



# Valencia Village

16535 Huebner Rd

8,819 SF Available  
For Lease



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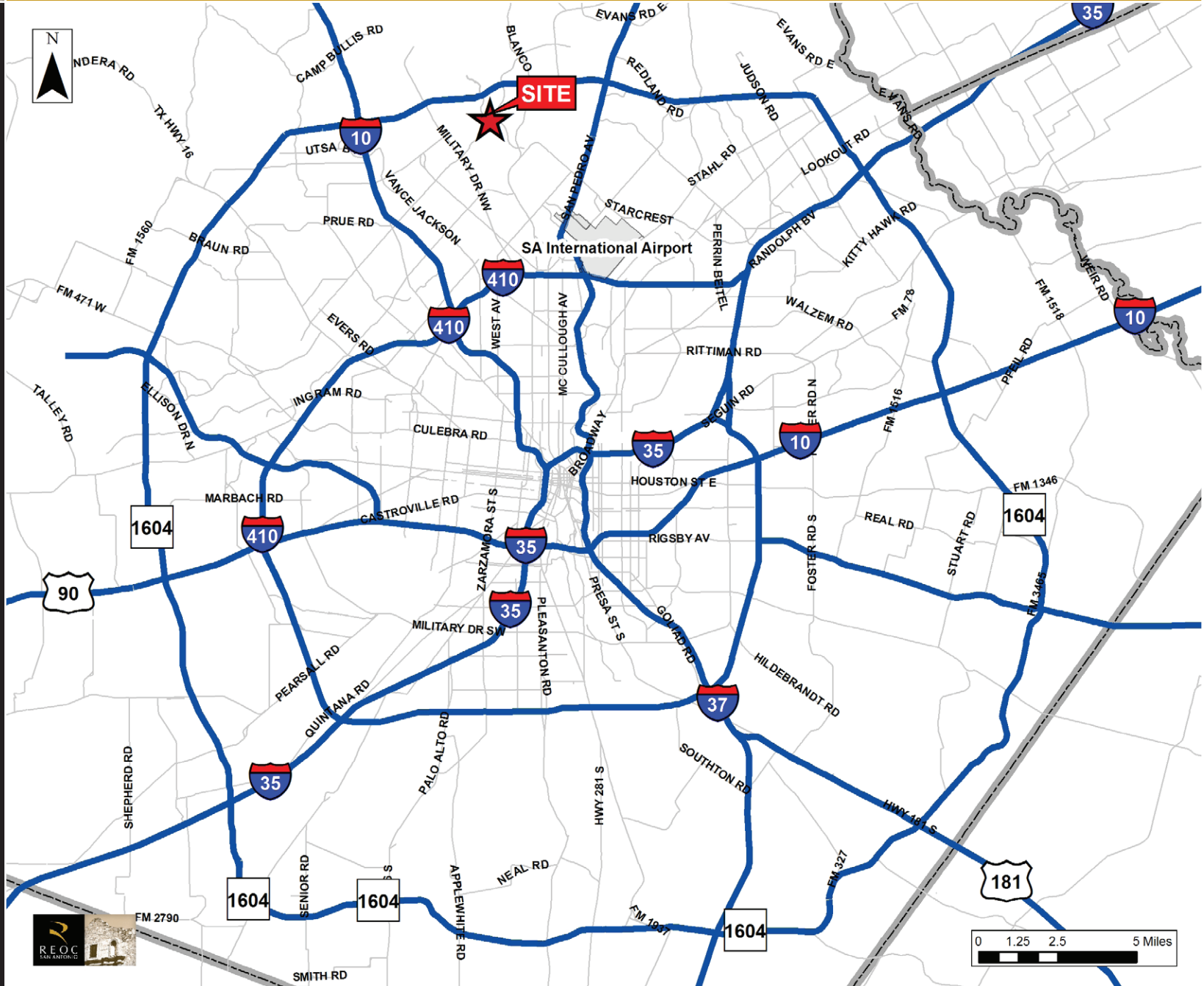
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# City Location Map



