

16789 SAN PEDRO

SAN ANTONIO, TEXAS 78232



INVESTMENT PROPERTY FOR SALE: Fully Leased Building

\$1,660,000

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 **ENDURA[®]**
ADVISORY GROUP
commercial real estate solutions
9311 San Pedro, Suite 850
San Antonio, Texas 78216
endurasa.com

THE PROPERTY

16789 SAN PEDRO, SAN ANTONIO, TEXAS 78232

This investment property offering is an opportunity for an investor to acquire an income producing dental office building on Highway 281, a major north/south commercial and commuter corridor within San Antonio. Nearby business include restaurants, hotels, retail, banks, self storage, assisted living facility, office parks and office buildings.

The building was completed in 2004 and has excellent visibility and frontage along Hwy 281. The 5,556 square foot dental office building is 100% leased to one of the largest dental support organizations in the United States.

The Property is located within a small commercial planned unit development with notable architecture, attractive landscaping and abundant parking. It is in a well established area and has an estimated 2020 population of 249,389 within a five mile radius. During the last 10 years, the population grew by 16.97% within this radius and is projected to grow another 6.47% by the year 2025. The estimated households for 2020 is at 94,818 with a projected growth of 5.97% by the year 2025, totaling 100,444 households.

This area is also home to 11,500 businesses within the five mile radius and has an estimated 112,132 employees. Within the same radius dynamics, the estimated household income is at \$96,922 for the year 2020.



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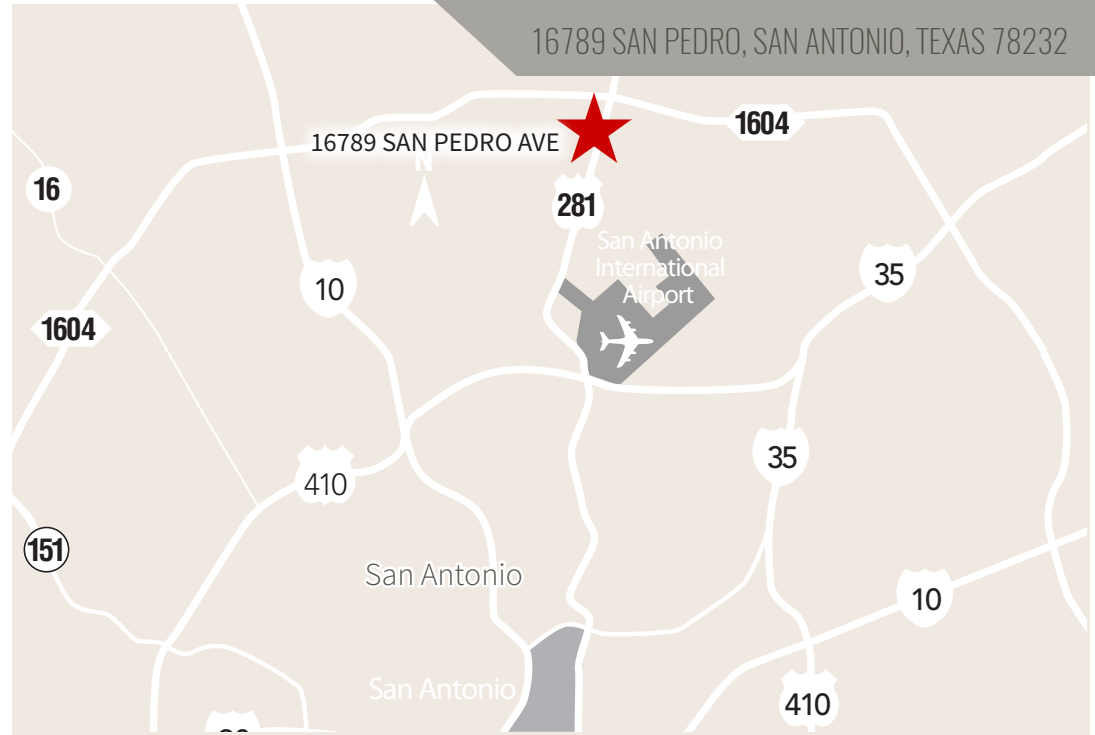


