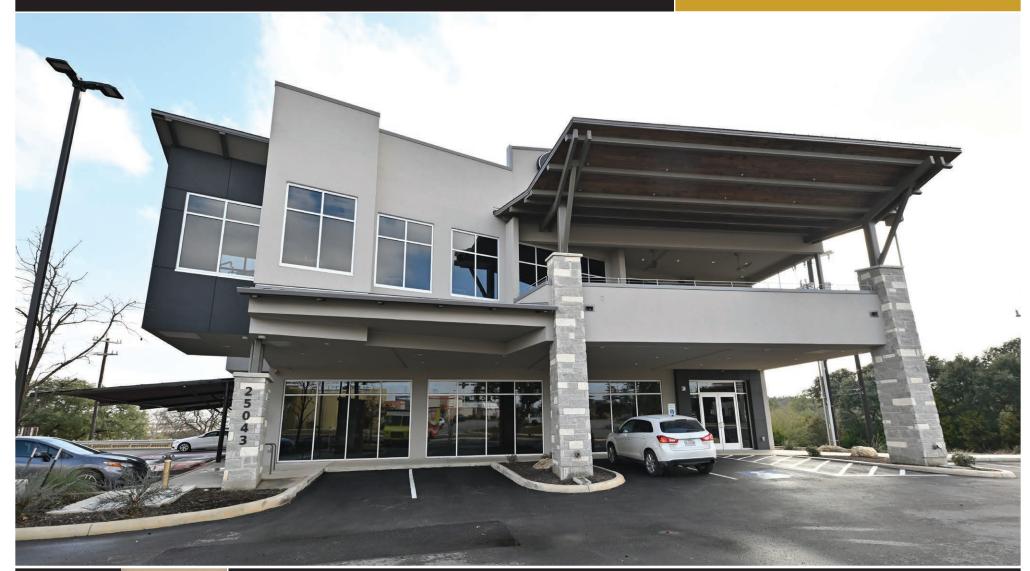
### 25043 I-10 West San Antonio, TX 78257

### I-10 and Ralph Fair Rd

Office/Retail For Lease





Andrew J. Lyles Commercial Specialist Direct Line 210 524 1318 <u>cellison@reocsanantonio.com</u>

210 524 4000

8023 Vantage Drive, Suite 1200 San Antonio TX 78230 reocsanantonio.com



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SECTION 3	Property Summary
SECTION 4	Quote Sheet
SECTION 5	San Antonio Overview
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SECTION 7	Demographics

SECTION 8 TREC Agency Disclosure

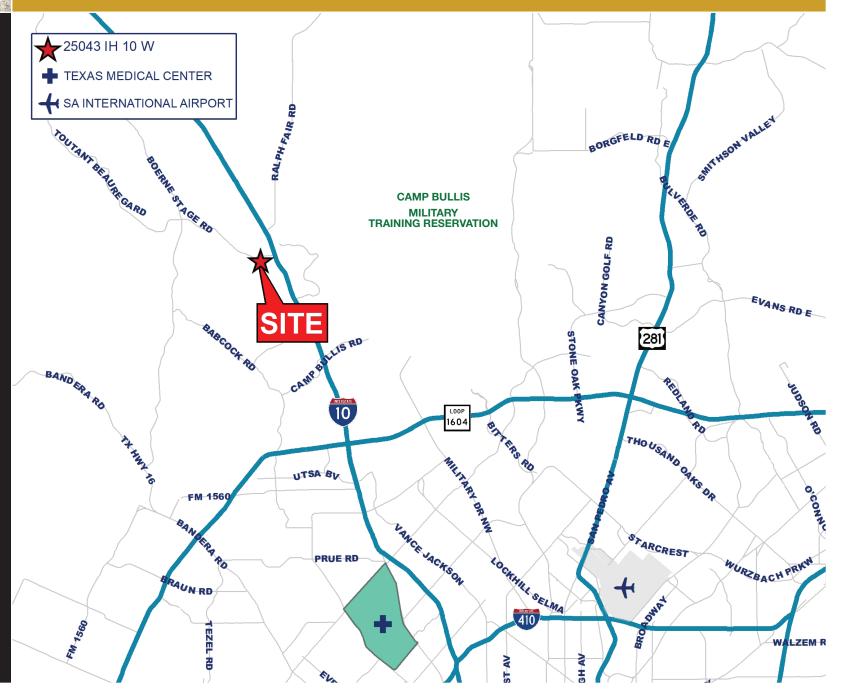
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210 524 4000