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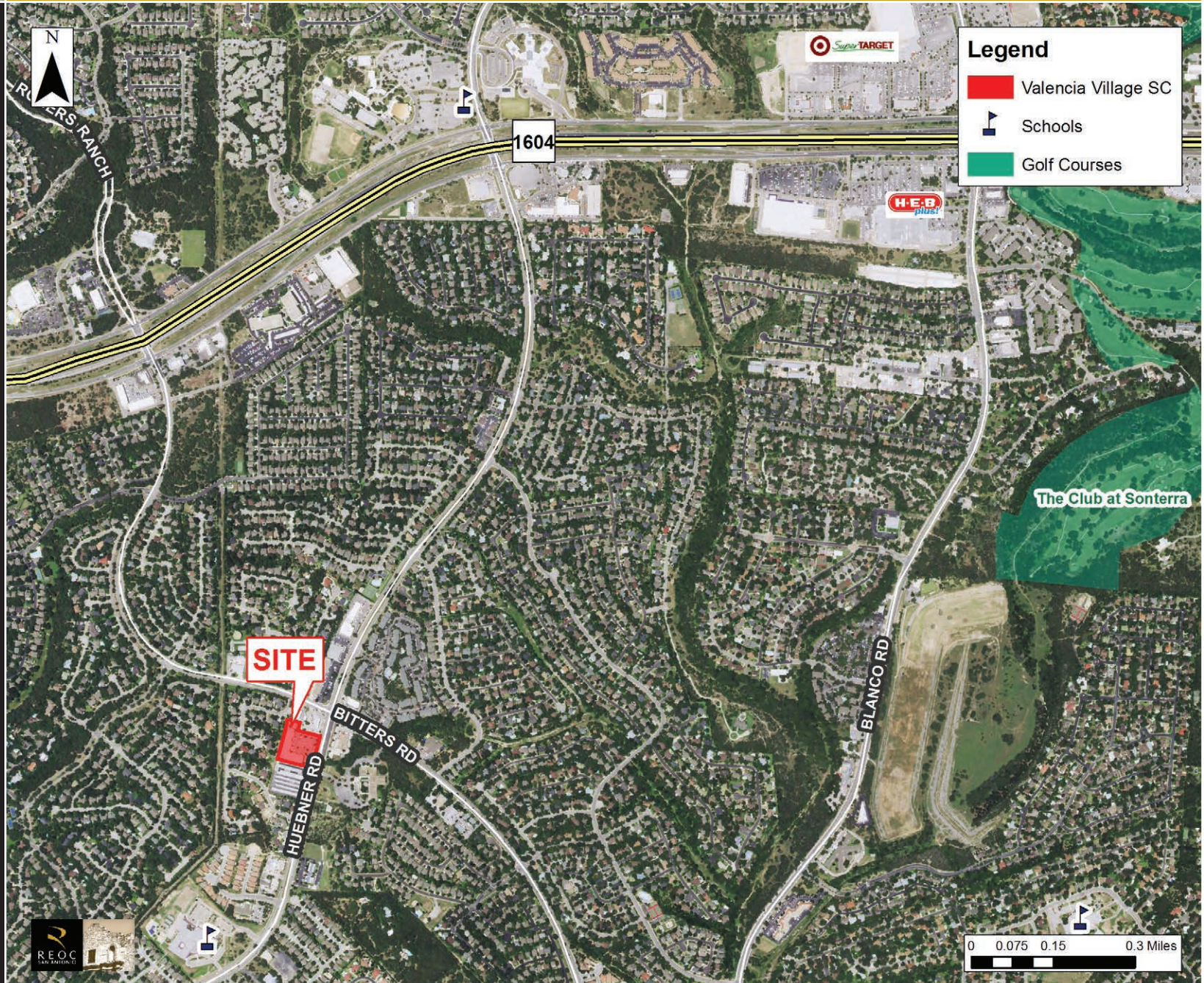
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# Area Location Map



