



**REATA**  
REAL ESTATE

# WHITESTONE OFFICE BUILDING FOR SALE OR LEASE

555 E HUISACHE AVENUE  
SAN ANTONIO, TX 78212

LOUIS "LEX" LUTTO III / DAVID BALLARD, CCIM / PARKER LABARGE



1100 NE LOOP 410, SUITE 400

SAN ANTONIO, TX 78209

T 210.930.4111

F 210.930.1114

REATA.REALESTATE.COM

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# EXECUTIVE SUMMARY



## PROPERTY HIGHLIGHTS

Highly desirable 6,858 SF trophy office building for sale or lease located in Midtown on Highway 281. This trade area has gained national recognition due to the redevelopment of the Pearl Brewery. The building is strategically positioned to access all areas of San Antonio, including downtown, the airport, Trinity University and University of the Incarnate Word as well as the proximity to the most influent neighborhoods in San Antonio. The building has unique architectural features, a large sign on 281, open floor plan and great access to both Mulberry Avenue and Huisache Avenue.

Current owner occupies the building and is flexible. They can vacate within 60 days or can lease back for up to a year.

## LOCATION

555 E Huisache  
San Antonio, TX 78212

## SIZES AVAILABLE

6,858 SF

## RENTAL RATE/SALE PRICE

\$25 NNN / \$2,650,000

## TRIPLE NET CHARGES

CAM \$2.62 PSF  
Taxes \$7.87 PSF  
Insurance \$0.95 PSF  
Total \$11.44 PSF

## TRAFFIC COUNTS

US 281 165,216 CPD  
East Mulberry Avenue 8,272 CPD

## DEMOGRAPHIC SNAPSHOT

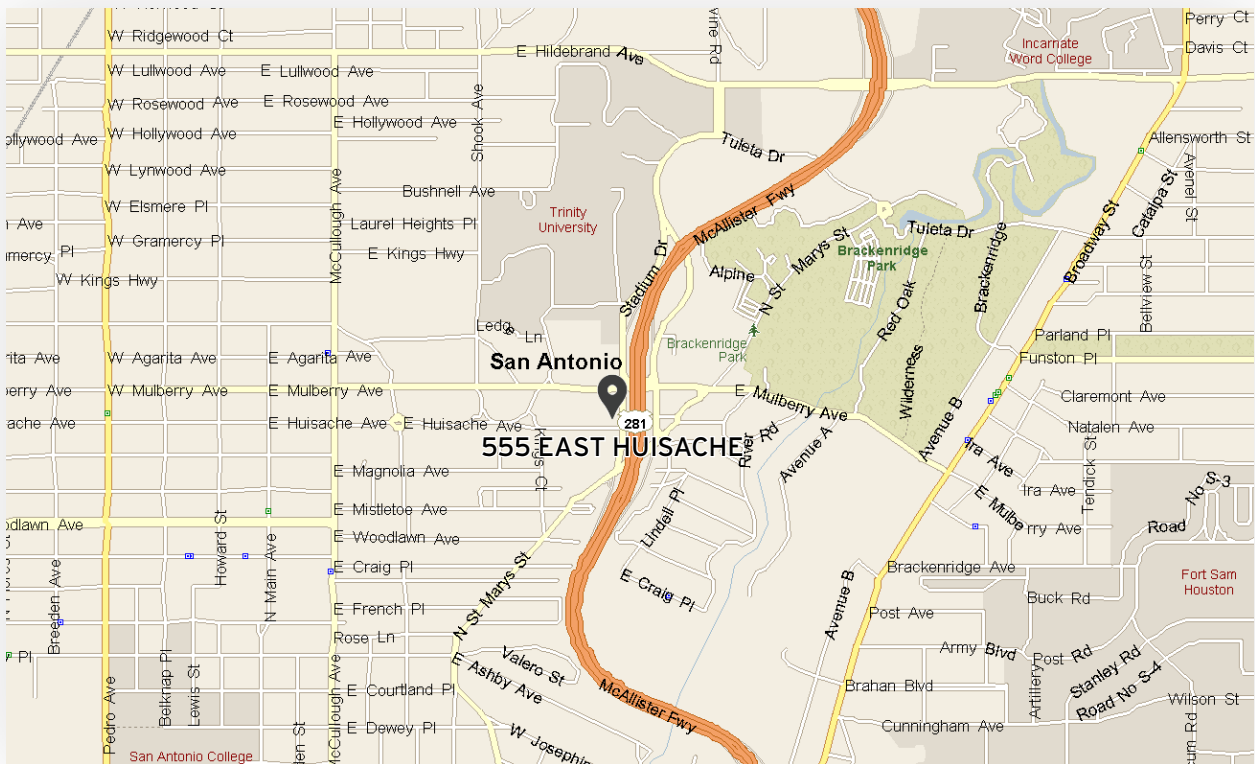
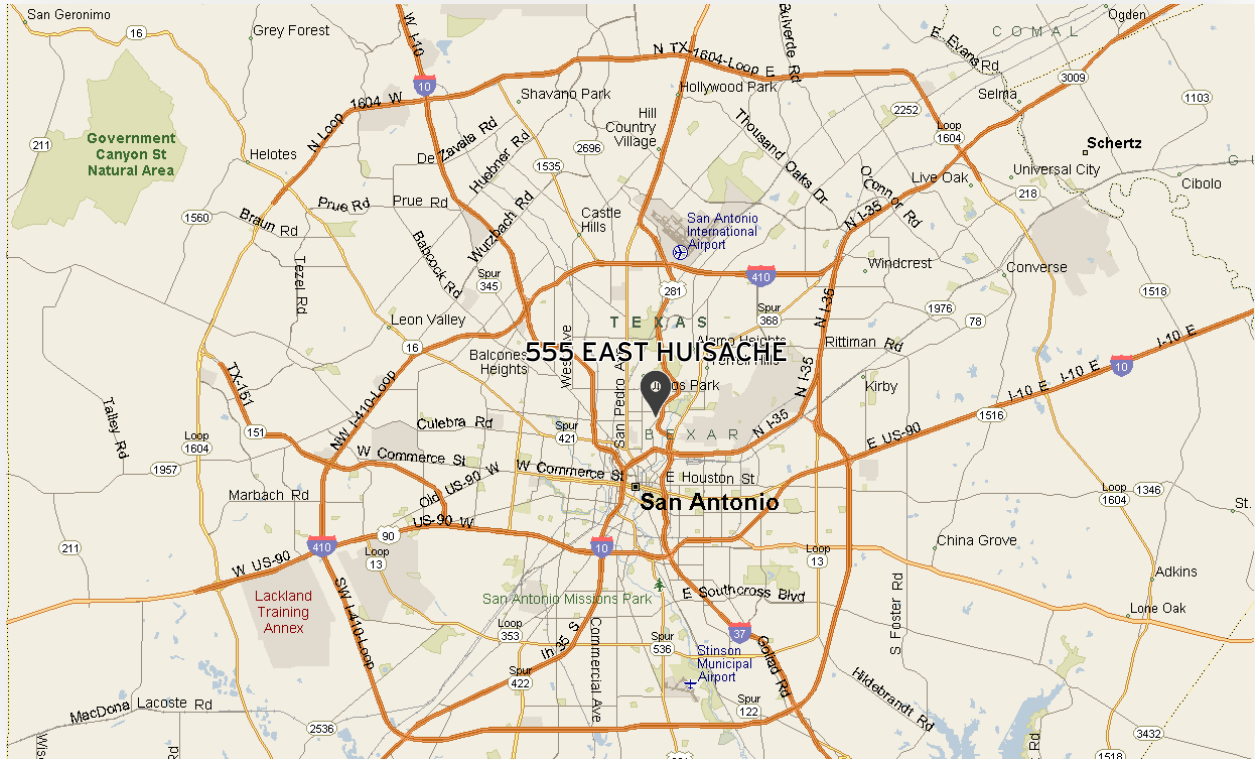
	1 Mile	3 Miles	5 Miles
2018 Estimated Population	14,249	139,812	380,567
2018 Estimated Households	5,632	47,796	129,014
Daytime Population	13,294	128,278	248,560
Average Household Income	\$84,391	\$83,606	\$68,268

