

Snowden Plaza

2414 - 2424 Babcock Rd, San Antonio, TX 78229

Mixed-use
Medical Office and Retail Center
For Lease



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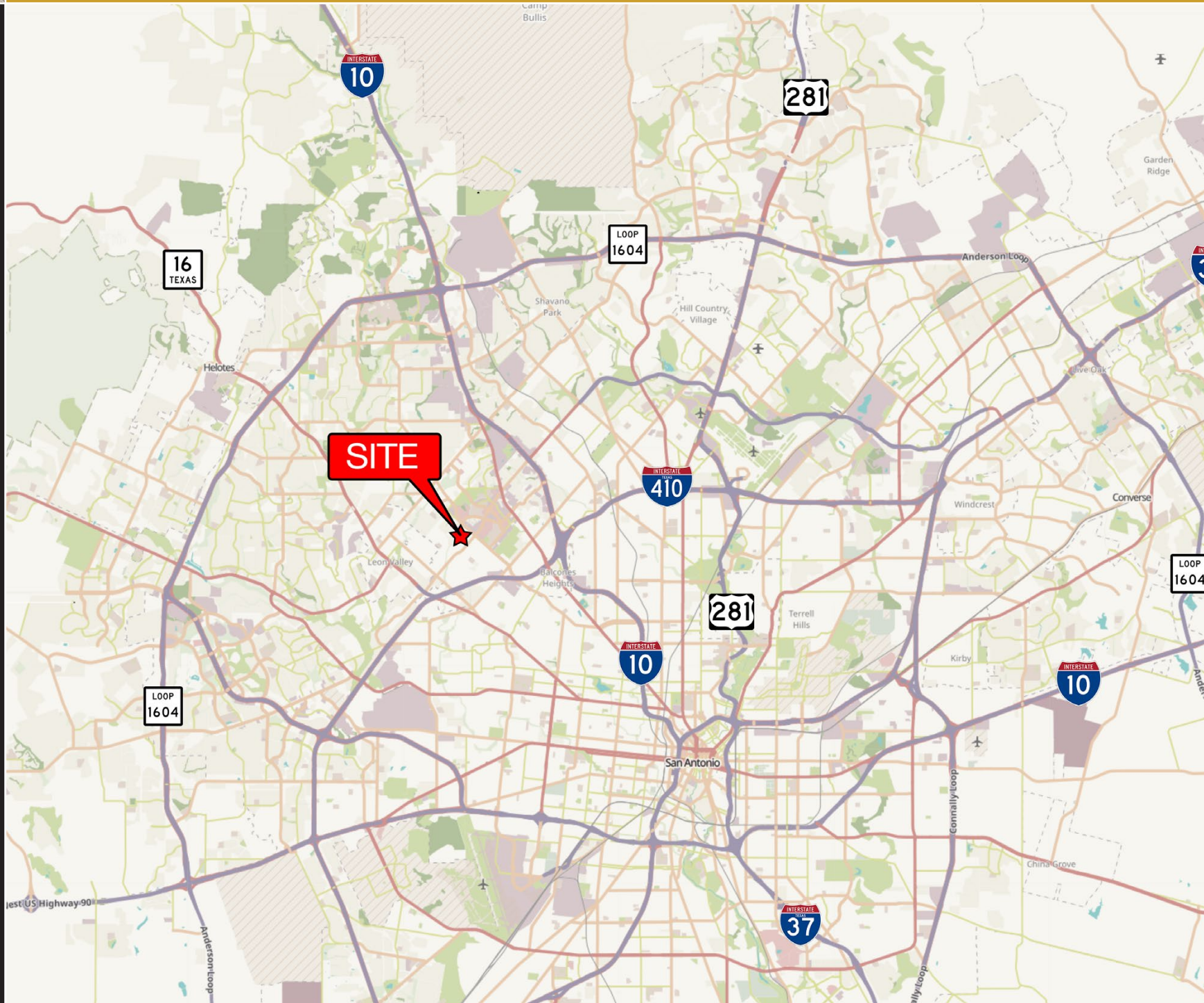
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City Location Map