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# Aerial Map



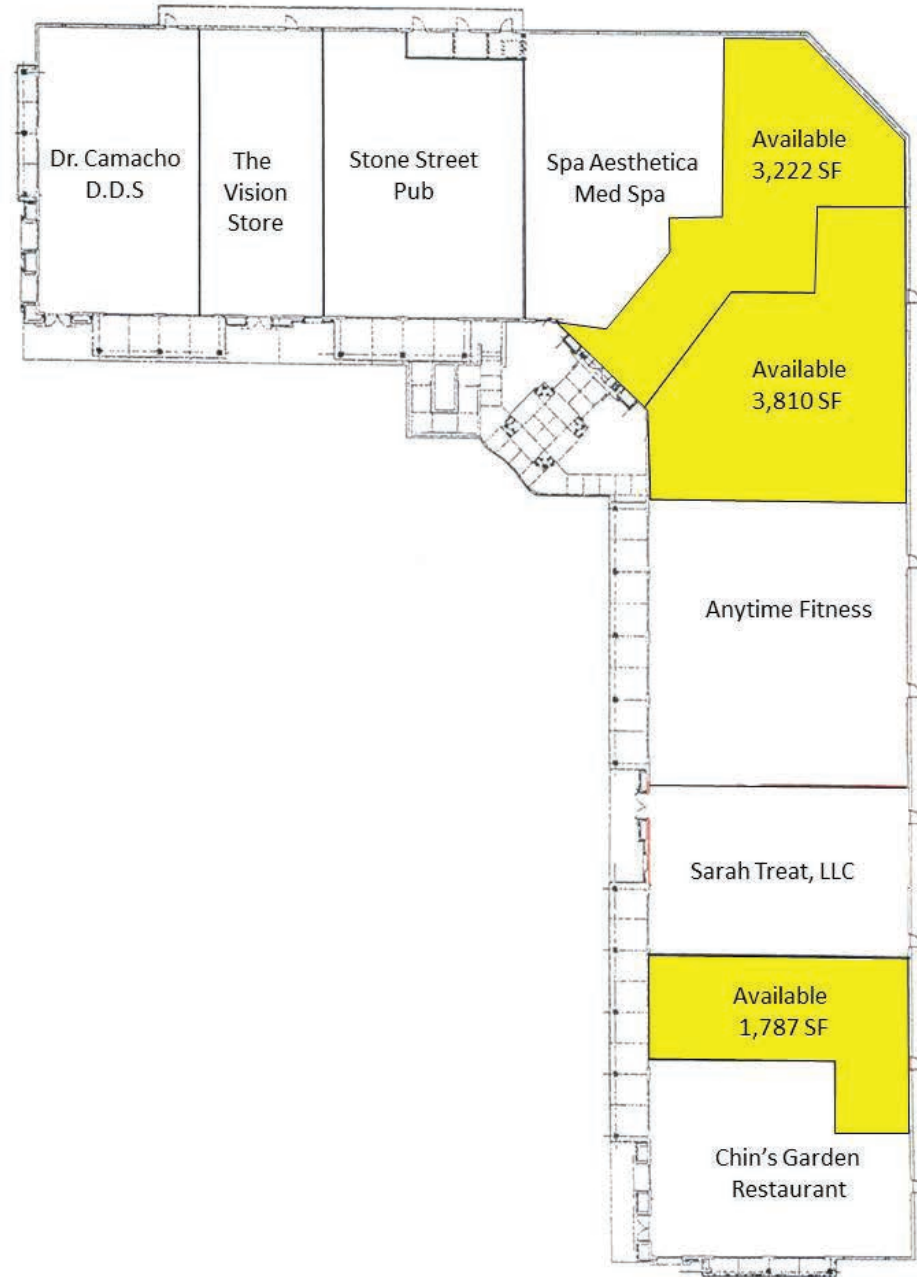
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# Plan



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# Photos



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# Photos



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# Property Summary

Address	16535 Huebner Road
Location	Intersection of Huebner Road and Bitters Road
Property Details	30,036 SF Building 2.8580 Acres
Legal Description	NCB 17857 BLK 7 LOT 132 (1.81 AC) & SE 205 FT OF 133 (1.048 C) BITTERS CORNER J V
Zoning	C3 NA ERZD
Year Built	2006
Road Frontage	370.81 ft on Huebner Road

## Comments

- Highly affluent area near Bitters/Huebner Intersection
- Second generation medical space
- Perfect for retail, medical or office users
- Beautiful architecture and design