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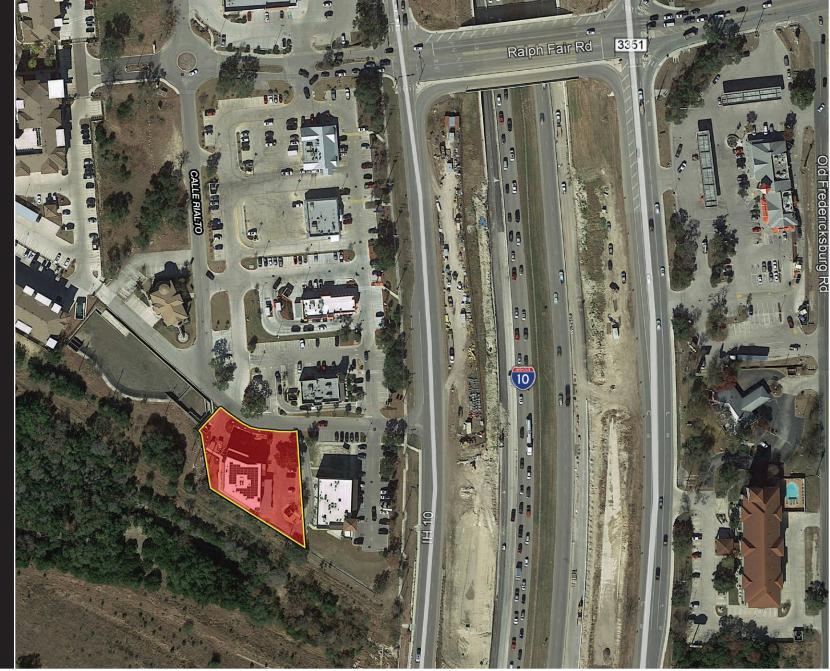
### **City Location Map**



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### Site Aerial



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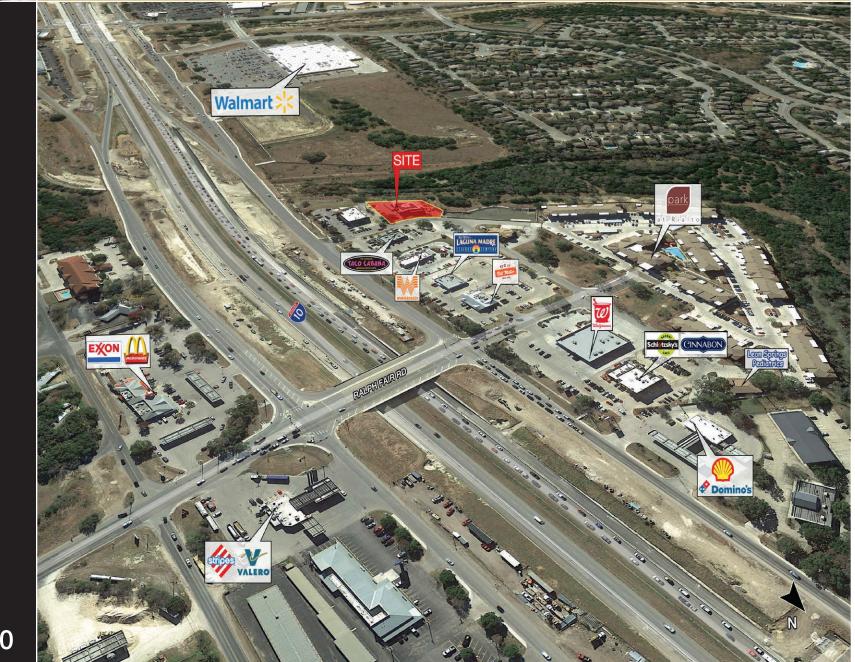
### **Oblique Aerial - Northbound IH-10**





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### **Oblique Aerial - Southbound IH-10**



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<u>210 524 4000</u>

### Photos - Common area finishes

21 -

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### Property Summary

Address	25043 W I-10 San Antonio, TX 78257	Comments
Location	I-10 and Ralph Fair Rd	<ul> <li>High-end common area finishes</li> </ul>
Property Details	0.5 acres 9,089 NRA	<ul><li>Shell space condition</li><li>Great I-10 frontage visibility</li></ul>
Legal Description	NCB 16390 BLK 3 LOT 21 (RIALTO VILLAGE PUD)	<ul><li>Direct access to I-10</li><li>Near major I-10 intersection: Ralph Fair and I-10</li></ul>
Zoning	C-3	<ul> <li>Direct access to I-10 south bound and access to Ralph Fair intersection</li> </ul>
Class	A	<ul><li>Conference room, lockers, shower, covered parking, storage</li><li>Pylon signage, building signage available</li></ul>
Floors	2	
Year Built	2019	Traffic Counts Ralph Fair Rd at IH 10 W; 14,401 vpd (2018)
Parking	42; 4.62 per 1000 sf	

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### **Quote Sheet - Lease**

Square Footage Available	Total Available Area7,281Largest Available Area2,233Smallest Available Space2,233(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