## CONTACTS

**LOUIS "LEX" LUTTO III, SENIOR VICE PRESIDENT**  
210.841.3245  
llutto@reatares.com

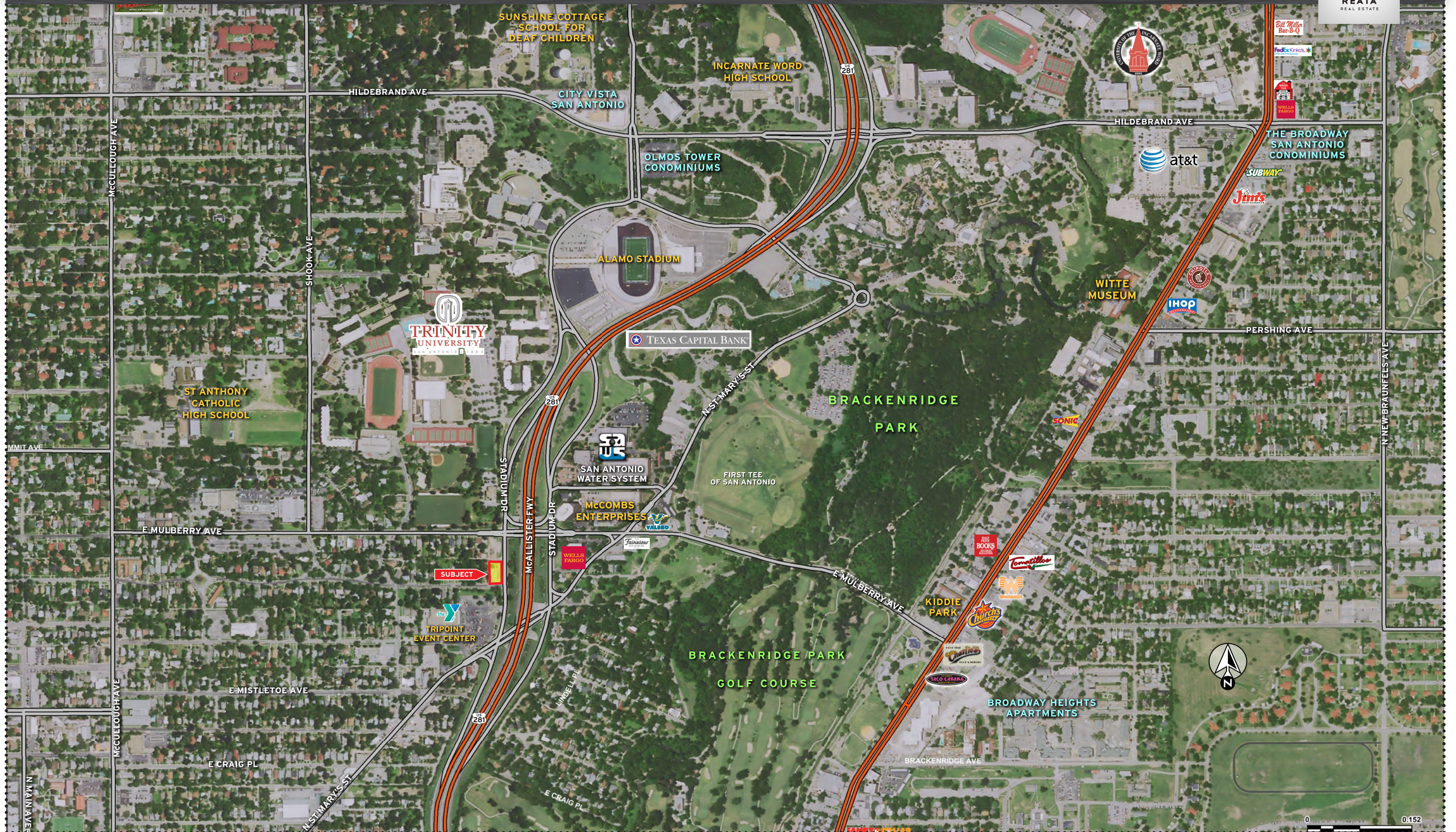
**DAVID BALLARD, CCIM, PARTNER**  
210.841.3239  
dballard@reatares.com

