



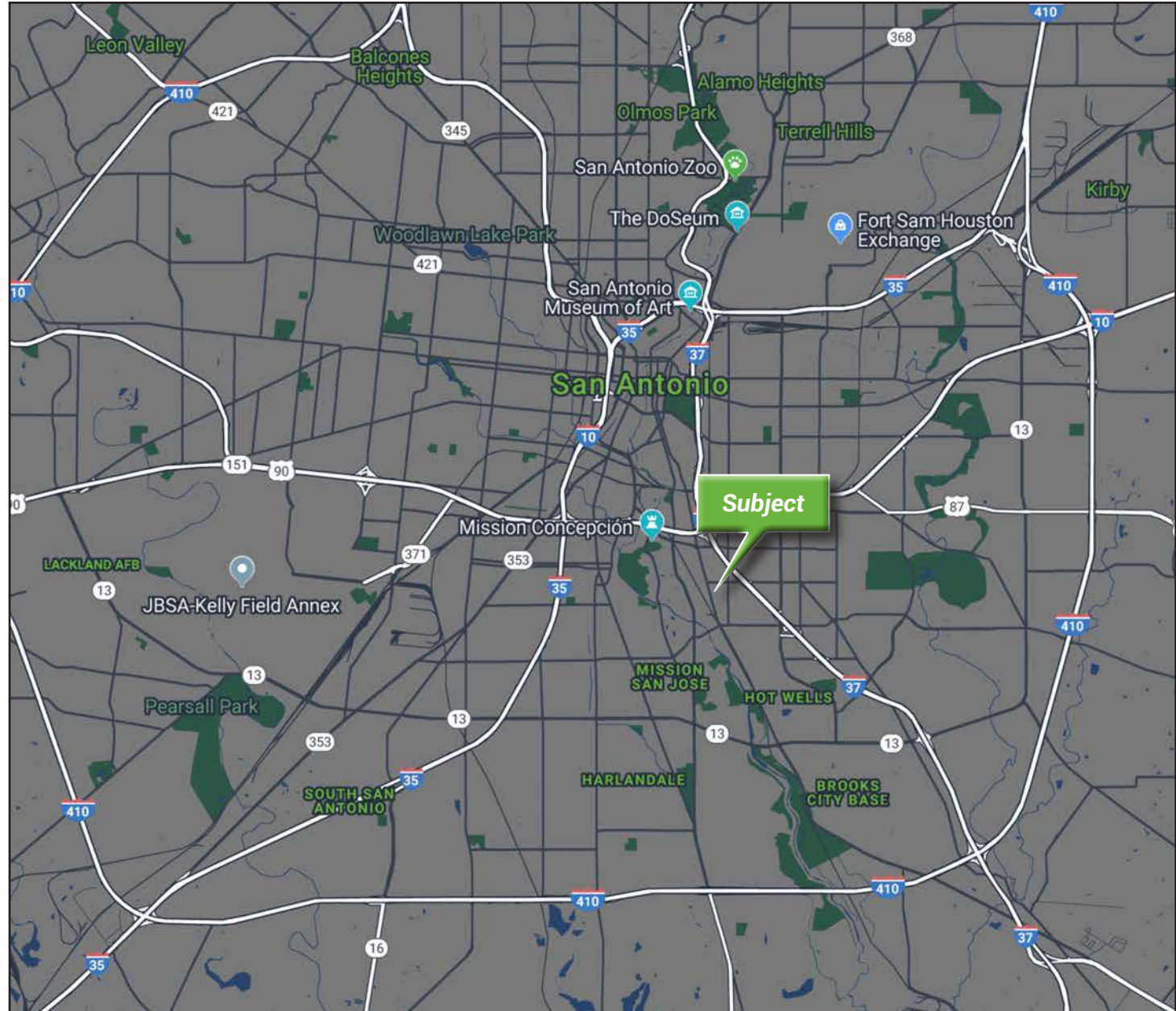
OFFERING SUMMARY

Sales Price	\$8,250,000 \$7,750,000
Price Per SF (Improvements)	\$121.15 \$113.80

