

102 Heiman St

San Antonio, TX 78205

Office/Retail
For Sale



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210 524 4000

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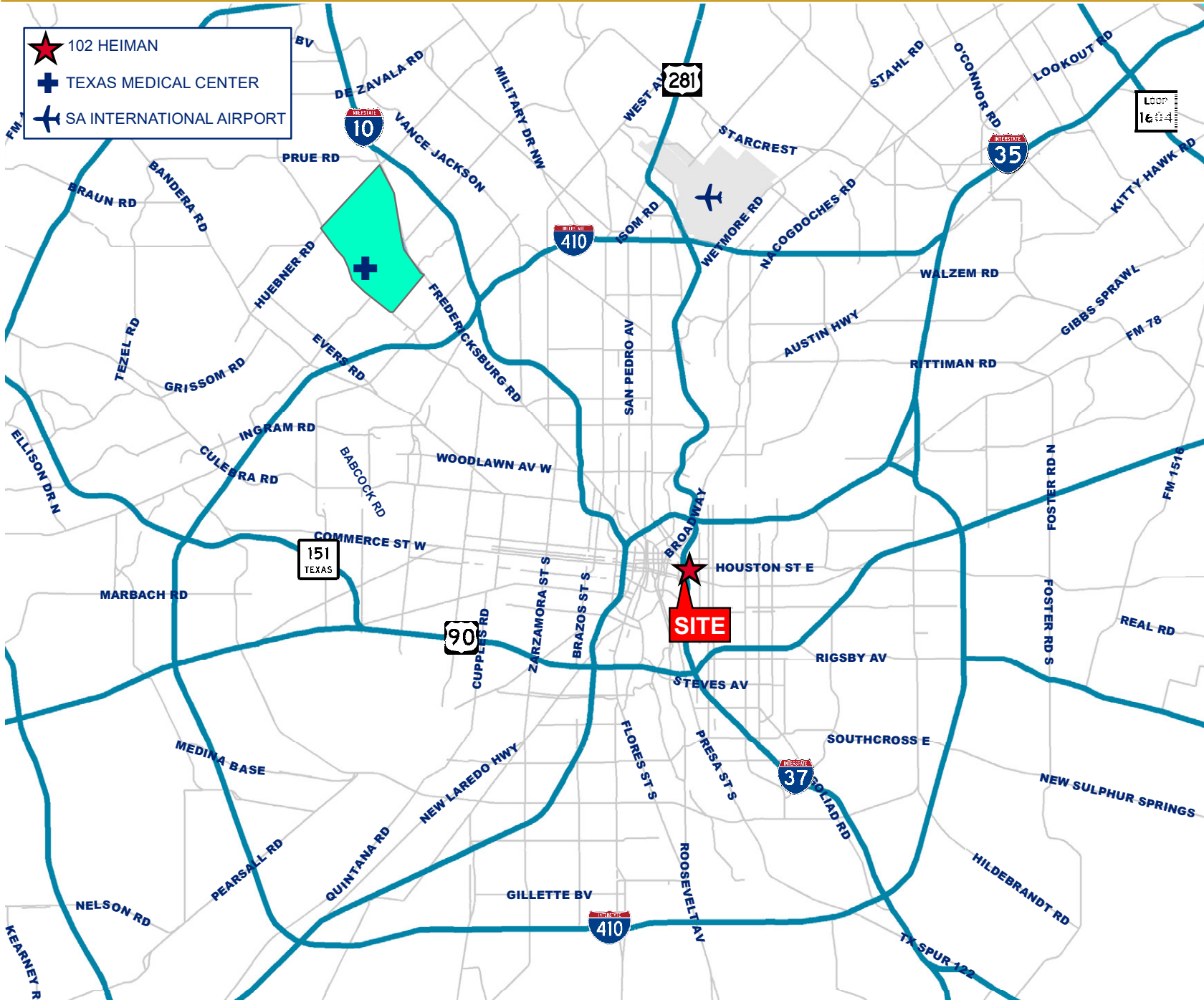
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City Location Map