## Traffic Counts

Huebner Rd, at Bitters Rd; 13,525 vpd (2015)

Bitters Rd, west of Huebner Rd; 11,116 vpd (2015)

Source: TxDOT Trafficcount Count Database System (TCDS)

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# Quote Sheet

<b>Base Rental</b>	3,810 SF - \$18.00/SF } 3,222 SF - \$15.00/SF } Can be combined 7,032 SF - \$15.00/SF 1,787 SF - \$18.00/SF
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Triple Net</b>	\$7.44/SF
<b>Term</b>	Three (3) year minimum
<b>Deposit</b>	Equal to one (1) month's Base Rental
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	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

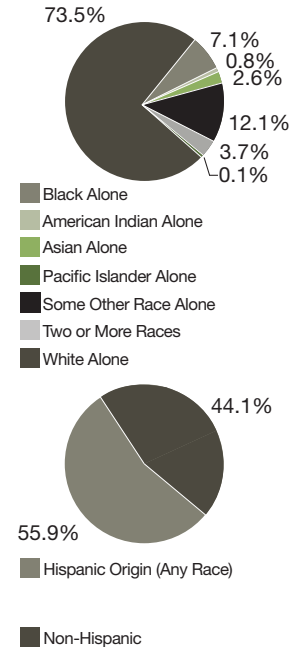
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

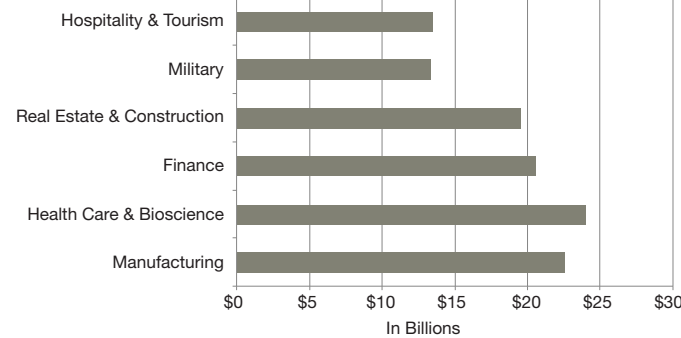
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	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
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

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.