PROPERTY SUMMARY

16789 SAN PEDRO, SAN ANTONIO, TEXAS 78232

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Purchase Price	\$1,660,000
Cap Rate	7%
Approximate Building Size	± 5,556 square feet
Size (Land)	±10,890 square feet (± 0.25 acres)
Submarket	North Central
Physical Occupancy	100%
Year Built	2004
Single Tenant	Smile Doctors, LLC <i>(6 years remaining on lease term with options to renew)</i>



HIGHLIGHTS

- Healthcare - Dental - Orthodontic
- 5,556 square feet based on the Bexar County Appraisal District
- 6 years remaining on lease term with options to renew
- Zoned Commercial
- Easily accessible / high traffic area
- Well established area with many neighborhoods nearby



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PROPERTY LOCATION

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16789 San Pedro is well located in the North Central Submarket of San Antonio on Highway 281, a major north/south corridor within San Antonio. The property sits on the western edge of the town of Hollywood Park, which is a part of the San Antonio Metropolitan statistical area and an enclave community just south of Loop 1604 and the community of Stone Oak and a 15 minute drive to downtown San Antonio. The property is an 11 minute drive to the San Antonio International Airport.



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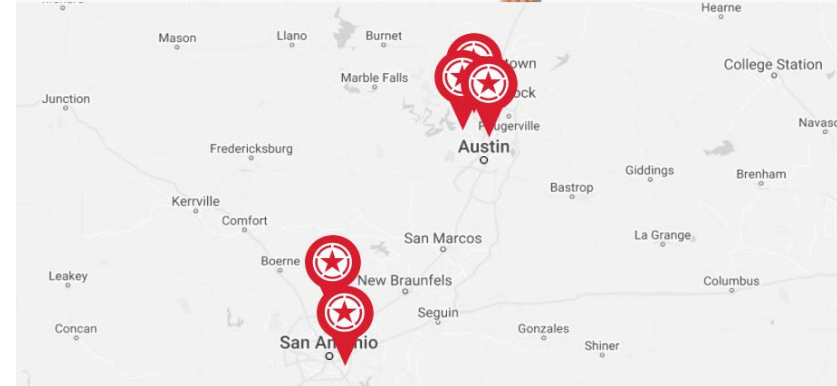
TENANT OVERVIEW

16789 SAN PEDRO, SAN ANTONIO, TEXAS 78232



Smile Doctors, LLC is the largest orthodontic dental support organization with over 200 affiliated practices in 17 states. Head quartered in Georgetown, TX, and founded by Dr. Scott Law, Scotte Hudsmith, and Dr. Dana Fender, Smile Doctors focuses exclusively on developing and growing affiliated orthodontic practices. Orthodontists can focus on patient care while receiving the support of experienced professionals who are committed to the growth and success of their practices. Support provided by Smile Doctors includes services related to operations, accounting, marketing, revenue cycle management, and human resources. For more information, please visit: www.smiledoctors.com.