Property Overview

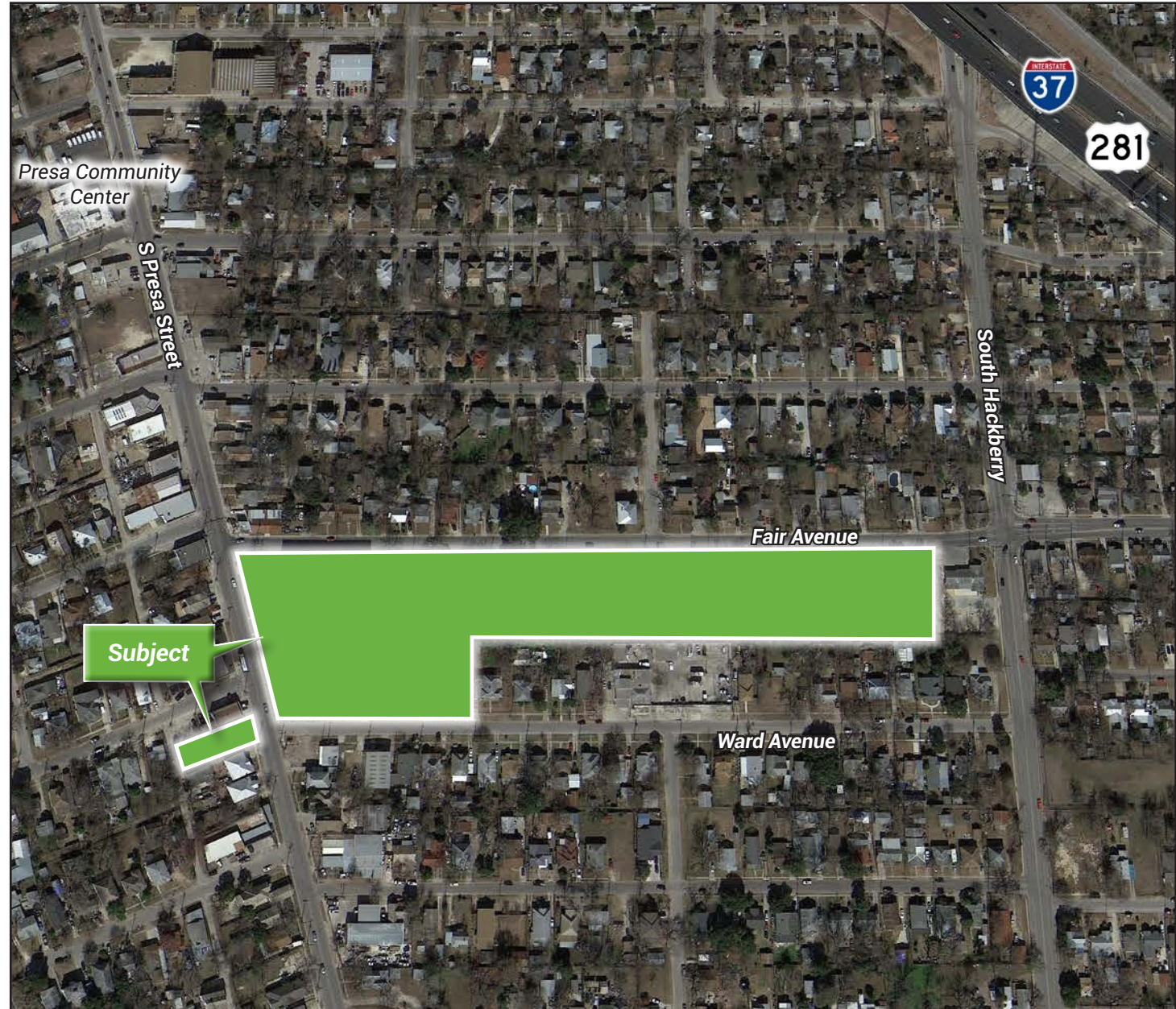
Oldham Goodwin Group is pleased to present the New Frontiers Charter School Facility, located at 4018 S Presa Street for your consideration. The property is 7.1 acres and consists of a main school building, an administration office, a former convent, 6 portable classrooms, and a sports court.

Built in 1921 as the St Theresa Catholic School, the property boasts both history and character. The school building was renovated in 2013 and is equipped with fire sprinklers. In addition to the facilities, the property has 2.4 acres of undeveloped residential zoned land suitable for redevelopment. The property is directly accessible from the Fair Avenue exit off of US Highway 281/IH-37. The most suitable uses for the property include: a school and/or residential redevelopment.

