

Office and Retail Lease Space Available 7585 Kitty Hawk



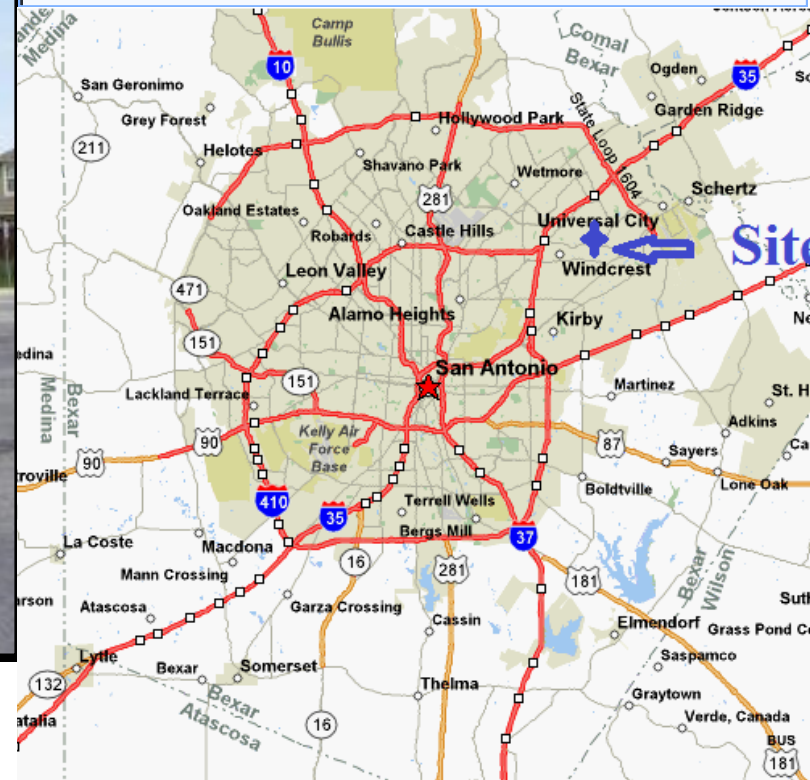
Property Information

Location: Kitty Hawk between Toepperwein Rd and O'Conner

Zoning: Outside City Limits

Rate: \$18.00/year NNN

TI: \$20.00

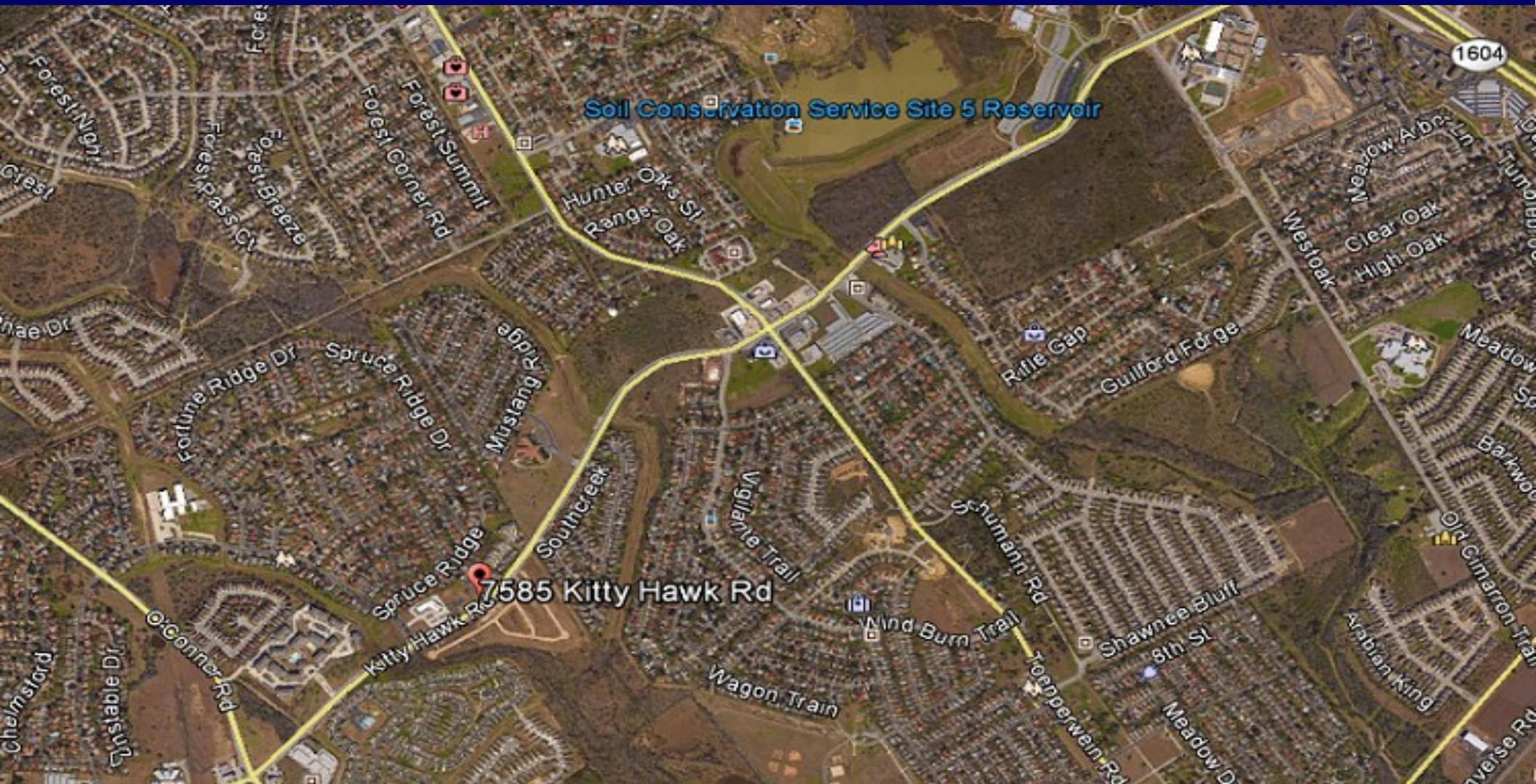


Belmares

P R O P E R T I E S

