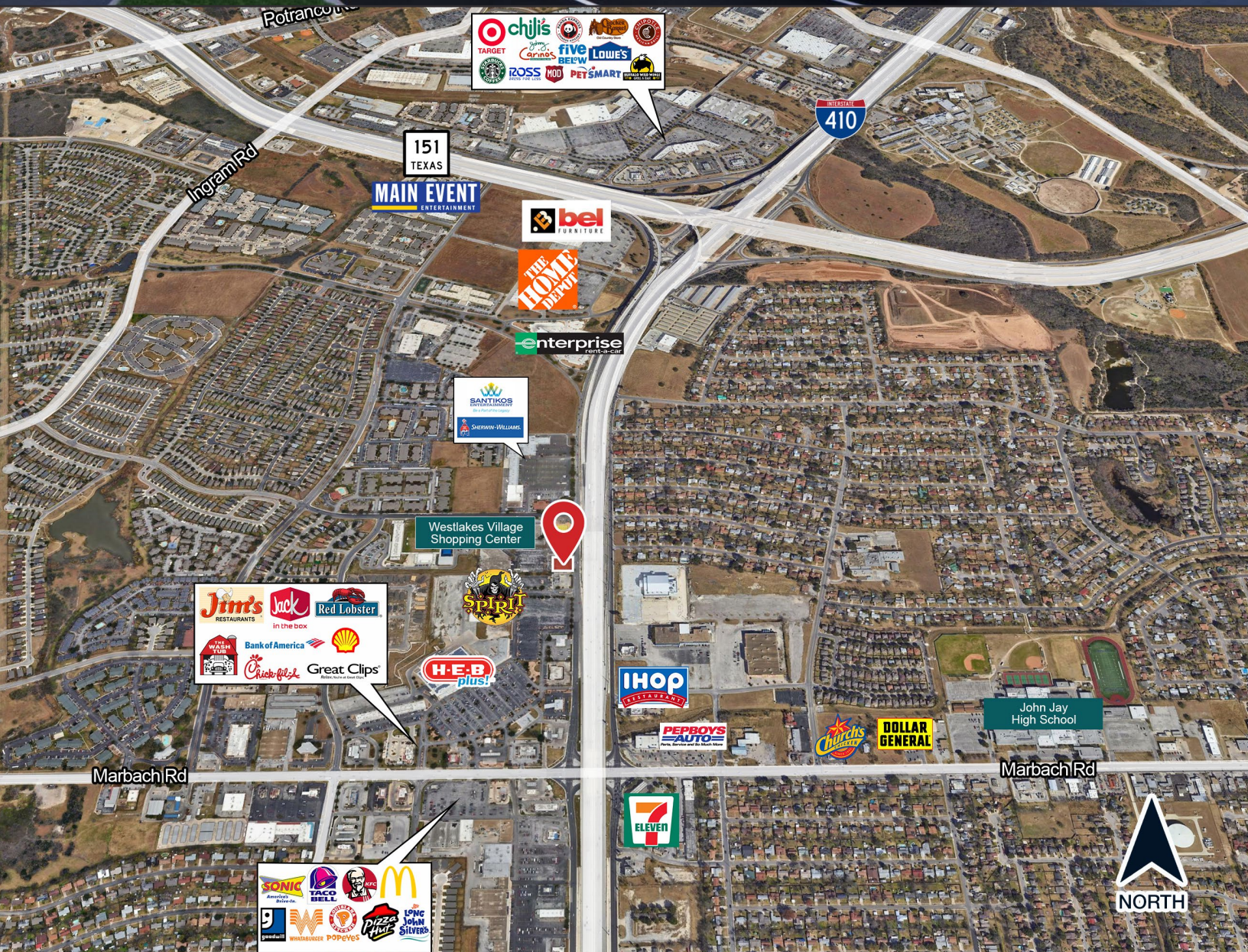


Now Pre-Leasing



1305 SW Loop 410
San Antonio, TX 78227

Offered by:
Andrew J. Lyles