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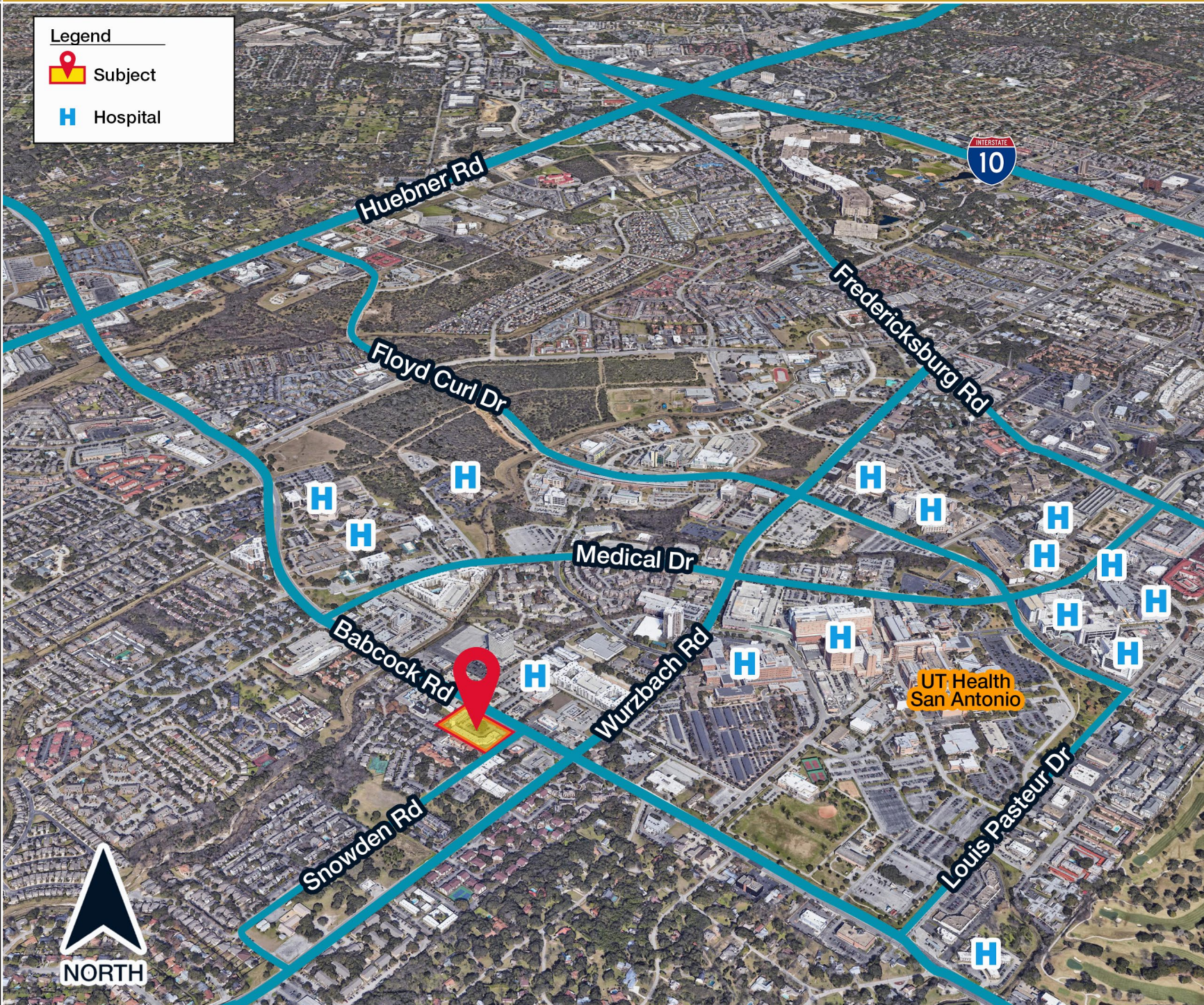
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Aerial