Sal Belmares
2941 Mossrock, Suite 200
San Antonio TX, 78230
Office 210 877-0815 Ext. 103
Cell 210 394-5405
www.belmaresproperties.com

Birds eye view



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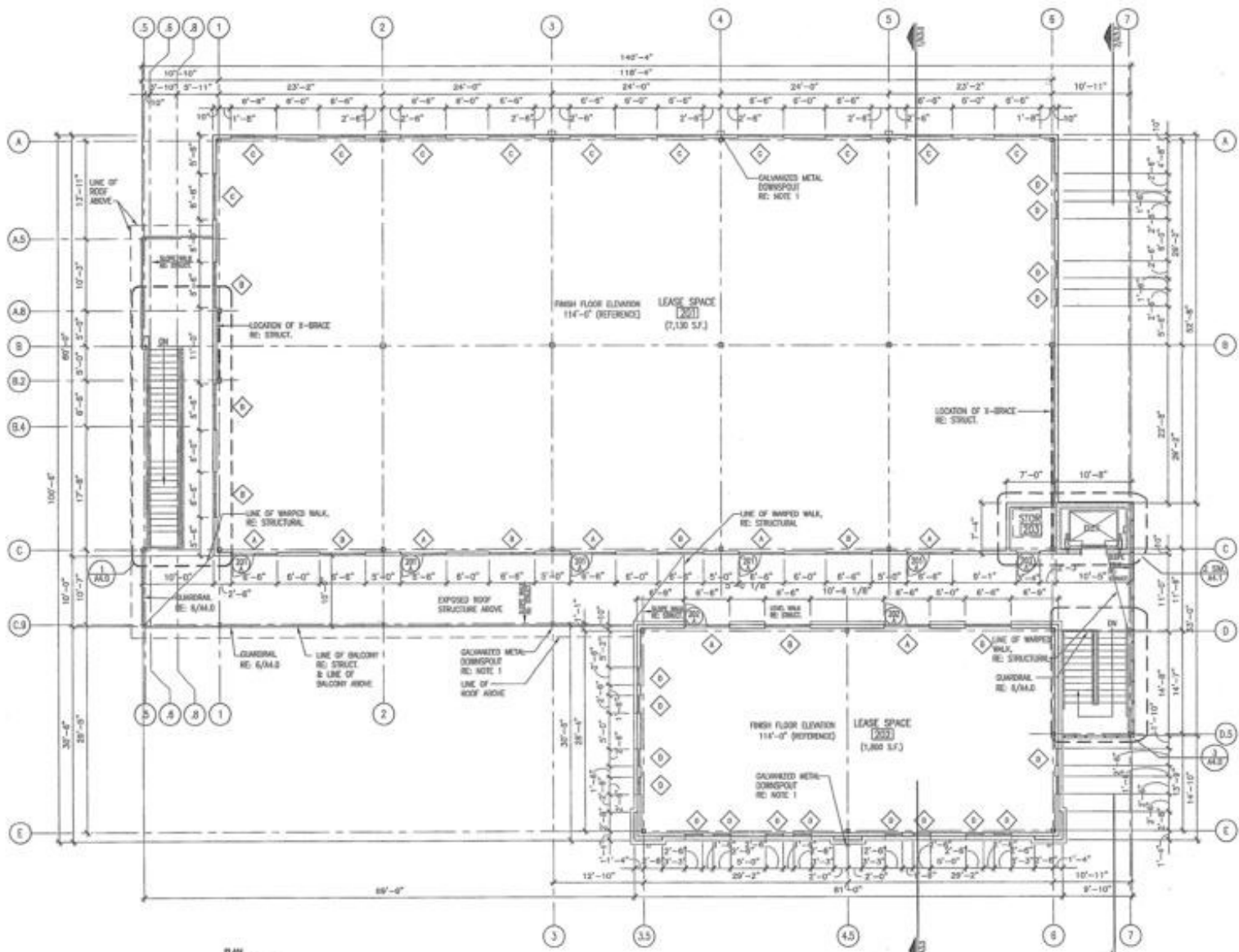
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TYPICAL FLOOR PLAN NOTES:

