

25043 I-10 West San Antonio, TX 78257

I-10 and Ralph Fair Rd

Office/Retail For Lease



  
REOC  
SAN ANTONIO



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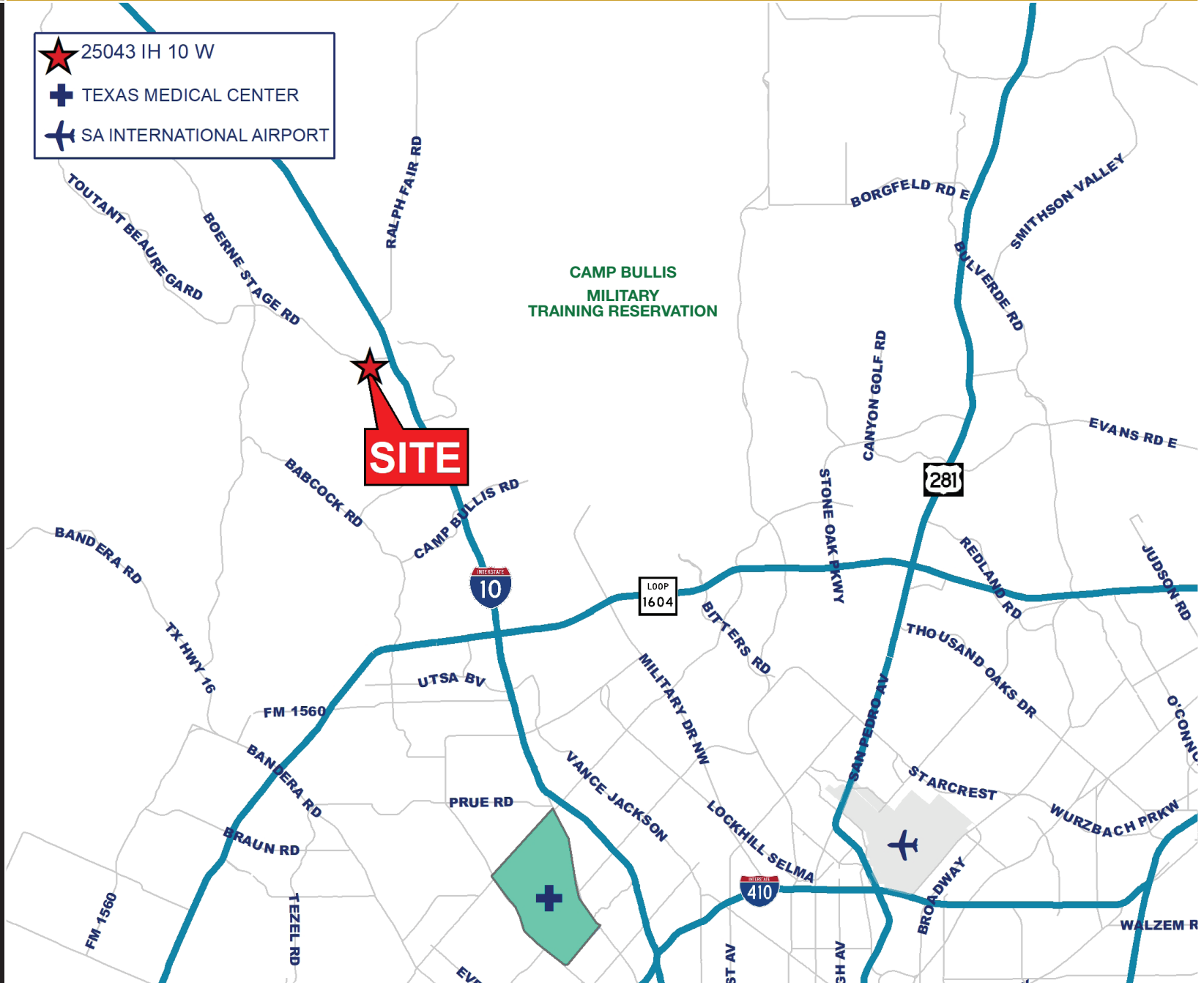
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# City Location Map

