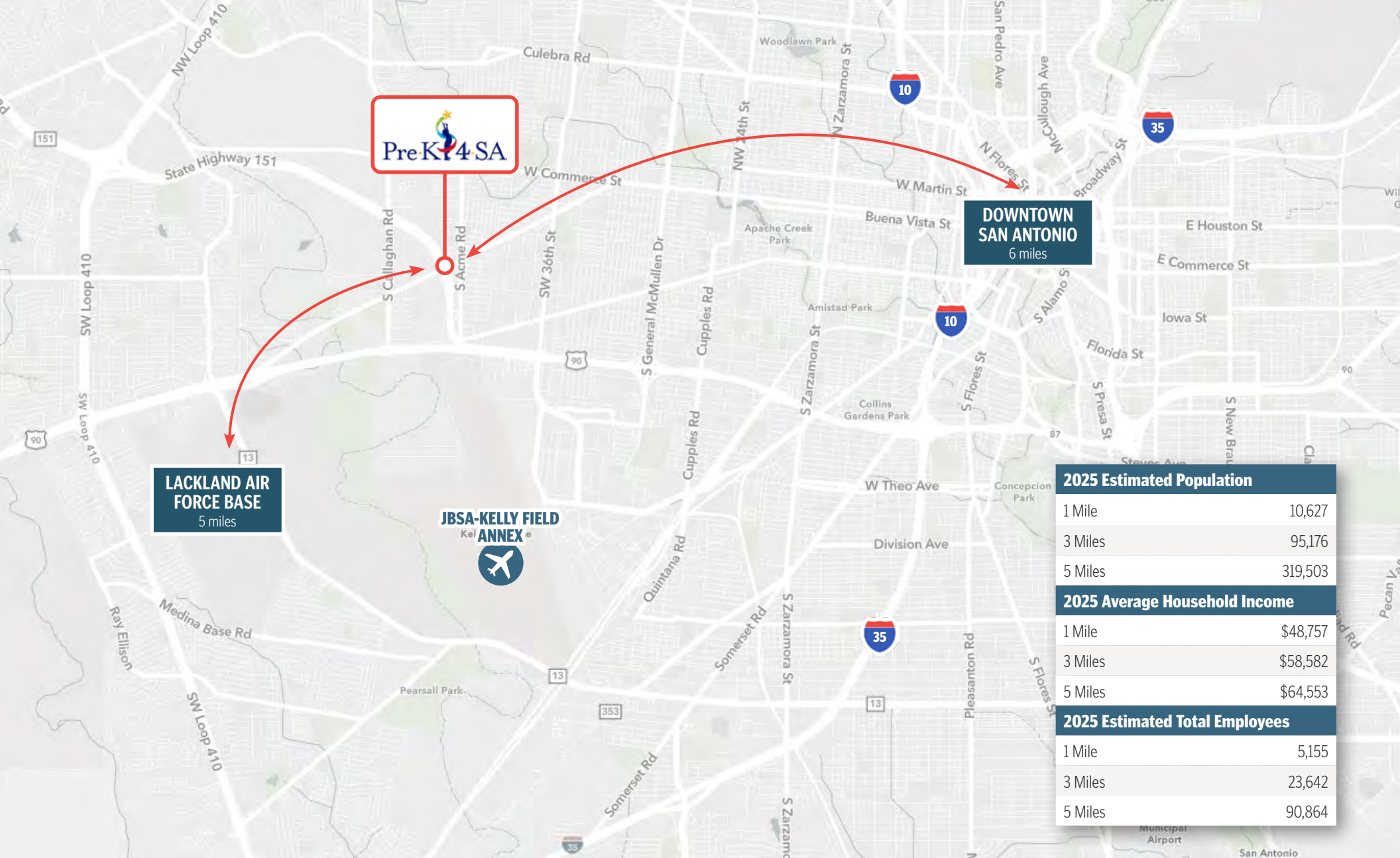
There is approximately 50,000 SF of existing building area