San Antonio & Austin Locations



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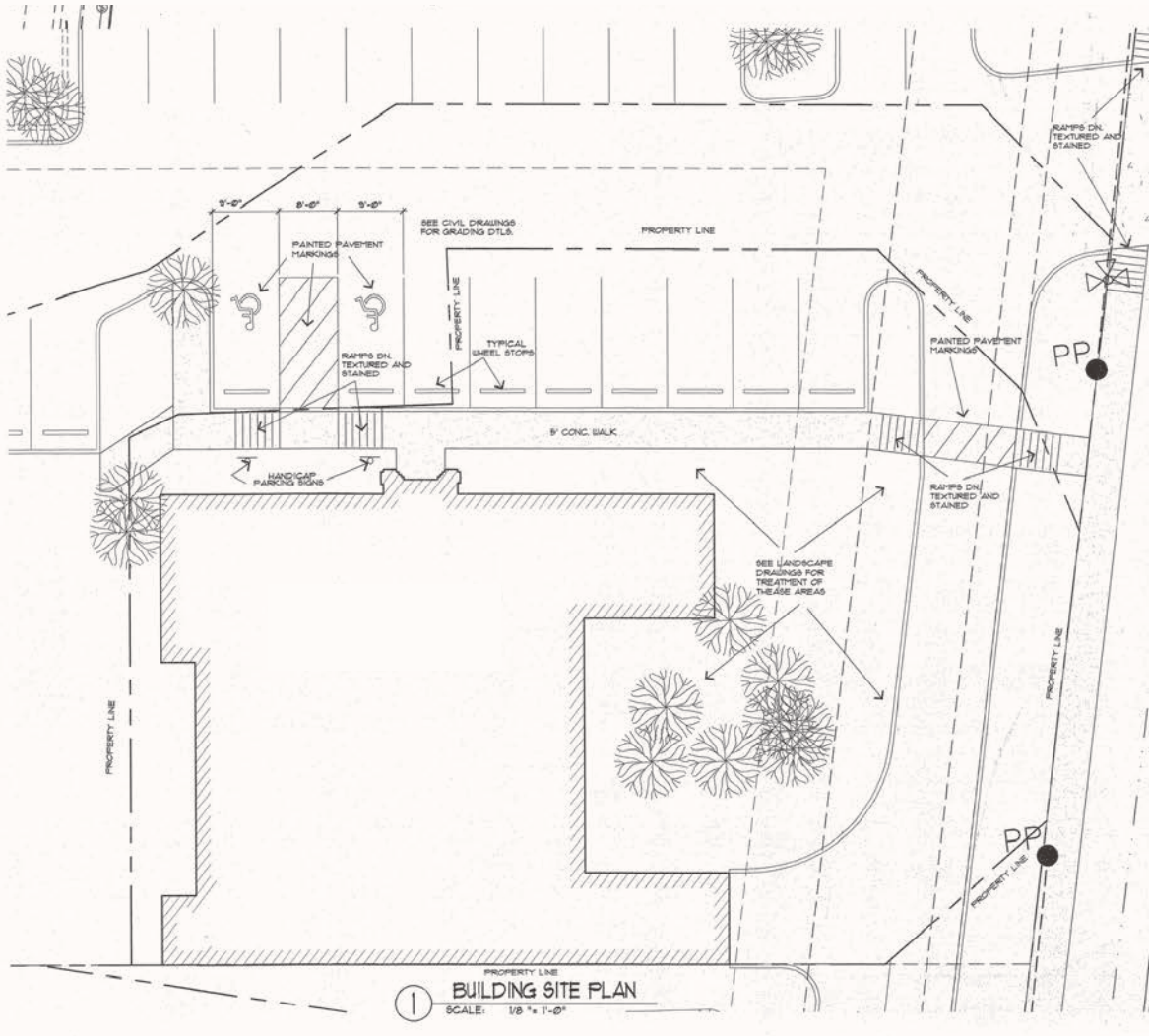
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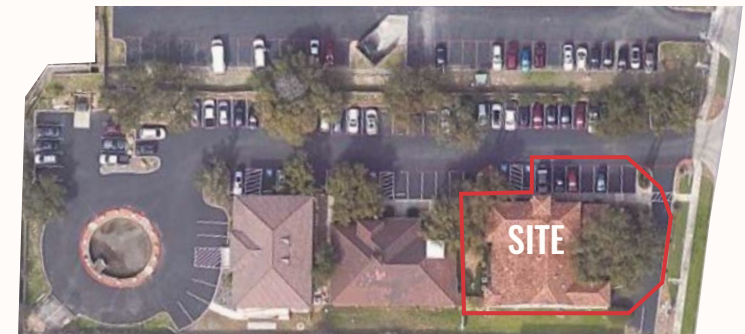
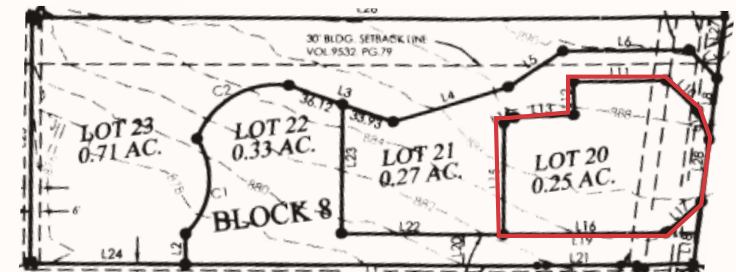
SITE PLAN / PLAT

16789 SAN PEDRO, SAN ANTONIO, TEXAS 78232



RE-PLAT ESTABLISHING:

FOUNTAIN OAKS PROFESSIONAL PARK REPLAT LOT 15, 18, & 19
 LOTS 20, 21, 22 & 23, BLOCK 8, IN THE CITY OF HOLLYWOOD PARK
 BEXAR COUNTY, TEXAS