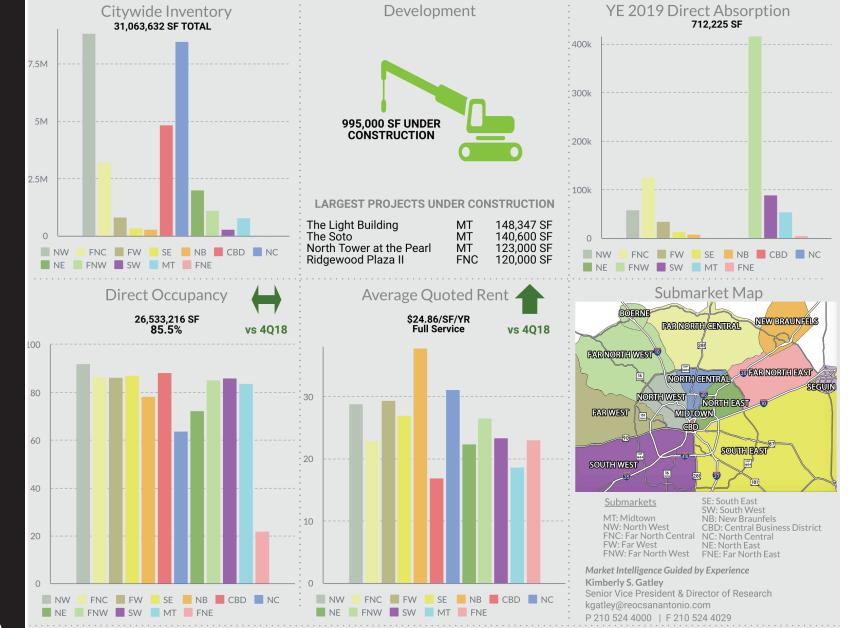
1 New York				S			
2 Los Angeles	2000 Census	_ 1,711,703	o 32.9	sp         601,265           or         763,022           H         904,857           986,160	73.39	7.2	%
	2010 Census	2,142,508 2,547,033 2,776,239	ab     32.9       ad     34.1       ad     35.6       ad     36.3	763,022		0,	.8% 2.6%
B Chicago	2019 Estimate	2,547,033	35.6	904,857			
4 Houston	2024 Projection	2,776,239	<sup>0</sup>	986,160			2.2 7%
5 Phoenix			٥		Black A	-0	1%
6 Philadephia		me	eu u u u u u u u u u u u u u u u u u u		Americ Asian A	an Indian Alone	
7 San Antonio		\$51,426 \$51,426 \$62,458 \$79,695 \$90,560		e		Islander Alone	
		plo	sehc	e       \$18,443         e       \$22,135         O       \$28,442         a       \$32,288		Other Race Alone	
8 San Diego	2000 Census	\$51,426	\$39,029	<u>s</u> \$18,443	Two or White A	More Races	
9 Dallas	2010 Census	후 \$62,458	\$50,146	<u>a</u> \$22,135	vviiite /		
10 San Jose	2019 Estimate 2024 Projection	ы \$79,695 Х <b>\$90,560</b>	\$57,387 \$64,392	\$28,442 \$32,288		44.	.7%
					55.3% Hispan	ic Origin (Any Race)	
		Major Industries					
	Dallas	Major Industries Hospitality & Tourism			Hispan		
					Hispan		
	Dallas 280 miles	Hospitality & Tourism			Non-Hi	ispanic cune 500 Compa	
	Dallas 280 miles Austin 80 miles	Hospitality & Tourism Military			Non-Hi	ispanic	U
	Dallas 280 miles Austin	Hospitality & Tourism Military Real Estate & Construction			Non-Hi SAT	ispanic cune 500 Compa Rankings	U
	Dallas 280 miles Austin 80 miles San Antonio Corpus	Hospitality & Tourism Military Real Estate & Construction Finance			Non-Hi SAT	ispanic cune 500 Compa Rankings	2
LE N	Dallas 280 miles Austin 80 miles San Antonio	Hospitality & Tourism Military Real Estate & Construction Finance Health Care & Bioscience	0 \$5 \$10 \$ In Billion		Non-Hi SAT	ispanic tune 500 Compa Rankings Valero Energy	anie U 2 10 40
LE N	Dallas 280 miles Austin 80 miles San Antonio Antonio Austin 200 miles Corpus Christi 145 miles	Hospitality & Tourism Military Real Estate & Construction Finance Health Care & Bioscience Manufacturing			Non-Hi Fort SAT 1 2	ispanic tune 500 Compa Rankings Valero Energy USAA	2 1

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Coastal Plain and Texas Hill Country meet.





