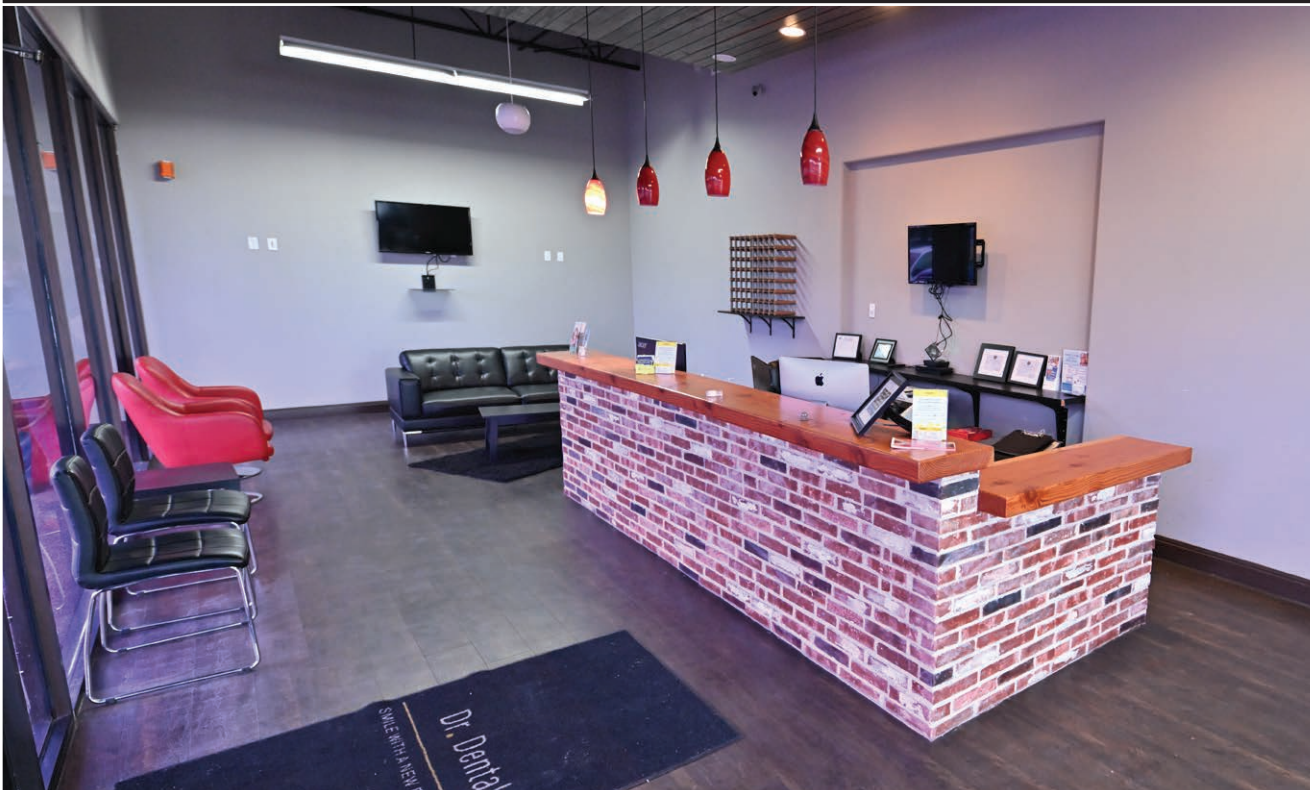


President's Square

8715-8725 Marbach Rd

2nd generation dental space | Dental Equipment Available for Purchase From Lender

For Lease



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Property Summary

Address	8715-8725 Marbach Rd
Location	Marbach Rd at Cable Ranch Rd
Property Details	46,797 Total SF 4.58 Acres
Legal Description	NCB 17417 BLK 2 LOT 2 TRISOURCE SUBD
Zoning	C-2
Year Built	1985
Road Frontage	215.41 ft on Marbach Rd and 448.20 on Cable Ranch Rd

Comments

- Excellent visibility
- Quick access to Loop 410
- Situated near the vibrant intersection of Marbach and Loop 410
- Virtual endcap to HEB Plus center at 410
- Easy ingress/egress to adjacent thoroughfares
- Highly visible pylon signage available
- Professionally managed
- Ideal for a wide variety of commercial uses
- Backs up to multi-family and residential properties
- Abundant surface parking

Dental Space Comments

- 2nd generation dental space
- Existing F,F, & E available
- 8 exam rooms
- Unique finish out
- Dental equipment available for purchase from lender

Traffic Counts

Loop 410 south of Marbach Rd; 115,035 vpd (2013)

Marbach Rd west of Loop 410 (EB); 29,089 (2015)

Marbach Rd west of Loop 410 (WB); 20,884 (2015)

Sources: TxDOT Statewide Planning Map & COSA Traffic Count Database

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Quote Sheet

Lease Price	\$26.00 NNN (2,871 SF second-generation dental office)	
Square Footage Available	Total Available	2,871 SF
	Smallest Available Space	2,871 SF
	Largest Available Space	2,871SF
Sale Price	Contact Broker	
First Month's Rental	Due upon execution of lease document by Tenant	
Escalation Quote	Absolute Net	
Triple Net	\$4.82/SF	
Term	Three (3) to five (5) 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.	