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Site Aerial



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Aerial Map



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Photos



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Photos

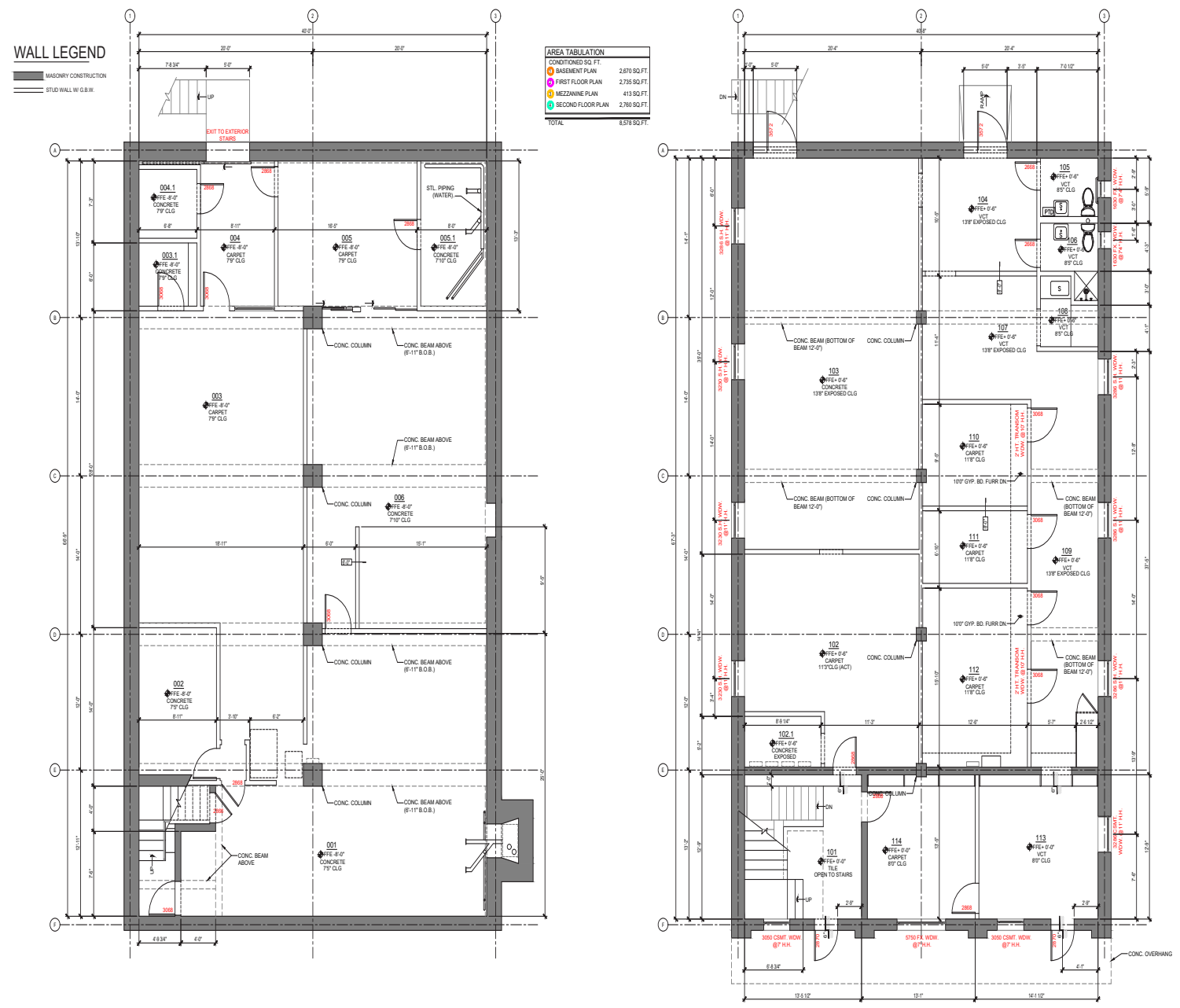


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Floor plan - Basement & 1st Floor