- Galvanized metal downspout and conductor head with 2'-0" high galvanized metal head. Downspout and downspout straps to match standing seam roof detail. For more information re MEP.
- Dimensions are to face of studs U.S.A.
- All exposed walls to be ground smooth.

NOTE: PAINT ALL EXPOSED STEEL AT EXTERIOR
ALTERNATE DD:
DO NOT PAINT ALL EXPOSED STEEL AT EXTERIOR (INCLUDING BALCONY, WALLS, RAILS, DECK, CHIMNEY, ETC.)



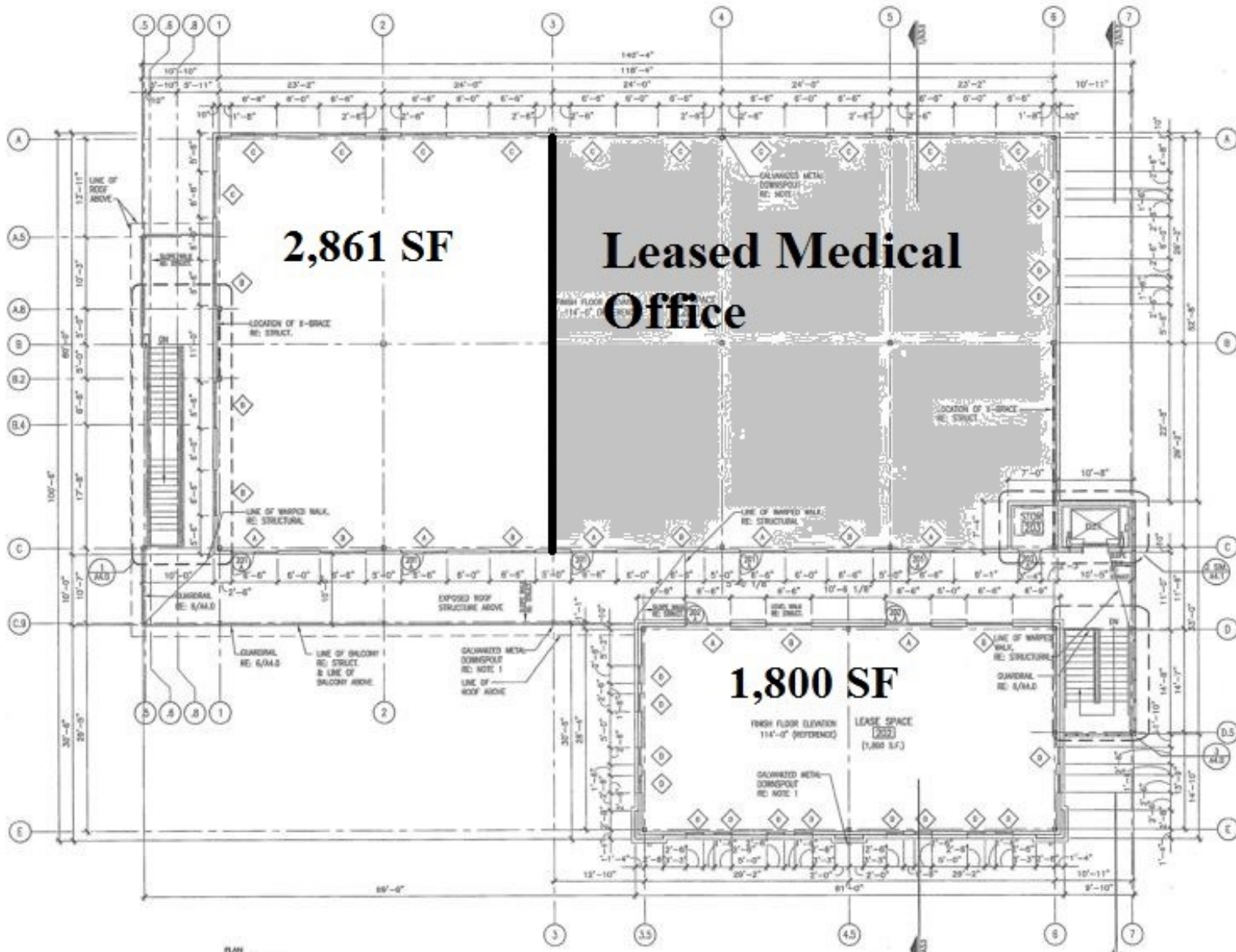
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

- HIERARCHY OF DIMENSIONS:
1. OPENINGS & WINDOW BLIND SPACES
 2. COLUMN GRIDS
 3. RAILD OFFSETS
 4. CENTERLINE

TYPICAL FLOOR PLAN NOTES:

1. Galvanized metal downspout and conductor head with 2'-0" high galvanized metal hood. Downspout and downspout straps to match standing seam roof finish. For more information re: MFP.
2. Dimensions are to face of studs U.S.A.
3. All exposed walls to be ground anchors.

THIS IS:
PART ALL EXPOSED STEEL AT EXTERIOR
ALTERNATE IS:
NOT TO GALVANIZE ALL EXPOSED STEEL AT EXTERIOR (INCLUDING
WALKWAY, WALK, HALL, ROFF, CHOP, ETC.)



PLAN NORTH
1 SECOND FLOOR PLAN
SCALE: 1/8" = 1'-0"

- HIERARCHY OF DIMENSIONS
1. OPENINGS & MINOR BLDG SPACES
 2. COLUMN GRID
 3. BLDG OFFICES
 4. OVERALL

PROJECT / LOCATION SUMMARY

Building Address:

7585 Kitty Hawk Road, Converse, Texas 78109
(Converse postal only, Bexar County actual physical location)

Location:

The office building is northeast on Kitty Hawk from Misty Ridge, the entrance to Miller's Point Subdivision.

Land Size:

Approximately 1.25 acres, approximately 54,450 square feet.

Building Size:

Building consists of two—two story buildings sharing an exterior corridor. The gross building area totals 17,860 sq ft., with the smaller building at the front totaling 3,600 square feet (1,800/sq ft per floor) and the rear building totaling 14,260 square feet (7,130/sq.ft. per floor). Ample dual paned windows provide excellent lighting while maintaining very efficient levels of insulation for maintaining cool interior environment. Average depths

Parking:

56 spaces provide over 3 spaces per 1,000 square feet.

Traffic:

Kitty Hawk road expansion was recently completed creating a five-lane boulevard spanning from Loop 1604 to the north travelling south until it joins existing five-lane boulevard at Crestway, just south of the Shops at Kitty Hawk. Construction has been in process since 2005, but with its completion, counts are expected to well exceed the 2007 counts of between 9,000 and 10,000 vehicles/day.