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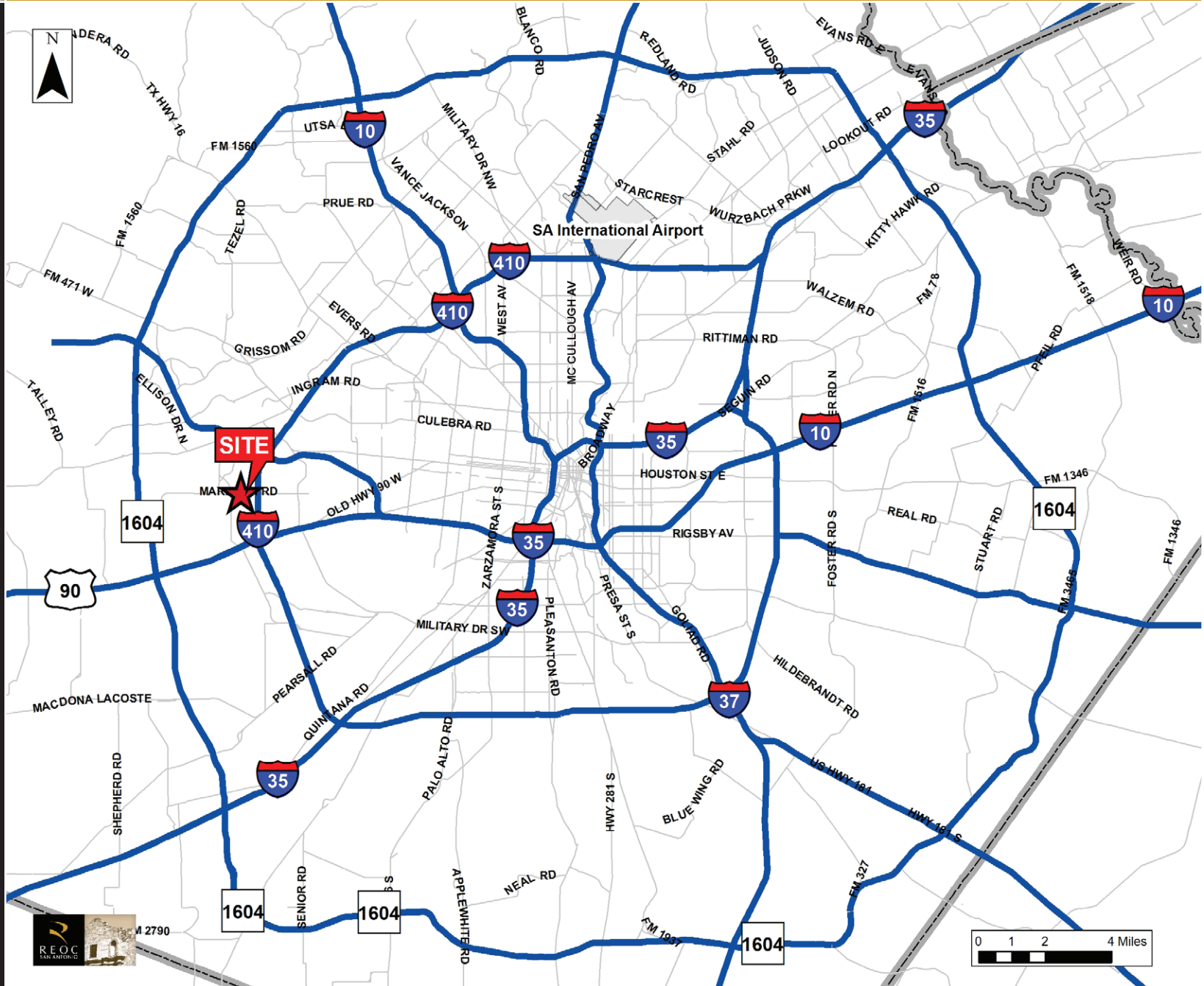
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important 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.