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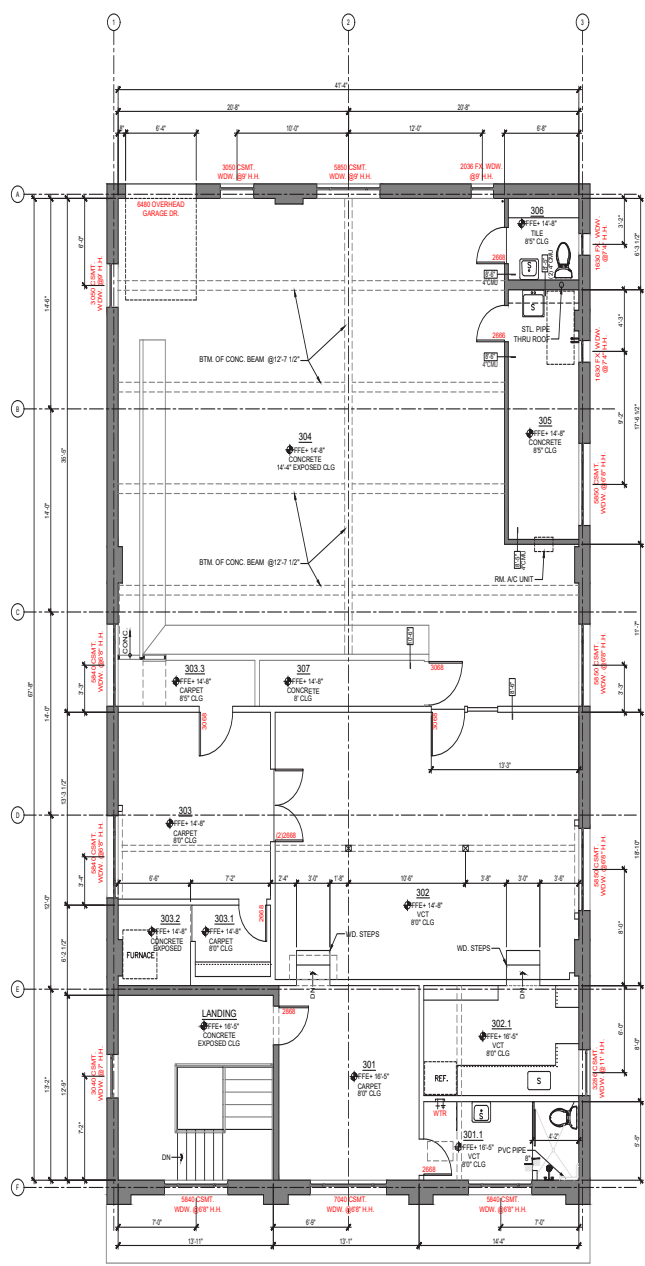
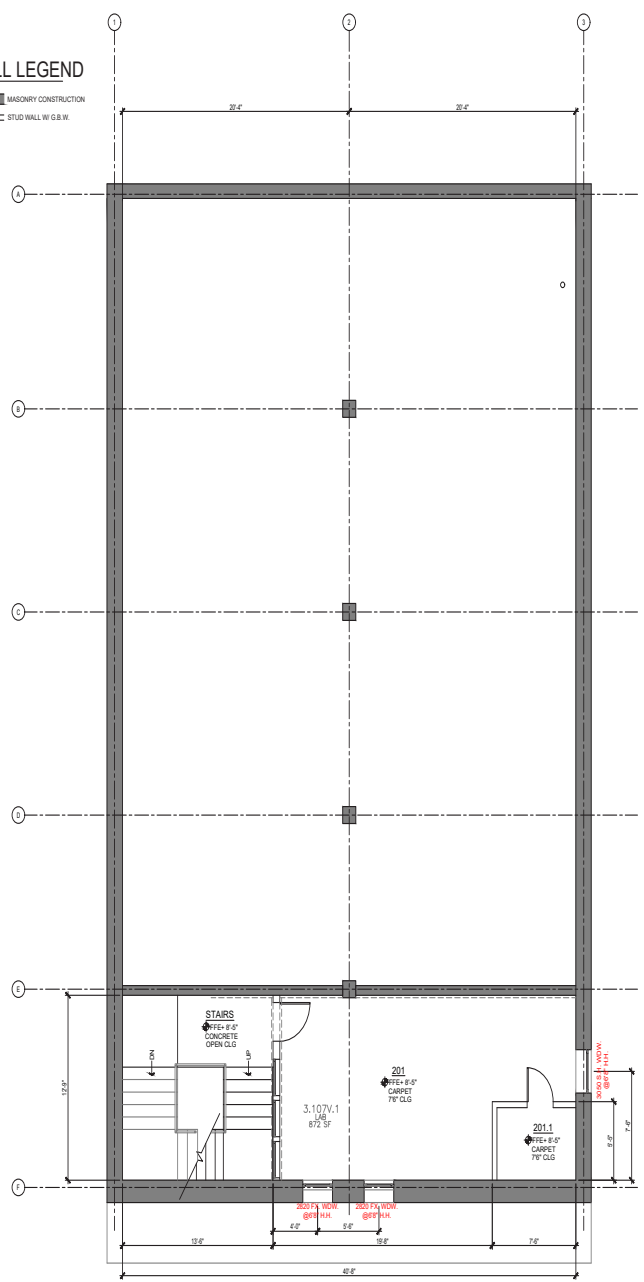
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Floor plan - Mezzanine & 2nd Floor

WALL LEGEND

- MASONRY CONSTRUCTION
- STUD WALL W/ G.B.W.



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Property Summary

Address	102 HEIMAN SAN ANTONIO, TX 78205
Location	IH-37 and Heiman St
Property Details	0.1628 acres 9,240 sf
Legal Description	NCB 679 BLK 1 LOT N IRR 65 FT OF 9
Zoning	CBD
Road Frontage	IH-37 Access Road
Utilities	Water, Electricity

Comments

- Ideal condo conversion restaurant/entertainment venue
- Located in downtown historical district - St Paul's square
- Location is convenient to Alamodome, Convention Center, and Sunset Station, and downtown
- View to West is Downtown skyline
- Commerce Street/ St. Paul's Square freeway exit
- Signage will be visible from the Alamodome and IH-37.
- Driveway into property on Heiman

Traffic Counts

Heiman St and Hoefgen Ave (4,220 VPD) txdot 2018

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Quote Sheet

Sale Price	\$1,200,000 (\$169.21 per square foot)
Closing	Thirty (30) days after the end of the Feasibility Period
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

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Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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 sale 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.