## ZONING



C-3NA: Commercial District, Nonalcoholic Sales

# LOCATION MAP



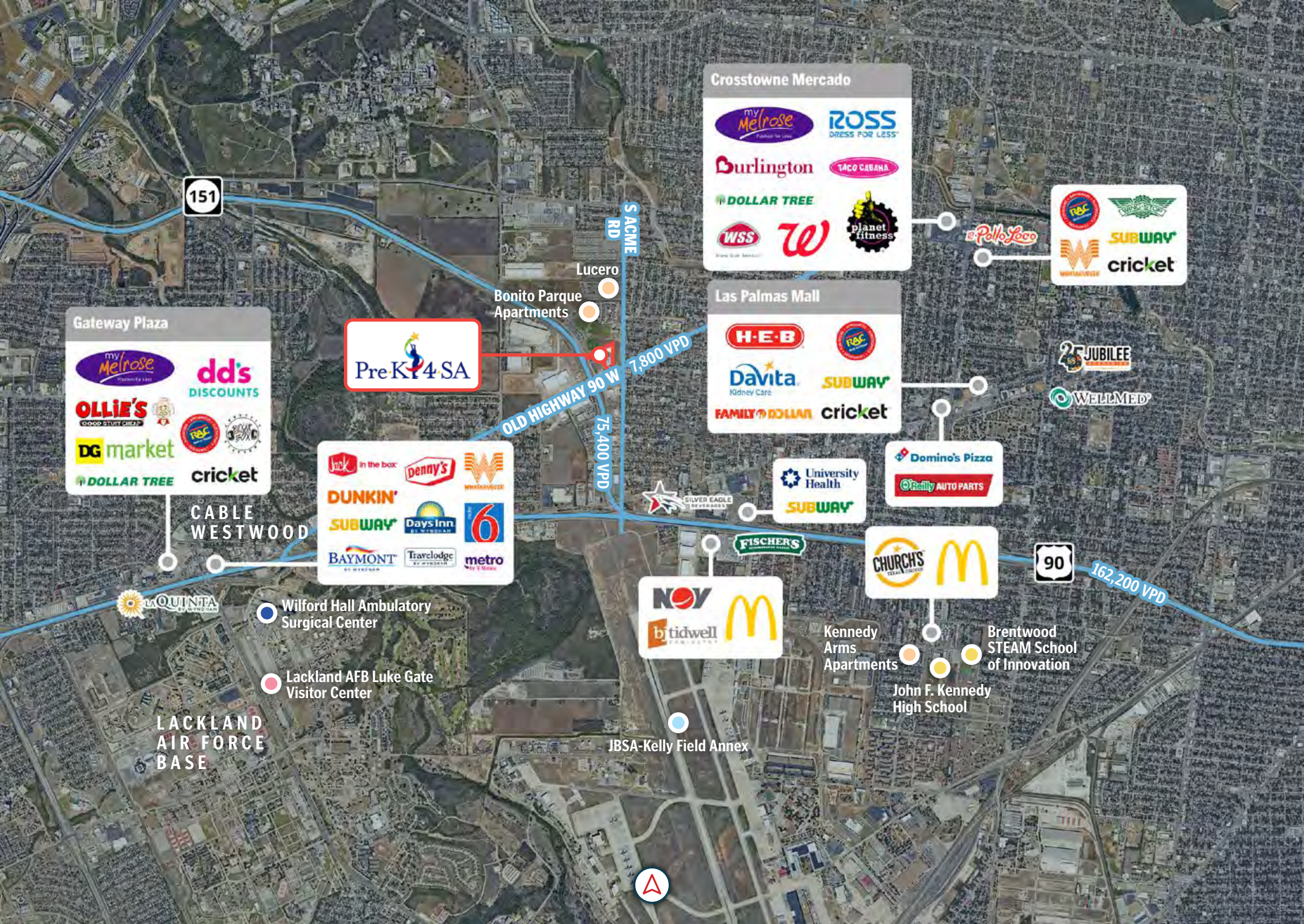
**Pre K14 SA**

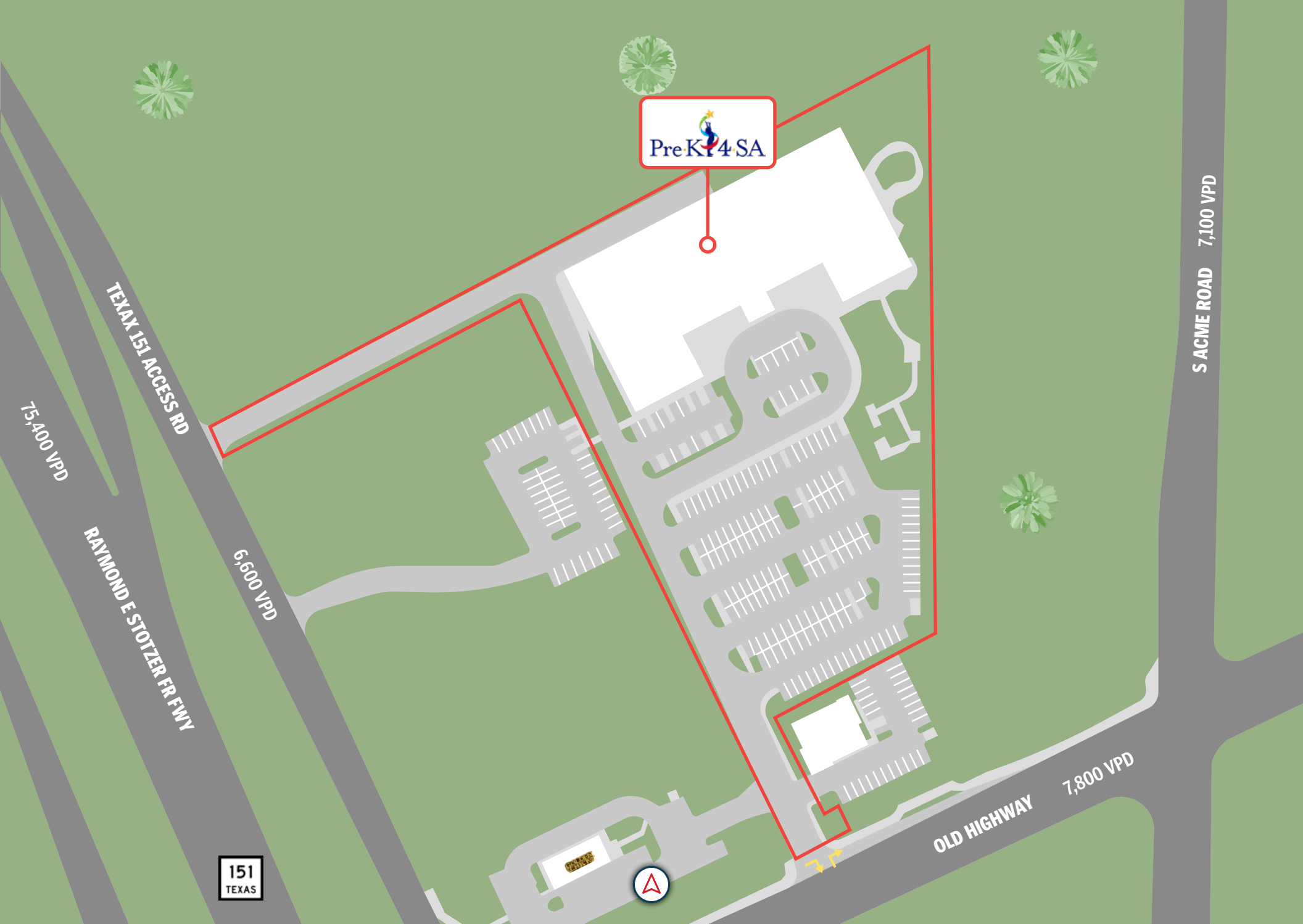
**DOWNTOWN SAN ANTONIO**  
6 miles

**LACKLAND AIR FORCE BASE**  
5 miles

**JBSA-KELLY FIELD**  
KELLY FIELD ANNEX

2025 Estimated Population	
1 Mile	10,627
3 Miles	95,176
5 Miles	319,503
2025 Average Household Income	
1 Mile	\$48,757
3 Miles	\$58,582
5 Miles	\$64,553
2025 Estimated Total Employees	
1 Mile	5,155
3 Miles	23,642
5 Miles	90,864



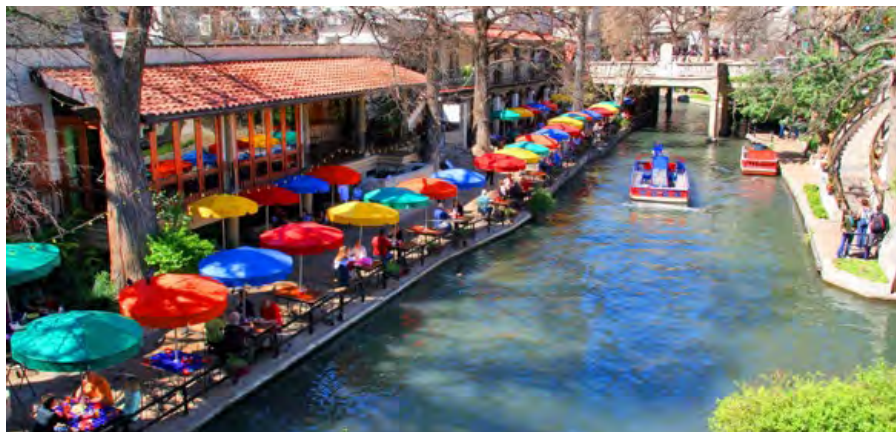


151  
TEXAS



# AREA OVERVIEW

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2025 Estimated Population	10,627	95,176	319,503
2030 Projected Population	10,595	93,016	314,637
2025 Median Age	32.6	34.3	34.3
<b>Households &amp; Growth</b>			
2025 Estimated Households	3,537	31,549	111,950
2030 Projected Households	3,614	31,570	112,870
<b>Income</b>			
2025 Estimated Average Household Income	\$48,757	\$58,582	\$64,553
2025 Estimated Median Household Income	\$37,606	\$45,397	\$48,898
<b>Businesses &amp; Employees</b>			
2025 Estimated Total Businesses	230	1,643	7,643
2025 Estimated Total Employees	5,155	23,642	90,864