City Location Map



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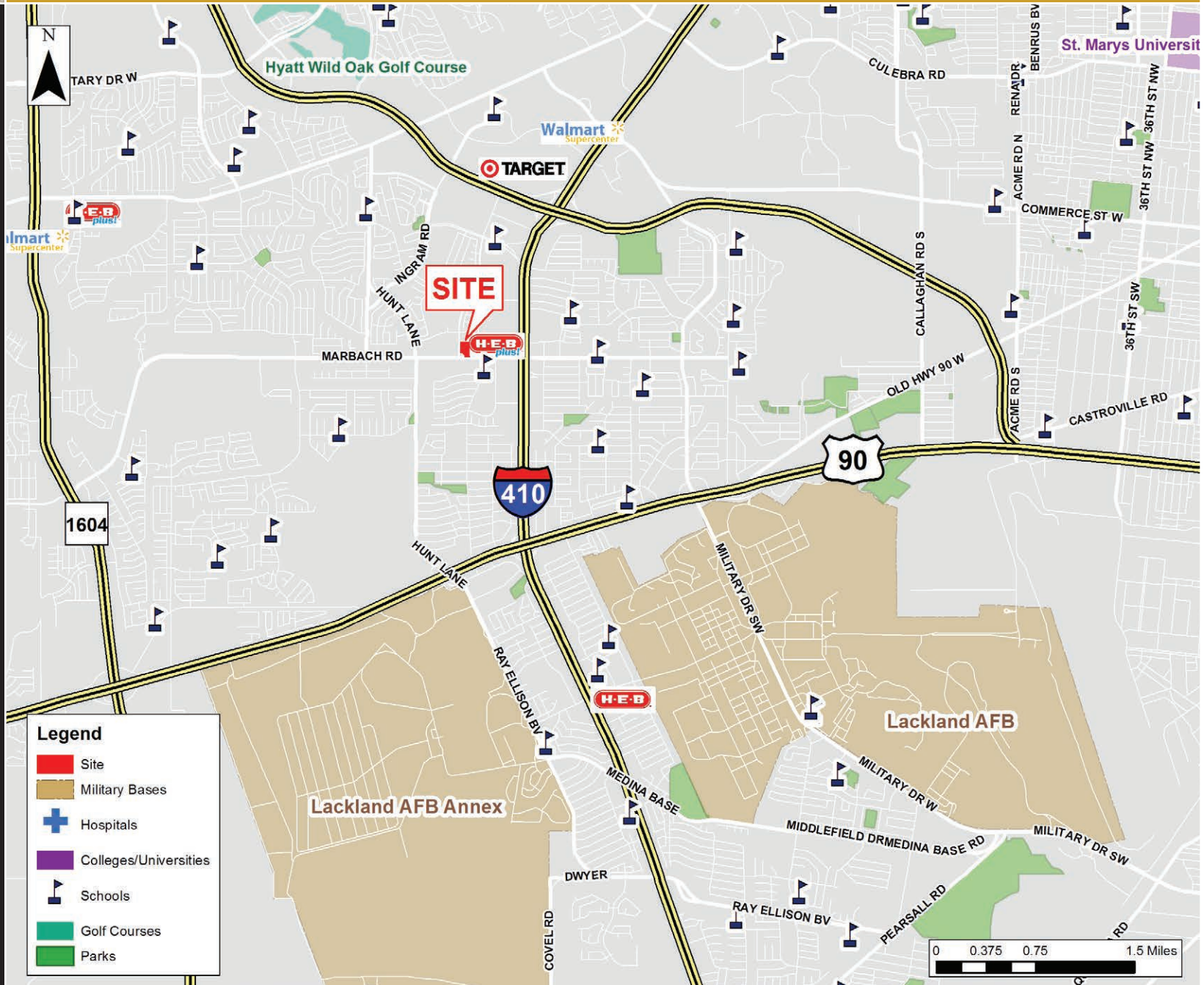
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Area Location Map