San Antonio Overview

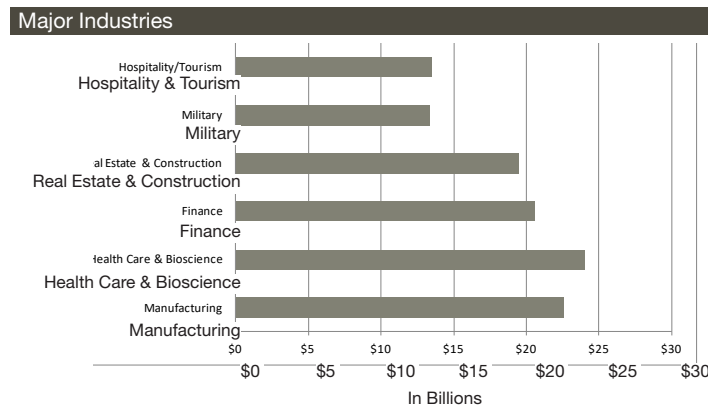
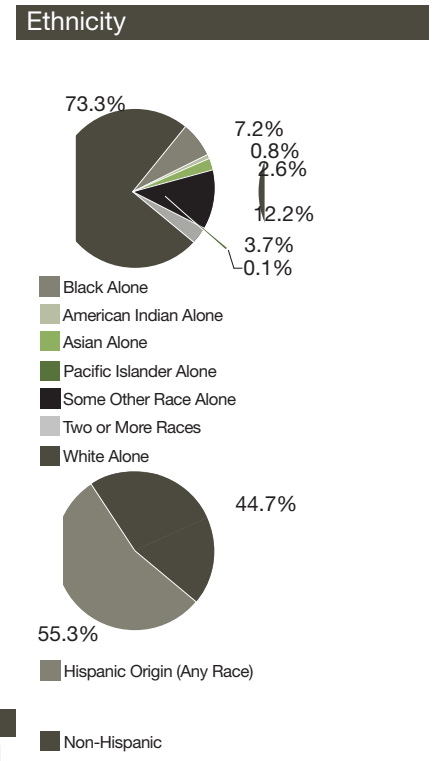
Largest U.S. Cities

- 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

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2019 Estimate	2,547,033	35.6	904,857
2024 Projection	2,776,239	36.3	986,160

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2019 Estimate	\$79,695	\$57,387	\$28,442
2024 Projection	\$90,560	\$64,392	\$32,288