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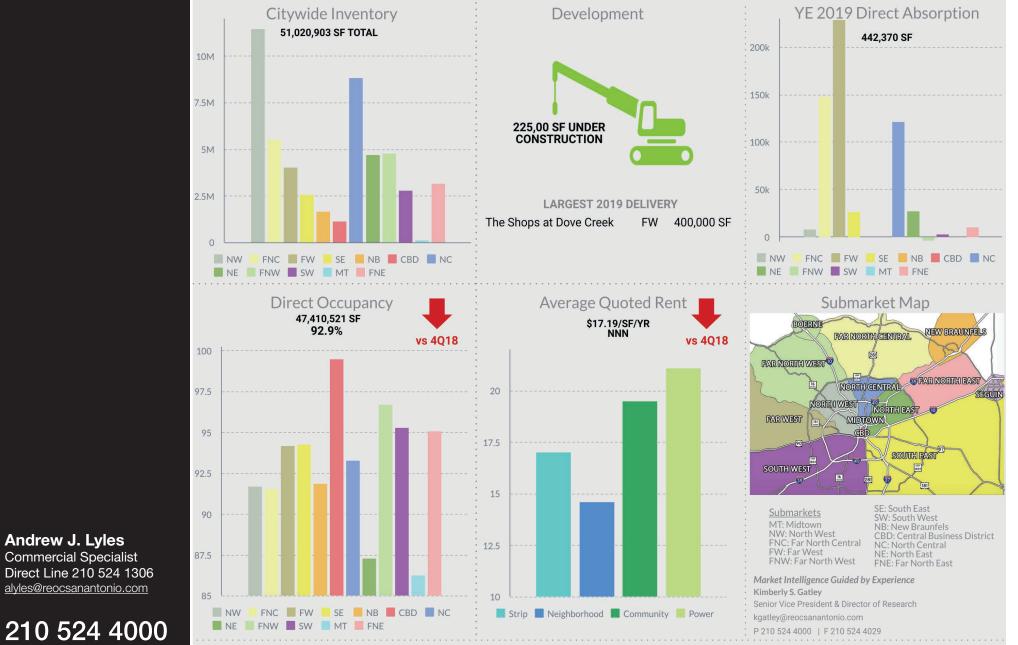
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Andrew J. Lyles