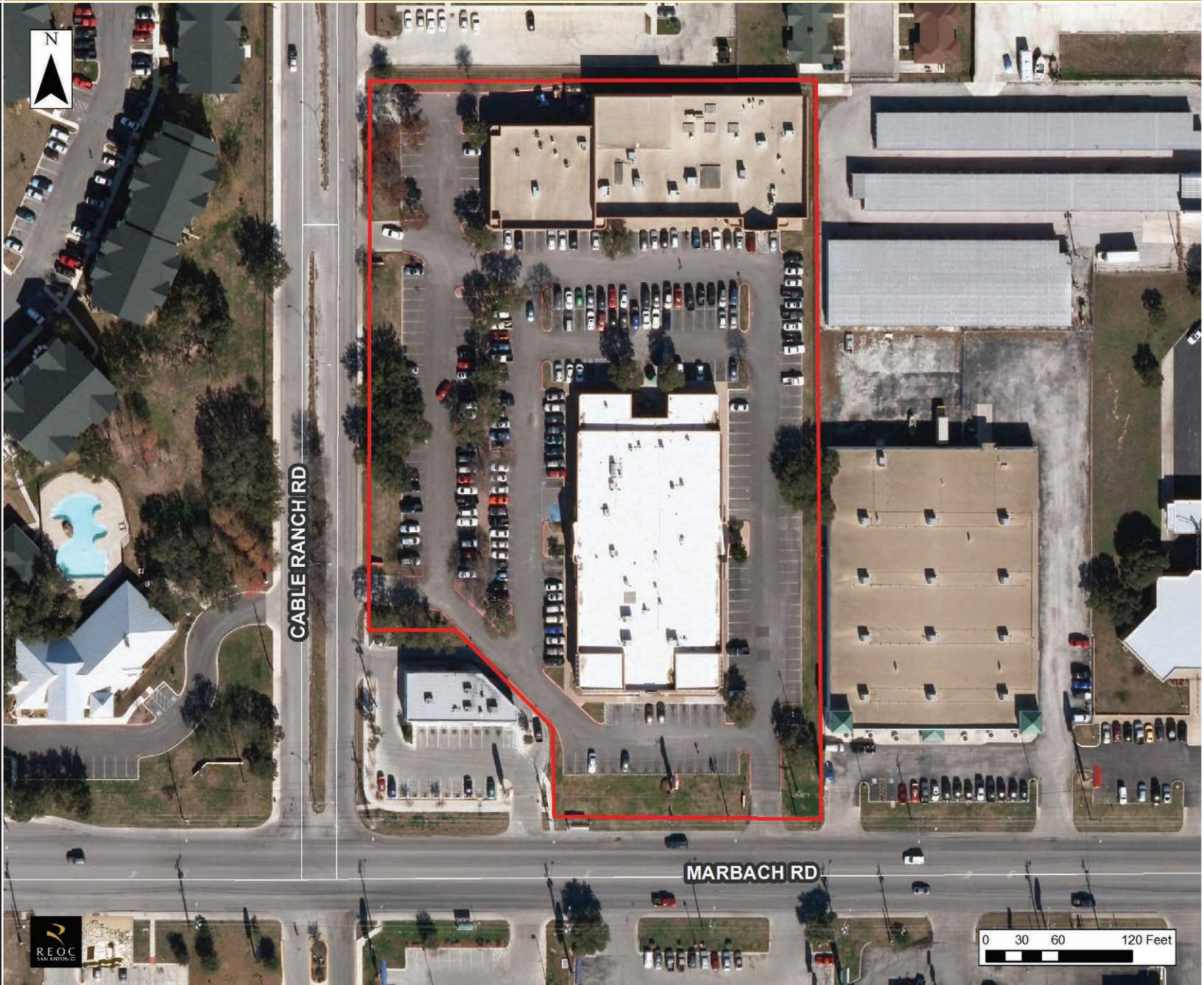
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Aerial Map



