



TRANSWESTERN

REAL ESTATE
SERVICES

1150 EAST BORGFIELD DR

INVESTMENT OPPORTUNITY | 1,300 SQUARE FEET | SAN ANTONIO, TEXAS

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OFFERING MEMORANDUM

Presented By:

Luis Garza, CCIM

Vice President

210.253.2947

luis.garza@transwestern.com

Chris Thompson

Senior Associate

210.200.8644

chris.thompson@transwestern.com

 **TRANSWESTERN**

8200 IH-10 West | Suite 510 | San Antonio, Texas 78230

210.341.1344 | transwestern.com

THE OPPORTUNITY

1150 E Borgfeld Drive presents a rare chance to acquire a well-located, 100% leased commercial asset in one of San Antonio's most rapidly growing corridors. The property offers strong visibility, robust traffic counts, and convenient access to nearby neighborhoods, high-performing schools, and established retail destinations. With flexible zoning and modern improvements, 1150 E Borgfeld Drive is ideally positioned for investors seeking secure cash flow and long-term appreciation in an area poised for continued expansion.

This offering provides an attractive blend of stable tenancy, room for rental growth, and immediate upside through active management or additional development and expansion opportunities with the site. Local demographic trends and nearby new developments further enhance the property's desirability for a diverse set of investors.



PROPERTY INFORMATION

1150 Borgfeld Dr, San Antonio TX 78260:	±1,300 SF
Total Size:	±1,300 SF
Current Occupancy:	100%
Land Size:	0.33 AC
Submarket:	Far North Central
Year Built:	2001
Zoning:	OCL
Cap Rate:	7.5%
Listing Price:	\$579,680.00 (\$445.91/sf)

TENANTS

House of Web
Mario's of NYC Pizza

SIZE
1,300 SF

INVESTMENT HIGHLIGHTS



- Strong In-Place Income with Stable Occupancy
- Attractive Net Operating Income (NOI) of \$43,476, reflecting efficient expense management and strong margins
- Annual total operating expenses are kept minimal, which will translate to tenant retention and mitigate landlord risk.
- Favorable Triple Net Lease Structure



- House of Webs (Main Tenant) has a thriving business and existing customer base
- House of Webs lease extends through 5/30/2028 with scheduled 3% annual rent escalations, providing built-in income growth
- A food truck operator leases on a month-to-month gross basis, offering an additional source of passive income



- Property is well located in a desirable San Antonio submarket, catering to retail and food operators