Fortune 500 Companies

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

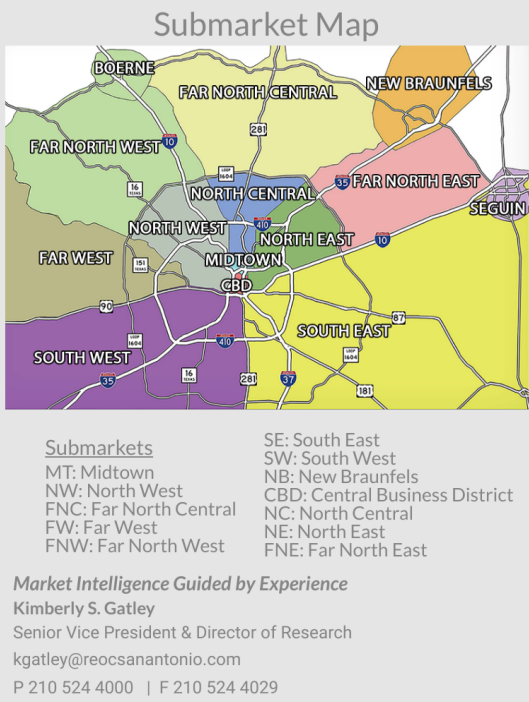
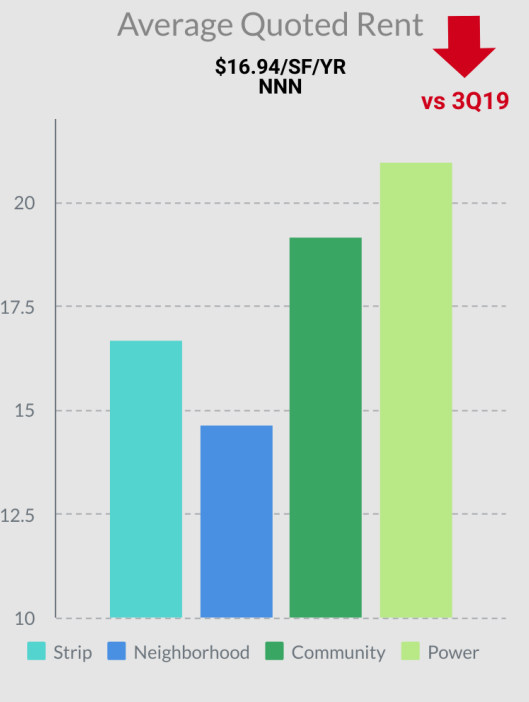
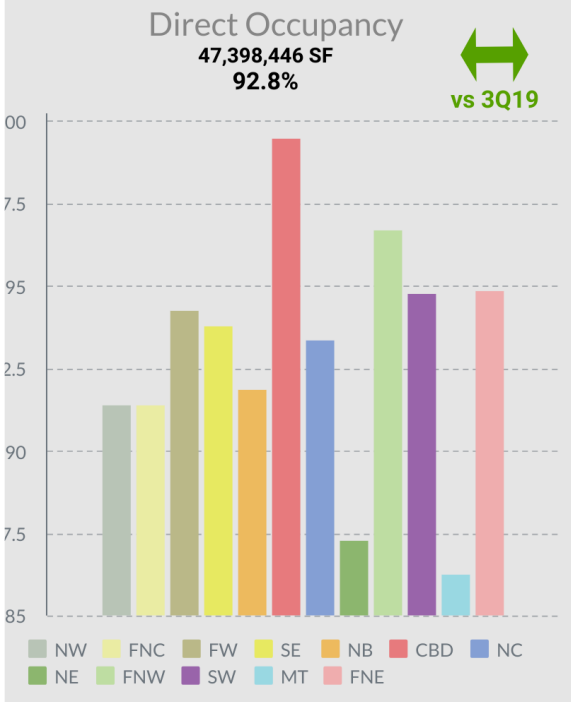
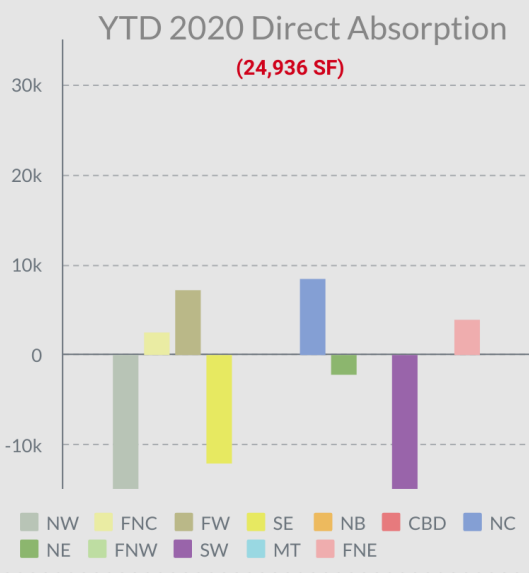
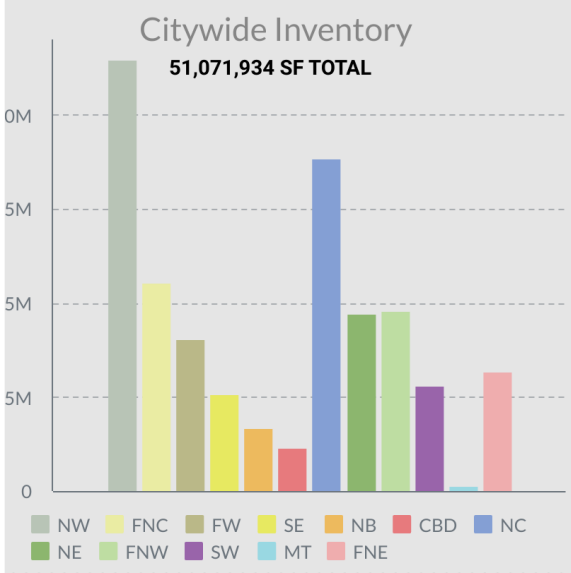
Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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Retail Market Snapshot - 3Q 2020



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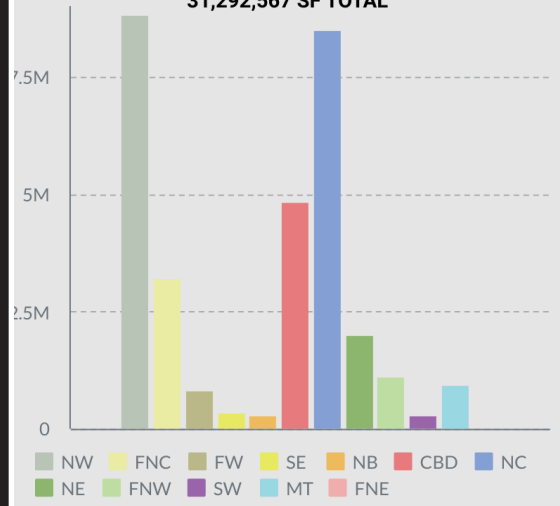
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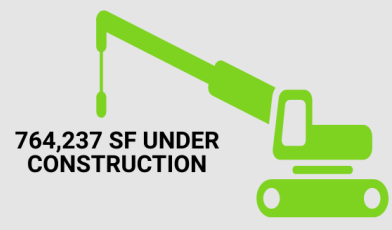
Office Market Snapshot - 3Q 2020