Legend

-  Subject
-  Hospital



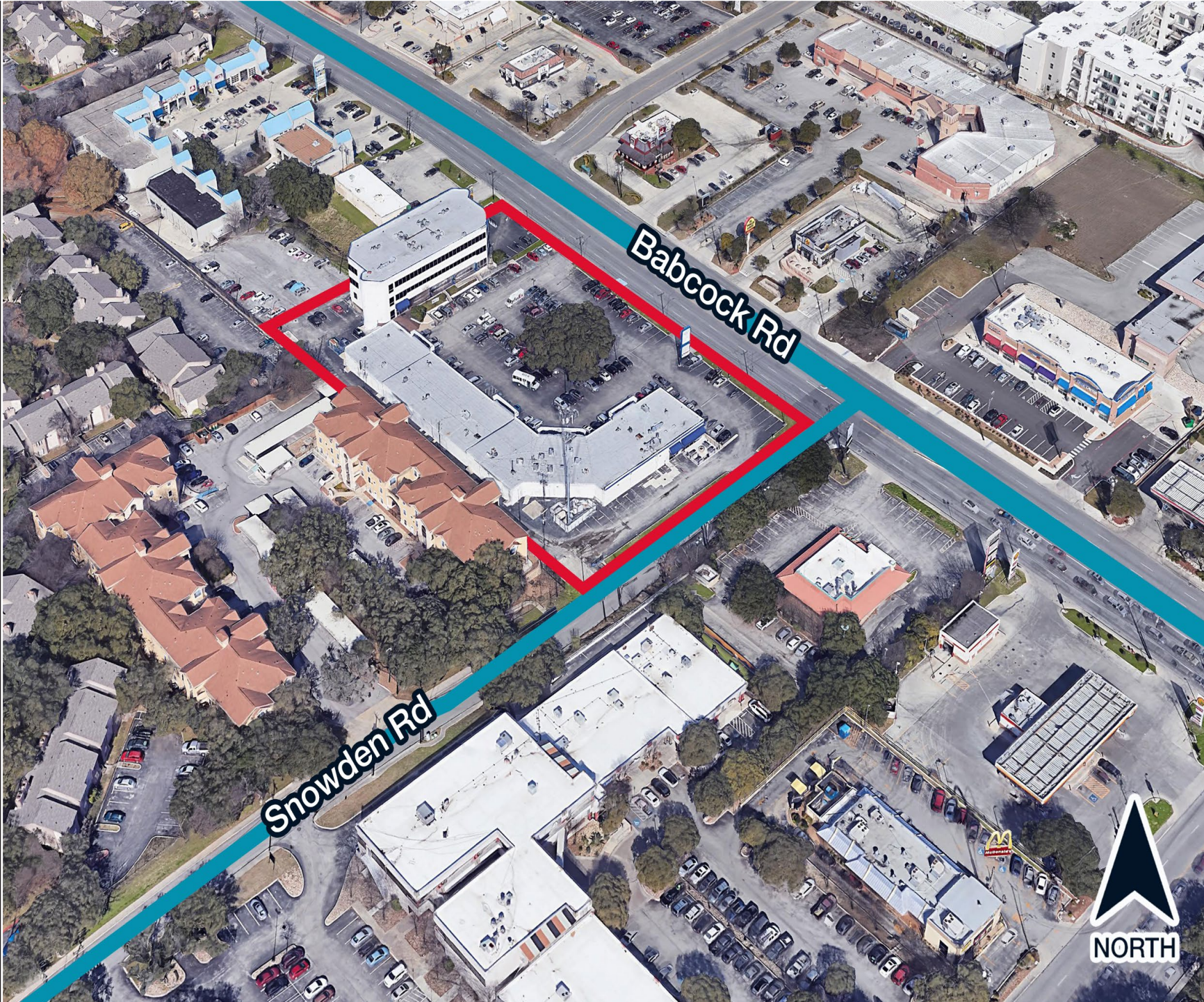
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Site Aerial



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Property Summary

Address	2414 - 2424 Babcock Rd
Location	Snowden Rd and Babcock Rd
Property Details	2.82 acres 21,192 SF Retail 26,763 SF Office
Legal Description	NCB 11609 BLK LOT 22 BABCOCK RETAIL COM'L CNTR
Zoning	C2/C3
Bldg. Class	B
Year Built	1985
Floors	3

Property Description

Snowden Medical Plaza is a mixed-use Medical Office and Retail Center, nestled at the footsteps of the San Antonio Medical Center, located just off the intersection of Babcock Rd and Wurzbach Rd. We have Suite 300, which is 9,350 SF, available on the third floor of the office building. The office space has a good mix of offices and open space, break room, IT room, etc.

Comments

- Excellent visibility
- Great location at the entry to the South Texas Medical Center and Medical Drive
- Easy ingress/egress to adjacent thoroughfares
- On-site restaurant
- On-site management
- Common areas in clean condition
- Building in good condition and shows very well
- Backs up to multifamily and residential properties
- Covered parking available
- Subway and Luciano's Pizzeria on-site for lunch and dinner
- South Texas Eye Institute, Dennis R. Gutzman MD, and Allergy and Asthma Center are some of the tenants

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Quote Sheet

Square Footage Available	2424 Babcock Rd Suite 202 - 3,126 SF (Office) (Note: All above figures in Rentable Square Feet)
Base Rental Office	\$19.00 NNN PRSF
Triple Net (estimate)	\$6.56 PRSF
First Month's Rental	Due upon execution of lease document by Tenant
Term	Three (3) to five (5) years
Finishout Quote	Negotiable
Deposit	Equal to one (1) month's Base Rental
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.

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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, 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.