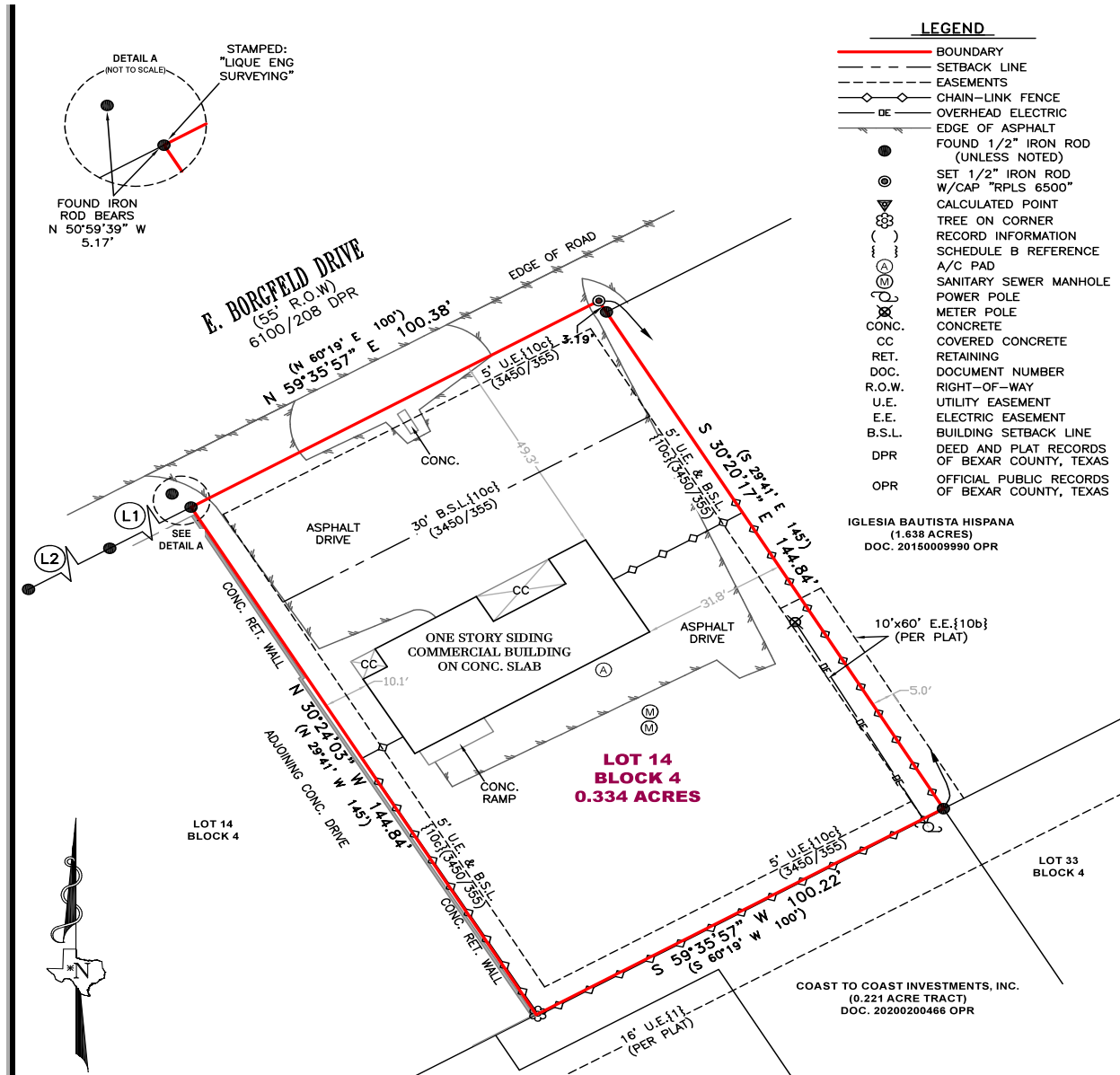
LOCATION MAP



OVERVIEW MAP



Survey



TENANT SUMMARIES



HOUSE OF WEBS

1,300 SF | [May 2028 expiration](#)

San Antonio based, local family owned and operated exotic pet shop carrying an assortment of reptiles, amphibians, inverts and the occasional furry friend!



MARIO'S OF NYC PIZZA

N/A | [Month to Month](#)

Mario's of NYC Pizza stands out in San Antonio for its authentic New York-style pizza, crafted with high-quality ingredients and traditional methods. Their secret lies in the hand-tossed dough, rich tomato sauce, and fresh, flavorful toppings that come together to deliver a truly satisfying taste of New York.

FINANCIAL OVERVIEW

FINANCIAL SUMMARY

GLA	PERCENT LEASED	IN-PLACE NOI
1,300	100%	\$43,476.00

PRICING

ASKING PRICE	ASKING PRICE/SF	IN-PLACE CAP RATE
\$579,680.00	\$445.91	7.5%



All assumptions and projections have been developed by Transwestern and are based upon assumptions related to the general economy, competition and other factors beyond the control of the Seller and therefore are subject to variation. No representation is as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied upon as, a promise or representation as the future performance of the Property.

RENT ROLL

ADDRESS	TENANT	SF	LEASE TYPE	START	END	ANNUAL INCREASES	BASE RENT	NNN	RENEWAL OPTIONS
1150 East Borgfeld Dr	House of Webs	1,300	NNN	6/1/23	5/30/28	3%	\$2,873.00	\$633.75	N/A
1150 East Borgfeld Dr	Mario's of NYC Pizza			12/1/2024	MTM		\$750.00	N/A	N/A
TOTAL		1,300					\$3,623.00	\$633.75	



ECONOMIC OVERVIEW

SAN ANTONIO ECONOMIC OVERVIEW

San Antonio, the seventh largest city in the United States and the second largest in Texas, continues to experience steady population and economic growth, with the city's population projected to surpass 1.5 million in 2025. Serving as the seat of Bexar County, San Antonio benefits from a strategic location in South Texas that provides excellent connectivity through a network of interstate highways, rail lines, and air service. This infrastructure links the city to major Texas metros such as Austin, Houston, and Dallas, as well as to key border crossings into Mexico, reinforcing its role as a vital hub for trade, logistics, and commerce across the U.S.–Mexico corridor.