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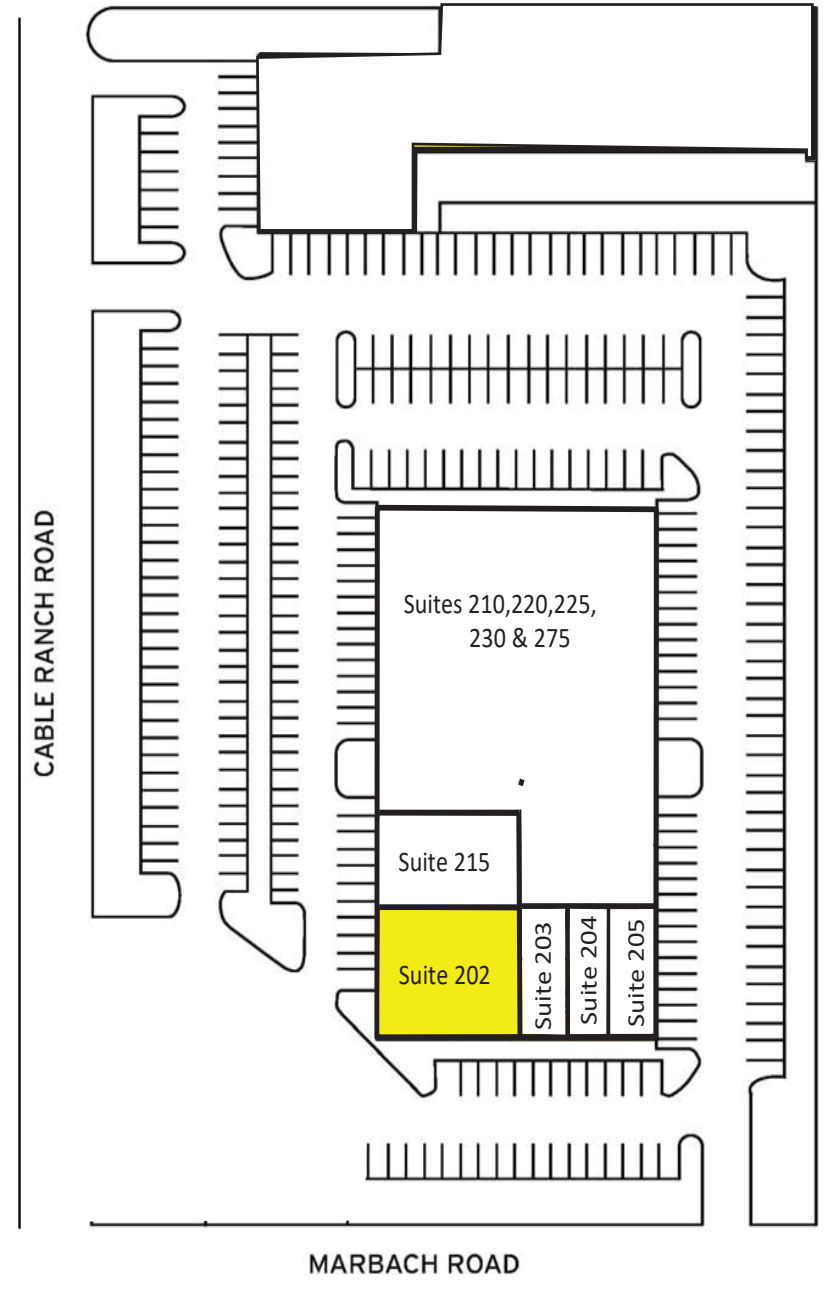
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Site Plan

BUILDING B – 8725 Marbach

SUITE	TENANT	SQFT
202	2 ND GENERATION DENTAL SPACE	2,871
203	METRO PCS	1,625
204	LIBERTY TAX SERVICE	924
205	AMTEX INSURANCE	924
215	PLANNED PARENTHOOD	1,500
210,220,225,230 &275	ZLB Plasma	15,529



 = Available

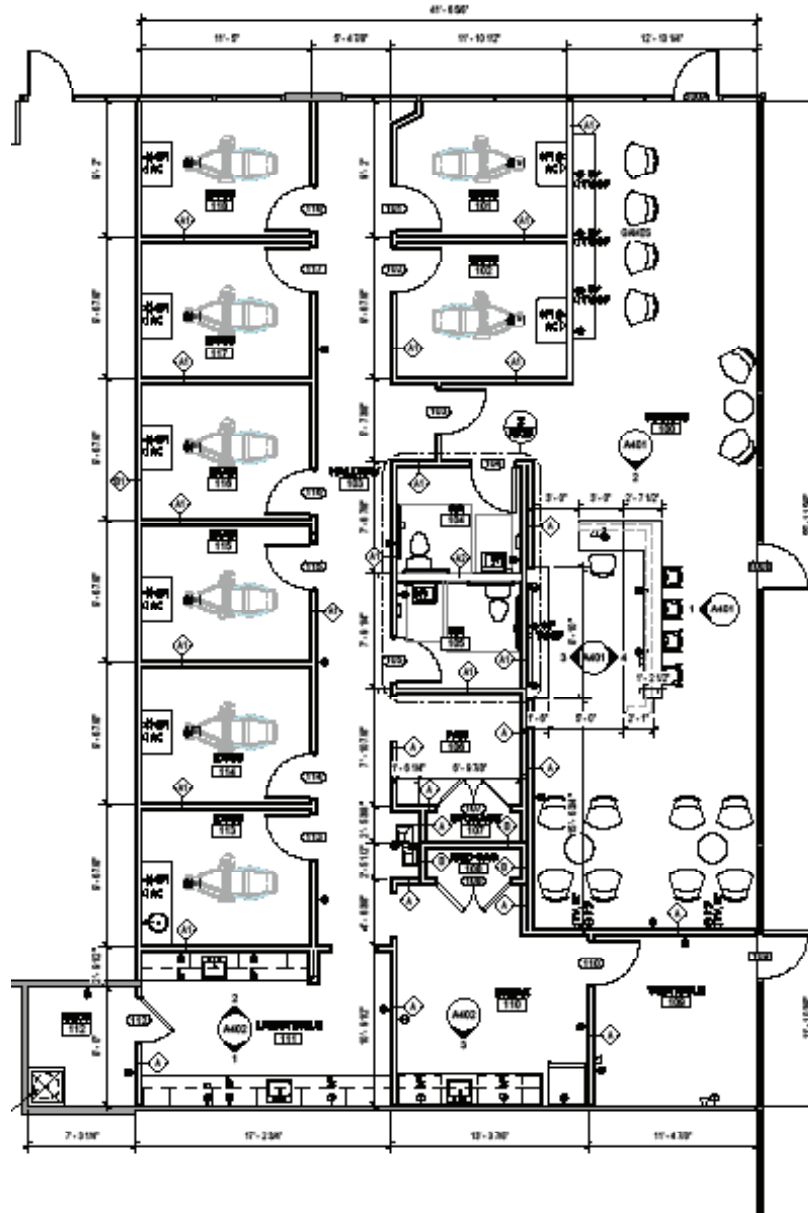
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Floor Plan - Suite 202 (Dental Space)