Kimberly S. Gatley



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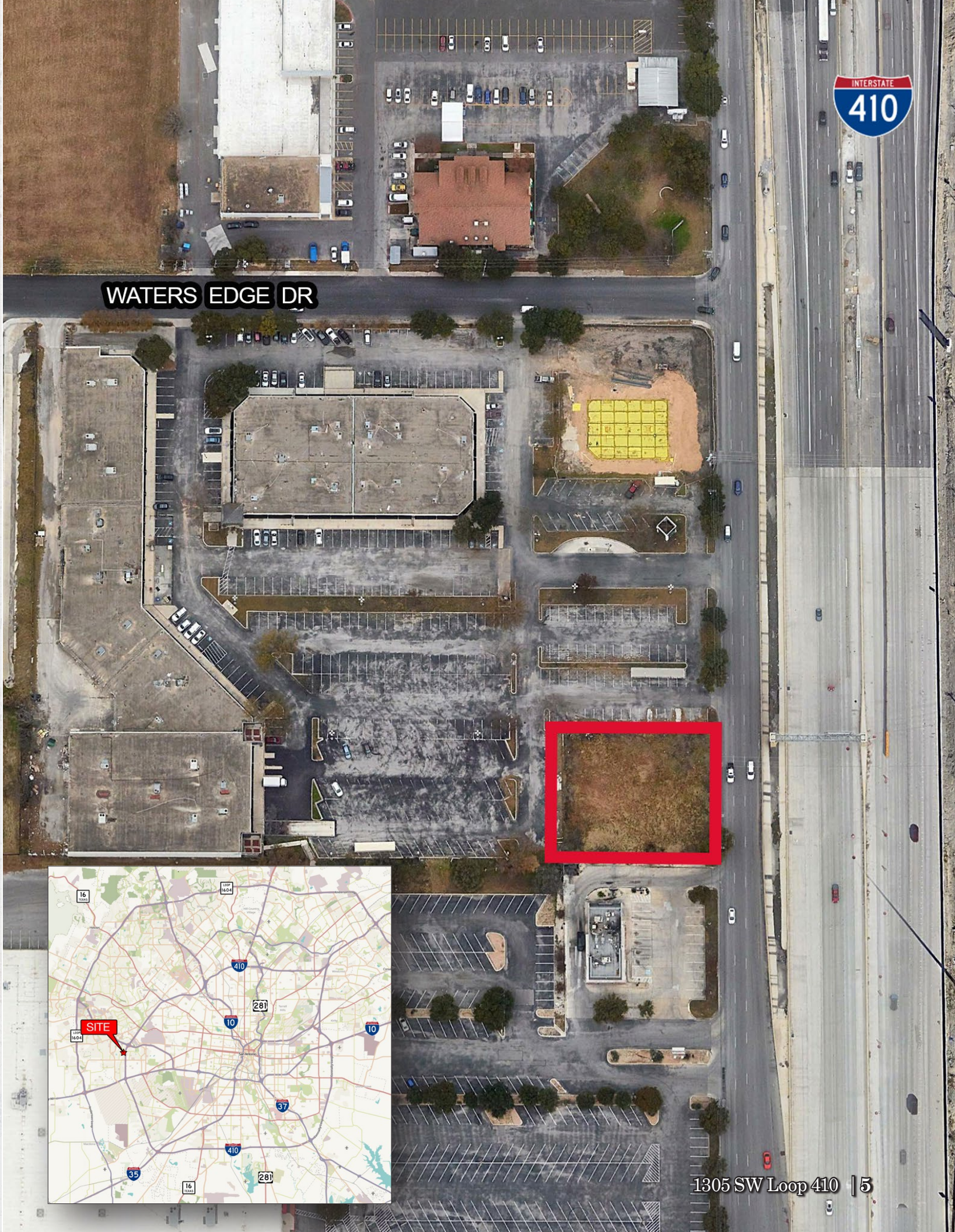
Property Summary