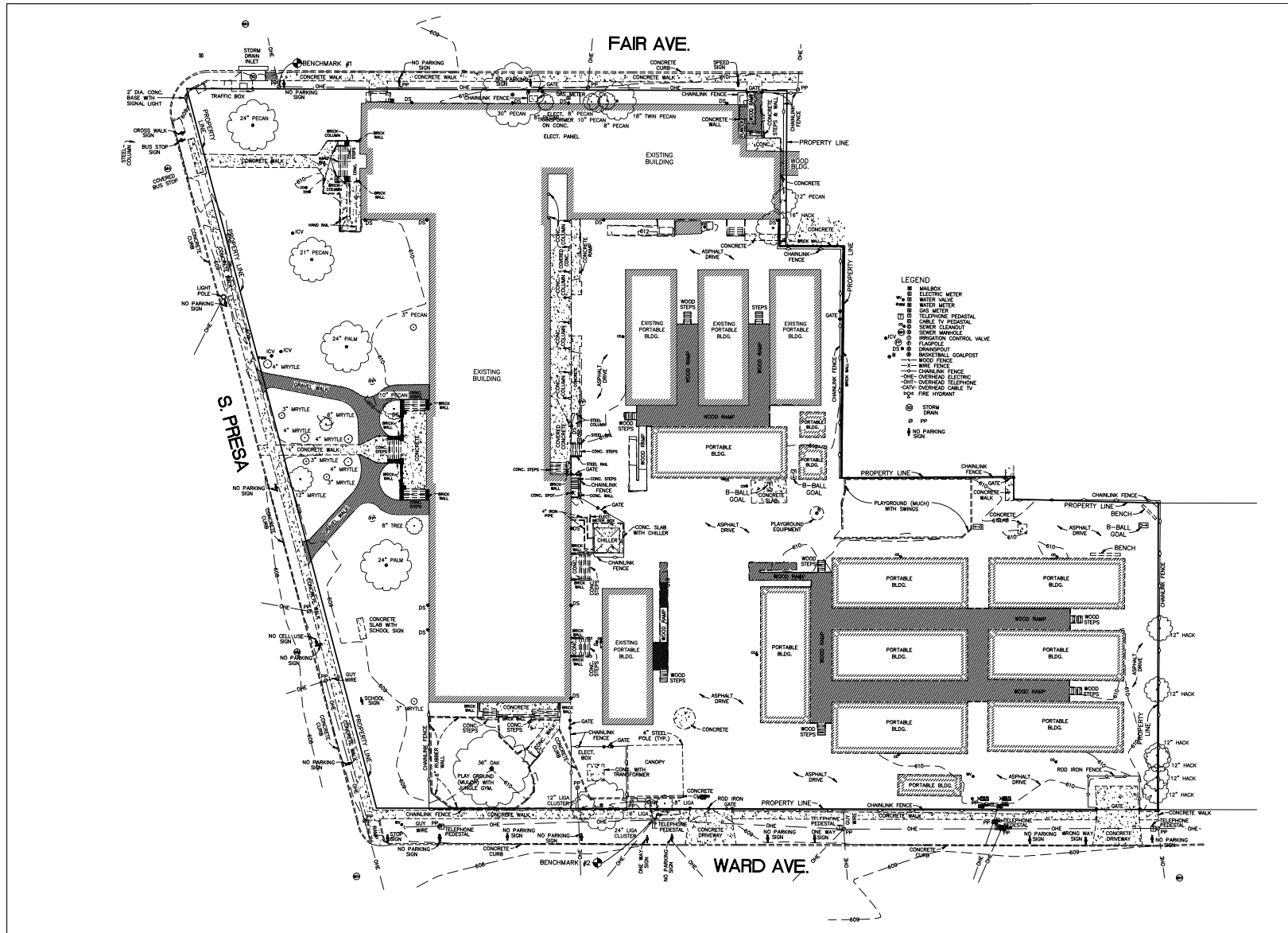


Property Highlights

- Prime opportunity for site redevelopment
- Turn-key opportunity for a school campus
- Includes 2.4 acres of undeveloped land
- Easily accessible from US Highway 281/IH-37
- Close proximity to rapidly redeveloping Southtown area