Commercial Specialist

### Retail Market Snapshot - 4Q 2019





### Demographics: 1-Mile

Summary	Cer	nsus 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%
			20	019	20	024
Households by Income			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	
5						
Per Capita Income			\$55,571		\$60,009	
Per Capita Income	Census 20	10	\$55,571 <b>20</b>	)19	\$60,009 <b>20</b>	)24
Per Capita Income Population by Age	Census 20 Number	910 Percent		)19 Percent		124 Percent
			20		20	
Population by Age	Number	Percent	20 Number	Percent	20 Number	Percent
Population by Age 0 - 4	Number 330	Percent 7.9%	20 Number 368	Percent 6.6%	20 Number 415	Percent 6.5%
Population by Age 0 - 4 5 - 9	Number 330 381	Percent 7.9% 9.1%	20 Number 368 433	Percent 6.6% 7.8%	20 Number 415 473	Percent 6.5% 7.4%
Population by Age 0 - 4 5 - 9 10 - 14	Number 330 381 340	Percent 7.9% 9.1% 8.1%	20 Number 368 433 434	Percent 6.6% 7.8% 7.8%	20 Number 415 473 455	Percent 6.5% 7.4% 7.1%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19	Number 330 381 340 282	Percent 7.9% 9.1% 8.1% 6.8%	20 Number 368 433 434 377	Percent 6.6% 7.8% 7.8% 6.8%	20 Number 415 473 455 419	Percent 6.5% 7.4% 7.1% 6.5%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24	Number 330 381 340 282 130	Percent 7.9% 9.1% 8.1% 6.8% 3.1%	20 Number 368 433 434 377 212	Percent 6.6% 7.8% 7.8% 6.8% 3.8%	20 Number 415 473 455 419 226	Percent 6.5% 7.4% 7.1% 6.5% 3.5%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34	Number 330 381 340 282 130 490	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7%	20 Number 368 433 434 377 212 601	Percent 6.6% 7.8% 7.8% 6.8% 3.8% 10.8%	20 Number 415 473 455 419 226 724	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44	Number 330 381 340 282 130 490 684	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4%	20 Number 368 433 434 377 212 601 798	Percent 6.6% 7.8% 6.8% 3.8% 10.8% 14.3%	20 Number 415 473 455 419 226 724 913	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3% 14.3%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64	Number 330 381 282 130 490 684 594 511	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2%	20 Number 368 433 434 377 212 601 798 744 732	Percent 6.6% 7.8% 7.8% 6.8% 3.8% 10.8% 14.3% 13.3% 13.1%	20 Number 415 473 455 419 226 724 913 785 817	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3% 14.3% 12.3% 12.8%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54	Number 330 381 282 130 490 684 594 511 283	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8%	20 Number 368 433 434 377 212 601 798 744 732 551	Percent 6.6% 7.8% 7.8% 6.8% 3.8% 10.8% 14.3% 13.3% 13.1% 9.9%	20 Number 415 473 455 419 226 724 913 785 817 679	Percent 6.5% 7.4% 7.1% 6.5% 11.3% 14.3% 12.3% 12.8% 10.6%
Population by Age           0 - 4           5 - 9           10 - 14           15 - 19           20 - 24           25 - 34           35 - 44           45 - 54           55 - 64           65 - 74           75 - 84	Number 330 381 282 130 490 684 594 511	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2%	20 Number 368 433 434 377 212 601 798 744 732	Percent 6.6% 7.8% 6.8% 3.8% 10.8% 14.3% 13.3% 13.1% 9.9% 4.6%	20 Number 415 473 455 419 226 724 913 785 817	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3% 14.3% 12.3% 12.8%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	Number 330 381 340 282 130 490 684 594 594 511 283 117 35	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 2.8% 0.8%	20 Number 368 433 434 377 212 601 798 744 732 551 257 257 75	Percent 6.6% 7.8% 6.8% 3.8% 10.8% 14.3% 13.3% 13.1% 9.9% 4.6% 1.3%	20 Number 415 473 455 419 226 724 913 785 817 679 388 106	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3% 14.3% 12.3% 12.8% 10.6% 6.1% 1.7%
Population by Age           0 - 4           5 - 9           10 - 14           15 - 19           20 - 24           25 - 34           35 - 44           45 - 54           55 - 64           65 - 74           75 - 84	Number 330 381 340 282 130 490 684 594 511 283 117	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 2.8% 0.8%	20 Number 368 433 434 377 212 601 798 744 732 551 257 257 75	Percent 6.6% 7.8% 6.8% 3.8% 10.8% 14.3% 13.3% 13.1% 9.9% 4.6%	20 Number 415 473 455 419 226 724 913 785 817 679 388 106	Percent 6.5% 7.4% 7.1% 6.5% 11.3% 14.3% 12.3% 12.8% 10.6% 6.1%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	Number 330 381 340 282 130 490 684 594 511 283 117 283 117 35 <b>Census 20</b>	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 2.8% 0.8% 0.8%	20 Number 368 433 434 377 212 601 798 744 732 551 257 75 20 20	Percent 6.6% 7.8% 7.8% 6.8% 3.8% 10.8% 14.3% 13.3% 13.1% 9.9% 4.6% 1.3%	20 Number 415 473 455 419 226 724 913 785 817 679 388 106 20	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3% 14.3% 12.3% 12.8% 10.6% 6.1% 1.7%
Population by Age         0 - 4         5 - 9         10 - 14         15 - 19         20 - 24         25 - 34         35 - 44         45 - 54         55 - 64         65 - 74         75 - 84         85+	Number 330 381 340 282 130 490 684 594 511 283 117 35 <b>Census 20</b> Number	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 2.8% 0.8% 0.8% Percent	20 Number 368 433 434 377 212 601 798 744 732 551 257 75 257 75 20 Number	Percent 6.6% 7.8% 7.8% 6.8% 3.8% 10.8% 10.8% 14.3% 13.3% 13.1% 9.9% 4.6% 1.3% 019 Percent	20 Number 415 473 455 419 226 724 913 785 817 679 388 106 20 Number	Percent 6.5% 7.4% 6.5% 3.5% 11.3% 12.3% 12.8% 12.8% 10.6% 6.1% 6.1% 1.7% <b>D24</b> Percent