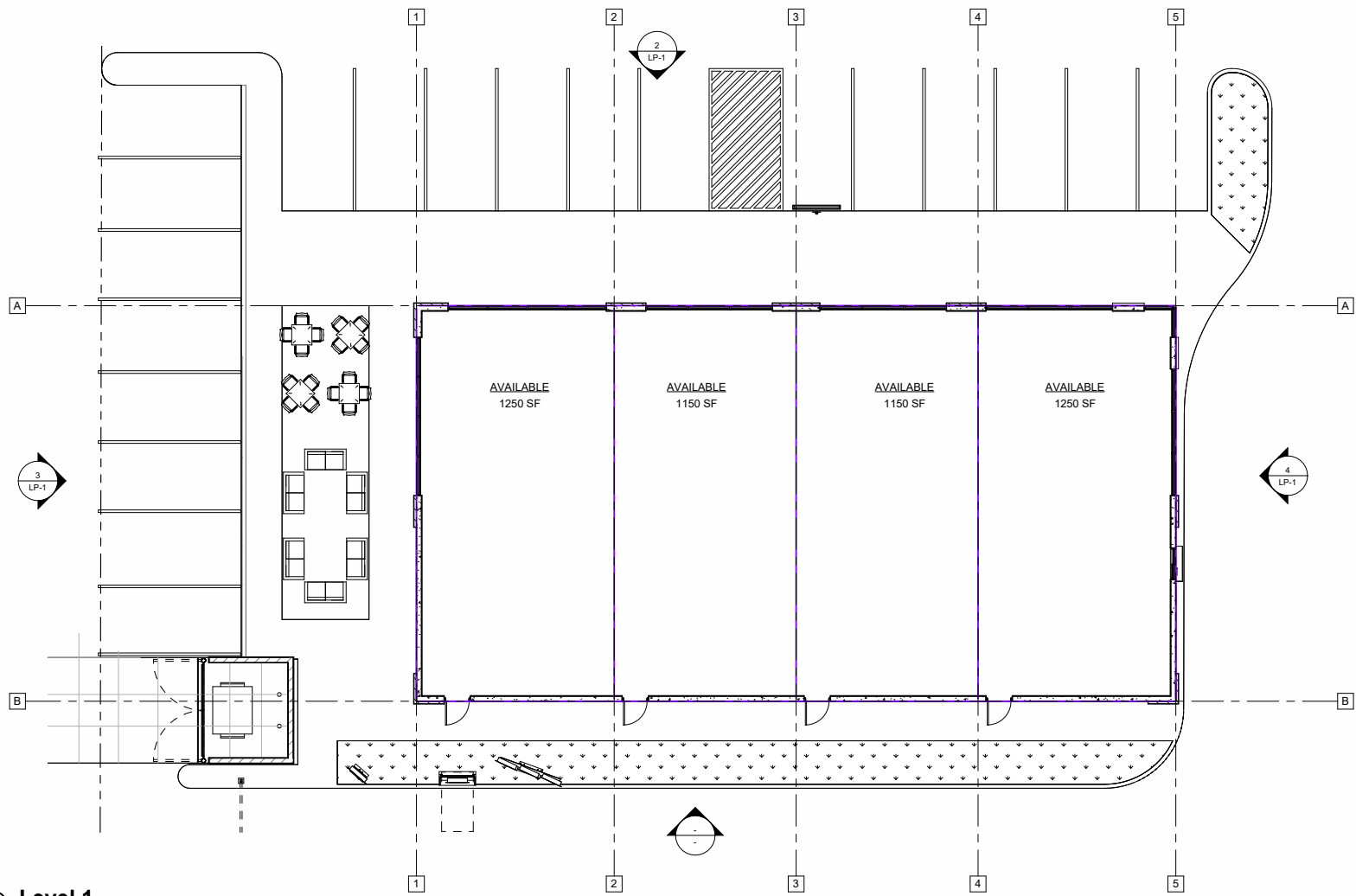
Address	1305 SW Loop 410, San Antonio, TX 78245
Location	Waters Edge Dr & 410 Access Rd
Property Details	4,800 sf (0.5 Acres)
Legal Description	NCB 17172 BLK 1 LOT 18 (WATERS EDGE @ LOOP 410)
Zoning	C-3
Road Frontage	135 ft.
Utilities	All available