Property Survey





BUILDING IMPROVEMENTS

Building	Year Built	Year Renovated	SF	Details
School Facility	1921	2013	49,000	Fire Sprinklers, classrooms, offices, and cafeteria
Administration Office	1955	2017	4,135	8 offices, Conference room, Breakroom, Reception area, Copy room, 2 Restrooms, Storage closets
Former Convent	1955	-	5,747	19 Bedrooms, 12 Bathrooms
Portable Classrooms	2003	-	9,216	6 total, each with 2 classrooms and 2 bathrooms



BUILDING INFORMATION

Address

4018 S Presa Street
San Antonio, TX 78223

Building Area

68,098 SF

Year Built

1921/1955

Foundation

Concrete Beams, slab

Exterior Walls

Brick Facade

Roof Cover

Flat, HPR Modified Membrane

Utilities

CPS - Multiple meters, electrical and gas
SAWS - Water



SITE INFORMATION

Size

7.1 acres

Legal Description

NCB 3175 (NEW FRONTIERS CHARTER SCHOOL), BLOCK 1 LOT 44; NCB 3175 BLK 1 LOT E IRR 508.21' OF W 791.69' OF A-28; NCB 3175 BLK 1 LOT 42 (MISSION FAIR SUBD); NCB 3175 BLK 1 LOT 41 (MISSION FAIR SUBD); NCB 3175 BLK 1 LOT 40 (MISSION FAIR SUBD); NCB 3175 BLK 1 LOT 39 (MISSION FAIR SUBD); NCB 3175 BLK 1 LOT 38 (MISSION FAIR SUBD); NCB 3175 BLK 1 LOT 37 (MISSION FAIR SUBD); NCB 3175 BLK 1 LOT 36 (MISSION FAIR SUBD); NCB 3175 BLK 1 LOT 35 (MISSION FAIR SUBD); NCB 3175 BLK 1 LOT 34 (MISSION FAIR SUBD); NCB 3175 BLK 1 LOT 33 (MISSION FAIR SUBD) \DUPLICATE LOT (PER PLAT 4080/155 LOT 33 HAS BEEN USED 03175-001-0330); NCB 3175 BLK 1 LOT 32 (MISSION FAIR SUBD); NCB 3220 BLK 15 LOT 2

Assessor's Parcel Number

142016, 142935, 1062352, 1062353, 1062354, 1062355, 1062356, 1062357, 1062358, 1062359, 1062360, 1062361, 1062362, 1169339