## SAN ANTONIO, TEXAS

Located in the south-central part of the state, San Antonio is Texas' second-largest city and serves as an economic and cultural gateway to the American Southwest. The city lies about 140 miles northwest of Corpus Christi on the Gulf of Mexico and 150 miles northeast of the city of Laredo on the Mexican border. San Antonio has a 2025 population of 1,532,653 within the city limits.

As the seventh-largest city in the United States, San Antonio is experiencing solid economic growth in 21st century industries such as bioscience and healthcare, aerospace, IT and cybersecurity and green technologies. Biotech companies and healthcare systems in San Antonio contribute billions to the local economy. The Aerospace industry remains a dominant economic strength in San Antonio with the presence of several aviation and aerospace corporations, including the military. The military has had a significant relationship with San Antonio for more than 200 years and is home to several military commands. The city is also a cybersecurity hub; nationally recognized as a leader in the field of information security. San Antonio is positioning itself to be at the forefront of the New Energy Economy in the United States, committed to investing and creating employment opportunities in green industries. Major employers in and around the San Antonio area include Joint Base San Antonio - Lackland, Fort Sam & Randolph, H.E.B. Food Stores, USAA, Northside Independent School District, City of San Antonio, Methodist Health Care System, Northeast Independent School District, San Antonio Independent School District, Baptist Health Systems and Wells Fargo. Tourism thrives in San Antonio and has become one of the city's leading industries.

San Antonio's most famous attraction is also Texas' top tourist draw: The Alamo. Located on beautifully landscaped grounds in the heart of the city, the attraction includes a museum containing relics and mementos from the Republic of Texas and narration chronicling the fall of the Alamo. The city has a multitude of other notable attractions as well, some of which are The San Antonio Botanical Gardens and Conservatory, Marion Koogler McNay Art Museum, El Mercado, Aztec On The River, Enchanted Springs Ranch, The San Antonio Zoo, SeaWorld San Antonio, Six Flags Fiesta Texas, Buckhorn Saloon & Museum, Casa Navarro State Historical Park, San Antonio Missions National Historical Park, Japanese Tea Gardens, Brackenridge Park, Tower of the Americas.

## Most Visited City In Texas

# #1

**POPULATION**  
(2025)  
**1,532,653**

*San Antonio*

**7TH LARGEST**  
CITY IN UNITED STATES

## Safest City To Live In

# 7TH

**6.9%** INCREASE IN POPULATION  
FROM 2020-2025

**18.1%** JOBS INCREASED FROM  
2010-2020

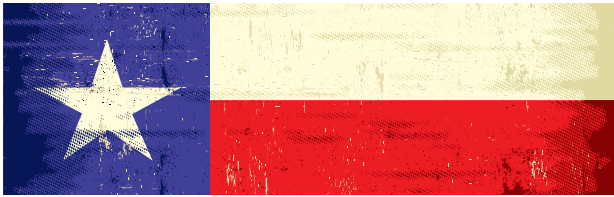


## GDP

**\$192.8B+**

### Top Ten Employers

Company	Employees
Joint Base San Antonio (Three Military Bases)	80,000
H-E-B	20,000
USAA	18,300
Randolph Air Force Base	11,000
Methodist Healthcare System	9,600
Toyota/Related Suppliers	6,500
Harland Clarke	5,000
Wells Fargo	5,000
JP Morgan Chase	5,000
Rackspace	2,000



**The Alamo**  
ROMAN CATHOLIC MISSION



## THE EXCLUSIVE NATIONAL NET LEASE TEAM of SRS Real Estate Partners

**300+**

TEAM  
MEMBERS

**29**

OFFICES

**\$6.5B+**

TRANSACTION  
VALUE  
company-wide  
in 2025

**930+**

CAPITAL MARKETS  
PROPERTIES  
SOLD  
in 2025

**\$3.5B+**

CAPITAL MARKETS  
TRANSACTION  
VALUE  
in 2025



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