Citywide Inventory

31,292,567 SF TOTAL



Development



DELIVERED 2020 228,935 SF

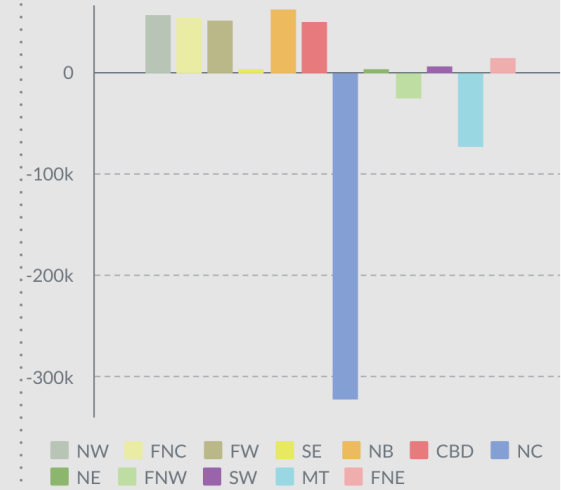
The Soto	MT	140,600 SF
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LARGEST PROJECTS UNDER CONSTRUCTION

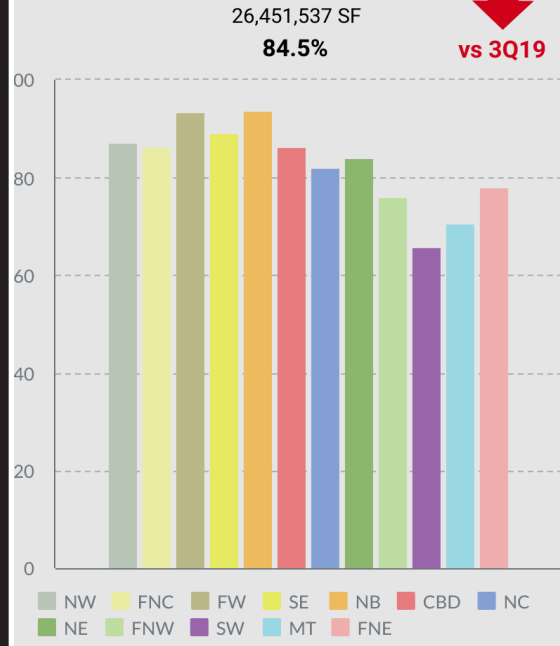
The Light Building	MT	148,347 SF
Oxbow at the Pearl	MT	123,000 SF
Ridgewood Plaza II	FNC	120,000 SF
Concord Park III	FNC	101,000 SF

YTD 2020 Direct Absorption

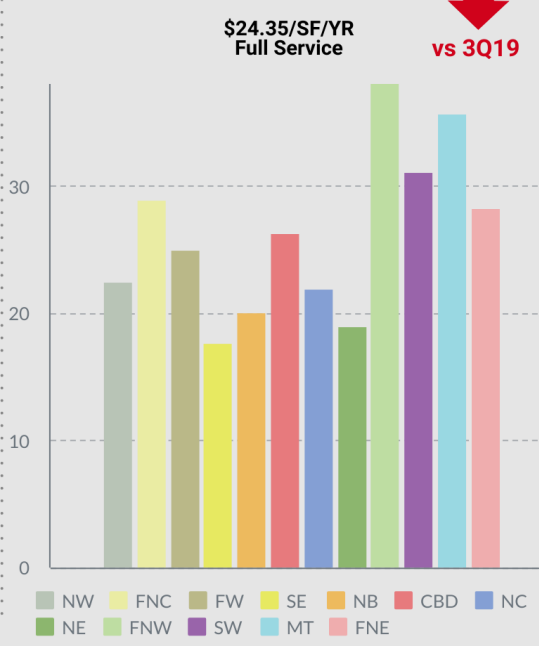
(118,503 SF)



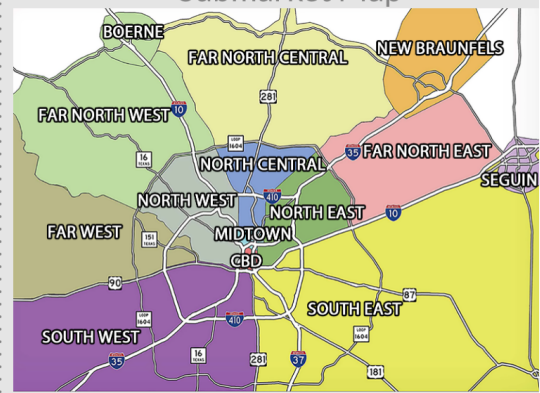
Direct Occupancy



Average Quoted Rent



Submarket Map



- Submarkets**
- SE: South East
 - SW: South West
 - MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - FNW: Far North West
 - NE: North East
 - NB: New Braunfels
 - CBD: Central Business District
 - NC: North Central
 - NE: North East
 - FNE: Far North East

Market Intelligence Guided by Experience
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Demographics: 1-Mile