San Antonio Overview

Largest U.S. Cities

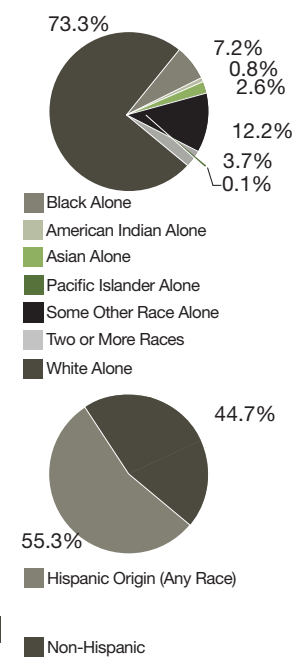
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

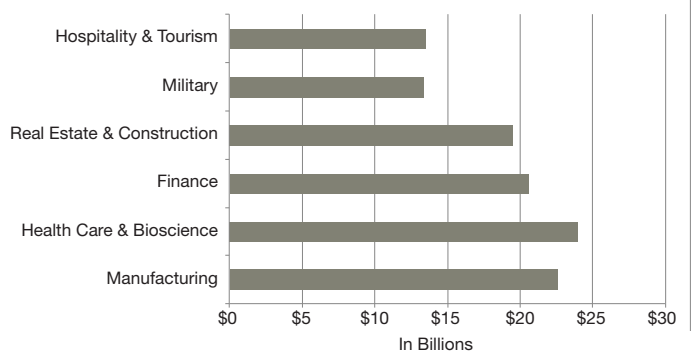
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

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.

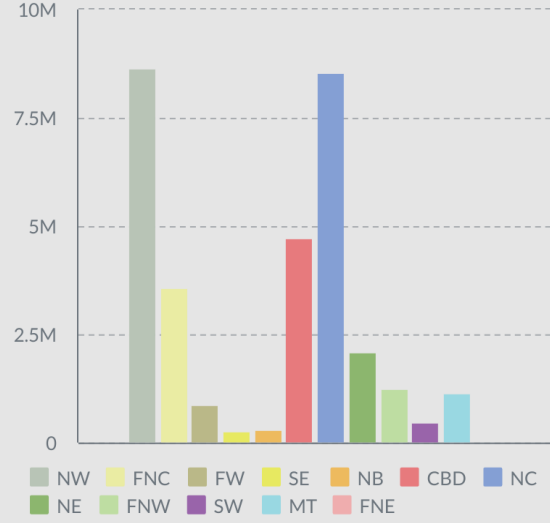
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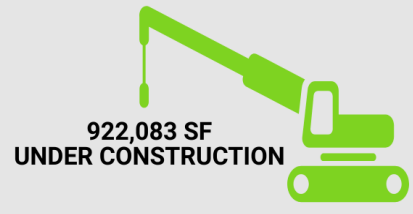
Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune

Office Market Snapshot - 3Q 2022

Citywide Inventory 31,960,264 SF TOTAL



Development



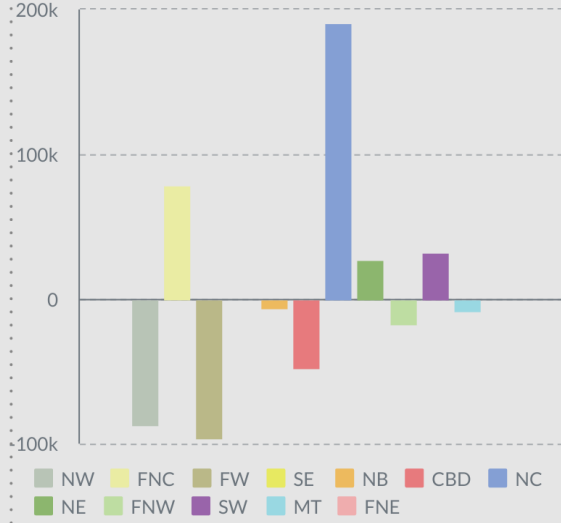
DELIVERED YTD 2022 294,725 SF

Concord Park III	FNC	101,000 SF
Farinon Business Park III	NW	84,890 SF
Greenway Park Rogers Ranch	FNC	56,000 SF
7600 Broadway	NC	52,835 SF

PROJECTS UNDER CONSTRUCTION

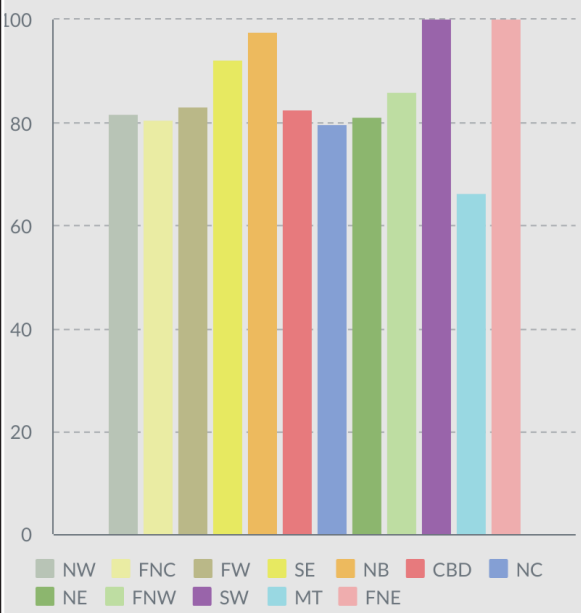
City Tower (fka Frost Tower Reno)	CBD	338,338 SF
1900 Broadway (Jefferson Bank HQ)	MT	203,362 SF
East End	CBD	186,996 SF
Waters Edge I	SE	100,000 SF
Inwood Village Business Park II	FNC	74,265 SF