**PARKER LABARGE, ASSISTANT VICE PRESIDENT**  
210.841.3207  
plabarge@reatares.com





# AERIALS





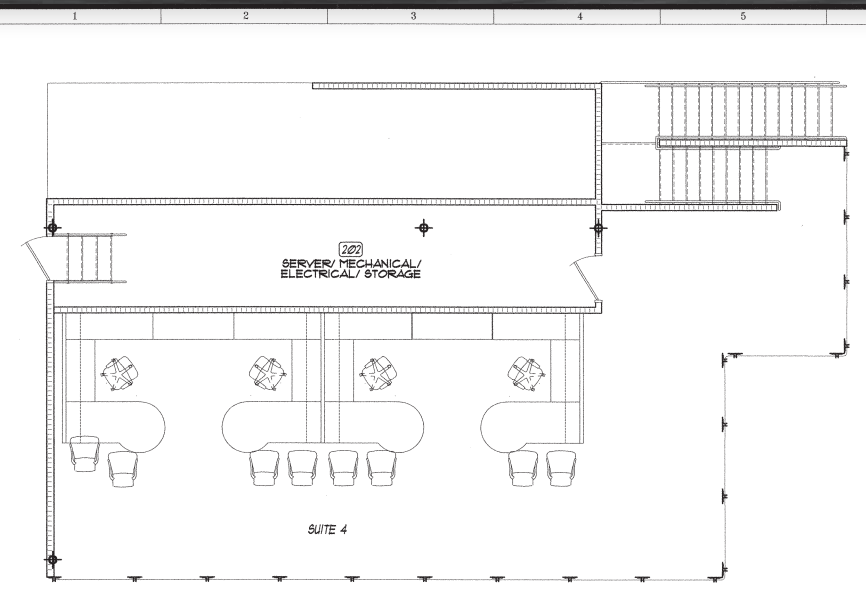




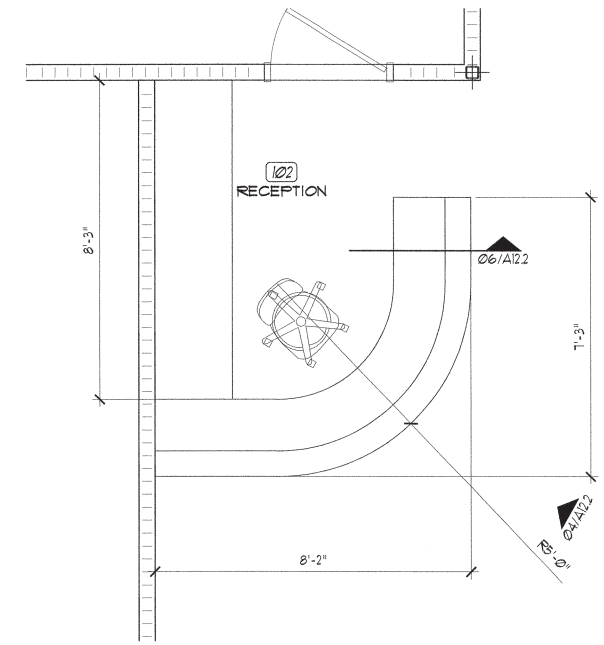
# SITE PLAN



EXP. 9-30-2014  
 Seal  