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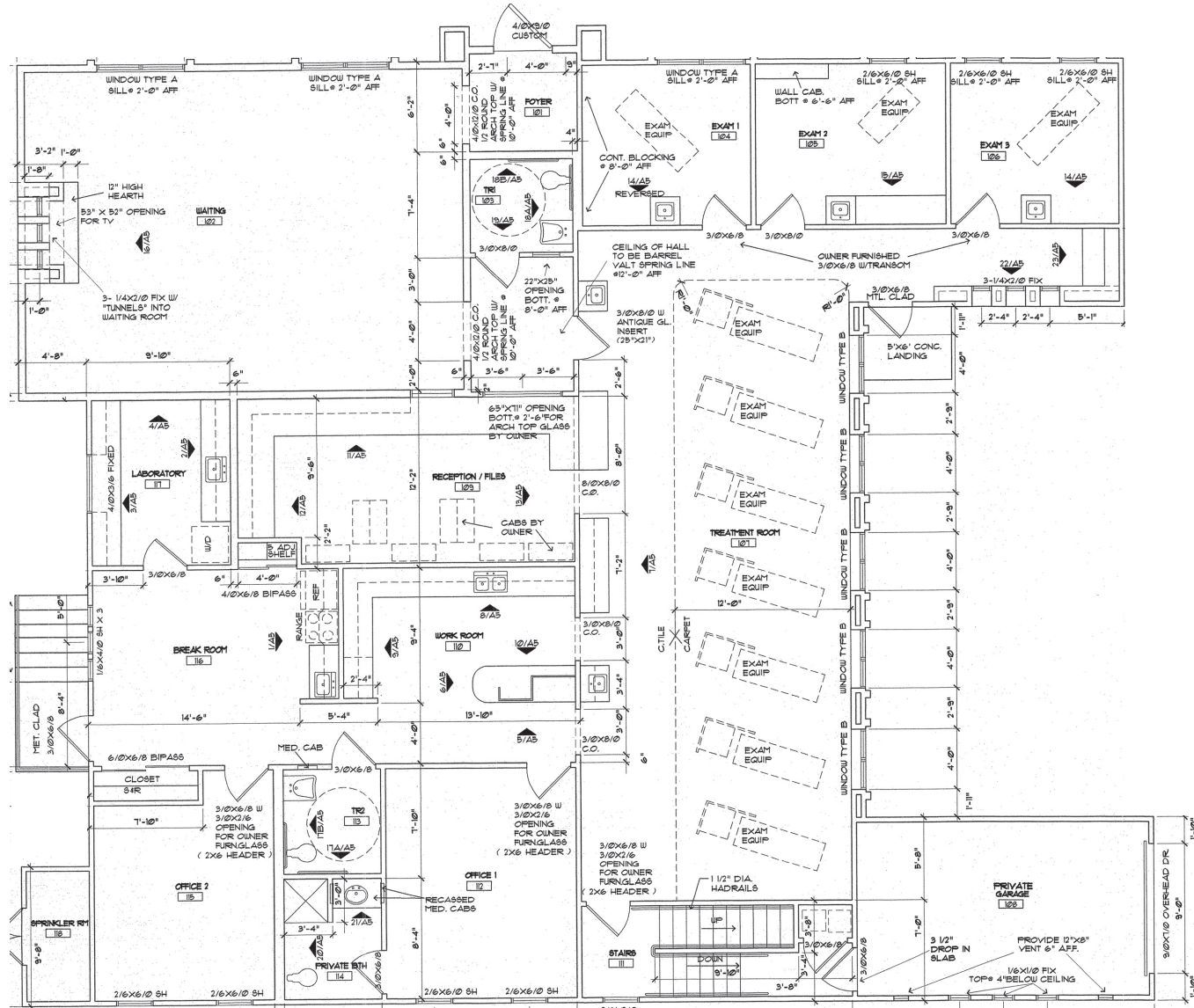