YTD Absorption 68,356 SF



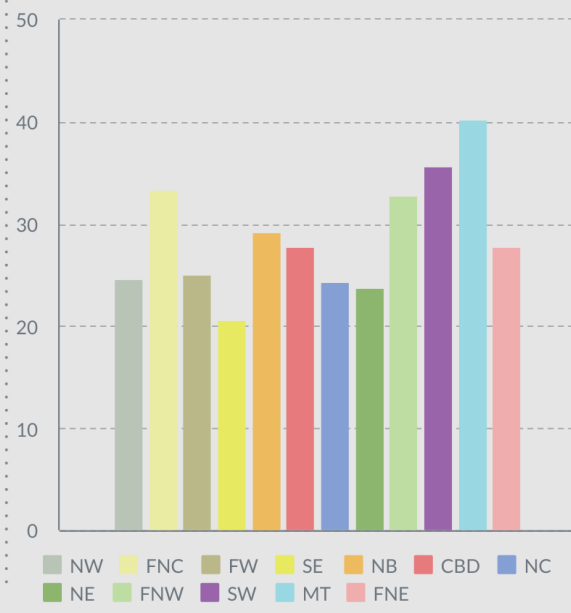
Direct Occupancy

26,003,707 SF
81.4%

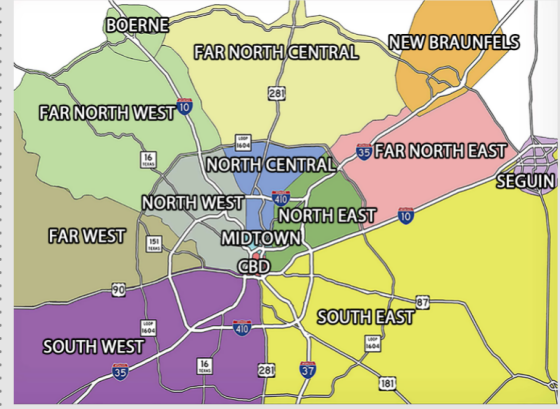


Average Quoted Rent

\$27.38/SF/YR
Full Service



Submarket Map



- Submarkets**
- SE: South East
 - SW: South West
 - MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - SE: South East
 - SW: South West
 - NB: New Braunfels
 - CBD: Central Business District
 - NC: North Central
 - NE: North East
 - FNE: Far North East

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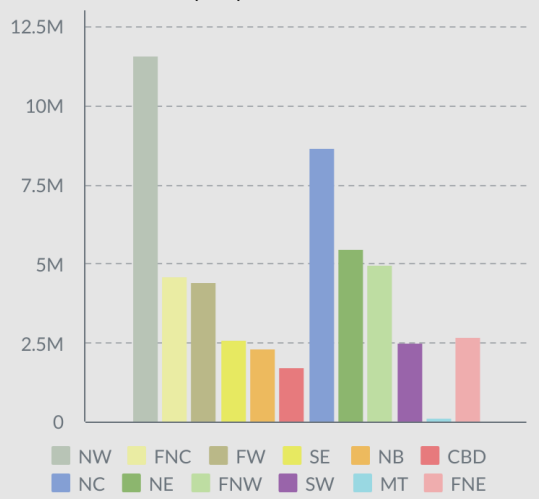
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Retail Market Snapshot - 3Q 2022

Citywide Inventory

51,688,120 SF TOTAL



Development



PROJECTS DELIVERED YTD 2022

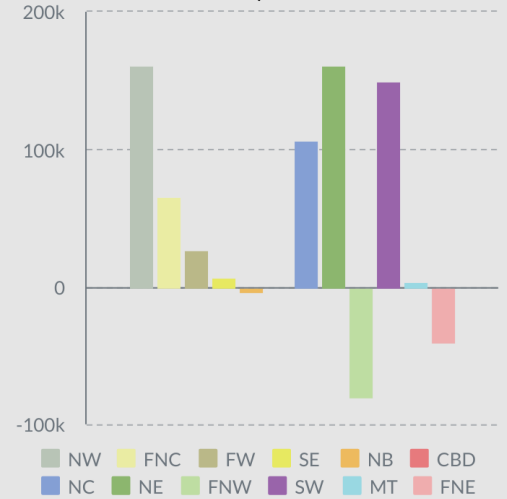
Napa Oaks	NW	47,500 SF
The Shops at Redland Road	FNC	34,001 SF
Dove Creek Highlands	FW	20,138 SF
Tacara Stone Oak	FNC	19,512 SF