Zoning:

No Zoning. Property is in Bexar County, within San Antonio ETJ.

Trade Area:

This project serves a hole in the retail trade area with no significant retail development within at least 1.8 miles in any direction. Area retail centers are located around the Northeast Methodist Hospital (1.8 miles east), Kitty Hawk/Loop 1604 intersection (2 miles north - HEB anchored retail center), Walzem/Montgomery Road (2.2 miles south - HEB anchored retail), and numerous new retail projects along Highway 78 south of Converse, (2.2 miles to 3.5 miles east - HEB, Target, Walmart anchored retail centers).

Neighborhoods/ Residential/Other

Supporting Factors:

- A) Shops at Kitty Hawk are located at the entrance to Miller's Point Subdivision, developed in the mid 1980's consisting of 618 homes. Median prices for homes in the subdivision are in the \$116,000's and have experienced a 20% increase in average home values since 2005.
- B) Across the street is a Sun City manufactured home community called Stoneridge. There are approximately 300 manufactured home sites trading from \$40,000 to \$70,000. The development has a clubhouse and other amenities that are attractive to stable middle-income families seeking quality residential offerings.
- C) Within 1/8 of a mile north at Crestway, the Army Residence Community, developed in 1987, houses over 600 military retirees and their spouses in an independent living environment with facilities for additions assisted living services.
- D) Potential business generators in the immediate market which contribute to the value of this location include Northeast Methodist Regional Hospital (1.8 miles east), Randolph Air Force Base (2.5 miles), Northeast Lakeview College (1.6 miles), Army Residence Community (.4 miles), Judson High School (2.2 miles), City of Converse Municipal offices (1.8 miles) and three established nursing homes that provide varying levels of continuous care for elderly and others in need of special assistance.

Demographic Summary Report

Kitty Hawk Professional Building

7585 Kitty Hawk Rd., Converse, TX 78109

Building Type: Class B Office

Total Available: 15,077 SF

Class: B

% Leased: 15.58%

RBA: 17,860 SF

Rent/SF/Yr: \$18.00

Typical Floor: 8,930 SF



Radius	1 Mile	3 Mile	5 Mile
Population			
2022 Projection	16,921	119,836	276,877
2017 Estimate	15,438	110,334	253,562
2010 Census	13,117	99,828	222,774
Growth 2017 - 2022	9.61%	8.61%	9.19%
Growth 2010 - 2017	17.69%	10.52%	13.82%
2017 Population by Hispanic Origin			
2017 Population	5,975	45,653	111,905
	15,438	110,334	253,562
White	11,630	78,817	186,355
Black	2,558	21,978	46,354
Am. Indian & Alaskan	146	1,305	3,142
Asian	519	3,953	8,685
Hawaiian & Pacific Island	86	498	913
Other	498	3,784	8,112
U.S. Armed Forces	131	1,225	2,833
Households			
2022 Projection	5,638	42,463	98,939
2017 Estimate	5,142	39,155	90,741
2010 Census	4,345	35,673	80,353
Growth 2017 - 2022	9.65%	8.45%	9.03%
Growth 2010 - 2017	18.34%	9.76%	12.93%
Owner Occupied	4,001	26,026	57,687
Renter Occupied	1,141	13,129	33,054
2017 Households by HH Income			
Income: <\$25,000	5,144	39,157	90,742
Income: \$25,000 - \$50,000	431	5,700	15,385
Income: \$50,000 - \$75,000	1,026	9,140	22,709
Income: \$75,000 - \$100,000	1,225	9,130	20,719
Income: \$100,000 - \$125,000	1,102	6,791	14,424
Income: \$125,000 - \$150,000	809	4,443	9,165
Income: \$150,000 - \$200,000	324	1,780	3,769
Income: \$200,000+	121	1,268	2,834
	106	905	1,737
2017 Avg Household Income	\$79,114	\$72,357	\$68,338
2017 Med Household Income	\$72,695	\$62,099	\$57,920

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.

Information About Brokerage Services

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 subagency 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, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons 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 512-465-3960.



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TREC No. OP-K

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Belmares Properties, L.L.C. 11107 Wurzbach #103 San Antonio, TX 78230
Phone: 210.877.0815 103 Fax: 210.877.0835 Salvador Belmares

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2941 mossrock