- ★ 25043 IH 10 W
- ⊕ TEXAS MEDICAL CENTER
- ✈ SA INTERNATIONAL AIRPORT



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# Site Aerial



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# Oblique Aerial - Southbound IH-10



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# Photos



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# Photos - Common area finishes



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# Property Summary

<p><b>Address</b>            25043 W I-10 San Antonio, TX 78257</p> <p><b>Location</b>            I-10 and Ralph Fair Rd</p> <p><b>Property Details</b>    0.5 acres 9,089 NRA</p> <p><b>Legal Description</b>    NCB 16390 BLK 3 LOT 21 (RIALTO VILLAGE PUD)</p> <p><b>Zoning</b>                C-3</p> <p><b>Class</b>                 A</p> <p><b>Floors</b>                2</p> <p><b>Year Built</b>            2019</p> <p><b>Parking</b>             42; 4.62 per 1000 sf</p>	<p><b>Comments</b></p> <ul style="list-style-type: none"> <li>▪ High-end common area finishes</li> <li>▪ Shell space condition</li> <li>▪ Great I-10 frontage visibility</li> <li>▪ Direct access to I-10</li> <li>▪ Near major I-10 intersection: Ralph Fair and I-10</li> <li>▪ Direct access to I-10 south bound and access to Ralph Fair intersection</li> <li>▪ Conference room, lockers, shower, covered parking, storage</li> <li>▪ Pylon signage, building signage available</li> </ul> <p><b>Traffic Counts</b> Ralph Fair Rd at IH 10 W; 14,401 vpd (2018)</p>
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# Quote Sheet - Lease

Square Footage Available	Total Available Area	7,281
	Largest Available Area	2,233
	Smallest Available Space	2,233
(Note: All above figures in Rentable Square Feet)		

Base Rental \$28.00 NNNs

First Month's Rental Due upon execution of lease document by Tenant

Common Area Factor 0.8

Triple Net \$10.75

First Month's Rental Due upon execution of lease document by Tenant

Term 3 - 10 years

Tenant 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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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.



# 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

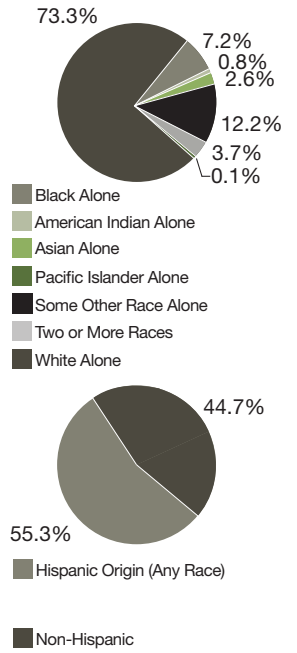
## San Antonio-New Braunfels Metro Area

	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

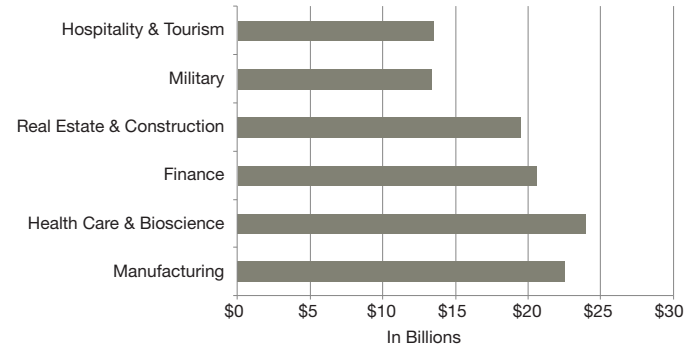
  

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2019 Estimate	\$79,695	\$57,387	\$28,442
2024 Projection	\$90,560	\$64,392	\$32,288