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FLOOR PLAN

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FLOOR PLAN / FIRST FLOOR



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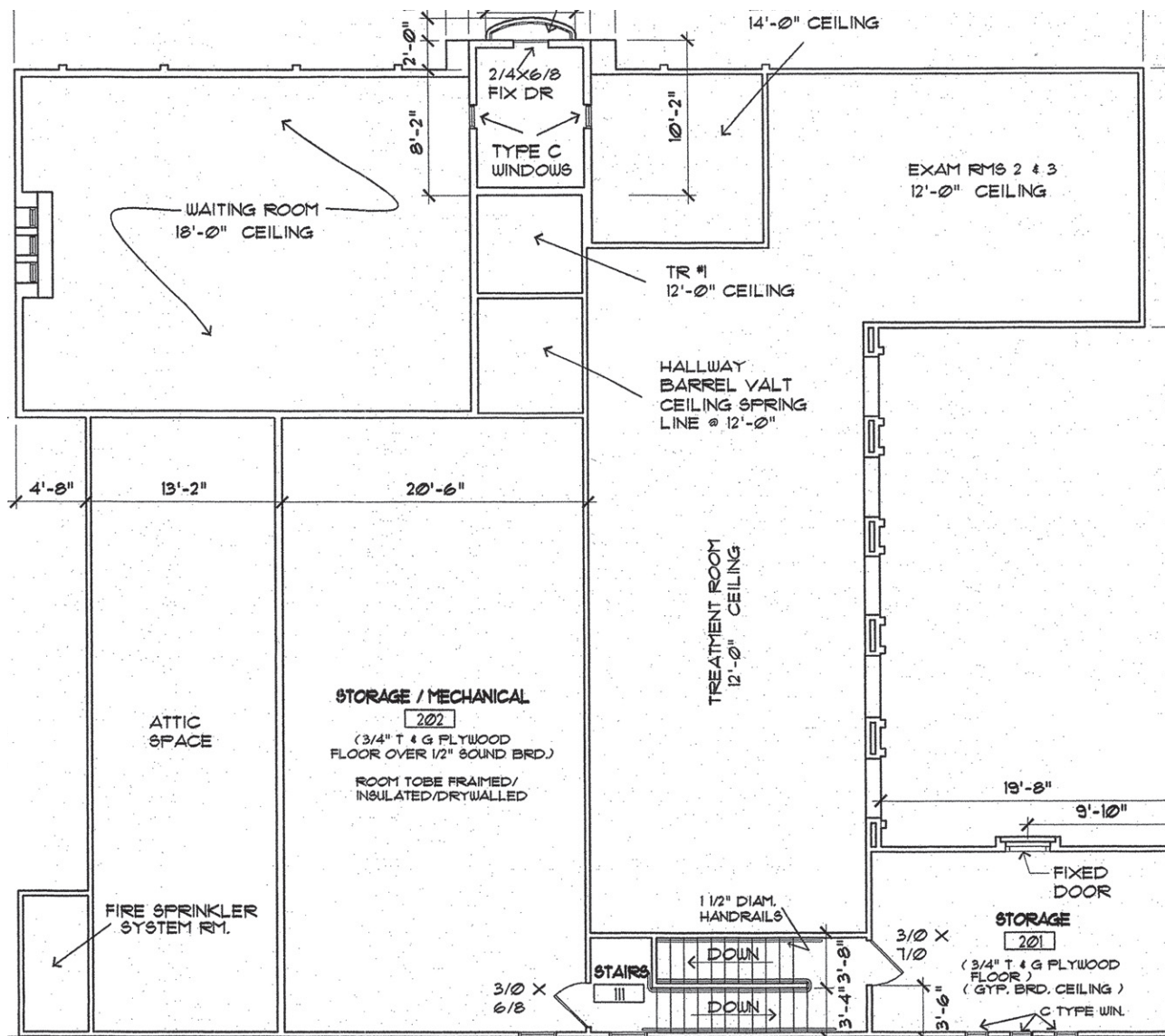
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FLOOR PLAN / SECOND FLOOR



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MARKET OVERVIEW

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SAN ANTONIO, TEXAS

The San Antonio-New Braunfels Metropolitan Statistical Area (MSA) is comprised of eight counties spanning nearly 7,400 square miles across South Central Texas. San Antonio is the largest city in Bexar County, serving as the county seat. The city is centrally located on the Interstate 35 corridor, one of the fastest-growing regions in the country and the lifeline for North American trade. Half of the nation's trade either originates in or is destined for Texas - with most goods passing through the San Antonio region.

