



*11860 Blanco Rd, San Antonio, TX*

ANDREW BARLOWE | 2104208420



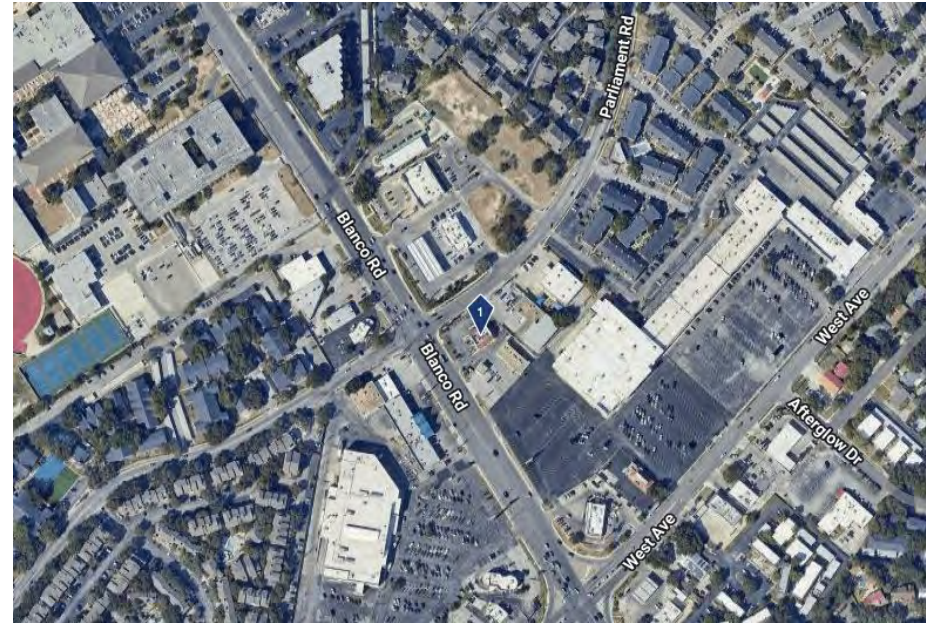
# Property Overview

## PROPERTY SUMMARY

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

## COMPETITIVE ADVANTAGES

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



# Financial Overview

*List Price*  
**\$2.8M**

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*Cap Rate*  
**6.0%**

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*Annual NOI*  
**\$168K**

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*Monthly Rent*  
**\$14K**

## ***LEASE STRUCTURE***

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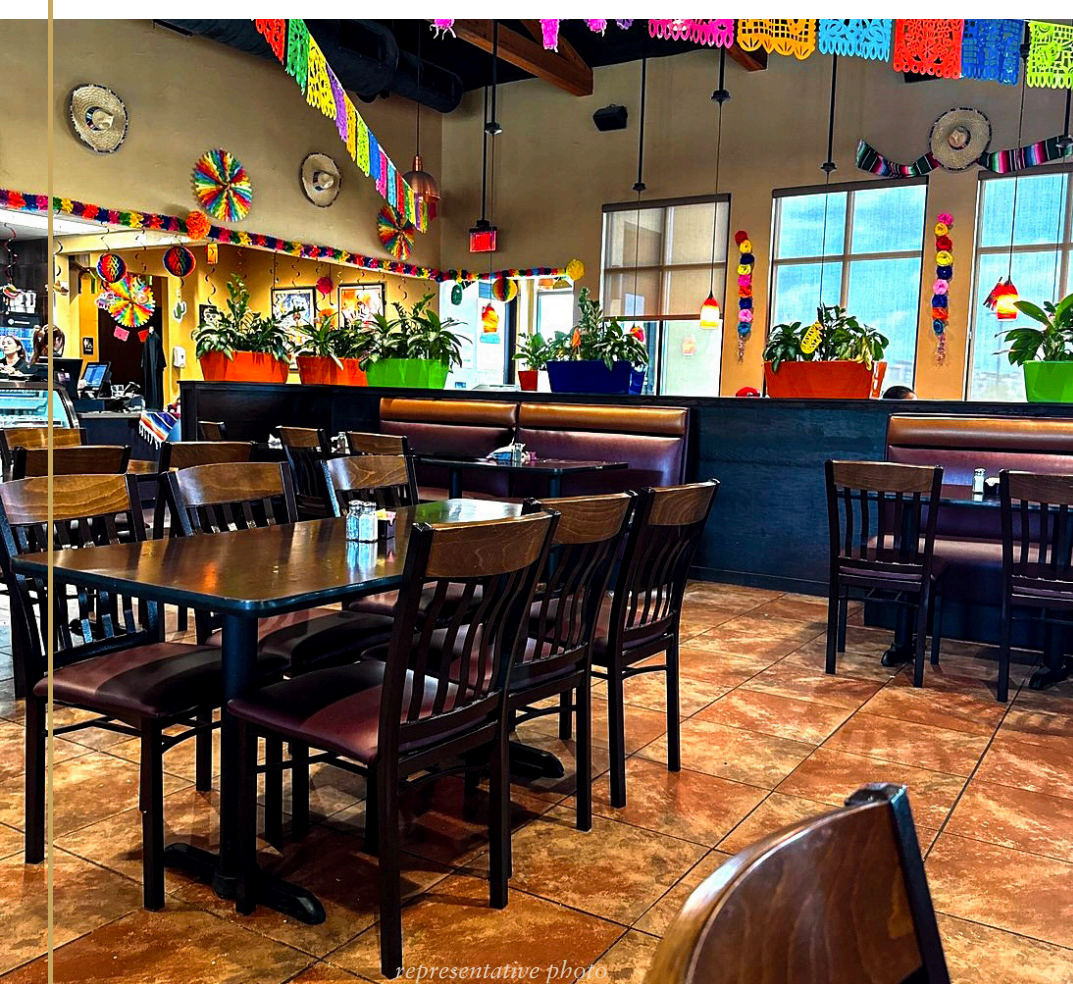
<b>Rent Escalations</b>	<b>one - 10yr option</b> Built-in growth protection Predictable income increases
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<b>Renewal Options</b>	<b>~22% increase for fixed rate during 10 yr option</b> Tenant-favorable terms Extended lease security
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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

**H-E-B** **SUBWAY**  
**CHURCH'S** **BR** **Aloha Shave Ice** **ACE CASH EXPRESS**

**FITNESS CONNECTION**  
**TAQUERIA** **SUN AUTO SERVICE** **Pizza Hut**  
**FAMILY DOLLAR** **McDonald's**

**BOY'S BENS** **TAKE 5** **to tal**  
**Advance Auto Parts** **Little Caesars Pizza**

**DQ** **LITTLE ITALY 40th ANNIVERSARY**

**Ruthie's**  
Fruited by GOOD

**Carlito's TACO HOUSE**

**MIDAS**

**Marshalls** **MONTY'S FURNITURE & MATTRESS**  
**HomeGoods** **DAISO JAPAN**  
**WIATREK'S MEAT MARKET** **DOLLAR TREE**