Population by Age         0 - 4         5 - 9         10 - 14         15 - 19         20 - 24         25 - 34         35 - 44         45 - 54         55 - 64         65 - 74         75 - 84         85+	Number 330 381 340 282 130 490 684 594 511 283 117 35 <b>Census 20</b> Number 3,692	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 2.8% 0.8% 0.8% 910 Percent 88.4%	20 Number 368 433 434 377 212 601 798 744 732 551 257 75 257 75 20 Number 4,812	Percent 6.6% 7.8% 7.8% 6.8% 10.8% 10.8% 11.3% 13.1% 9.9% 4.6% 1.3% Percent 86.2%	20 Number 415 473 455 419 226 724 913 785 817 679 388 106 20 Number 5,453	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3% 12.3% 12.8% 10.6% 6.1% 6.1% 1.7% <b>224</b> Percent 85.2%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	Number 330 381 340 282 130 490 684 594 511 283 117 35 <b>Census 20</b> Number 3,692 58	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 2.8% 0.8% 0.8% 0.8% 0.8% 0.8% 0.8% 0.8% 0	20 Number 368 433 434 377 212 601 798 744 732 551 257 75 20 Number 4,812 86	Percent 6.6% 7.8% 7.8% 6.8% 10.8% 10.8% 14.3% 13.3% 13.1% 9.9% 4.6% 1.3% Percent 86.2% 1.5%	20 Number 415 473 455 419 226 724 913 785 817 679 388 106 20 Number 5,453 103	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3% 12.3% 12.8% 10.6% 6.1% 1.7% 1.7% Percent 85.2% 1.6%
Population by Age           0 - 4           5 - 9           10 - 14           15 - 19           20 - 24           25 - 34           35 - 44           45 - 54           55 - 64           65 - 74           75 - 84           85+           Race and Ethnicity           White Alone           Black Alone           American Indian Alone	Number 330 381 340 282 130 490 684 594 511 283 117 35 <b>Census 20</b> Number 3,692 58 21	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 2.8% 0.8% 0.8% 0.8% 0.8% 0.8% 0.8%	20 Number 368 433 434 377 212 601 798 744 732 551 257 75 257 75 20 0 Number 4,812 86 30	Percent 6.6% 7.8% 7.8% 6.8% 3.8% 10.8% 14.3% 13.1% 9.9% 4.6% 1.3% <b>D19</b> Percent 86.2% 1.5% 0.5%	20 Number 415 473 455 419 226 724 913 785 817 679 388 107 679 388 108 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0 0	Percent 6.5% 7.4% 7.1% 6.5% 11.3% 14.3% 12.3% 12.8% 10.6% 6.1% 1.7% Percent 85.2% 1.6% 0.6%
Population by Age 0 - 4 5 - 9 10 - 14 15 - 19 20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	Number 330 381 340 282 130 490 684 594 511 283 117 35 <b>Census 20</b> Number 3,692 58 21 126	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 2.8% 0.8% 0.8% 0.8% 0.8% 0.8% 10 Percent 88.4% 1.4% 0.5% 3.0%	20 Number 368 433 434 377 212 601 798 744 732 551 257 75 20 Number 4,812 86 30 218	Percent 6.6% 7.8% 6.8% 3.8% 10.8% 10.8% 13.3% 13.1% 9.9% 4.6% 1.3% <b>D19</b> Percent 86.2% 1.5% 0.5% 3.9%	20 Number 415 473 455 419 226 724 913 785 817 679 388 106 20 Number 5,453 103 36 287	Percent 6.5% 7.4% 6.5% 3.5% 11.3% 14.3% 12.3% 12.8% 10.6% 6.1% 1.7% <b>524</b> Percent 85.2% 1.6% 0.6% 4.5%
Population by Age           0 - 4           5 - 9           10 - 14           15 - 19           20 - 24           25 - 34           35 - 44           45 - 54           55 - 64           65 - 74           75 - 84           85+           Race and Ethnicity           White Alone           Black Alone           American Indian Alone           Asian Alone           Pacific Islander Alone	Number 330 381 340 282 130 490 684 594 511 283 117 35 <b>Census 20</b> Number 3,692 58 21 126 4	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 6.8% 2.8% 0.8% 0.8% Percent 88.4% 1.4% 0.5% 3.0% 0.1%	20 Number 368 433 434 377 212 601 798 744 732 551 257 75 20 75 20 Number 4,812 86 30 218 6	Percent 6.6% 7.8% 7.8% 6.8% 3.8% 10.8% 14.3% 13.3% 13.1% 9.9% 4.6% 1.3% Percent 86.2% 1.5% 0.5% 3.9% 0.1%	20 Number 415 473 455 419 226 724 913 785 817 679 388 106 287 5,453 103 36 287 9	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3% 14.3% 12.3% 12.8% 10.6% 6.1% 6.1% 1.7% Percent 85.2% 1.6% 0.6% 4.5% 0.1%
Population by Age           0 - 4           5 - 9           10 - 14           15 - 19           20 - 24           25 - 34           35 - 44           45 - 54           55 - 64           65 - 74           75 - 84           85+           Race and Ethnicity           White Alone           Black Alone           American Indian Alone           Asian Alone           Pacific Islander Alone           Some Other Race Alone	Number 330 381 340 282 130 490 684 594 511 283 117 35 Census 20 Number 3,692 58 21 126 4 167	Percent 7.9% 9.1% 8.1% 6.8% 3.1% 11.7% 16.4% 14.2% 12.2% 6.8% 2.8% 0.8% 0.8% Percent 88.4% 1.4% 0.5% 3.0% 0.1% 4.0%	20 Number 368 433 434 434 777 212 601 798 744 732 551 257 75 20 Number 4,812 86 30 218 6 257	Percent 6.6% 7.8% 7.8% 6.8% 10.8% 11.3% 13.3% 13.1% 9.9% 4.6% 1.3% Percent 86.2% 1.5% 0.5% 3.9% 0.1% 4.6%	20 Number 415 473 455 226 724 913 785 817 679 388 106 287 5,453 103 36 287 9 299	Percent 6.5% 7.4% 7.1% 6.5% 3.5% 11.3% 14.3% 12.3% 12.8% 10.6% 6.1% 1.7% Percent 85.2% 1.6% 0.6% 4.5% 0.1% 4.7%