## Ethnicity



## Major Industries



## Fortune 500 Companies

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

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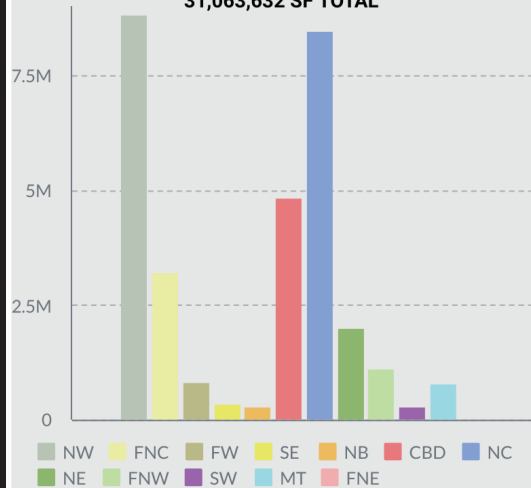
Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2019 & 2024; Fortune

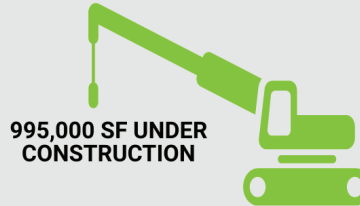


# Office Market Snapshot - 4Q 2019

**Citywide Inventory**  
31,063,632 SF TOTAL



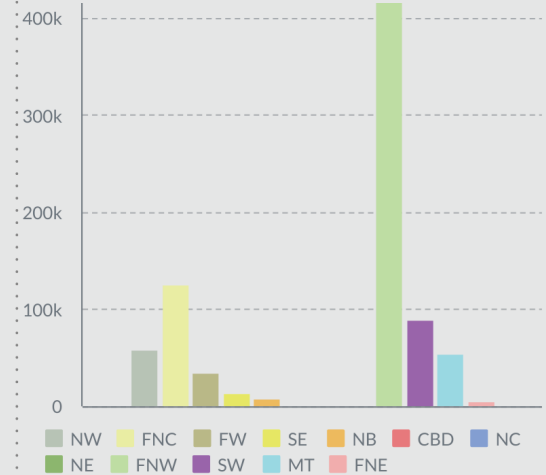
**Development**



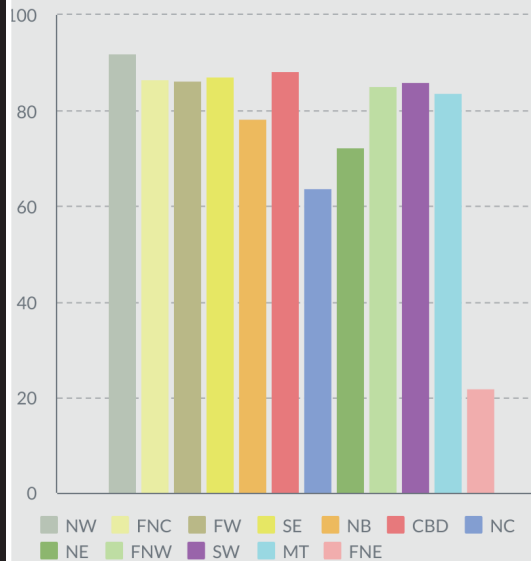
**LARGEST PROJECTS UNDER CONSTRUCTION**

The Light Building	MT	148,347 SF
The Soto	MT	140,600 SF
North Tower at the Pearl	MT	123,000 SF
Ridgewood Plaza II	FNC	120,000 SF

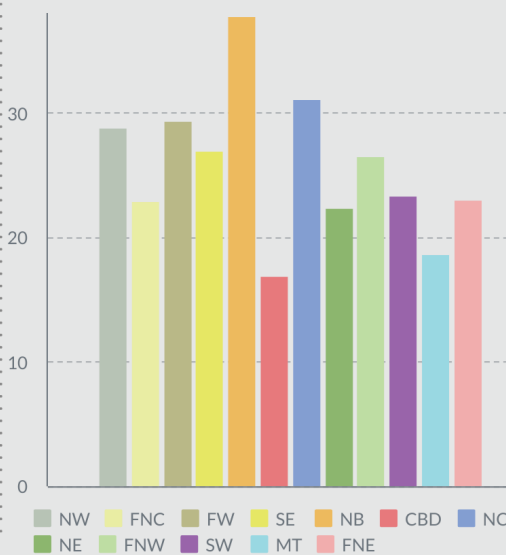
**YE 2019 Direct Absorption**  
712,225 SF