Benefits

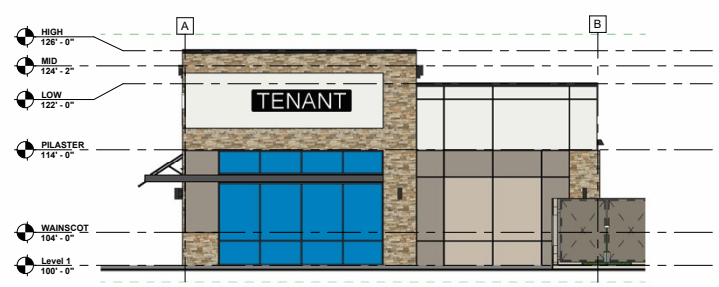
- Excellent visibility
- Direct access off 410
- In front of Westlake Village Shopping Center
- Great location for a restaurant, coffee kiosk, or auto service provider

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.





1 Level 1
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



Availabilities & Rates

Spaces Available	1,000-4,800 SF
Lease Price	Call for Pricing
NNN	\$8.00/sf
First Month's Rental	Due upon execution of lease document by Tenant
Term	Five (5) to ten (10) years
Improvements	Negotiable
Deposit	Equal to one (1) month's Base Rental (typical)
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.

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.

Contacts



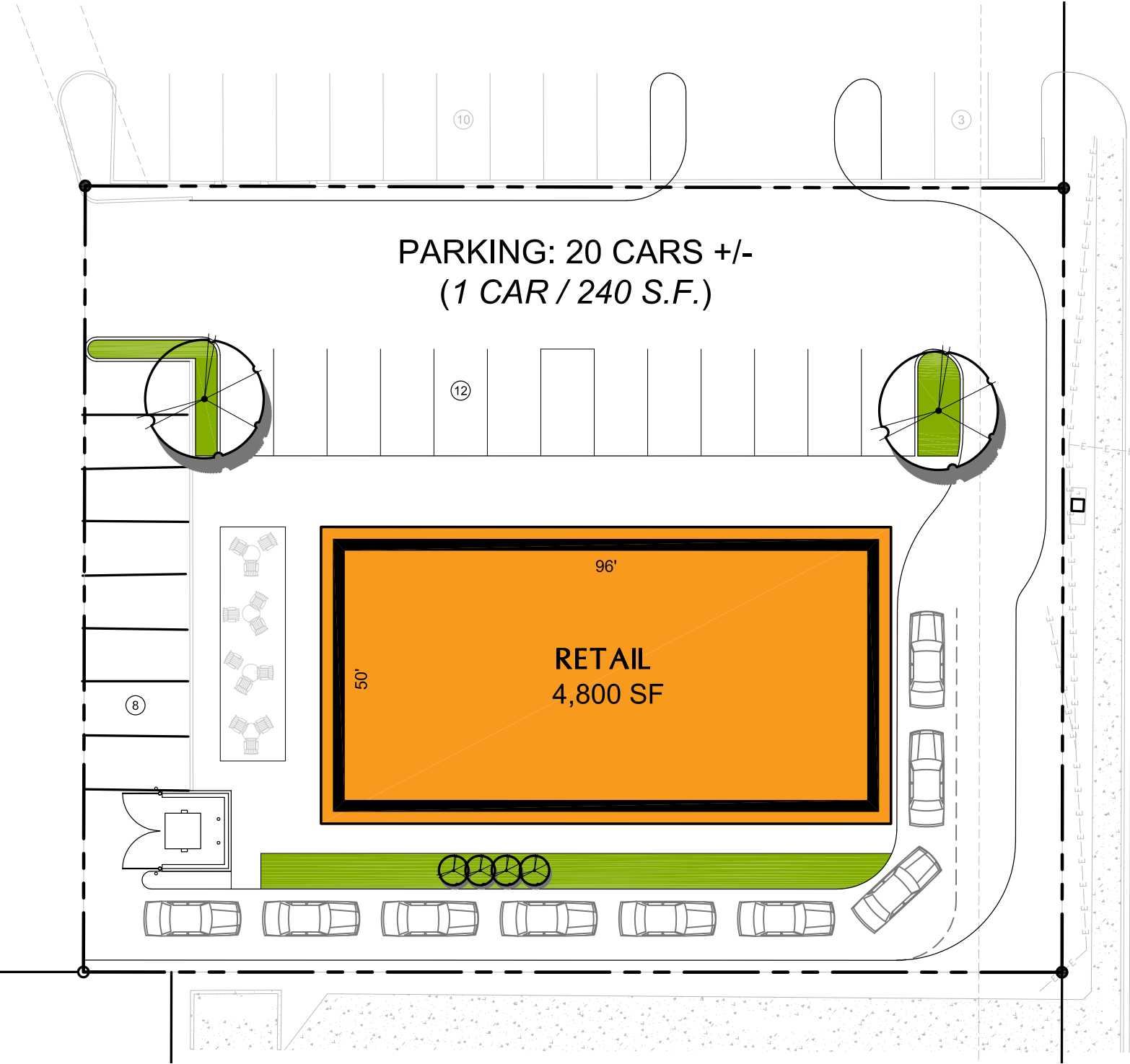
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Senior Vice President
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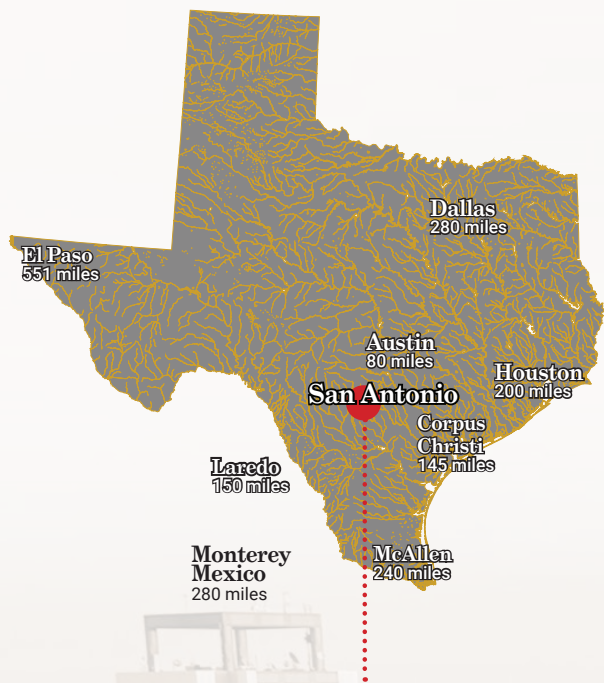
kgatley@reocsanantonio.com
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San Antonio Market Overview