**Eisenhower Middle School**

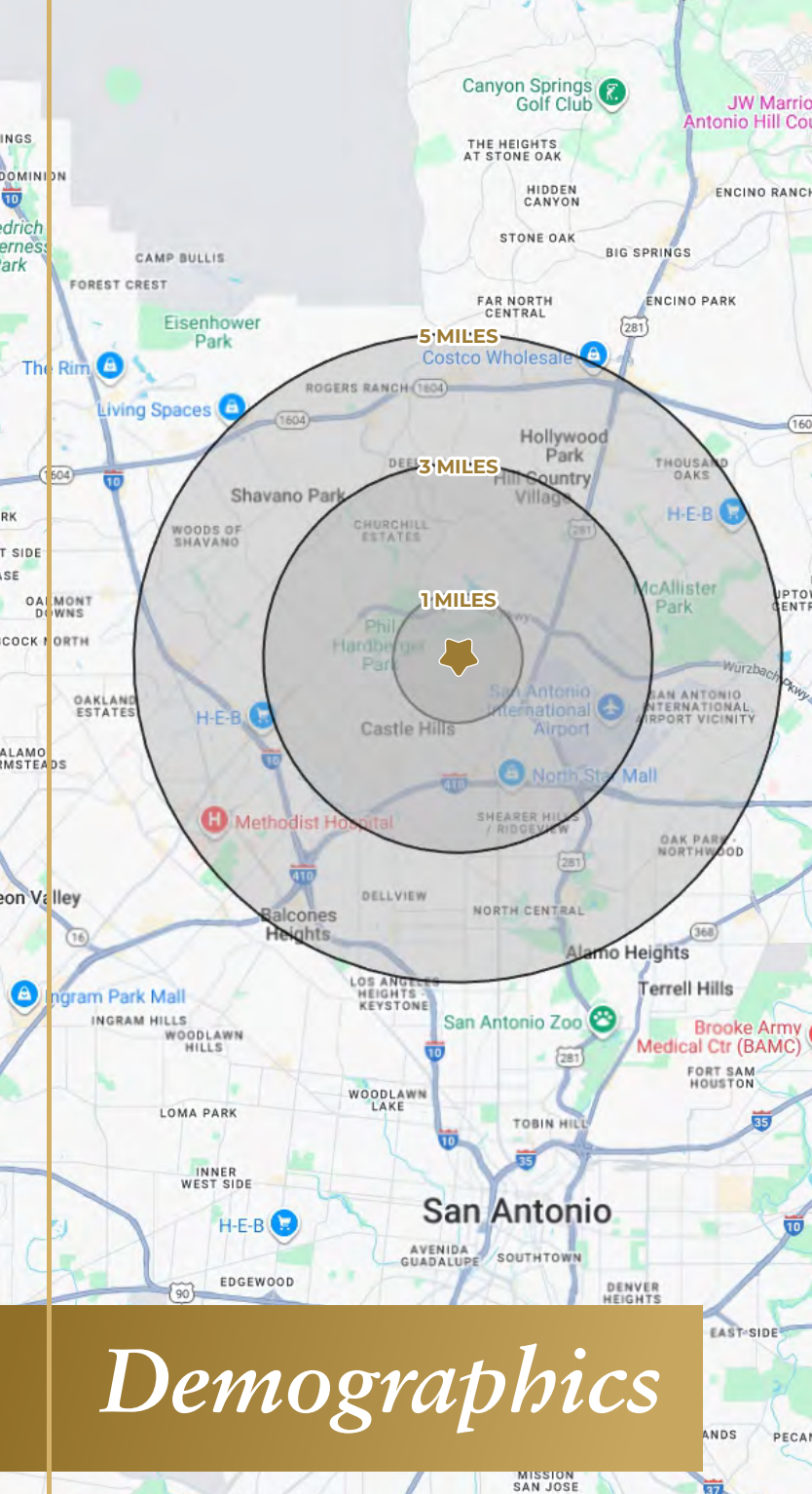
*Aerial Map*

# *The Location*



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Radius	1 Mile		3 Mile		5 Mile	
Population						
2029 Projection	22,743		102,791		307,815	
2024 Estimate	21,168		96,460		289,557	
2020 Census	19,614		93,900		285,851	
Growth 2024 - 2029	7.44%		6.56%		6.31%	
Growth 2020 - 2024	7.92%		2.73%		1.30%	
2024 Population by Hispanic Origin	12,646		50,437		150,412	
2024 Population	21,168		96,460		289,557	
White	8,584	40.55%	47,531	49.28%	137,338	47.43%
Black	1,783	8.42%	5,072	5.26%	15,957	5.51%
Am. Indian & Alaskan	331	1.56%	1,121	1.16%	3,413	1.18%
Asian	637	3.01%	2,635	2.73%	13,523	4.67%
Hawaiian & Pacific Island	34	0.16%	125	0.13%	332	0.11%
Other	9,798	46.29%	39,977	41.44%	118,994	41.10%
U.S. Armed Forces	81		426		1,583	
Households						
2029 Projection	10,597		45,524		134,513	
2024 Estimate	9,845		42,642		126,217	
2020 Census	9,100		41,419		123,881	
Growth 2024 - 2029	7.64%		6.76%		6.57%	
Growth 2020 - 2024	8.19%		2.95%		1.89%	
Owner Occupied	2,412	24.50%	20,438	47.93%	57,113	45.25%
Renter Occupied	7,432	75.49%	22,204	52.07%	69,104	54.75%
2024 Households by HH Income	9,845		42,641		126,218	
Income: <\$25,000	1,941	19.72%	6,852	16.07%	22,522	17.84%
Income: \$25,000 - \$50,000	3,238	32.89%	10,469	24.55%	29,427	23.31%
Income: \$50,000 - \$75,000	2,196	22.31%	7,588	17.80%	23,655	18.74%
Income: \$75,000 - \$100,000	844	8.57%	4,477	10.50%	13,933	11.04%
Income: \$100,000 - \$125,000	653	6.63%	3,987	9.35%	11,125	8.81%
Income: \$125,000 - \$150,000	258	2.62%	2,294	5.38%	6,345	5.03%
Income: \$150,000 - \$200,000	309	3.14%	3,431	8.05%	8,902	7.05%
Income: \$200,000+	406	4.12%	3,543	8.31%	10,309	8.17%
2024 Avg Household Income	\$65,605		\$89,298		\$87,072	
2024 Med Household Income	\$47,848		\$61,098		\$60,875	

