



11860 Blanco Rd, San Antonio, TX

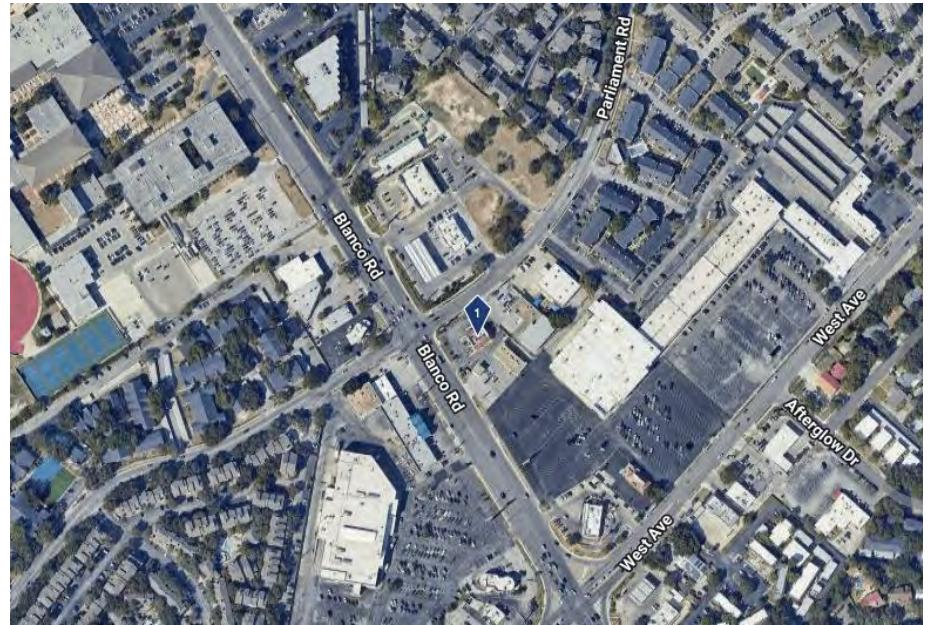
ANDREW BARLOWE | 2104208420



Property Overview

PROPERTY SUMMARY

Address	11860 Blanco Rd, San Antonio, TX
GLA	2,314 SF
Built	1989
Tenancy	Single
Asking Rent	Withheld
True Owner	Acosta Edward Ron
Parking Spaces	25
Frontage	177' on Blanco Road
Frontage	137' on Parliament St



COMPETITIVE ADVANTAGES

- Affluent established neighborhood
- High household incomes
- Medical district proximity
- Mature customer base
- Premium location cache