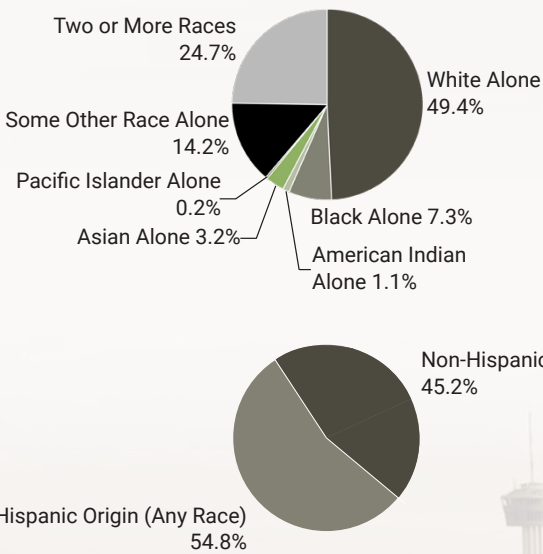
Largest U.S. Cities

- 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

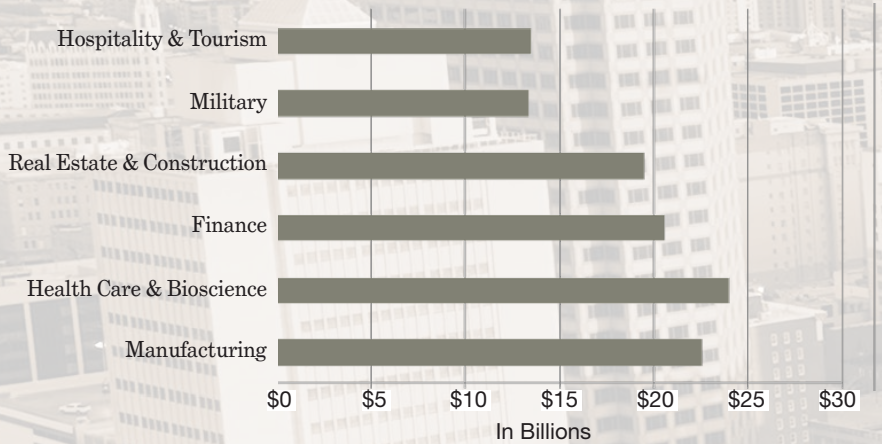


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

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

San Antonio-New Braunfels Metro Area

2010 Census	Population 2,142,508	Median Age 34.1	Total Households 763,022	Avg. Household Income —	Median Household Income —	Per Capita Income —
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

Demographics - 1 Mile

Summary	Census 2010		Census 2020		2022		2027					
Population	15,568		19,287		19,308		19,192					
Households	5,569		7,134		7,135		7,139					
Families	3,804		-		4,528		4,523					
Average Household Size	2.80		2.69		2.69		2.67					
Owner Occupied Housing Units	2,780		-		3,376		3,452					
Renter Occupied Housing Units	2,789		-		3,759		3,687					
Median Age	28.9		-		29.3		29.2					
Trends: 2022-2027 Annual Rate			Area		State		National					
Population	-0.12%				0.88%		0.25%					
Households	0.01%				0.92%		0.31%					
Families	-0.02%				0.96%		0.28%					
Owner HHs	0.45%				1.19%		0.53%					
Median Household Income	1.74%				2.93%		3.12%					
Households by Income					2022		2027					
			Number		Percent		Number		Percent			
<\$15,000			989		13.9%		791		11.1%			
\$15,000 - \$24,999			614		8.6%		458		6.4%			
\$25,000 - \$34,999			745		10.4%		697		9.8%			
\$35,000 - \$49,999			1,224		17.2%		1,221		17.1%			
\$50,000 - \$74,999			1,634		22.9%		1,595		22.3%			
\$75,000 - \$99,999			825		11.6%		898		12.6%			
\$100,000 - \$149,999			985		13.8%		1,261		17.7%			
\$150,000 - \$199,999			98		1.4%		194		2.7%			
\$200,000+			20		0.3%		25		0.4%			
Median Household Income			\$49,915				\$54,408					
Average Household Income			\$59,654				\$69,044					
Per Capita Income			\$21,743				\$25,358					
Population by Age			Census 2010		2022		2027					
	Number		Percent		Number		Percent		Number		Percent	
0 - 4	1,461		9.4%		1,690		8.8%		1,720		9.0%	
5 - 9	1,316		8.5%		1,479		7.7%		1,461		7.6%	
10 - 14	1,257		8.1%		1,269		6.6%		1,297		6.8%	
15 - 19	1,203		7.7%		1,274		6.6%		1,222		6.4%	
20 - 24	1,429		9.2%		2,086		10.8%		1,928		10.0%	
25 - 34	2,699		17.3%		3,815		19.8%		3,959		20.6%	
35 - 44	1,932		12.4%		2,471		12.8%		2,417		12.6%	
45 - 54	1,716		11.0%		1,788		9.3%		1,830		9.5%	
55 - 64	1,128		7.2%		1,508		7.8%		1,417		7.4%	
65 - 74	857		5.5%		1,010		5.2%		1,062		5.5%	
75 - 84	492		3.2%		679		3.5%		611		3.2%	
85+	76		0.5%		240		1.2%		268		1.4%	
Race and Ethnicity			Census 2010		Census 2020		2022		2027			
	Number		Percent		Number		Percent		Number		Percent	
White Alone	10,785		69.3%		7,811		40.5%		7,550		39.1%	
Black Alone	1,414		9.1%		1,961		10.2%		1,927		10.0%	
American Indian Alone	129		0.8%		266		1.4%		267		1.4%	
Asian Alone	275		1.8%		554		2.9%		549		2.8%	
Pacific Islander Alone	14		0.1%		58		0.3%		57		0.3%	
Some Other Race Alone	2,373		15.2%		3,582		18.6%		3,618		18.7%	
Two or More Races	580		3.7%		5,055		26.2%		5,340		27.7%	
Hispanic Origin (Any Race)	11,267		72.4%		13,416		69.6%		13,618		70.5%	
ta Note: Income is expressed in current dollars.												
ource: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.												