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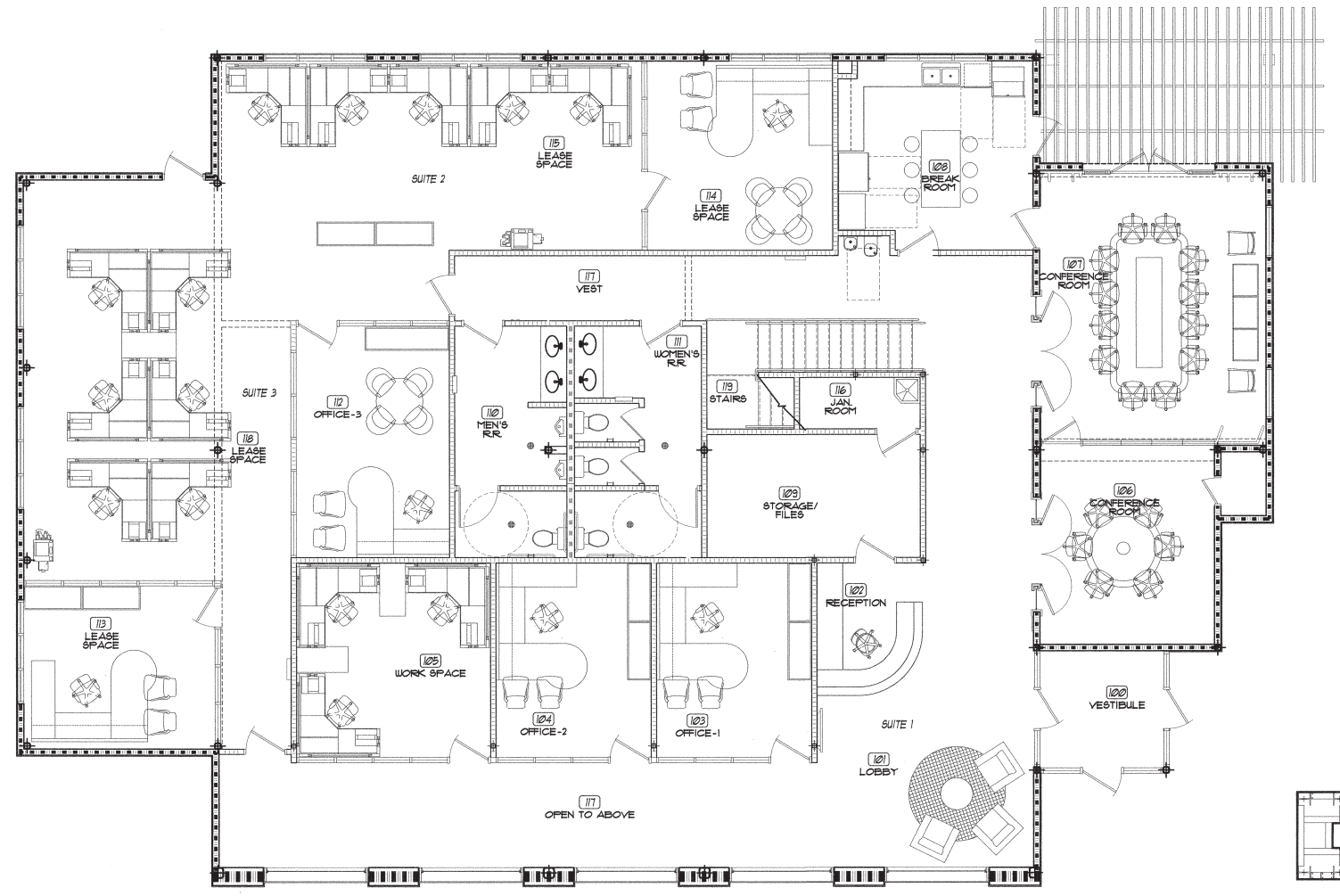


02 MEZZANINE FURNITURE PLAN  
 SCALE: 3/16" = 1'-0"



03 RECEPTION DESK PLAN  
 SCALE: NTS

NOTE:  
 ALL FURNITURE PROVIDED BY OWNER.