PROJECTS UNDER CONSTRUCTION

Escala Phase I	FW	48,487 SF
Culebra Square I & II	FW	36,800 SF
Jefferson Building-Retail Portion	MT	18,000 SF

YTD Absorption

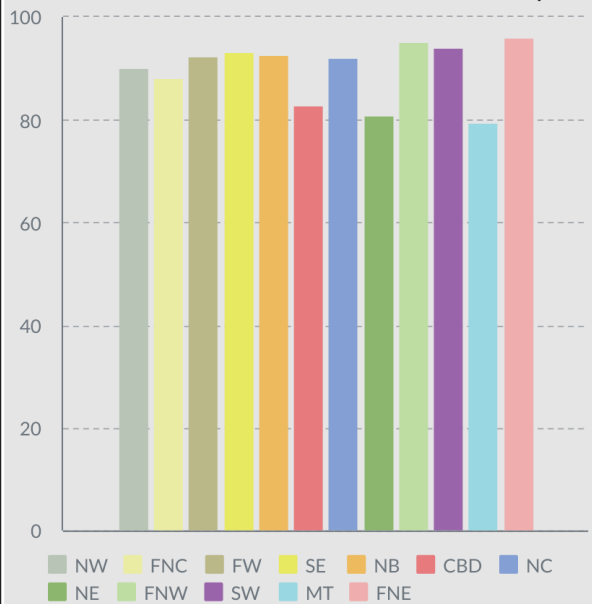
557,967 SF



Direct Occupancy

46,781,443 SF
90.5%

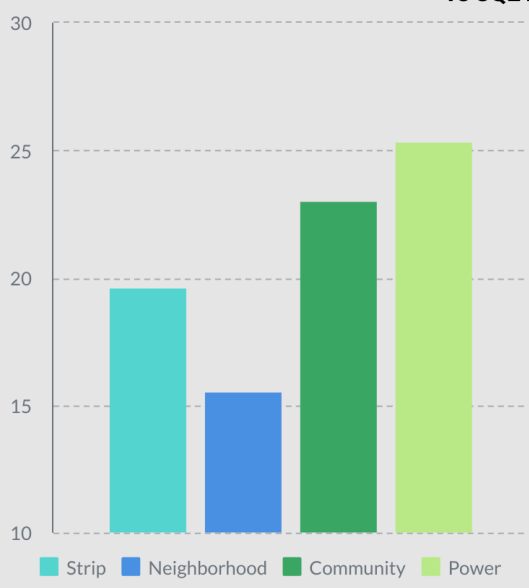
vs 3Q21



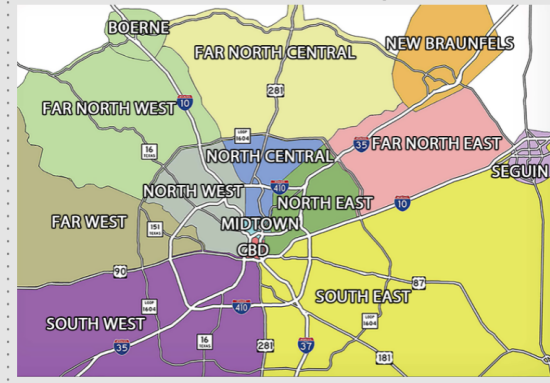
Average Quoted Rent

\$18.56/SF/YR NNN

vs 3Q21



Submarket Map



- Submarkets**
- MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - SE: South East
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 - NB: New Braunfels
 - CBD: Central Business District
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Demographics: 1-Mile

Summary	Census 2010	Census 2020	2022	2027
Population	14,222	16,862	16,494	16,540
Households	7,022	8,273	8,313	8,403
Families	3,162	-	3,369	3,376
Average Household Size	2.01	2.02	1.96	1.95
Owner Occupied Housing Units	2,121	-	2,317	2,381
Renter Occupied Housing Units	4,901	-	5,996	6,022
Median Age	31.3	-	33.3	32.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.06%	0.88%	0.25%
Households	0.22%	0.92%	0.31%
Families	0.04%	0.96%	0.28%
Owner HHs	0.55%	1.19%	0.53%
Median Household Income	2.19%	2.93%	3.12%