ta Note: Income is expressed in current dollars.

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

Demographics - 3 Mile

Summary	Census 2010		Census 2020		2022	2027							
Population	107,862		124,725		125,082	124,840							
Households	34,628		42,009		42,242	42,455							
Families	25,232		-		29,242	29,333							
Average Household Size	2.99		2.88		2.87	2.85							
Owner Occupied Housing Units	20,187		-		23,019	23,604							
Renter Occupied Housing Units	14,440		-		19,223	18,851							
Median Age	28.4		-		30.1	30.3							
Trends: 2022-2027 Annual Rate			Area	State	National								
Population			-0.04%	0.88%	0.25%								
Households			0.10%	0.92%	0.31%								
Families			0.06%	0.96%	0.28%								
Owner HHs			0.50%	1.19%	0.53%								
Median Household Income			2.41%	2.93%	3.12%								
Households by Income			2022		2027								
			Number		Percent	Number	Percent						
			<\$15,000		3,704	8.8%	2,899	6.8%					
			\$15,000 - \$24,999		3,234	7.7%	2,433	5.7%					
			\$25,000 - \$34,999		4,403	10.4%	3,934	9.3%					
			\$35,000 - \$49,999		6,277	14.9%	5,939	14.0%					
			\$50,000 - \$74,999		9,650	22.8%	9,248	21.8%					
			\$75,000 - \$99,999		5,824	13.8%	6,109	14.4%					
			\$100,000 - \$149,999		6,698	15.9%	8,457	19.9%					
			\$150,000 - \$199,999		1,501	3.6%	2,274	5.4%					
			\$200,000+		952	2.3%	1,163	2.7%					
			Median Household Income			\$56,664		\$63,836					
			Average Household Income			\$73,008		\$84,353					
			Per Capita Income			\$25,152		\$29,201					
			Population by Age			Census 2010		2022		2027			
Number		Percent				Number	Percent	Number	Percent				
0 - 4		9,463				8.8%	10,221	8.2%	10,361	8.3%			
5 - 9		9,219				8.5%	9,782	7.8%	9,677	7.8%			
10 - 14		8,922				8.3%	8,941	7.1%	9,264	7.4%			
15 - 19		9,497				8.8%	9,179	7.3%	8,825	7.1%			
20 - 24		10,119				9.4%	11,967	9.6%	11,493	9.2%			
25 - 34		18,459				17.1%	22,710	18.2%	23,253	18.6%			
35 - 44		14,312				13.3%	17,384	13.9%	17,518	14.0%			
45 - 54		12,024				11.1%	12,817	10.2%	12,745	10.2%			
55 - 64		8,258				7.7%	10,473	8.4%	9,667	7.7%			
65 - 74		4,654				4.3%	7,184	5.7%	7,178	5.7%			
75 - 84		2,358				2.2%	3,397	2.7%	3,711	3.0%			
85+		576				0.5%	1,027	0.8%	1,147	0.9%			
Race and Ethnicity						Census 2010		Census 2020		2022		2027	
			Number		Percent	Number	Percent	Number	Percent	Number	Percent		
			White Alone		73,661	68.3%	49,116	39.4%	47,535	38.0%	42,731	34.2%	
			Black Alone		9,601	8.9%	11,422	9.2%	11,254	9.0%	11,180	9.0%	
			American Indian Alone		957	0.9%	1,619	1.3%	1,626	1.3%	1,660	1.3%	
			Asian Alone		2,168	2.0%	3,314	2.7%	3,294	2.6%	3,419	2.7%	
			Pacific Islander Alone		229	0.2%	313	0.3%	312	0.2%	314	0.3%	
			Some Other Race Alone		16,716	15.5%	23,624	18.9%	23,769	19.0%	24,352	19.5%	
			Two or More Races		4,530	4.2%	35,318	28.3%	37,292	29.8%	41,184	33.0%	
			Hispanic Origin (Any Race)			73,205	67.9%	86,290	69.2%	87,657	70.1%	88,557	70.9%
			ta Note: Income is expressed in current dollars.										
			ource: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.										