Zoning

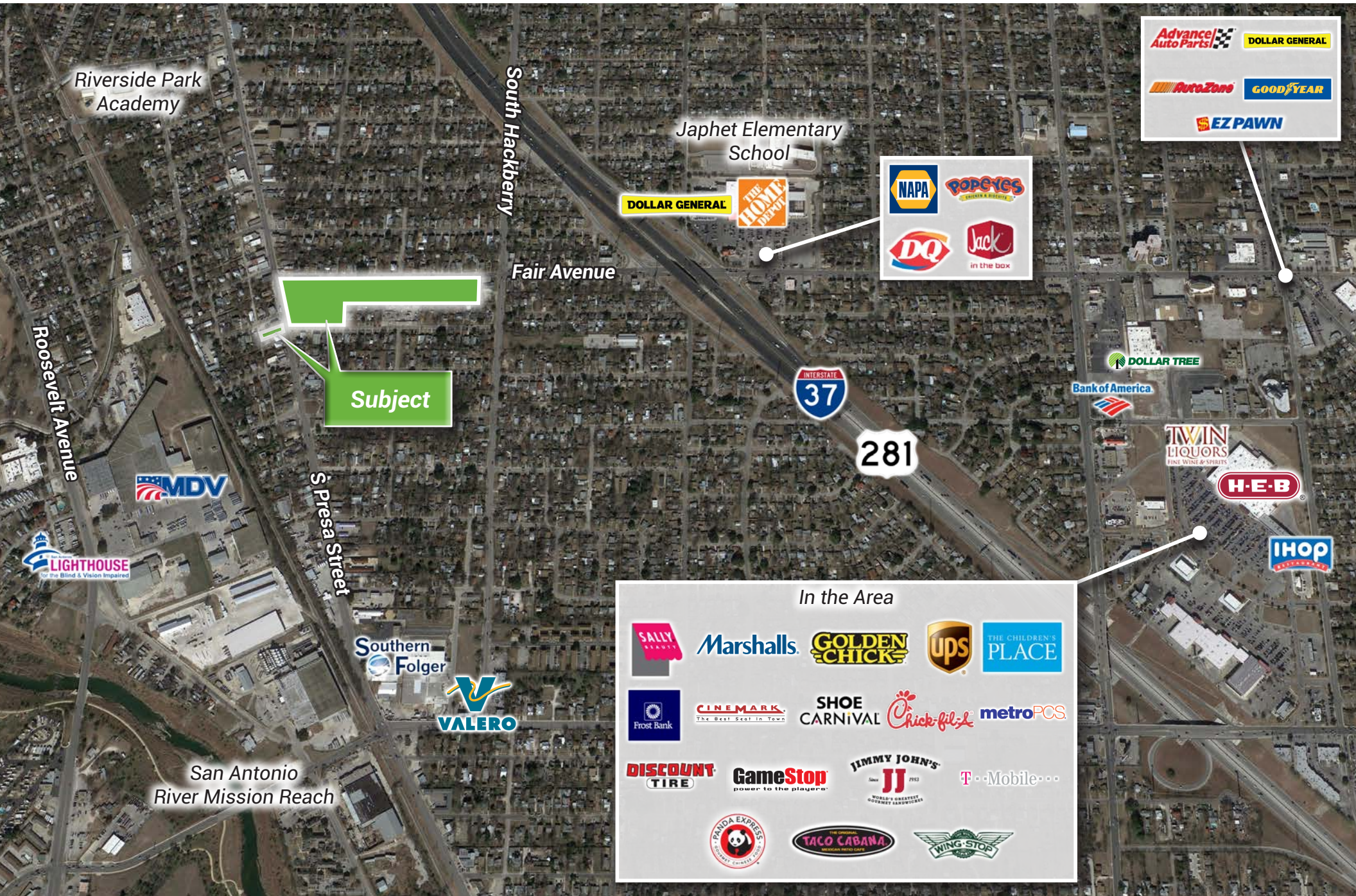
R-4, Residential Single-Family District

Frontage

S Presa Street and Fair Avenue

Access

Fair Avenue, S Presa Street, Ward Avenue



Advance Auto Parts | DOLLAR GENERAL
 AutoZone | GOODYEAR
 EZ PAWN

NAPA | POPCYS
 DQ | Jack in the box

DOLLAR GENERAL | THE HOME DEPOT

DOLLAR TREE | Bank of America
 TWIN LIQUORS | H-E-B | IHOP

In the Area

SALLY BEAUTY | Marshalls | GOLDEN CHICK | UPS | THE CHILDREN'S PLACE
 Frost Bank | CINEMARK | SHOE CARNIVAL | Chick-fil-A | metroPCS
 DISCOUNT TIRE | GameStop | JIMMY JOHN'S | T-Mobile...
 PANDA EXPRESS | TACO CABANA | WING STOP



FAIR AVENUE
OVER 11,000
VEHICLES PER DAY
(TXDOT AADT 2017)



TOTAL POPULATION OF
OVER 325,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



TOTAL HOUSEHOLDS
OVER 99,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HH INCOME
OVER \$45,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)

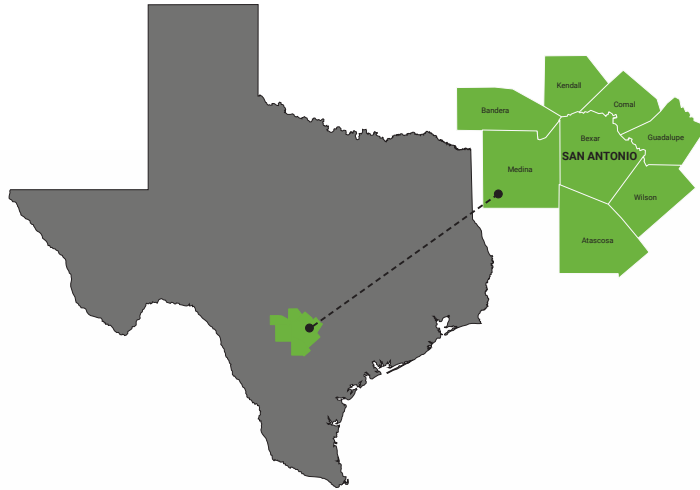


TOTAL EMPLOYEES
OVER 128,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)



AVERAGE HOME VALUE
OVER \$108,000
WITHIN FIVE MILE RADIUS
(ESRI 2018)