Financial Overview

List Price
\$2.8M

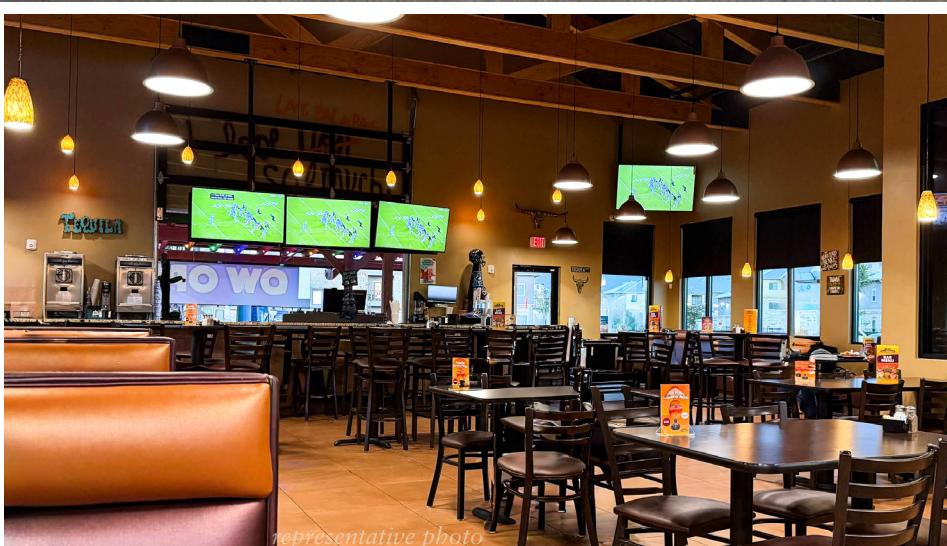
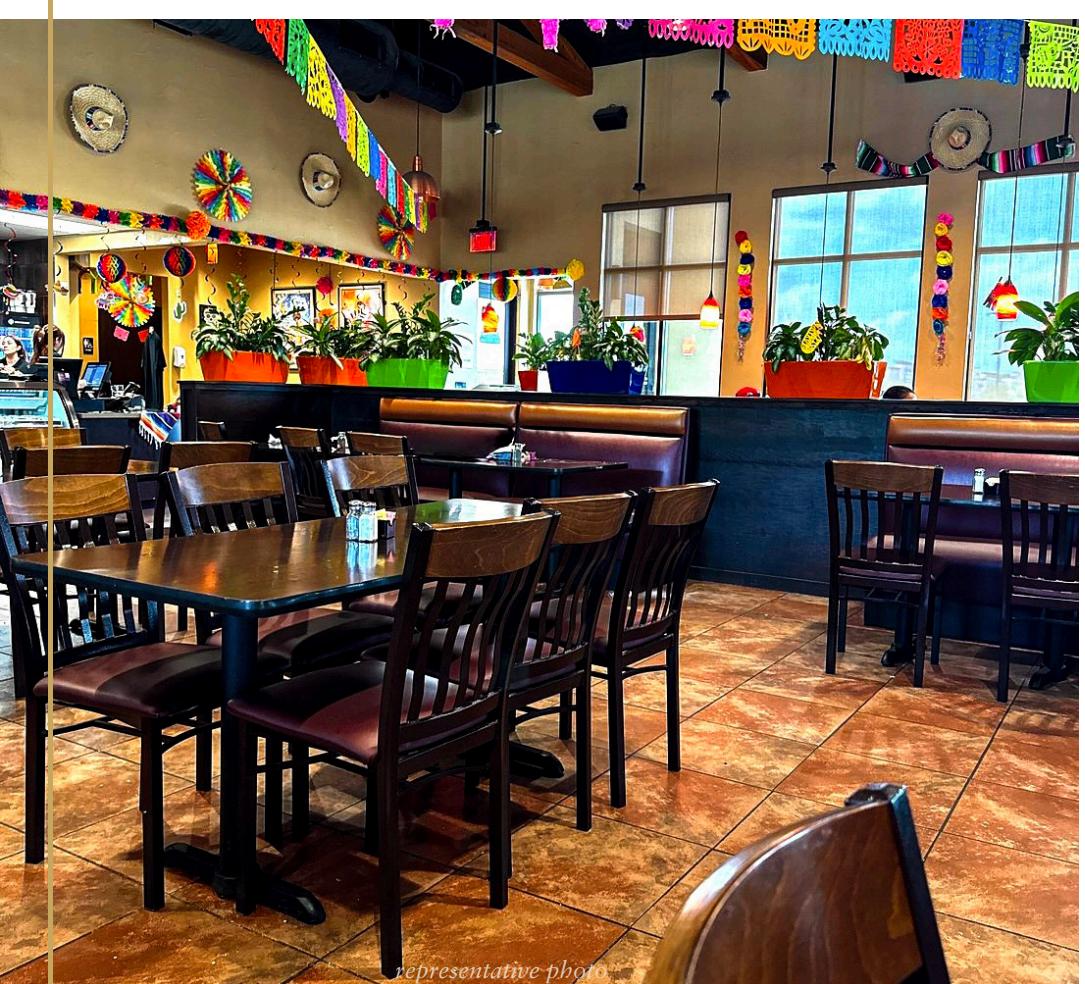
Cap Rate
6.0%

Annual NOI
\$168K

Monthly Rent
\$14K

LEASE STRUCTURE

Lease Term	10yr term 01/30/2025 - 01/29/2035 fixed rent / month Long-term stability
Rent Escalations	one - 10yr option Built-in growth protection Predictable income increases
Renewal Options	~22% increase for fixed rate during 10 yr option Tenant-favorable terms Extended lease security
Lease Type	Triple Net Lease Tenant pays all expenses Minimal landlord responsibilities



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Texas Market

Premium Demographics

Average household incomes exceeding \$105,000 in primary trade areas, with strong consumer spending power and dining frequency.

- Median home values: \$389,000+
- Bachelor's degree or higher: 43%+
- Annual population growth: 7.5%

Superior Traffic Patterns

Strategic locations along major transportation corridors with exceptional visibility and accessibility throughout the San Antonio metropolitan area.

- I-10 frontage: 90,000+ AADT
- Loop 1604: Regional connectivity
- Premium intersection locations

National Co-Tenancy

Co-located with established national retailers that drive consistent traffic and validate market strength across all locations.