# Demographics

# Traffic Count Report

11860 Blanco Rd, San Antonio, TX 78216

Building Type: **General Retail**

Secondary: **Restaurant**

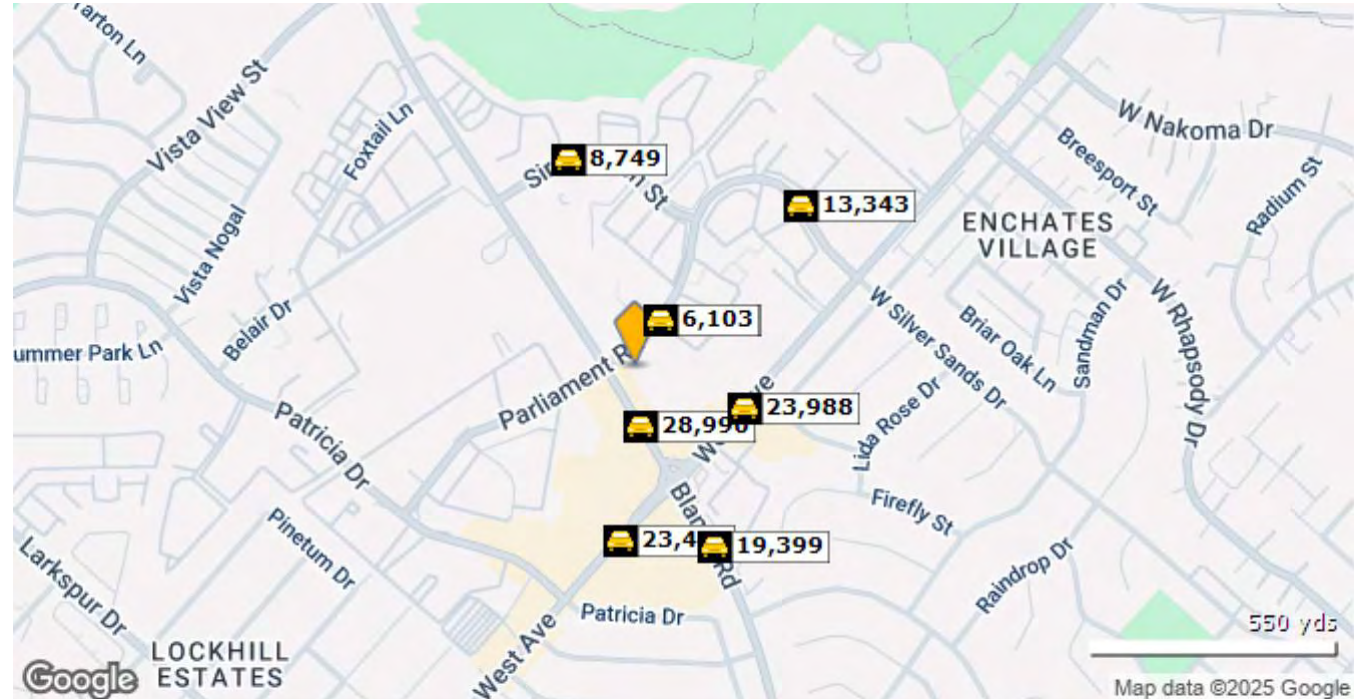
GLA: **2,314 SF**

Year Built: **1989**

Total Available: **0 SF**

% Leased: **100%**

Rent/SF/Yr: **-**



	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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# 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.*

11-2-2015



## 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.

_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	_____ Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date