	1 Mile	3 Mile	5 Mile
2018 Total Population	16,193	138,409	325,696
2023 Total Population	16,752	144,393	343,254
2018-2023 Annual Growth Rate	2.16%	2.16%	2.06%
2018 Households	5,132	44,523	99,580
2023 Households	5,510	49,680	114,962
2018 Average Home Value	\$93,569	\$108,931	\$108,863
2023 Average Home Value	\$114,296	\$135,295	\$134,602
2018 Average HH Income	\$43,979	\$45,168	\$45,749
2023 Average HH Income	\$49,457	\$51,113	\$51,659



Strategically placed in the heart of the Texas Hill Country is San Antonio, Texas. Often referred to as “a big city, with a small town feel,” San Antonio offers the perfect blended energy of a metropolitan, international city with small town charm. The current metropolitan population of San Antonio-New Braunfels stands at 2.4 million people, which

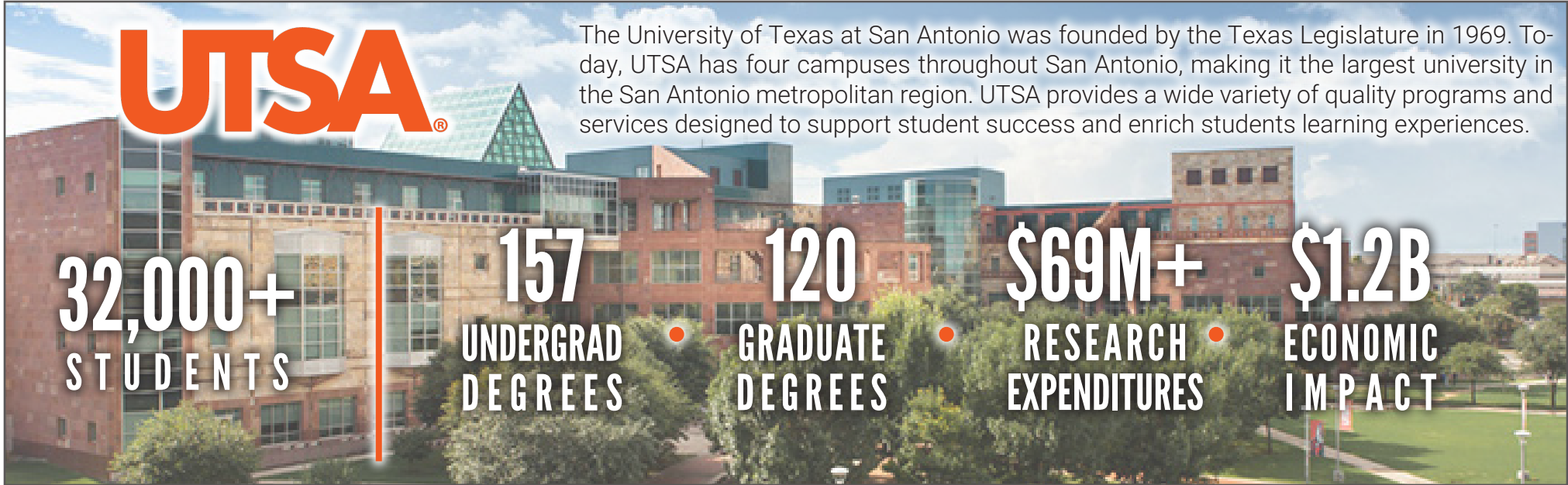
includes surrounding counties of Atascosa, Bandera, Bexar, Comal, Guadalupe, Kendall, Medina and Wilson.

The San Antonio-New Braunfels MSA is served by a dense network of highways and an interstate system, including Interstate 10 (running through the heart of San Antonio), Interstate 35 (running north-south through the center of the metro), and is also served by federal highways Interstate 37 and Interstate 410.