The city is home to a diverse and resilient economy anchored by major employers including Valero Energy, USAA, NuStar Energy, H-E-B, Whataburger, Caterpillar, Rackspace, and Medtronic. San Antonio also boasts one of the largest concentrations of cybersecurity and data management professionals in the country, supported by a strong defense sector and significant federal presence through Joint Base San Antonio—which includes Lackland, Randolph, and Fort Sam Houston. The region continues to attract investment in key industries such as advanced manufacturing, information technology, aerospace, bioscience, and logistics, all of which contribute to its reputation as an emerging innovation hub.

Tourism remains a cornerstone of San Antonio's economy, drawing millions of visitors annually to renowned destinations such as The Alamo, the River Walk, and the city's vibrant cultural festivals. The hospitality and leisure sector continues to generate substantial revenue and employment, supported by ongoing expansion at the San Antonio International Airport and a growing portfolio of convention and leisure developments.

Healthcare and bioscience also play a critical role in the regional economy. The South Texas Medical Center encompasses over 900 acres of medical and research facilities, serving a multi-county region and driving continued growth in life sciences, research, and education. Together, healthcare and bioscience represent one of the largest employment sectors in the region, with a combined multibillion-dollar economic impact each year.



7th
Largest City in US

LARGEST PERCENTAGE OF EMPLOYMENT

■ TRADE, TRANSPORTATION & UTILITIES	17.1%
■ GOVERNMENT	15.7%
■ EDUCATION & HEALTH SERVICES	15.7%
■ PROFESSIONAL & BUSINESS SERVICES	13.1%
■ LEISURE & HOSPITALITY	12.5%

2015
2025

SAN ANTONIO
16%

Population Growth
Fastest Growing City In The US

4.4%
UNEMPLOYMENT RATE

DEMOGRAPHICS

DESCRIPTION	3 MILE	5 MILE	10 MILE
POPULATION			
2029 Projection	33,781	94,565	294,808
2024	31,235	86,227	267,942
Growth 2020 - 2024 Projection	1.6%	2.3%	1.3%
Growth 2024 - 2029	1.6%	1.9%	2.0%
Daytime Employment	3,461	12,854	91,825
HOUSEHOLDS			
2029 Projection	11,393	31,735	109,036
2024	10,518	28,838	99,049
Growth 2020 - 2024	1.9%	2.9%	1.6%
Growth 2024 - 2029	1.7%	2.0%	2.0%
Owner Occupied	9,828	25,017	77,794
INCOME			
2024 Avg Household Income	\$145,327	\$144,128	\$131,143
2024 Med Household Income	\$118,986	\$117,304	\$105,350
HOUSING VALUE			
2024 Median Home Value	\$374,497	\$380,996	\$360,184

TRAFFIC COUNTS

East Borgfeld @ Bulverde Rd 7,210 cars per day



94,565

Population in
5-mile radius



1.9%

Population growth 2024-2029



\$144,128

Average Household
Income



7,210

cars per day

DISCLOSURES

INFORMATION ON BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding. Real Estate licensee asks that you acknowledge receipt of this information about Brokerage services for the licensee's records.

Buyer

Date

Texas Real Estate Brokers and Salesman are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512-465-3960.

HAZARDOUS MATERIALS AND ADA DISCLOSURES

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated, handled or removed. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up of such materials. It is the responsibility of the buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine if such materials are present and if so, to determine what, if anything, the buyer needs to do because of the presence of such materials.

AMERICANS WITH DISABILITIES ACT AND TEXAS ARCHITECTURAL BARRIERS ACT DISCLOSURE

The United States Congress has enacted the Americans with Disabilities Act and Texas has enacted the Texas Architectural Barriers Act. Among other things, these acts are intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. Other state and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Bidders should consult attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.





For more information, contact:

Luis Garza, CCIM

Vice President

210.253.2947

luis.garza@transwestern.com

Chris Thompson

Senior Associate

210.200.8644

chris.thompson@transwestern.com