01 1ST FLOOR FURNITURE PLAN  
 SCALE: 3/16" = 1'-0"

**ARCHITECTURA S.A. INC.**  
 ARCHITECTURE • INTERIOR DESIGN • USGBC MEMBER  
 17038 REDLAND RD., SUITE 101, SAN ANTONIO, TEXAS 78247  
 t. 210.384.8200 t. 866.583.0968 f. 210.319.3555  
 architecturasaa@yahoo.com

**WHITESTONE**  
 559 E. HUISACHE AVE. CORNER  
 WITH U.S. HWY 281 ACCESS RD.  
 SAN ANTONIO, TEXAS

JOB NUMBER: 13-021  
 DRAWN BY: JY  
 FURNITURE PLAN

NO.	REVISIONS	DATE

Date: OCTOBER 18, 2013  
 Drawing No. A4.0

PHOTOS



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# DEMOGRAPHICS



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Whitestone Office Building		1 mi radius	3 mi radius	5 mi radius
555 East Huisache Ave, San Antonio, TX 78212				
POPULATION	2018 Estimated Population	14,249	139,812	380,567
	2023 Projected Population	15,793	154,908	419,495
	2010 Census Population	11,340	120,177	337,459
	2000 Census Population	12,694	126,142	344,531
	Projected Annual Growth 2018 to 2023	2.2%	2.2%	2.0%
	Historical Annual Growth 2000 to 2018	0.7%	0.6%	0.6%
HOUSEHOLDS	2018 Estimated Households	5,632	47,796	129,014
	2023 Projected Households	6,109	51,740	138,493
	2010 Census Households	4,642	42,464	120,071
	2000 Census Households	5,144	44,046	121,110
	Projected Annual Growth 2018 to 2023	1.7%	1.7%	1.5%
	Historical Annual Growth 2000 to 2018	0.5%	0.5%	0.4%
AGE	2018 Est. Population Under 10 Years	8.8%	12.0%	13.4%
	2018 Est. Population 10 to 19 Years	12.0%	13.4%	13.8%
	2018 Est. Population 20 to 29 Years	22.5%	16.9%	15.2%
	2018 Est. Population 30 to 44 Years	20.1%	19.8%	19.2%
	2018 Est. Population 45 to 59 Years	17.7%	18.2%	18.2%
	2018 Est. Population 60 to 74 Years	12.6%	13.0%	13.0%
	2018 Est. Population 75 Years or Over	6.5%	6.7%	7.2%
	2018 Est. Median Age	34.1	35.3	35.2
MARITAL STATUS & GENDER	2018 Est. Male Population	52.5%	51.8%	49.9%
	2018 Est. Female Population	47.5%	48.2%	50.1%
	2018 Est. Never Married	57.1%	43.3%	41.1%
	2018 Est. Now Married	23.3%	29.9%	31.3%
	2018 Est. Separated or Divorced	15.4%	21.3%	21.4%
	2018 Est. Widowed	4.2%	5.5%	6.2%
INCOME	2018 Est. HH Income \$200,000 or More	10.9%	9.2%	5.4%
	2018 Est. HH Income \$150,000 to \$199,999	4.1%	4.3%	3.4%
	2018 Est. HH Income \$100,000 to \$149,999	10.8%	9.2%	8.9%
	2018 Est. HH Income \$75,000 to \$99,999	8.4%	8.8%	9.4%
	2018 Est. HH Income \$50,000 to \$74,999	18.5%	16.3%	17.3%
	2018 Est. HH Income \$35,000 to \$49,999	11.6%	12.7%	14.1%
	2018 Est. HH Income \$25,000 to \$34,999	9.0%	10.8%	11.6%
	2018 Est. HH Income \$15,000 to \$24,999	11.9%	11.8%	12.7%
	2018 Est. HH Income Under \$15,000	14.9%	16.9%	17.1%
	2018 Est. Average Household Income	\$84,391	\$83,606	\$68,268
	2018 Est. Median Household Income	\$62,724	\$59,803	\$50,858
	2018 Est. Per Capita Income	\$34,047	\$29,849	\$23,716
	2018 Est. Total Businesses	1,074	8,834	18,825
2018 Est. Total Employees	13,294	128,278	248,560	



# DEMOGRAPHICS



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## Whitestone Office Building