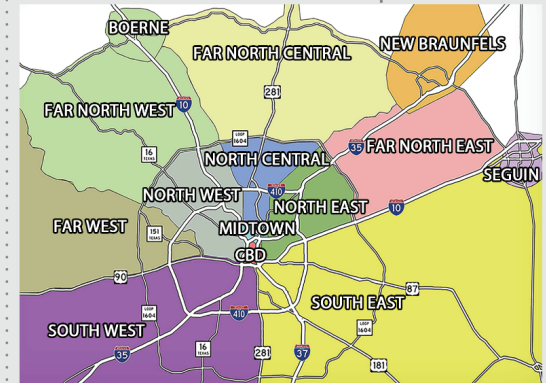
**Direct Occupancy** **vs 4Q18**  
26,533,216 SF  
85.5%



**Average Quoted Rent** **vs 4Q18**  
\$24.86/SF/YR Full Service



**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

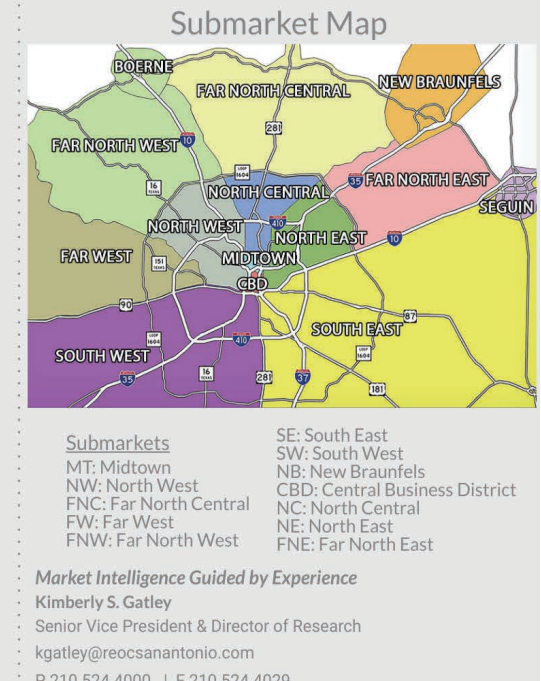