- H-E-B anchor locations
- Starbucks, Chick-fil-A presence
- Home Depot, national chains

Growth Market Positioning

Positioned in San Antonio's fastest-growing suburban corridors with ongoing development and infrastructure investment.

- New residential developments
- Commercial pipeline projects
- Infrastructure improvements

SUBJECT PROPERTY

11860 Blanco Rd, San Antonio, TX

Churchill
High School



Blanco Rd

West Ave

Blanco Rd

Eisenhower
Middle School



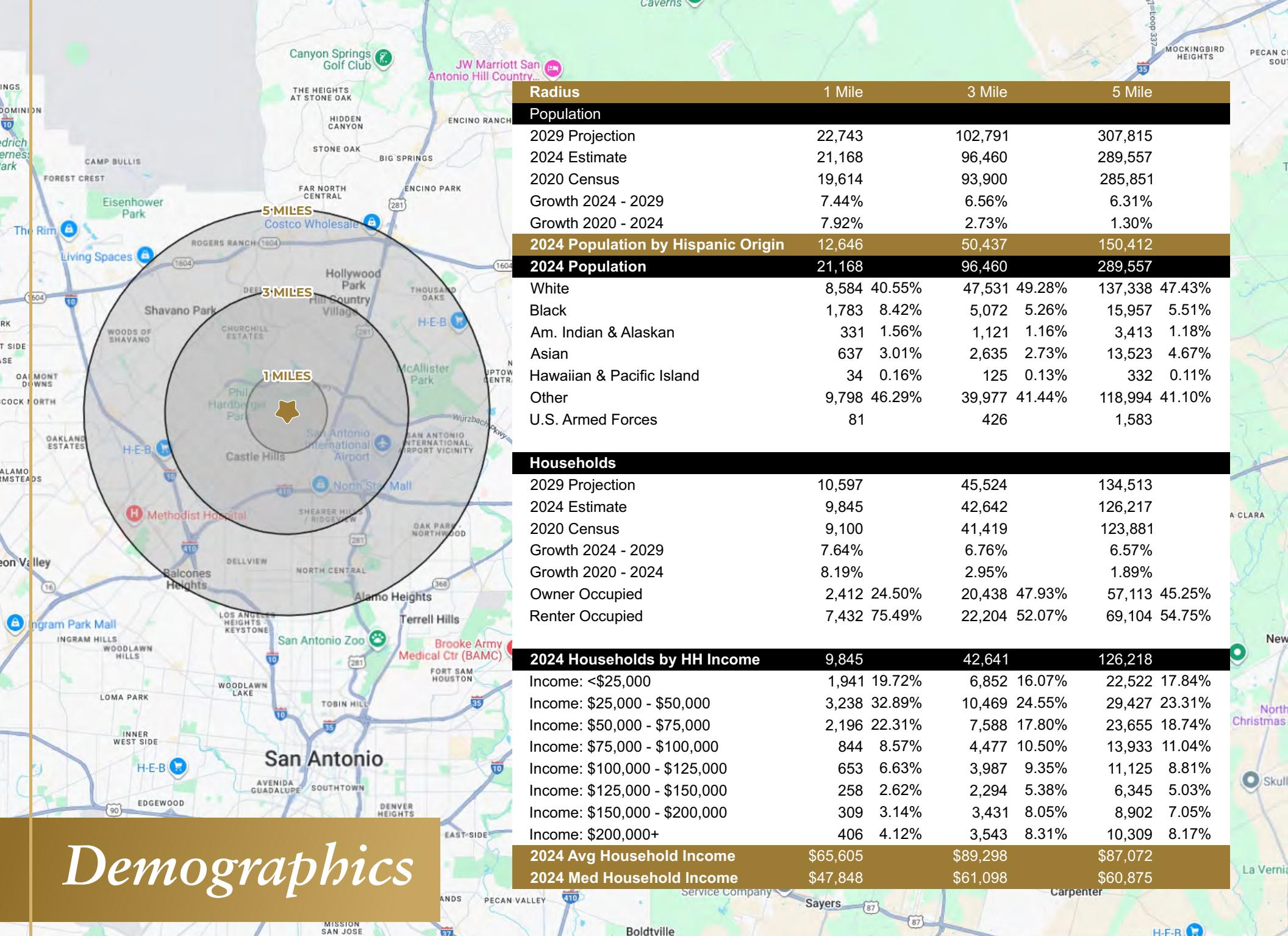
Aerial Map

11860 Blanco Rd, San Antonio, TX

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The Location





Demographics

Traffic Count Report

11860 Blanco Rd, San Antonio, TX 78216

Building Type: **General Retail**

Secondary: **Restaurant**

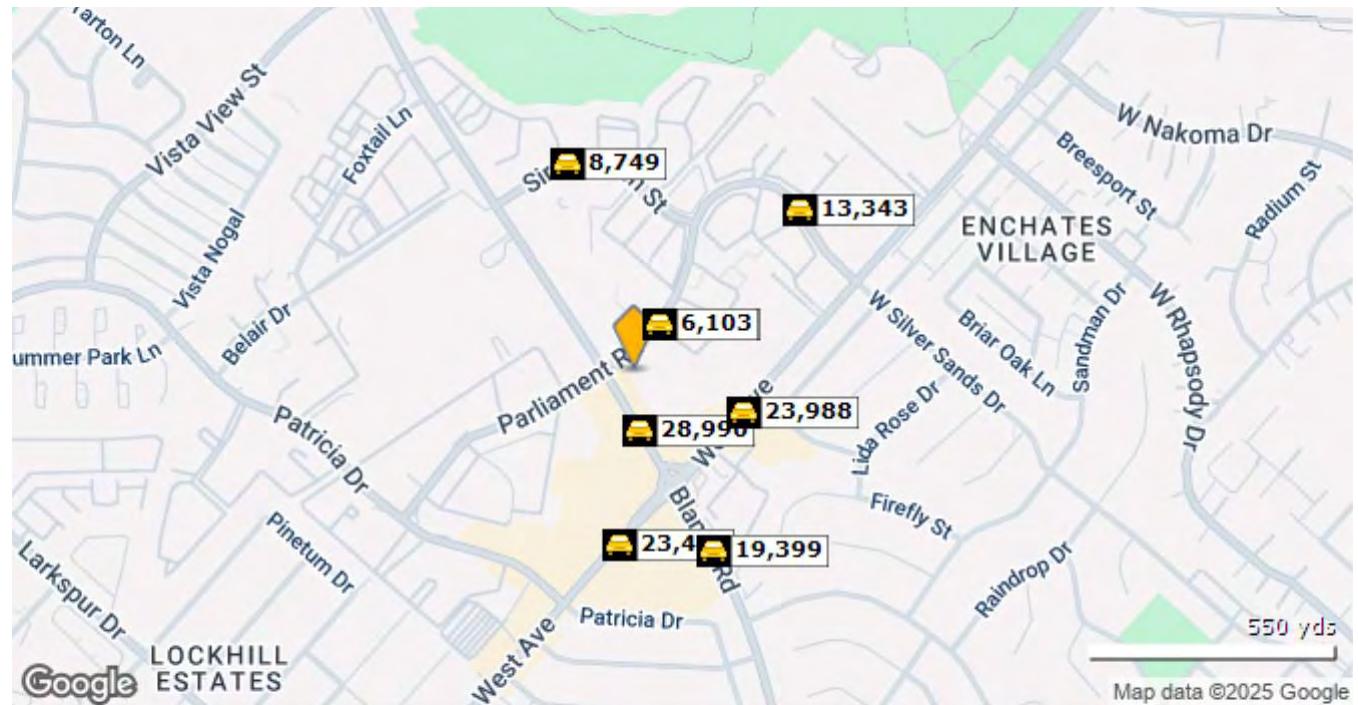
GLA: **2,314 SF**

Year Built: **1989**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



Map data ©2025 Google

	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Blanco Rd	West Ave	0.06 SE	2023	28,884	MPSI	.07
2	Blanco Road	West Ave	0.06 SE	2025	28,990	MPSI	.07
3	Parliament St	Blanco Rd	0.09 SW	2024	6,054	MPSI	.07
4	Parliament St	Blanco Rd	0.09 SW	2025	6,103	MPSI	.07
5	West Ave	Afterglow St	0.03 NE	2025	24,195	MPSI	.15
6	West Ave	Afterglow St	0.03 NE	2024	23,988	MPSI	.15
7	West Ave	Patricia	0.10 SW	2025	23,471	MPSI	.22
8	Blanco Road	Crestpark Dr	0.09 S	2025	19,399	MPSI	.25
9	Sir Winston St	Blanco Rd	0.11 SW	2025	8,749	MPSI	.28
10	W Silver Sands Dr	Parliament St	0.07 NW	2025	13,343	MPSI	.30

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Texas Real Estate Commission

P.O. Box 12188

Austin, TX 78711-2188

(512) 936-3000

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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.

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Designated Broker of Firm	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials		Date	