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# Demographics: 1-Mile

Summary	Census 2010		2018		2023			
Population	10,619		10,829		11,077			
Households	4,238		4,328		4,426			
Families	2,963		2,992		3,047			
Average Household Size	2.51		2.50		2.50			
Owner Occupied Housing Units	3,091		3,046		3,175			
Renter Occupied Housing Units	1,147		1,282		1,251			
Median Age	42.3		43.7		43.1			
Trends: 2018 - 2023 Annual Rate	Area		State		National			
Population	0.45%		1.65%		0.83%			
Households	0.45%		1.62%		0.79%			
Families	0.36%		1.58%		0.71%			
Owner HHs	0.83%		2.09%		1.16%			
Median Household Income	0.25%		2.23%		2.50%			
Households by Income	2018				2023			
	Number		Percent		Number	Percent		
<\$15,000	82		1.9%		75	1.7%		
\$15,000 - \$24,999	228		5.3%		206	4.7%		
\$25,000 - \$34,999	186		4.3%		174	3.9%		
\$35,000 - \$49,999	299		6.9%		291	6.6%		
\$50,000 - \$74,999	544		12.6%		550	12.4%		
\$75,000 - \$99,999	377		8.7%		391	8.8%		
\$100,000 - \$149,999	931		21.5%		1,020	23.0%		
\$150,000 - \$199,999	679		15.7%		678	15.3%		
\$200,000+	1,004		23.2%		1,043	23.6%		
Median Household Income	\$118,952		\$120,444					
Average Household Income	\$165,505		\$173,673					
Per Capita Income	\$67,059		\$70,392					
Population by Age	Census 2010				2018		2023	
	Number		Percent		Number	Percent	Number	Percent
0 - 4	553		5.2%		515	4.8%	547	4.9%
5 - 9	648		6.1%		596	5.5%	608	5.5%
10 - 14	780		7.3%		702	6.5%	657	5.9%
15 - 19	741		7.0%		700	6.5%	639	5.8%
20 - 24	561		5.3%		560	5.2%	450	4.1%
25 - 34	1,023		9.6%		1,287	11.9%	1,462	13.2%
35 - 44	1,422		13.4%		1,211	11.2%	1,436	13.0%
45 - 54	1,929		18.2%		1,590	14.7%	1,425	12.9%
55 - 64	1,788		16.8%		1,815	16.8%	1,668	15.1%
65 - 74	757		7.1%		1,272	11.7%	1,388	12.5%
75 - 84	326		3.1%		451	4.2%	643	5.8%
85+	91		0.9%		131	1.2%	155	1.4%
Race and Ethnicity	Census 2010				2018		2023	
	Number		Percent		Number	Percent	Number	Percent
White Alone	9,503		89.5%		9,470	87.5%	9,534	86.1%
Black Alone	224		2.1%		263	2.4%	292	2.6%
American Indian Alone	36		0.3%		40	0.4%	43	0.4%
Asian Alone	403		3.8%		506	4.7%	604	5.5%
Pacific Islander Alone	7		0.1%		8	0.1%	9	0.1%
Some Other Race Alone	236		2.2%		284	2.6%	303	2.7%
Two or More Races	211		2.0%		258	2.4%	292	2.6%
Hispanic Origin (Any Race)	2,589		24.4%		3,065	28.3%	3,425	30.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Demographics: 3-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
Population	69,112		75,398		79,773	
Households	29,780		32,521		34,436	
Families	18,753		20,332		21,457	
Average Household Size	2.31		2.31		2.31	
Owner Occupied Housing Units	17,974		18,445		19,854	
Renter Occupied Housing Units	11,806		14,076		14,582	
Median Age	39.2		40.5		40.7	
<b>Trends: 2018 - 2023 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.13%		1.65%		0.83%	
Households	1.15%		1.62%		0.79%	
Families	1.08%		1.58%		0.71%	
Owner HHs	1.48%		2.09%		1.16%	
Median Household Income	1.60%		2.23%		2.50%	
<b>Households by Income</b>	<b>2018</b>			<b>2023</b>		
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,521	4.7%	1,299	3.8%	1,299	3.8%
\$15,000 - \$24,999	1,955	6.0%	1,710	5.0%	1,710	5.0%
\$25,000 - \$34,999	2,083	6.4%	1,949	5.7%	1,949	5.7%
\$35,000 - \$49,999	3,146	9.7%	3,122	9.1%	3,122	9.1%
\$50,000 - \$74,999	4,721	14.5%	4,963	14.4%	4,963	14.4%
\$75,000 - \$99,999	3,489	10.7%	3,766	10.9%	3,766	10.9%
\$100,000 - \$149,999	5,662	17.4%	6,534	19.0%	6,534	19.0%
\$150,000 - \$199,999	3,683	11.3%	3,924	11.4%	3,924	11.4%
\$200,000+	6,261	19.3%	7,171	20.8%	7,171	20.8%
Median Household Income	\$94,311		\$102,082		\$102,082	
Average Household Income	\$137,058		\$149,232		\$149,232	
Per Capita Income	\$58,689		\$63,830		\$63,830	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,668	5.3%	3,614	4.8%	3,935	4.9%
5 - 9	4,310	6.2%	4,059	5.4%	4,139	5.2%
10 - 14	4,603	6.7%	4,650	6.2%	4,446	5.6%
15 - 19	4,312	6.2%	4,481	5.9%	4,377	5.5%
20 - 24	4,629	6.7%	4,818	6.4%	4,808	6.0%
25 - 34	9,173	13.3%	10,593	14.0%	11,813	14.8%
35 - 44	9,431	13.6%	9,704	12.9%	10,935	13.7%
45 - 54	10,891	15.8%	10,202	13.5%	10,010	12.5%
55 - 64	9,683	14.0%	10,684	14.2%	10,386	13.0%
65 - 74	5,010	7.2%	7,837	10.4%	8,879	11.1%
75 - 84	2,521	3.6%	3,486	4.6%	4,582	5.7%
85+	882	1.3%	1,271	1.7%	1,461	1.8%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2018</b>		<b>2023</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	58,657	84.9%	62,389	82.7%	64,915	81.4%
Black Alone	2,282	3.3%	2,691	3.6%	3,005	3.8%
American Indian Alone	269	0.4%	312	0.4%	336	0.4%
Asian Alone	2,653	3.8%	3,590	4.8%	4,436	5.6%
Pacific Islander Alone	54	0.1%	65	0.1%	77	0.1%
Some Other Race Alone	3,267	4.7%	3,920	5.2%	4,211	5.3%
Two or More Races	1,928	2.8%	2,431	3.2%	2,792	3.5%
Hispanic Origin (Any Race)	21,094	30.5%	25,912	34.4%	29,417	36.9%