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Photos - Dental Space



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Photos - Dental Space



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San Antonio Overview

Largest U.S. Cities

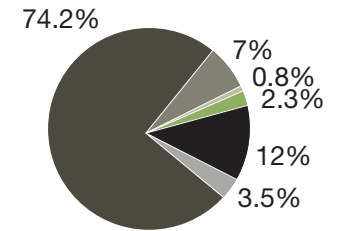
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

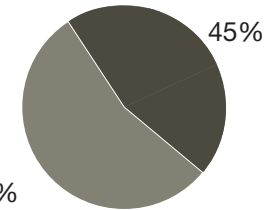
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2015 Estimate	2,318,052	34.8	829,834
2020 Projection	2,524,054	35.6	906,792

	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
2015 Estimate	\$72,664	\$52,913	\$26,383
2020 Projection	\$82,673	\$60,771	\$30,048

Ethnicity



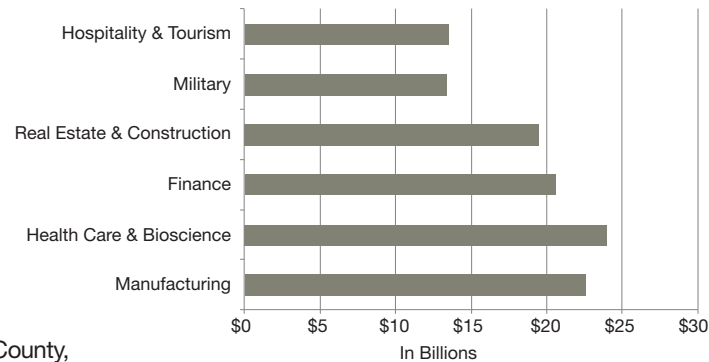
- Black Alone
- American Indian Alone
- Asian Alone
- Some Other Race Alone
- Two or More Races
- White Alone



- Hispanic Origin (Any Race)
- Non-Hispanic



Major Industries



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.

Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	13
2	Tesoro Corp	77
3	USAA	122
4	CST Brands, Inc	277
5	iHeart Media	429
6	NuStar Energy	741

Sources: U.S. Census; ESRI 2015 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2015 & 2020; Fortune 2015 Rankings