Data Note: Income is expressed in current dollars.

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### Demographics: 3-Mile

Summary	Cer	nsus 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%
			20	19	20	24
Households by Income			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	
	Census 20	10	20	19	20	24
Population by Age	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%
	Census 20	10	20	19	20	024
Race and Ethnicity	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%
	1,505	501070	-,			

Data Note: Income is expressed in current dollars.

Andrew J. Lyles Commercial Specialist Direct Line 210 524 1306 alyles@reocsanantonio.com



### Demographics: 5-Mile

Summary	Cer	isus 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%
			20	19	20	24
Households by Income			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		\$129,734	
Average Household Income			\$160,480		\$171,777	
Per Capita Income			\$58,562		\$62,573	
Denulation has the	Census 20		20			<b>)24</b>
Population by Age	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 25 - 34	1,186	4.6% 9.9%	2,190 4,858	4.6%	2,410	4.3%
35 - 44	2,541 3,782			10.3%	6,294	11.2%
35 - 44				10 50/	7 1 1 2	12 60/
		14.8%	5,914	12.5%	7,113	12.6%
45 - 54	4,143	16.2%	5,914 6,986	14.8%	7,611	13.5%
55 - 64	4,143 3,596	16.2% 14.0%	5,914 6,986 6,871	14.8% 14.5%	7,611 7,884	13.5% 14.0%
55 - 64 65 - 74	4,143 3,596 2,080	16.2% 14.0% 8.1%	5,914 6,986 6,871 5,071	14.8% 14.5% 10.7%	7,611 7,884 6,539	13.5% 14.0% 11.6%
55 - 64 65 - 74 75 - 84	4,143 3,596 2,080 906	16.2% 14.0% 8.1% 3.5%	5,914 6,986 6,871 5,071 2,219	14.8% 14.5% 10.7% 4.7%	7,611 7,884 6,539 3,485	13.5% 14.0% 11.6% 6.2%
55 - 64 65 - 74	4,143 3,596 2,080 906 249	16.2% 14.0% 8.1% 3.5% 1.0%	5,914 6,986 6,871 5,071 2,219 650	14.8% 14.5% 10.7% 4.7% 1.4%	7,611 7,884 6,539 3,485 916	13.5% 14.0% 11.6% 6.2% 1.6%
55 - 64 65 - 74 75 - 84 85+	4,143 3,596 2,080 906 249 Census 20	16.2% 14.0% 8.1% 3.5% 1.0%	5,914 6,986 6,871 5,071 2,219 650 <b>20</b>	14.8% 14.5% 10.7% 4.7% 1.4% <b>19</b>	7,611 7,884 6,539 3,485 916 <b>20</b>	13.5% 14.0% 11.6% 6.2% 1.6%
55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity	4,143 3,596 2,080 906 249 <b>Census 20</b> Number	16.2% 14.0% 8.1% 3.5% 1.0% Percent	5,914 6,986 6,871 5,071 2,219 650 <b>20</b> Number	14.8% 14.5% 10.7% 4.7% 1.4% <b>19</b> Percent	7,611 7,884 6,539 3,485 916 Number	13.5% 14.0% 11.6% 6.2% 1.6% 224 Percent
55 - 64 65 - 74 75 - 84 85+ <b>Race and Ethnicity</b> White Alone	4,143 3,596 2,080 906 249 <b>Census 20</b> Number 22,507	16.2% 14.0% 8.1% 3.5% 1.0% Percent 87.8%	5,914 6,986 6,871 5,071 2,219 650 <b>20</b> Number 40,218	14.8% 14.5% 10.7% 4.7% 1.4% <b>19</b> Percent 85.1%	7,611 7,884 6,539 3,485 916 <b>20</b> Number 47,257	13.5% 14.0% 11.6% 6.2% 1.6% 224 Percent 83.9%
55 - 64 65 - 74 75 - 84 85+ <b>Race and Ethnicity</b> White Alone Black Alone	4,143 3,596 2,080 906 249 <b>Census 20</b> Number 22,507 497	16.2% 14.0% 8.1% 3.5% 1.0% Percent 87.8% 1.9%	5,914 6,986 6,871 5,071 2,219 650 <b>20</b> Number 40,218 1,062	14.8% 14.5% 10.7% 4.7% 1.4% <b>19</b> Percent 85.1% 2.2%	7,611 7,884 6,539 3,485 916 20 Number 47,257 1,335	13.5% 14.0% 11.6% 6.2% 1.6% 24 Percent 83.9% 2.4%