Summary		Census 2010		2020		2025	
Population		10,496		12,194		14,265	
Households		4,152		5,114		6,364	
Families		1,980		2,271		2,612	
Average Household Size		2.35		2.23		2.12	
Owner Occupied Housing Units		1,525		1,441		1,533	
Renter Occupied Housing Units		2,627		3,673		4,831	
Median Age		37.1		38.9		39.9	
Trends: 2020-2025 Annual Rate		Area		State		National	
Population		3.19%		1.54%		0.72%	
Households		4.47%		1.51%		0.72%	
Families		2.84%		1.47%		0.64%	
Owner HHs		1.25%		1.53%		0.72%	
Median Household Income		0.85%		1.43%		1.60%	
Households by Income		2020		2025			
		Number	Percent	Number	Percent		
<\$15,000		1,456	28.5%	1,700	26.7%		
\$15,000 - \$24,999		748	14.6%	927	14.6%		
\$25,000 - \$34,999		625	12.2%	807	12.7%		
\$35,000 - \$49,999		817	16.0%	1,002	15.7%		
\$50,000 - \$74,999		634	12.4%	845	13.3%		
\$75,000 - \$99,999		438	8.6%	584	9.2%		
\$100,000 - \$149,999		182	3.6%	264	4.1%		
\$150,000 - \$199,999		97	1.9%	116	1.8%		
\$200,000+		118	2.3%	120	1.9%		
Median Household Income		\$29,938		\$31,232			
Average Household Income		\$46,579		\$49,059			
Per Capita Income		\$19,588		\$21,818			
Population by Age		Census 2010		2020		2025	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		791	7.5%	819	6.7%	940	6.6%
5 - 9		685	6.5%	760	6.2%	855	6.0%
10 - 14		654	6.2%	728	6.0%	833	5.8%
15 - 19		588	5.6%	609	5.0%	699	4.9%
20 - 24		730	7.0%	794	6.5%	917	6.4%
25 - 34		1,523	14.5%	1,767	14.5%	2,018	14.1%
35 - 44		1,332	12.7%	1,445	11.9%	1,753	12.3%
45 - 54		1,519	14.5%	1,494	12.3%	1,613	11.3%
55 - 64		1,199	11.4%	1,507	12.4%	1,690	11.8%
65 - 74		756	7.2%	1,330	10.9%	1,612	11.3%
75 - 84		511	4.9%	681	5.6%	997	7.0%
85+		208	2.0%	260	2.1%	338	2.4%
Race and Ethnicity		Census 2010		2020		2025	
		Number	Percent	Number	Percent	Number	Percent
White Alone		6,546	62.4%	7,525	61.7%	8,966	62.9%
Black Alone		1,421	13.5%	1,643	13.5%	1,859	13.0%
American Indian Alone		161	1.5%	183	1.5%	206	1.4%
Asian Alone		89	0.8%	137	1.1%	197	1.4%
Pacific Islander Alone		4	0.0%	6	0.0%	7	0.0%
Some Other Race Alone		1,905	18.1%	2,241	18.4%	2,495	17.5%
Two or More Races		371	3.5%	460	3.8%	535	3.8%
Hispanic Origin (Any Race)		7,344	70.0%	8,747	71.7%	10,281	72.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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Demographics: 3-Mile

Summary	Census 2010		2020		2025	
Population	126,674		138,968		150,850	
Households	43,500		48,605		53,616	
Families	26,197		28,223		30,503	
Average Household Size	2.67		2.64		2.62	
Owner Occupied Housing Units	20,232		19,140		19,792	
Renter Occupied Housing Units	23,268		29,465		33,824	
Median Age	33.5		34.7		36.1	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	1.65%		1.54%		0.72%	
Households	1.98%		1.51%		0.72%	
Families	1.57%		1.47%		0.64%	
Owner HHS	0.67%		1.53%		0.72%	
Median Household Income	1.27%		1.43%		1.60%	
Households by Income	2020		2025			
	Number	Percent	Number	Percent		
<\$15,000	13,276	27.3%	13,758	25.7%		
\$15,000 - \$24,999	7,389	15.2%	7,791	14.5%		
\$25,000 - \$34,999	6,274	12.9%	6,923	12.9%		
\$35,000 - \$49,999	7,234	14.9%	8,109	15.1%		
\$50,000 - \$74,999	6,447	13.3%	7,564	14.1%		
\$75,000 - \$99,999	3,596	7.4%	4,376	8.2%		
\$100,000 - \$149,999	2,570	5.3%	3,112	5.8%		
\$150,000 - \$199,999	841	1.7%	968	1.8%		
\$200,000+	978	2.0%	1,015	1.9%		
Median Household Income	\$30,067		\$32,031			
Average Household Income	\$46,634		\$49,917			
Per Capita Income	\$16,681		\$18,067			
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,935	7.8%	9,990	7.2%	10,700	7.1%
5 - 9	8,782	6.9%	9,299	6.7%	9,671	6.4%
10 - 14	8,174	6.5%	8,900	6.4%	9,541	6.3%
15 - 19	9,862	7.8%	9,630	6.9%	10,398	6.9%
20 - 24	10,922	8.6%	11,040	7.9%	11,604	7.7%
25 - 34	18,112	14.3%	21,156	15.2%	21,354	14.2%
35 - 44	15,881	12.5%	16,535	11.9%	18,864	12.5%
45 - 54	17,096	13.5%	15,903	11.4%	16,429	10.9%
55 - 64	13,204	10.4%	16,112	11.6%	16,868	11.2%
65 - 74	7,411	5.9%	11,993	8.6%	14,516	9.6%
75 - 84	5,004	4.0%	5,820	4.2%	8,038	5.3%
85+	2,290	1.8%	2,589	1.9%	2,866	1.9%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	85,242	67.3%	91,841	66.1%	99,759	66.1%
Black Alone	12,078	9.5%	13,201	9.5%	15,079	10.0%
American Indian Alone	1,572	1.2%	1,753	1.3%	1,880	1.2%
Asian Alone	783	0.6%	1,060	0.8%	1,308	0.9%
Pacific Islander Alone	54	0.0%	70	0.1%	79	0.1%
Some Other Race Alone	22,939	18.1%	26,462	19.0%	27,753	18.4%
Two or More Races	4,006	3.2%	4,581	3.3%	4,991	3.3%
Hispanic Origin (Any Race)	97,852	77.2%	110,184	79.3%	120,179	79.7%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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Demographics: 5-Mile