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Demographics: 1-Mile

Summary	Census 2010		2017		2022	
Population	17,265		20,345		22,518	
Households	6,108		7,061		7,809	
Families	4,169		4,715		5,154	
Average Household Size	2.83		2.88		2.88	
Owner Occupied Housing Units	2,918		3,015		3,248	
Renter Occupied Housing Units	3,190		4,045		4,561	
Median Age	28.6		29.1		29.0	
Trends: 2017 - 2022 Annual Rate	Area	State	National			
Population	2.05%	1.67%	0.83%			
Households	2.03%	1.63%	0.79%			
Families	1.80%	1.58%	0.71%			
Owner HHs	1.50%	1.58%	0.72%			
Median Household Income	2.13%	2.23%	2.12%			
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	1,086	15.4%	1,162	14.9%		
\$15,000 - \$24,999	1,002	14.2%	1,014	13.0%		
\$25,000 - \$34,999	1,033	14.6%	1,041	13.3%		
\$35,000 - \$49,999	965	13.7%	967	12.4%		
\$50,000 - \$74,999	1,487	21.1%	1,645	21.1%		
\$75,000 - \$99,999	817	11.6%	1,111	14.2%		
\$100,000 - \$149,999	548	7.8%	710	9.1%		
\$150,000 - \$199,999	112	1.6%	146	1.9%		
\$200,000+	10	0.1%	12	0.2%		
Median Household Income	\$40,225		\$44,692			
Average Household Income	\$50,272		\$56,195			
Per Capita Income	\$17,261		\$19,262			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,611	9.3%	1,831	9.0%	2,103	9.3%
5 - 9	1,465	8.5%	1,584	7.8%	1,749	7.8%
10 - 14	1,401	8.1%	1,437	7.1%	1,554	6.9%
15 - 19	1,348	7.8%	1,464	7.2%	1,503	6.7%
20 - 24	1,614	9.3%	2,111	10.4%	2,273	10.1%
25 - 34	3,043	17.6%	3,833	18.8%	4,526	20.1%
35 - 44	2,173	12.6%	2,628	12.9%	2,894	12.9%
45 - 54	1,870	10.8%	2,051	10.1%	2,133	9.5%
55 - 64	1,254	7.3%	1,591	7.8%	1,765	7.8%
65 - 74	912	5.3%	1,042	5.1%	1,168	5.2%
75 - 84	491	2.8%	617	3.0%	646	2.9%
85+	82	0.5%	155	0.8%	204	0.9%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,883	68.8%	13,623	67.0%	14,988	66.6%
Black Alone	1,540	8.9%	1,957	9.6%	2,253	10.0%
American Indian Alone	158	0.9%	190	0.9%	215	1.0%
Asian Alone	300	1.7%	411	2.0%	509	2.3%
Pacific Islander Alone	14	0.1%	20	0.1%	24	0.1%
Some Other Race Alone	2,724	15.8%	3,334	16.4%	3,612	16.0%
Two or More Races	646	3.7%	810	4.0%	917	4.1%
Hispanic Origin (Any Race)	12,436	72.0%	14,934	73.4%	16,738	74.3%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 3-Mile

Summary	Census 2010		2017		2022	
Population	108,654		125,534		136,305	
Households	33,598		38,695		42,189	
Families	25,262		28,588		30,889	
Average Household Size	3.09		3.12		3.12	
Owner Occupied Housing Units	21,111		22,591		24,331	
Renter Occupied Housing Units	12,487		16,105		17,858	
Median Age	28.3		29.3		29.6	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.66%		1.67%		0.83%	
Households	1.74%		1.63%		0.79%	
Families	1.56%		1.58%		0.71%	
Owner HHs	1.50%		1.58%		0.72%	
Median Household Income	1.16%		2.23%		2.12%	
Households by Income	2017		2022			
	Number	Percent	Number	Percent		
<\$15,000	3,912	10.1%	4,142	9.8%		
\$15,000 - \$24,999	4,063	10.5%	4,126	9.8%		
\$25,000 - \$34,999	4,537	11.7%	4,498	10.7%		
\$35,000 - \$49,999	5,964	15.4%	5,813	13.8%		
\$50,000 - \$74,999	9,303	24.0%	9,693	23.0%		
\$75,000 - \$99,999	5,402	14.0%	6,457	15.3%		
\$100,000 - \$149,999	4,163	10.8%	5,566	13.2%		
\$150,000 - \$199,999	933	2.4%	1,307	3.1%		
\$200,000+	418	1.1%	588	1.4%		
Median Household Income	\$51,470		\$54,514			
Average Household Income	\$60,666		\$68,232			
Per Capita Income	\$19,669		\$22,020			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,726	9.0%	10,864	8.7%	12,018	8.8%
5 - 9	9,488	8.7%	10,150	8.1%	11,086	8.1%
10 - 14	9,124	8.4%	9,631	7.7%	10,493	7.7%
15 - 19	9,685	8.9%	10,032	8.0%	10,609	7.8%
20 - 24	9,927	9.1%	11,931	9.5%	12,023	8.8%
25 - 34	18,507	17.0%	22,022	17.5%	25,144	18.4%
35 - 44	14,484	13.3%	17,124	13.6%	19,020	14.0%
45 - 54	12,064	11.1%	13,220	10.5%	13,435	9.9%
55 - 64	8,094	7.4%	10,369	8.3%	10,826	7.9%
65 - 74	4,614	4.2%	6,371	5.1%	7,235	5.3%
75 - 84	2,363	2.2%	2,936	2.3%	3,368	2.5%
85+	578	0.5%	886	0.7%	1,047	0.8%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	74,435	68.5%	83,969	66.9%	90,661	66.5%
Black Alone	9,533	8.8%	11,568	9.2%	12,887	9.5%
American Indian Alone	975	0.9%	1,132	0.9%	1,238	0.9%
Asian Alone	2,185	2.0%	2,997	2.4%	3,680	2.7%
Pacific Islander Alone	231	0.2%	299	0.2%	350	0.3%
Some Other Race Alone	16,706	15.4%	19,886	15.8%	21,136	15.5%
Two or More Races	4,590	4.2%	5,684	4.5%	6,353	4.7%
Hispanic Origin (Any Race)	73,486	67.6%	86,740	69.1%	95,686	70.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Demographics: 5-Mile