Households by Income	2022		2027	
	Number	Percent	Number	Percent
<\$15,000	1,219	14.7%	1,043	12.4%
\$15,000 - \$24,999	863	10.4%	682	8.1%
\$25,000 - \$34,999	755	9.1%	573	6.8%
\$35,000 - \$49,999	1,336	16.1%	1,267	15.1%
\$50,000 - \$74,999	1,814	21.8%	2,059	24.5%
\$75,000 - \$99,999	919	11.1%	1,113	13.2%
\$100,000 - \$149,999	907	10.9%	1,081	12.9%
\$150,000 - \$199,999	321	3.9%	390	4.6%
\$200,000+	178	2.1%	195	2.3%
Median Household Income	\$49,739		\$55,434	
Average Household Income	\$65,298		\$74,342	
Per Capita Income	\$33,183		\$38,090	

Population by Age	Census 2010		2022		2027	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	930	6.5%	932	5.7%	952	5.8%
5 - 9	739	5.2%	821	5.0%	787	4.8%
10 - 14	621	4.4%	758	4.6%	697	4.2%
15 - 19	591	4.2%	769	4.7%	795	4.8%
20 - 24	1,797	12.6%	1,919	11.6%	2,203	13.3%
25 - 34	3,430	24.1%	3,612	21.9%	3,395	20.5%
35 - 44	1,718	12.1%	2,368	14.4%	2,276	13.8%
45 - 54	1,563	11.0%	1,619	9.8%	1,708	10.3%
55 - 64	1,258	8.8%	1,483	9.0%	1,475	8.9%
65 - 74	708	5.0%	1,147	7.0%	1,180	7.1%
75 - 84	568	4.0%	646	3.9%	683	4.1%
85+	301	2.1%	421	2.6%	387	2.3%

Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,403	73.2%	7,355	43.6%	6,941	42.1%	6,340	38.3%
Black Alone	1,000	7.0%	1,593	9.4%	1,555	9.4%	1,548	9.4%
American Indian Alone	130	0.9%	173	1.0%	169	1.0%	173	1.0%
Asian Alone	720	5.1%	1,223	7.3%	1,211	7.3%	1,283	7.8%
Pacific Islander Alone	11	0.1%	32	0.2%	29	0.2%	29	0.2%
Some Other Race Alone	1,386	9.7%	2,145	12.7%	2,128	12.9%	2,198	13.3%
Two or More Races	571	4.0%	4,341	25.7%	4,461	27.0%	4,968	30.0%
Hispanic Origin (Any Race)	7,401	52.0%	8,795	52.2%	8,809	53.4%	9,066	54.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	124,726		136,350		137,167		137,275	
Households	55,209		60,290		61,236		61,766	
Families	28,798		-		29,566		29,648	
Average Household Size	2.23		2.23		2.21		2.20	
Owner Occupied Housing Units	20,211		-		21,071		21,606	
Renter Occupied Housing Units	34,998		-		40,165		40,160	
Median Age	32.5		-		34.6		35.0	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	0.02%		0.88%		0.25%			
Households	0.17%		0.92%		0.31%			
Families	0.06%		0.96%		0.28%			
Owner HHs	0.50%		1.19%		0.53%			
Median Household Income	2.26%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			7,016	11.5%	5,437	8.8%		
\$15,000 - \$24,999			5,754	9.4%	4,533	7.3%		
\$25,000 - \$34,999			6,381	10.4%	5,294	8.6%		
\$35,000 - \$49,999			8,934	14.6%	8,458	13.7%		
\$50,000 - \$74,999			13,385	21.9%	14,648	23.7%		
\$75,000 - \$99,999			8,160	13.3%	9,158	14.8%		
\$100,000 - \$149,999			7,602	12.4%	9,160	14.8%		
\$150,000 - \$199,999			2,538	4.1%	3,396	5.5%		
\$200,000+			1,466	2.4%	1,682	2.7%		
Median Household Income			\$53,215		\$59,498			
Average Household Income			\$70,138		\$80,529			
Per Capita Income			\$31,328		\$36,250			
Population by Age	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,824	7.1%	8,654	6.3%	8,824	6.4%	8,824	6.4%
5 - 9	7,636	6.1%	7,891	5.8%	7,656	5.6%	7,656	5.6%
10 - 14	6,741	5.4%	7,337	5.3%	7,051	5.1%	7,051	5.1%
15 - 19	6,786	5.4%	7,532	5.5%	7,325	5.3%	7,325	5.3%
20 - 24	12,902	10.3%	12,396	9.0%	13,317	9.7%	13,317	9.7%
25 - 34	24,441	19.6%	25,802	18.8%	24,377	17.8%	24,377	17.8%
35 - 44	15,320	12.3%	19,748	14.4%	19,995	14.6%	19,995	14.6%
45 - 54	14,571	11.7%	14,052	10.2%	14,669	10.7%	14,669	10.7%
55 - 64	12,107	9.7%	13,261	9.7%	12,496	9.1%	12,496	9.1%
65 - 74	7,193	5.8%	10,934	8.0%	10,984	8.0%	10,984	8.0%
75 - 84	5,370	4.3%	6,294	4.6%	7,272	5.3%	7,272	5.3%
85+	2,834	2.3%	3,264	2.4%	3,310	2.4%	3,310	2.4%
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	90,721	72.7%	57,794	42.4%	56,105	40.9%	50,940	37.1%
Black Alone	7,895	6.3%	11,028	8.1%	10,974	8.0%	10,928	8.0%
American Indian Alone	1,106	0.9%	1,597	1.2%	1,606	1.2%	1,658	1.2%
Asian Alone	6,543	5.2%	10,860	8.0%	11,154	8.1%	11,675	8.5%
Pacific Islander Alone	141	0.1%	201	0.1%	197	0.1%	197	0.1%
Some Other Race Alone	13,700	11.0%	18,250	13.4%	18,518	13.5%	19,083	13.9%
Two or More Races	4,620	3.7%	36,619	26.9%	38,613	28.2%	42,794	31.2%
Hispanic Origin (Any Race)	72,215	57.9%	77,289	56.7%	79,040	57.6%	80,678	58.8%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Demographics: 5-Mile