555 East Huisache Ave, San Antonio, TX 78212

1 mi radius    3 mi radius    5 mi radius

		1 mi radius	3 mi radius	5 mi radius
<b>RACE</b>	2018 Est. White	76.8%	72.2%	70.6%
	2018 Est. Black	6.0%	8.0%	8.0%
	2018 Est. Asian or Pacific Islander	3.0%	1.7%	1.4%
	2018 Est. American Indian or Alaska Native	0.9%	1.0%	1.0%
	2018 Est. Other Races	13.3%	17.1%	19.0%
<b>HISPANIC</b>	2018 Est. Hispanic Population	6,850	88,044	269,616
	2018 Est. Hispanic Population	48.1%	63.0%	70.8%
	2023 Proj. Hispanic Population	49.7%	64.2%	71.7%
	2010 Hispanic Population	45.5%	64.0%	71.2%
<b>EDUCATION (Adults 25 or Older)</b>	2018 Est. Adult Population (25 Years or Over)	9,519	91,917	247,770
	2018 Est. Elementary (Grade Level 0 to 8)	4.3%	12.3%	12.8%
	2018 Est. Some High School (Grade Level 9 to 11)	6.2%	11.9%	13.4%
	2018 Est. High School Graduate	18.3%	23.2%	27.0%
	2018 Est. Some College	16.4%	18.3%	19.5%
	2018 Est. Associate Degree Only	7.2%	5.9%	5.6%
	2018 Est. Bachelor Degree Only	27.3%	16.2%	13.2%
	2018 Est. Graduate Degree	20.3%	12.1%	8.5%
<b>HOUSING</b>	2018 Est. Total Housing Units	6,079	51,202	137,127
	2018 Est. Owner-Occupied	29.8%	41.5%	46.6%
	2018 Est. Renter-Occupied	62.9%	51.8%	47.5%
	2018 Est. Vacant Housing	7.3%	6.7%	5.9%
<b>HOMES BUILT BY YEAR</b>	2010 Homes Built 2005 or later	4.2%	3.4%	2.8%
	2010 Homes Built 2000 to 2004	6.4%	8.8%	7.2%
	2010 Homes Built 1990 to 1999	8.4%	7.1%	6.8%
	2010 Homes Built 1980 to 1989	7.0%	8.4%	8.8%
	2010 Homes Built 1970 to 1979	12.9%	8.8%	10.6%
	2010 Homes Built 1960 to 1969	11.5%	9.8%	13.4%
	2010 Homes Built 1950 to 1959	14.2%	14.9%	21.2%
	2010 Homes Built Before 1949	51.3%	47.0%	33.0%
<b>HOME VALUES</b>	2010 Home Value \$1,000,000 or More	2.9%	2.2%	1.0%
	2010 Home Value \$500,000 to \$999,999	11.7%	9.9%	5.4%
	2010 Home Value \$400,000 to \$499,999	6.9%	4.4%	3.2%
	2010 Home Value \$300,000 to \$399,999	15.2%	8.2%	7.3%
	2010 Home Value \$200,000 to \$299,999	21.3%	14.0%	12.4%
	2010 Home Value \$150,000 to \$199,999	16.0%	12.1%	11.8%
	2010 Home Value \$100,000 to \$149,999	12.0%	12.4%	15.3%
	2010 Home Value \$50,000 to \$99,999	11.7%	30.3%	35.1%
	2010 Home Value \$25,000 to \$49,999	3.3%	8.5%	8.5%
	2010 Home Value Under \$25,000	2.4%	1.7%	2.2%
	2010 Median Home Value	\$244,160	\$190,716	\$143,449
	2010 Median Rent	\$818	\$743	\$714