Summary	Census 2010		2017		2022	
Population	227,489		261,478		284,287	
Households	70,449		80,413		87,544	
Families	53,038		59,972		65,016	
Average Household Size	3.05		3.10		3.11	
Owner Occupied Housing Units	43,579		47,253		51,174	
Renter Occupied Housing Units	26,870		33,161		36,371	
Median Age	28.7		29.8		30.1	
Trends: 2017 - 2022 Annual Rate	Area		State		National	
Population	1.69%		1.67%		0.83%	
Households	1.71%		1.63%		0.79%	
Families	1.63%		1.58%		0.71%	
Owner HHs	1.61%		1.58%		0.72%	
Median Household Income	1.38%		2.23%		2.12%	
Households by Income	2017				2022	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	8,648	10.8%	9,101	10.4%	9,101	10.4%
\$15,000 - \$24,999	8,329	10.4%	8,382	9.6%	8,382	9.6%
\$25,000 - \$34,999	9,088	11.3%	8,828	10.1%	8,828	10.1%
\$35,000 - \$49,999	12,428	15.5%	12,017	13.7%	12,017	13.7%
\$50,000 - \$74,999	18,240	22.7%	18,924	21.6%	18,924	21.6%
\$75,000 - \$99,999	10,949	13.6%	13,030	14.9%	13,030	14.9%
\$100,000 - \$149,999	9,287	11.5%	12,429	14.2%	12,429	14.2%
\$150,000 - \$199,999	2,290	2.8%	3,189	3.6%	3,189	3.6%
\$200,000+	1,155	1.4%	1,644	1.9%	1,644	1.9%
Median Household Income	\$51,504		\$55,144			
Average Household Income	\$62,238		\$70,602			
Per Capita Income	\$20,207		\$22,767			
Population by Age	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	19,768	8.7%	21,897	8.4%	24,254	8.5%
5 - 9	19,519	8.6%	20,679	7.9%	22,504	7.9%
10 - 14	18,555	8.2%	19,798	7.6%	21,423	7.5%
15 - 19	19,858	8.7%	20,819	8.0%	22,045	7.8%
20 - 24	20,964	9.2%	24,502	9.4%	24,718	8.7%
25 - 34	38,426	16.9%	45,349	17.3%	51,483	18.1%
35 - 44	30,423	13.4%	35,382	13.5%	39,716	14.0%
45 - 54	25,770	11.3%	28,079	10.7%	28,485	10.0%
55 - 64	17,909	7.9%	22,406	8.6%	23,421	8.2%
65 - 74	9,916	4.4%	14,359	5.5%	16,412	5.8%
75 - 84	5,108	2.2%	6,359	2.4%	7,610	2.7%
85+	1,271	0.6%	1,847	0.7%	2,214	0.8%
Race and Ethnicity	Census 2010		2017		2022	
	Number	Percent	Number	Percent	Number	Percent
White Alone	158,492	69.7%	177,674	67.9%	192,011	67.5%
Black Alone	19,024	8.4%	23,321	8.9%	26,205	9.2%
American Indian Alone	1,994	0.9%	2,286	0.9%	2,490	0.9%
Asian Alone	4,343	1.9%	5,987	2.3%	7,402	2.6%
Pacific Islander Alone	481	0.2%	612	0.2%	717	0.3%
Some Other Race Alone	34,361	15.1%	40,688	15.6%	43,230	15.2%
Two or More Races	8,794	3.9%	10,911	4.2%	12,231	4.3%
Hispanic Origin (Any Race)	153,946	67.7%	180,132	68.9%	198,744	69.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2017 and 2022.

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Information About Brokerage Services

11-2-2015

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.

REOC General Partner, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	493853 License No.	bharris@reocsanantonio.com Email	N/A Phone
Brian Dale Harris Designated Broker of Firm	405243 License No.	bharris@reocsanantonio.com Email	N/A Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Christopher Michael Morse Sales Agent/Associate's Name	629643 License No.	mmorse@reocsanantonio.com Email	N/A Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TAR 2501

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Information About Brokerage Services

11-2-2015

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.

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Brian Dale Harris Designated Broker of Firm	405243 License No.	bharris@reocsanantonio.com Email	N/A Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Blake McFarlane Bonner Sales Agent/Associate's Name	334780 License No.	bbonner@reocsanantonio.com Email	N/A Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

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