Summary	Census 2010		2020		2025	
Population	340,691		357,714		373,903	
Households	114,867		121,775		128,334	
Families	75,620		77,944		81,018	
Average Household Size	2.82		2.80		2.78	
Owner Occupied Housing Units	62,014		58,972		60,389	
Renter Occupied Housing Units	52,853		62,803		67,946	
Median Age	33.6		34.8		36.2	
Trends: 2020-2025 Annual Rate	Area		State		National	
Population	0.89%		1.54%		0.72%	
Households	1.05%		1.51%		0.72%	
Families	0.78%		1.47%		0.64%	
Owner HHs	0.48%		1.53%		0.72%	
Median Household Income	1.18%		1.43%		1.60%	
Households by Income			2020		2025	
			Number	Percent	Number	Percent
<\$15,000			29,034	23.8%	28,912	22.5%
\$15,000 - \$24,999			18,541	15.2%	18,710	14.6%
\$25,000 - \$34,999			15,839	13.0%	16,568	12.9%
\$35,000 - \$49,999			18,640	15.3%	19,859	15.5%
\$50,000 - \$74,999			17,537	14.4%	19,547	15.2%
\$75,000 - \$99,999			9,152	7.5%	10,519	8.2%
\$100,000 - \$149,999			7,276	6.0%	8,131	6.3%
\$150,000 - \$199,999			2,370	1.9%	2,556	2.0%
\$200,000+			3,386	2.8%	3,531	2.8%
Median Household Income			\$32,982		\$34,981	
Average Household Income			\$52,296		\$55,729	
Per Capita Income			\$18,197		\$19,506	
Population by Age	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,892	7.9%	26,014	7.3%	26,890	7.2%
5 - 9	25,294	7.4%	25,130	7.0%	25,187	6.7%
10 - 14	23,980	7.0%	24,302	6.8%	25,028	6.7%
15 - 19	27,070	7.9%	25,420	7.1%	26,211	7.0%
20 - 24	27,464	8.1%	27,189	7.6%	27,253	7.3%
25 - 34	45,580	13.4%	52,028	14.5%	50,449	13.5%
35 - 44	41,500	12.2%	41,483	11.6%	46,135	12.3%
45 - 54	44,858	13.2%	40,003	11.2%	40,060	10.7%
55 - 64	35,530	10.4%	41,405	11.6%	41,610	11.1%
65 - 74	21,100	6.2%	31,153	8.7%	36,137	9.7%
75 - 84	14,969	4.4%	16,247	4.5%	21,107	5.6%
85+	6,454	1.9%	7,341	2.1%	7,835	2.1%
Race and Ethnicity	Census 2010		2020		2025	
	Number	Percent	Number	Percent	Number	Percent
White Alone	239,640	70.3%	246,973	69.0%	258,686	69.2%
Black Alone	25,307	7.4%	27,138	7.6%	29,493	7.9%
American Indian Alone	3,802	1.1%	3,993	1.1%	4,142	1.1%
Asian Alone	1,897	0.6%	2,494	0.7%	2,991	0.8%
Pacific Islander Alone	207	0.1%	257	0.1%	280	0.1%
Some Other Race Alone	59,835	17.6%	65,877	18.4%	66,752	17.9%
Two or More Races	10,003	2.9%	10,982	3.1%	11,559	3.1%
Hispanic Origin (Any Race)	264,662	77.7%	284,306	79.5%	299,195	80.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025.

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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.

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.

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 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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