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

**Source:** U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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# Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	184,699		208,940		223,754	
Households	79,700		90,673		97,179	
Families	47,363		52,621		55,993	
Average Household Size	2.31		2.30		2.30	
Owner Occupied Housing Units	43,078		44,301		48,102	
Renter Occupied Housing Units	36,622		46,371		49,076	
Median Age	36.3		37.0		37.3	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.38%		1.65%		0.83%	
Households	1.40%		1.62%		0.79%	
Families	1.25%		1.58%		0.71%	
Owner HHs	1.66%		2.09%		1.16%	
Median Household Income	2.03%		2.23%		2.50%	
Households by Income	2018		2023			
	Number	Percent	Number	Percent		
<\$15,000	6,641	7.3%	5,765	5.9%		
\$15,000 - \$24,999	6,667	7.4%	5,925	6.1%		
\$25,000 - \$34,999	7,598	8.4%	7,175	7.4%		
\$35,000 - \$49,999	10,414	11.5%	10,534	10.8%		
\$50,000 - \$74,999	15,405	17.0%	16,611	17.1%		
\$75,000 - \$99,999	10,295	11.4%	11,485	11.8%		
\$100,000 - \$149,999	15,450	17.0%	18,561	19.1%		
\$150,000 - \$199,999	7,867	8.7%	8,855	9.1%		
\$200,000+	10,337	11.4%	12,267	12.6%		
Median Household Income		\$71,918		\$79,521		
Average Household Income		\$105,777		\$116,790		
Per Capita Income		\$45,955		\$50,757		
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	10,579	5.7%	10,960	5.2%	12,078	5.4%
5 - 9	11,149	6.0%	11,328	5.4%	11,683	5.2%
10 - 14	11,906	6.4%	12,029	5.8%	11,820	5.3%
15 - 19	11,837	6.4%	12,245	5.9%	12,149	5.4%
20 - 24	15,972	8.6%	16,938	8.1%	17,523	7.8%
25 - 34	27,734	15.0%	35,009	16.8%	38,937	17.4%
35 - 44	24,820	13.4%	27,594	13.2%	31,459	14.1%
45 - 54	26,974	14.6%	26,034	12.5%	25,797	11.5%
55 - 64	22,040	11.9%	25,616	12.3%	25,708	11.5%
65 - 74	12,167	6.6%	18,532	8.9%	21,176	9.5%
75 - 84	6,851	3.7%	8,913	4.3%	11,331	5.1%
85+	2,670	1.4%	3,741	1.8%	4,095	1.8%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	149,503	80.9%	163,728	78.4%	172,195	77.0%
Black Alone	7,991	4.3%	9,829	4.7%	11,051	4.9%
American Indian Alone	982	0.5%	1,162	0.6%	1,260	0.6%
Asian Alone	7,754	4.2%	10,848	5.2%	13,429	6.0%
Pacific Islander Alone	168	0.1%	220	0.1%	260	0.1%
Some Other Race Alone	12,473	6.8%	15,577	7.5%	16,843	7.5%
Two or More Races	5,829	3.2%	7,576	3.6%	8,717	3.9%
Hispanic Origin (Any Race)	68,070	36.9%	85,552	40.9%	97,055	43.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

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

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Cynthia Ellison</u>	<u>314059</u>	<u>cellison@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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**Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

TAR 2501

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