SAN ANTONIO, TEXAS

- 
3RD FASTEST GROWING ECONOMY IN THE U.S.
- 
2ND BEST LARGE CITY TO START A BUSINESS
- 
TOP 10 BEST PLACES IN TEXAS TO RETIRE
- 
HIGHEST INCOME GROWTH IN THE U.S.
- 
TOP 10 BEST CITIES FOR FAMILIES

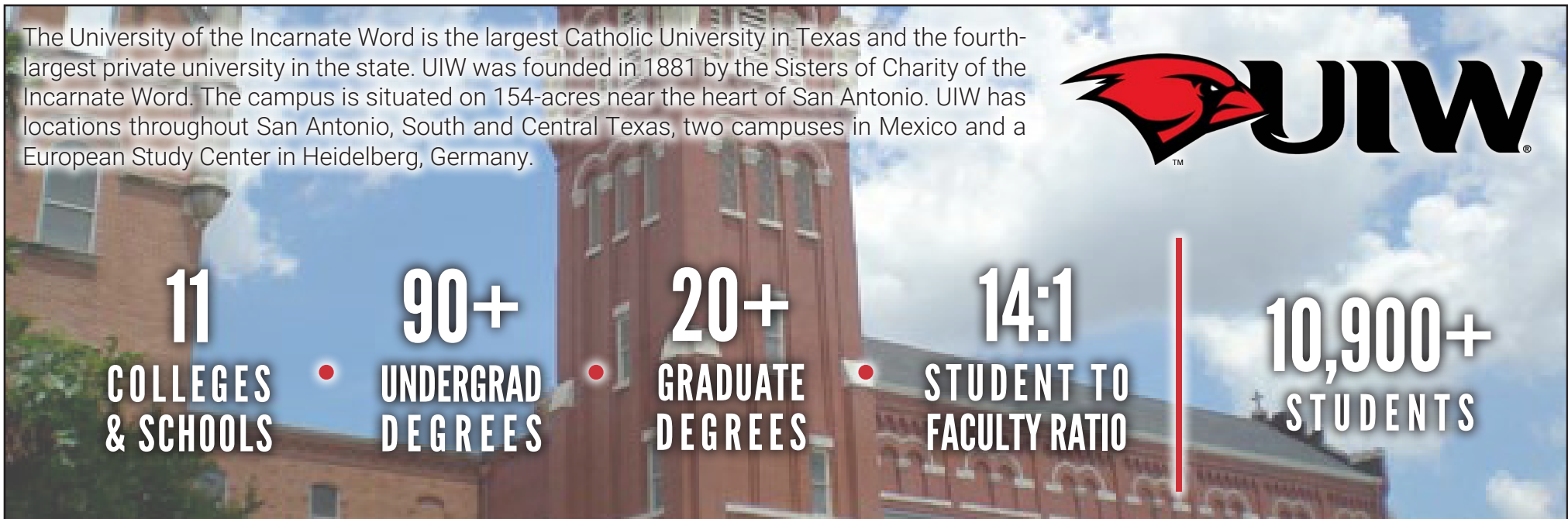





UTSA

The University of Texas at San Antonio was founded by the Texas Legislature in 1969. Today, UTSA has four campuses throughout San Antonio, making it the largest university in the San Antonio metropolitan region. UTSA provides a wide variety of quality programs and services designed to support student success and enrich students learning experiences.

32,000+ STUDENTS	157 UNDERGRAD DEGREES	120 GRADUATE DEGREES	\$69M+ RESEARCH EXPENDITURES	\$1.2B ECONOMIC IMPACT
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The University of the Incarnate Word is the largest Catholic University in Texas and the fourth-largest private university in the state. UIW was founded in 1881 by the Sisters of Charity of the Incarnate Word. The campus is situated on 154-acres near the heart of San Antonio. UIW has locations throughout San Antonio, South and Central Texas, two campuses in Mexico and a European Study Center in Heidelberg, Germany.



11 COLLEGES & SCHOOLS	90+ UNDERGRAD DEGREES	20+ GRADUATE DEGREES	14:1 STUDENT TO FACULTY RATIO	10,900+ STUDENTS
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REMEMBER THE ALAMO

Centrally located on Alamo Plaza in downtown San Antonio, the Alamo features interactive tours and exhibits and hosts reenactments of the Texas Revolution. Founded in 1718 as the first mission in San Antonio, the Alamo served as a way station between east Texas and Mexico. In 1836, decades after the mission had closed, the Alamo became an inspiration and a motivation for liberty during the Texas Revolution. Today, visitors are invited to rediscover the gem of Texas history, stroll through the 4.2-acre complex and Alamo Gardens.