# DEMOGRAPHICS



Whitestone Office Building		1 mi radius	3 mi radius	5 mi radius
555 East Huisache Ave, San Antonio, TX 78212				
LABOR FORCE	2018 Est. Labor Population Age 16 Years or Over	12,404	113,513	300,377
	2018 Est. Civilian Employed	61.5%	55.5%	56.7%
	2018 Est. Civilian Unemployed	1.4%	2.0%	2.2%
	2018 Est. in Armed Forces	0.5%	1.6%	0.9%
	2018 Est. not in Labor Force	36.6%	40.8%	40.2%
	2018 Labor Force Males	52.6%	51.9%	49.4%
	2018 Labor Force Females	47.4%	48.1%	50.6%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,713	63,043	170,450
	2010 Mgmt, Business, & Financial Operations	12.9%	13.1%	12.0%
	2010 Professional, Related	28.1%	21.5%	19.1%
	2010 Service	17.6%	21.7%	22.9%
	2010 Sales, Office	23.0%	23.1%	24.2%
	2010 Farming, Fishing, Forestry	-	-	-
	2010 Construction, Extraction, Maintenance	9.4%	10.8%	11.1%
	2010 Production, Transport, Material Moving	8.9%	9.9%	10.7%
	2010 White Collar Workers	64.1%	57.6%	55.3%
	2010 Blue Collar Workers	35.9%	42.4%	44.7%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	71.6%	74.4%	76.5%
	2010 Drive to Work in Carpool	9.3%	11.4%	11.5%
	2010 Travel to Work by Public Transportation	4.6%	4.2%	4.1%
	2010 Drive to Work on Motorcycle	0.1%	0.2%	0.2%
	2010 Walk or Bicycle to Work	7.9%	3.8%	2.9%
	2010 Other Means	1.1%	1.3%	1.1%
	2010 Work at Home	5.4%	4.8%	3.7%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	40.7%	26.6%	24.7%
	2010 Travel to Work in 15 to 29 Minutes	42.9%	41.6%	42.6%
	2010 Travel to Work in 30 to 59 Minutes	20.2%	20.5%	21.2%
	2010 Travel to Work in 60 Minutes or More	3.7%	4.8%	4.9%
	2010 Average Travel Time to Work	17.2	19.7	20.2
CONSUMER EXPENDITURE	2018 Est. Total Household Expenditure	\$347 M	\$2.91 B	\$6.83 B
	2018 Est. Apparel	\$12.2 M	\$103 M	\$240 M
	2018 Est. Contributions, Gifts	\$25.6 M	\$213 M	\$466 M
	2018 Est. Education, Reading	\$14.7 M	\$123 M	\$270 M
	2018 Est. Entertainment	\$19.4 M	\$163 M	\$380 M
	2018 Est. Food, Beverages, Tobacco	\$52.2 M	\$439 M	\$1.05 B
	2018 Est. Furnishings, Equipment	\$11.9 M	\$99.7 M	\$230 M
	2018 Est. Health Care, Insurance	\$30.0 M	\$250 M	\$600 M
	2018 Est. Household Operations, Shelter, Utilities	\$108 M	\$903 M	\$2.12 B
	2018 Est. Miscellaneous Expenses	\$5.07 M	\$42.3 M	\$101 M
	2018 Est. Personal Care	\$4.49 M	\$37.5 M	\$88.6 M
	2018 Est. Transportation	\$63.5 M	\$533 M	\$1.28 B



# AGENCY DISCLOSURE



## INFORMATION ABOUT BROKERAGE SERVICES

Texas law requires all real estate licensees 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.

Regulated by the Texas Real Estate Commission. Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0 02/16/16

REATA Real Estate Services, LP  
Licensed Broker/Broker Firm Name or  
Primary Assumed Business Name

9002891  
License Number

ttyng@reatares.com  
Email

210.930.4111  
Phone

Thomas C. Tyng, Jr.  
Designated Broker of Firm

0406718  
License Number

ttyng@reatares.com  
Email

210.930.4111  
Phone

Louis "Lex" Lutto III  
Sales Agent

0577394  
License Number

llutto@reatares.com  
Email

210.930.4111  
Phone

David Ballard  
Sales Agent

485071  
License Number

dballard@reatares.com  
Email

210.930.4111  
Phone

Parker LaBarge  
Sales Agent

628793  
License Number

plabarge@reatares.com  
Email

210.930.4111  
Phone

Buyer/Tenant/Seller/Landlord Initials

Date