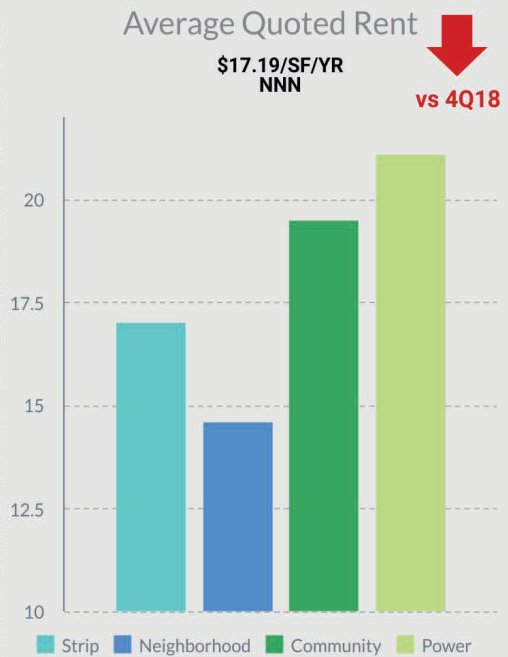
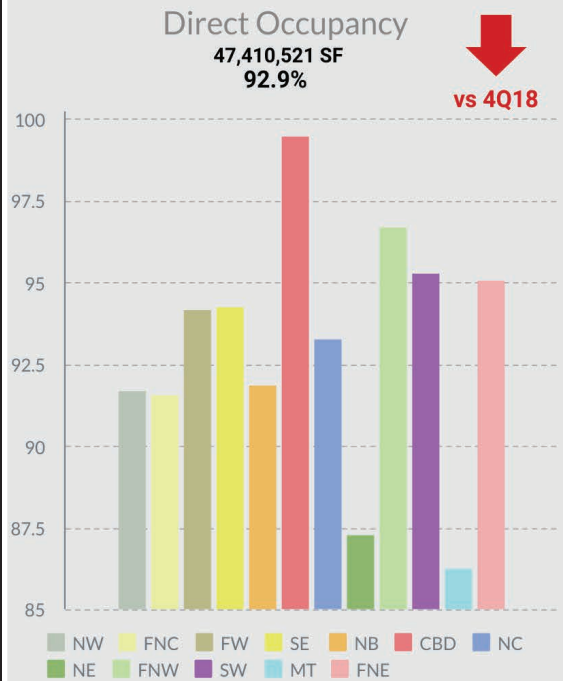
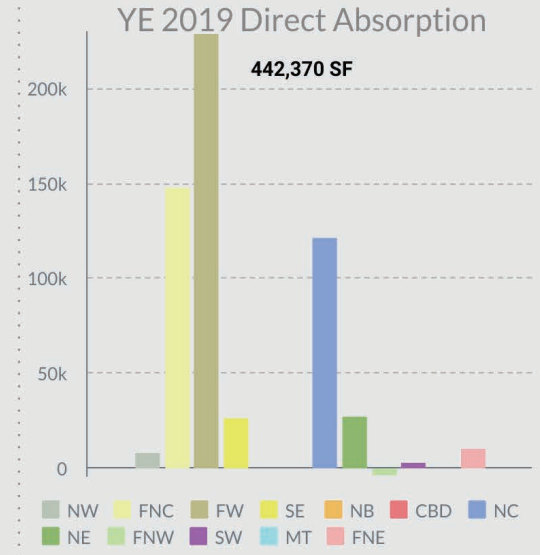
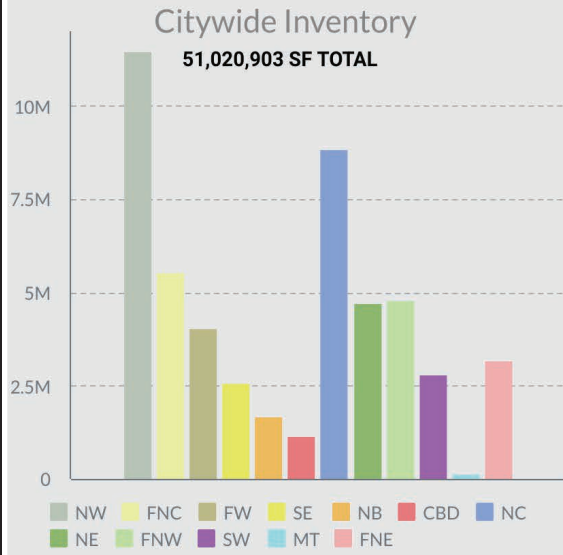
*Market Intelligence Guided by Experience*  
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# Retail Market Snapshot - 4Q 2019