Summary	Census 2010		Census 2020		2022		2027	
Population	353,950		372,514		372,392		370,814	
Households	139,988		150,889		152,067		152,641	
Families	84,899		-		86,341		86,253	
Average Household Size	2.50		2.45		2.43		2.41	
Owner Occupied Housing Units	68,845		-		70,855		71,934	
Renter Occupied Housing Units	71,139		-		81,213		80,707	
Median Age	32.9		-		34.9		35.9	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.08%		0.88%		0.25%			
Households	0.08%		0.92%		0.31%			
Families	-0.02%		0.96%		0.28%			
Owner HHs	0.30%		1.19%		0.53%			
Median Household Income	2.34%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			15,920	10.5%	12,306	8.1%		
\$15,000 - \$24,999			13,964	9.2%	11,162	7.3%		
\$25,000 - \$34,999			14,956	9.8%	12,813	8.4%		
\$35,000 - \$49,999			21,243	14.0%	20,119	13.2%		
\$50,000 - \$74,999			32,260	21.2%	33,260	21.8%		
\$75,000 - \$99,999			20,125	13.2%	21,426	14.0%		
\$100,000 - \$149,999			20,839	13.7%	25,218	16.5%		
\$150,000 - \$199,999			7,520	4.9%	10,438	6.8%		
\$200,000+			5,240	3.4%	5,900	3.9%		
Median Household Income			\$55,593		\$62,414			
Average Household Income			\$75,907		\$87,034			
Per Capita Income			\$31,028		\$35,859			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	25,277	7.1%	23,900	6.4%	23,972	6.5%		
5 - 9	24,136	6.8%	23,007	6.2%	22,175	6.0%		
10 - 14	23,009	6.5%	22,021	5.9%	21,556	5.8%		
15 - 19	24,069	6.8%	22,284	6.0%	21,132	5.7%		
20 - 24	32,491	9.2%	29,735	8.0%	30,095	8.1%		
25 - 34	59,133	16.7%	66,033	17.7%	61,231	16.5%		
35 - 44	44,788	12.7%	51,366	13.8%	54,238	14.6%		
45 - 54	44,524	12.6%	39,942	10.7%	40,628	11.0%		
55 - 64	36,445	10.3%	38,885	10.4%	36,287	9.8%		
65 - 74	20,731	5.9%	31,671	8.5%	32,088	8.7%		
75 - 84	13,549	3.8%	16,666	4.5%	20,054	5.4%		
85+	5,797	1.6%	6,882	1.8%	7,359	2.0%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	264,471	74.7%	160,377	43.1%	154,730	41.6%	139,550	37.6%
Black Alone	17,196	4.9%	22,661	6.1%	22,407	6.0%	22,274	6.0%
American Indian Alone	3,059	0.9%	4,569	1.2%	4,570	1.2%	4,681	1.3%
Asian Alone	11,784	3.3%	18,247	4.9%	18,476	5.0%	19,287	5.2%
Pacific Islander Alone	364	0.1%	491	0.1%	486	0.1%	486	0.1%
Some Other Race Alone	44,733	12.6%	58,263	15.6%	58,381	15.7%	59,603	16.1%
Two or More Races	12,341	3.5%	107,906	29.0%	113,342	30.4%	124,933	33.7%
Hispanic Origin (Any Race)	226,875	64.1%	237,048	63.6%	240,384	64.6%	243,485	65.7%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.

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Information About Brokerage Services

11-2-2015

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.

REOC General Partner, LLC	4933853	bharris@reocsanantonio.com	N/A
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Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone

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

Christopher Michael Morse	629643	mmorse@reocsanantonio.com	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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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>Blake McFarlane Bonner</u>	<u>334780</u>	<u>dbonner@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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