Demographics - 5 Mile

Summary	Census 2010		Census 2020		2022		2027			
Population	240,130		282,898		286,565		290,983			
Households	75,707		93,254		94,793		96,702			
Families	56,792		-		68,366		69,746			
Average Household Size	3.03		2.94		2.93		2.91			
Owner Occupied Housing Units	46,816		-		56,932		59,287			
Renter Occupied Housing Units	28,895		-		37,861		37,415			
Median Age	28.9		-		30.9		31.1			
Trends: 2022-2027 Annual Rate			Area		State		National			
Population			0.31%		0.88%		0.25%			
Households			0.40%		0.92%		0.31%			
Families			0.40%		0.96%		0.28%			
Owner HHs			0.81%		1.19%		0.53%			
Median Household Income			2.75%		2.93%		3.12%			
Households by Income			Number		Percent		Number		Percent	
<\$15,000			8,263		8.7%		6,477		6.7%	
\$15,000 - \$24,999			7,107		7.5%		5,471		5.7%	
\$25,000 - \$34,999			9,175		9.7%		7,932		8.2%	
\$35,000 - \$49,999			12,858		13.6%		12,058		12.5%	
\$50,000 - \$74,999			21,083		22.2%		20,843		21.6%	
\$75,000 - \$99,999			14,048		14.8%		14,927		15.4%	
\$100,000 - \$149,999			15,467		16.3%		19,521		20.2%	
\$150,000 - \$199,999			4,554		4.8%		6,769		7.0%	
\$200,000+			2,238		2.4%		2,703		2.8%	
Median Household Income			\$59,231				\$67,840			
Average Household Income			\$75,803				\$87,613			
Per Capita Income			\$25,442				\$29,463			
			Census 2010		2022		2027			
Population by Age			Number		Percent		Number		Percent	
0 - 4			20,833		8.7%		23,077		8.1%	
5 - 9			20,570		8.6%		22,473		7.8%	
10 - 14			19,604		8.2%		20,868		7.3%	
15 - 19			20,905		8.7%		21,180		7.4%	
20 - 24			21,839		9.1%		25,504		8.9%	
25 - 34			39,515		16.5%		49,199		17.2%	
35 - 44			31,851		13.3%		39,932		13.9%	
45 - 54			27,260		11.4%		30,016		10.5%	
55 - 64			19,680		8.2%		25,169		8.8%	
65 - 74			10,904		4.5%		18,115		6.3%	
75 - 84			5,721		2.4%		8,539		3.0%	
85+			1,448		0.6%		2,494		0.9%	
			Census 2010		Census 2020		2022		2027	
Race and Ethnicity			Number		Percent		Number		Percent	
White Alone			167,577		69.8%		114,656		40.5%	
Black Alone			18,989		7.9%		23,520		8.3%	
American Indian Alone			2,149		0.9%		3,563		1.3%	
Asian Alone			4,527		1.9%		7,356		2.6%	
Pacific Islander Alone			507		0.2%		649		0.2%	
Some Other Race Alone			37,129		15.5%		52,222		18.5%	
Two or More Races			9,251		3.9%		80,931		28.6%	
Hispanic Origin (Any Race)			165,099		68.8%		197,217		69.7%	
Source 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.										



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.

2-10-2025



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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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	493853	alyles@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-4000
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
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-4000
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000

Fax 210 5244029

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1



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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. **An owner’s agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant’s agent fees are not set by law and are fully negotiable.**

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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