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# Demographics: 1-Mile

Summary	Census 2010		2019		2024	
Population	4,177		5,581		6,401	
Households	1,383		1,824		2,094	
Families	1,151		1,555		1,784	
Average Household Size	3.02		3.06		3.05	
Owner Occupied Housing Units	1,236		1,545		1,771	
Renter Occupied Housing Units	147		279		323	
Median Age	37.1		39.5		40.5	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	2.78%		1.59%		0.77%	
Households	2.80%		1.55%		0.75%	
Families	2.79%		1.53%		0.68%	
Owner HHs	2.77%		1.63%		0.92%	
Median Household Income	1.07%		2.50%		2.70%	
Households by Income			2019		2024	
			Number	Percent	Number	Percent
<\$15,000			69	3.8%	79	3.8%
\$15,000 - \$24,999			54	3.0%	57	2.7%
\$25,000 - \$34,999			36	2.0%	38	1.8%
\$35,000 - \$49,999			95	5.2%	102	4.9%
\$50,000 - \$74,999			174	9.5%	187	8.9%
\$75,000 - \$99,999			157	8.6%	151	7.2%
\$100,000 - \$149,999			516	28.3%	576	27.5%
\$150,000 - \$199,999			256	14.0%	323	15.4%
\$200,000+			468	25.7%	580	27.7%
Median Household Income			\$125,998		\$132,879	
Average Household Income			\$162,786		\$175,626	
Per Capita Income			\$55,571		\$60,009	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	330	7.9%	368	6.6%	415	6.5%
5 - 9	381	9.1%	433	7.8%	473	7.4%
10 - 14	340	8.1%	434	7.8%	455	7.1%
15 - 19	282	6.8%	377	6.8%	419	6.5%
20 - 24	130	3.1%	212	3.8%	226	3.5%
25 - 34	490	11.7%	601	10.8%	724	11.3%
35 - 44	684	16.4%	798	14.3%	913	14.3%
45 - 54	594	14.2%	744	13.3%	785	12.3%
55 - 64	511	12.2%	732	13.1%	817	12.8%
65 - 74	283	6.8%	551	9.9%	679	10.6%
75 - 84	117	2.8%	257	4.6%	388	6.1%
85+	35	0.8%	75	1.3%	106	1.7%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,692	88.4%	4,812	86.2%	5,453	85.2%
Black Alone	58	1.4%	86	1.5%	103	1.6%
American Indian Alone	21	0.5%	30	0.5%	36	0.6%
Asian Alone	126	3.0%	218	3.9%	287	4.5%
Pacific Islander Alone	4	0.1%	6	0.1%	9	0.1%
Some Other Race Alone	167	4.0%	257	4.6%	299	4.7%
Two or More Races	110	2.6%	172	3.1%	213	3.3%
Hispanic Origin (Any Race)	1,311	31.4%	2,030	36.4%	2,499	39.0%

**Data Note:** Income is expressed in current dollars.

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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# Demographics: 3-Mile

Summary	Census 2010		2019		2024	
Population	15,210		27,239		32,238	
Households	5,259		9,338		11,036	
Families	4,377		7,929		9,362	
Average Household Size	2.89		2.91		2.92	
Owner Occupied Housing Units	4,812		7,677		9,139	
Renter Occupied Housing Units	447		1,661		1,897	
Median Age	39.5		41.3		41.9	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	3.43%		1.59%		0.77%	
Households	3.40%		1.55%		0.75%	
Families	3.38%		1.53%		0.68%	
Owner HHs	3.55%		1.63%		0.92%	
Median Household Income	0.90%		2.50%		2.70%	
Households by Income	2019		2024			
	Number	Percent	Number	Percent		
<\$15,000	392	4.2%	474	4.3%		
\$15,000 - \$24,999	269	2.9%	299	2.7%		
\$25,000 - \$34,999	175	1.9%	186	1.7%		
\$35,000 - \$49,999	467	5.0%	512	4.6%		
\$50,000 - \$74,999	869	9.3%	972	8.8%		
\$75,000 - \$99,999	644	6.9%	672	6.1%		
\$100,000 - \$149,999	2,490	26.7%	2,865	26.0%		
\$150,000 - \$199,999	1,317	14.1%	1,676	15.2%		
\$200,000+	2,715	29.1%	3,380	30.6%		
Median Household Income	\$132,551		\$138,610			
Average Household Income	\$170,551		\$182,097			
Per Capita Income	\$58,793		\$62,683			
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,089	7.2%	1,617	5.9%	1,905	5.9%
5 - 9	1,290	8.5%	1,964	7.2%	2,200	6.8%
10 - 14	1,238	8.1%	2,276	8.4%	2,397	7.4%
15 - 19	982	6.5%	1,932	7.1%	2,253	7.0%
20 - 24	491	3.2%	1,162	4.3%	1,264	3.9%
25 - 34	1,498	9.8%	2,467	9.1%	3,305	10.3%
35 - 44	2,418	15.9%	3,593	13.2%	4,154	12.9%
45 - 54	2,390	15.7%	4,101	15.1%	4,418	13.7%
55 - 64	2,086	13.7%	3,824	14.0%	4,448	13.8%
65 - 74	1,118	7.4%	2,746	10.1%	3,509	10.9%
75 - 84	464	3.1%	1,199	4.4%	1,880	5.8%
85+	146	1.0%	357	1.3%	504	1.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	13,295	87.4%	23,286	85.5%	27,178	84.3%
Black Alone	293	1.9%	551	2.0%	686	2.1%
American Indian Alone	78	0.5%	162	0.6%	198	0.6%
Asian Alone	519	3.4%	1,169	4.3%	1,600	5.0%
Pacific Islander Alone	8	0.1%	15	0.1%	22	0.1%
Some Other Race Alone	604	4.0%	1,178	4.3%	1,430	4.4%
Two or More Races	413	2.7%	878	3.2%	1,126	3.5%
Hispanic Origin (Any Race)	4,565	30.0%	9,410	34.5%	12,003	37.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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# Demographics: 5-Mile