#1
TOURIST
ATTRACTION
IN TX

2.5M+
VISITORS
ANNUALLY



RIVERWALK & TOURISM

Tourism in San Antonio is big business. The River Walk, or Paseo del Rio, is a San Antonio treasure and the largest urban ecosystem in the nation. Tucked quietly below street level and only steps from the Alamo, it provides a serene and pleasant way to navigate the city. With more than 11.5 million visitors annually, the Riverwalk has an economic impact of \$3 billion dollars on the local economy. The city offers a plethora of entertainment options and ideas to newcomers and locals - from catching a show at the Majestic Theatre, exploring the redeveloped yet historic charm of Pearl Brewery & Blue Star Brewery, or braving your fear of heights at Fiesta Texas.

\$13.6B
ECONOMIC
IMPACT

34M
VISITORS
ANNUALLY



IT SERVICES & CYBERSECURITY

San Antonio has one of the largest concentrations, across multiple agencies, of IT, Information Assurance (IA) and cybersecurity professionals in the nation. Historically known as America's home for military training and operational excellence, San Antonio has now expanded its role as a premier center as Information Technology and Cybersecurity in the U.S. Today, over forty Cybersecurity firms are headquartered in San Antonio and is one of the largest concentrations of IT, Information Assurance (IA) and cybersecurity professionals in the nation. Numerous Universities and Colleges fuel the talent pipeline for San Antonio's Cybersecurity/Tech industries, by offering dedicated education and training in these fields.

1,900
A C R E
CAMPUS

2ND
LARGEST
CONCENTRATION OF
CYBERSECURITY
EXPERTS



MILITARY CITY, USA

Collectively known as Military City, USA, San Antonio is home to 4 military stations. Randolph Air Force Base – Headquarters for Air Education and Training Command and the Air Force Military Personnel Center, Fort Sam Houston – Brooke Army Medical Center, Lackland Air Force Base – Headquarters for Air Force Intelligence Agency & basic training camp, and Camp Bullis – training support to JBSA. Joint Base San Antonio (JBSA) has a substantial impact on the local economy in San Antonio and in Texas. The city of San Antonio has trademarked the phrase "Military City, USA" and created a snappy new logo with a flag-themed Alamo.

\$48.7B
ECONOMIC
IMPACT

64%
OF THE STATES
MILITARY
POPULATION

Disclaimer

This Offering Memorandum was prepared by Oldham Goodwin Group, LLC (Broker) solely for the use of prospective purchasers of 4018 S Presa Street, San Antonio, Texas 78223 (Property). Neither the Broker nor the owner of the property (Owner) makes any representations or warranty, expressed or implied, as to the completeness or the accuracy of the material contained in the Offering Memorandum.

The Offering Memorandum is solely a solicitation of interest - not an offer to sell the Property. The Owner and Broker expressly reserve the right to reject any or all expressions of interest or offers to purchase the Property and expressly reserve the right to terminate discussions with any entity at any time with or without notice. The Owner shall have no legal commitment or obligations to any entity that is reviewing the Offering Memorandum or making an offer to purchase the Property unless and until such an offer for the Property is approved by the Owner and the signature of the Owner is affixed to a Real Estate Purchase Agreement prepared by the Owner.

This Offering Memorandum is confidential. By accepting the Offering Memorandum, you agree that you will hold the Offering Memorandum and its contents in the strictest confidence, that you will not copy or duplicate any part of the Offering Memorandum, that you will not disclose the Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner, and that you will not use the Offering Memorandum in any way detrimental to the Owner or Broker.

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs. This investment involves various risks and uncertainties.

You should purchase interest only if you can afford a complete loss of your investment you should carefully consider the risk factors involved in this investment. You may not receive any income from this investment nor a complete return of all your investment. Historical or current real estate performance is no guarantee of future real estate investment product results.

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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

Email

(979) 268-2000

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

**For More Information About This Property,
Please Contact**

OLDHAM GOODWIN GROUP

Steve Monroe, CCIM

Vice President | Investment Sales

O: 210.404.4600 | C: 210.426.1800

E: Steve.Monroe@OldhamGoodwin.com

Abigail Albritton

Associate | Investment Sales

O: 210.404.4600 | C: 817.271.0543

E: Abigail.Albritton@OldhamGoodwin.com

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Bryan / College Station

2800 South Texas Avenue, Suite 401
Bryan, Texas 77802
O: 979.268.2000

Houston

5050 Westheimer Road, Suite 300
Houston, Texas 77056
O: 281.256.2300

San Antonio / South Texas

200 East Grayson Street, Suite 102
San Antonio, Texas 78215
O: 210.404.4600