55 - 64 65 - 74 75 - 84 85+ <b>Race and Ethnicity</b> White Alone Black Alone American Indian Alone	4,143 3,596 2,080 906 249 <b>Census 20</b> Number 22,507 497 123	16.2% 14.0% 8.1% 3.5% 1.0% Percent 87.8% 1.9% 0.5%	5,914 6,986 6,871 5,071 2,219 650 20 Number 40,218 1,062 248	14.8% 14.5% 10.7% 4.7% 1.4% 19 Percent 85.1% 2.2% 0.5%	7,611 7,884 6,539 3,485 916 20 Number 47,257 1,335 306	13.5% 14.0% 11.6% 6.2% 1.6% Percent 83.9% 2.4% 0.5%
55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	4,143 3,596 2,080 906 249 <b>Census 20</b> Number 22,507 497 123 839	16.2% 14.0% 8.1% 3.5% 1.0% /10 Percent 87.8% 1.9% 0.5% 3.3%	5,914 6,986 6,871 5,071 2,219 650 20 Number 40,218 1,062 248 2,092	14.8% 14.5% 10.7% 4.7% 1.4% Percent 85.1% 2.2% 0.5% 4.4%	7,611 7,884 6,539 3,485 916 Number 47,257 1,335 306 2,870	13.5% 14.0% 11.6% 6.2% 1.6% <b>224</b> Percent 83.9% 2.4% 0.5% 5.1%
55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	4,143 3,596 2,080 906 249 <b>Census 20</b> Number 22,507 497 123 839 21	16.2% 14.0% 8.1% 3.5% 1.0% 910 Percent 87.8% 1.9% 0.5% 3.3% 0.1%	5,914 6,986 6,871 5,071 2,219 650 <b>20</b> Number 40,218 1,062 248 2,092 41	14.8% 14.5% 10.7% 4.7% 1.4% <b>19</b> Percent 85.1% 2.2% 0.5% 4.4% 0.1%	7,611 7,884 6,539 3,485 916 Number 47,257 1,335 306 2,870 57	13.5% 14.0% 11.6% 6.2% 1.6% 924 Percent 83.9% 2.4% 0.5% 5.1% 0.1%
55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	4,143 3,596 2,080 906 249 <b>Census 20</b> Number 22,507 497 123 839 21 987	16.2% 14.0% 8.1% 3.5% 1.0% Percent 87.8% 1.9% 0.5% 3.3% 0.1% 3.9%	5,914 6,986 6,871 5,071 2,219 650 <b>20</b> Number 40,218 1,062 248 2,092 41 2,112	14.8% 14.5% 10.7% 4.7% 1.4% <b>19</b> Percent 85.1% 2.2% 0.5% 4.4% 0.1% 4.5%	7,611 7,884 6,539 3,485 916 <b>20</b> Number 47,257 1,335 306 2,870 57 2,602	13.5% 14.0% 11.6% 6.2% 1.6% <b>224</b> Percent 83.9% 2.4% 0.5% 5.1% 0.1% 4.6%
55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	4,143 3,596 2,080 906 249 <b>Census 20</b> Number 22,507 497 123 839 21	16.2% 14.0% 8.1% 3.5% 1.0% 910 Percent 87.8% 1.9% 0.5% 3.3% 0.1%	5,914 6,986 6,871 5,071 2,219 650 <b>20</b> Number 40,218 1,062 248 2,092 41	14.8% 14.5% 10.7% 4.7% 1.4% <b>19</b> Percent 85.1% 2.2% 0.5% 4.4% 0.1%	7,611 7,884 6,539 3,485 916 Number 47,257 1,335 306 2,870 57	13.5% 14.0% 11.6% 6.2% 1.6% 924 Percent 83.9% 2.4% 0.5% 5.1% 0.1%
55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	4,143 3,596 2,080 906 249 <b>Census 20</b> Number 22,507 497 123 839 21 987	16.2% 14.0% 8.1% 3.5% 1.0% Percent 87.8% 1.9% 0.5% 3.3% 0.1% 3.9%	5,914 6,986 6,871 5,071 2,219 650 <b>20</b> Number 40,218 1,062 248 2,092 41 2,112	14.8% 14.5% 10.7% 4.7% 1.4% <b>19</b> Percent 85.1% 2.2% 0.5% 4.4% 0.1% 4.5%	7,611 7,884 6,539 3,485 916 <b>20</b> Number 47,257 1,335 306 2,870 57 2,602	13.5% 14.0% 11.6% 6.2% 1.6% <b>224</b> Percent 83.9% 2.4% 0.5% 5.1% 0.1% 4.6%

Data Note: Income is expressed in current dollars.

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EDUAL	
HOUSING	٣/

### 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;
- Treat all parties to a real estate transaction honestly and fairly. Answer the client's questions and present any offer to or counter-offer from the client; and

### 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:
- 0 that the owner will accept a price less than the written asking price;
- 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
- 0 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.

le at www.trec.texas.cov	Information available	mission	Remulated by the Teyae Real Fetate Commission
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