Summary	Census 2010		2019		2024	
Population	25,627		47,247		56,334	
Households	9,496		17,294		20,579	
Families	7,379		13,579		16,110	
Average Household Size	2.70		2.73		2.74	
Owner Occupied Housing Units	7,899		12,919		15,530	
Renter Occupied Housing Units	1,597		4,375		5,049	
Median Age	40.4		42.0		42.6	
Trends: 2019 - 2024 Annual Rate	Area		State		National	
Population	3.58%		1.59%		0.77%	
Households	3.54%		1.55%		0.75%	
Families	3.48%		1.53%		0.68%	
Owner HHs	3.75%		1.63%		0.92%	
Median Household Income	0.91%		2.50%		2.70%	
Households by Income	2019				2024	
	Number		Percent		Number	Percent
<\$15,000	788		4.6%		883	4.3%
\$15,000 - \$24,999	582		3.4%		627	3.0%
\$25,000 - \$34,999	526		3.0%		565	2.7%
\$35,000 - \$49,999	1,014		5.9%		1,091	5.3%
\$50,000 - \$74,999	1,718		9.9%		1,954	9.5%
\$75,000 - \$99,999	1,490		8.6%		1,654	8.0%
\$100,000 - \$149,999	4,285		24.8%		5,068	24.6%
\$150,000 - \$199,999	2,437		14.1%		3,178	15.4%
\$200,000+	4,451		25.7%		5,555	27.0%
Median Household Income	\$123,983		\$129,983		\$129,734	
Average Household Income	\$160,480		\$171,480		\$171,777	
Per Capita Income	\$58,562		\$62,562		\$62,573	
Population by Age	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,607	6.3%	2,546	5.4%	3,038	5.4%
5 - 9	1,914	7.5%	3,091	6.5%	3,461	6.1%
10 - 14	1,980	7.7%	3,665	7.8%	3,892	6.9%
15 - 19	1,643	6.4%	3,186	6.7%	3,689	6.5%
20 - 24	1,186	4.6%	2,190	4.6%	2,410	4.3%
25 - 34	2,541	9.9%	4,858	10.3%	6,294	11.2%
35 - 44	3,782	14.8%	5,914	12.5%	7,113	12.6%
45 - 54	4,143	16.2%	6,986	14.8%	7,611	13.5%
55 - 64	3,596	14.0%	6,871	14.5%	7,884	14.0%
65 - 74	2,080	8.1%	5,071	10.7%	6,539	11.6%
75 - 84	906	3.5%	2,219	4.7%	3,485	6.2%
85+	249	1.0%	650	1.4%	916	1.6%
Race and Ethnicity	Census 2010		2019		2024	
	Number	Percent	Number	Percent	Number	Percent
White Alone	22,507	87.8%	40,218	85.1%	47,257	83.9%
Black Alone	497	1.9%	1,062	2.2%	1,335	2.4%
American Indian Alone	123	0.5%	248	0.5%	306	0.5%
Asian Alone	839	3.3%	2,092	4.4%	2,870	5.1%
Pacific Islander Alone	21	0.1%	41	0.1%	57	0.1%
Some Other Race Alone	987	3.9%	2,112	4.5%	2,602	4.6%
Two or More Races	654	2.6%	1,473	3.1%	1,906	3.4%
Hispanic Origin (Any Race)	7,113	27.8%	15,513	32.8%	19,985	35.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024.

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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.

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Licensed Broker/Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			

<u><b>Brian Dale Harris</b></u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
_____	_____

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