San Antonio's strategic location in South Central Texas has made the city an economic hub for the region. In 2018, Forbes dubbed San Antonio one of America's Fastest Growing Cities due to its outstanding demographics, education levels, personal income and job growth. Likewise, in 2020, the Milken Institute named San Antonio one of its Best Performing Cities. The Alamo City is a desirable place to do business due to its location in the central time zone, a low cost of living, favorable tax structure, and a young, bilingual workforce. Over the last ten years, San Antonio's economy has diversified and now features a healthy mix of business services, health care, government/defense, information technology, manufacturing, and a robust leisure and tourism industry. In addition, the city hosts five Fortune 500 company headquarters, as well as numerous corporate and regional offices, and premier government agencies.



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SAN ANTONIO, TEXAS

POPULATION

With a population of more than 1.5 million people, San Antonio is the 7th largest city in the United States, and one of the fastest-growing cities in the country. The overall San Antonio MSA has a population of more than 2.5 million residents, making it the third largest metro in Texas and the 24th largest in the U.S. According to the U.S. Census Bureau, San Antonio added 221,092 people from 2010 to 2019 and has recorded the 2nd fastest growth for the past two years. San Antonio ranked fourth in America as the most popular destination city for young movers, gaining 12,400 millennials in 2018. The San Antonio MSA population is expected to grow nearly 8% over the next five years. More than 1 million people are expected to move to Bexar County in the next 25 years and the Texas State Data Center forecasts that the population in Bexar County will likely double by 2050.

*EMPLOYMENT

San Antonio's powerhouse employers support a healthy and diverse economy – a blend of well-established financial services, rapidly growing life sciences, a booming new energy sphere, a flourishing cybersecurity and technology field and a robust manufacturing sector that produces everything from aircraft to Toyota trucks. The city's central location has made it the hub for trade and export throughout the U.S., North and South America. San Antonio's employment in December 2019 was 1,184,374 compared to 1,157,316 in December 2018. The metro's unemployment rate was 2.8% compared to 3.5% in Texas and 3.5% in the U.S in the same time period.

COMPANY HEADQUARTERS IN SAN ANTONIO

- Broadway Bank
- HEB
- Carenet Healthcare Services
- Frost Bank
- Harte-Hanks
- Kinetic Concepts
- NewTek
- Rackspace
- Randolph-Brooks Federal Credit Union
- Rush Enterprises
- Security Service Federal Credit Union
- SWBC
- Toyota Manufacturing
- Taco Cabana
- CPS Energy
- Bill Miller Bar-B-Q Enterprises
- CST Brands
- Eye Care Centers of America
- iHeartMedia
- Tesoro Corporation
- USAA
- NuStar Energy
- Valero Energy Corporation
- Whataburger
- Zachry Holdings
- Southwest Research Institute

*Due to the recent pandemic, COVID 19, employment was drastically changed. As of June 2020, the unemployment rate for the San Antonio MSA was at 8.5% while the state of Texas was at 8.0%.

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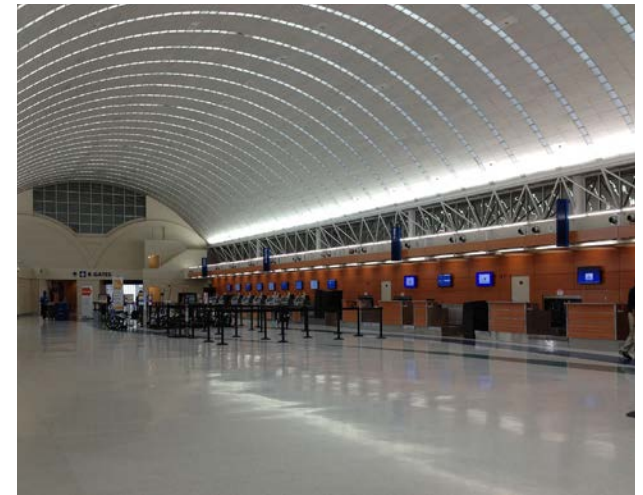
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NORTH CENTRAL SAN ANTONIO

The Property, 16789 San Pedro Ave., occupies prime real estate along US Hwy 281 S in San Antonio's North Central submarket, one of the largest submarkets in San Antonio geographically. The submarket stretches from the Pearl, just north of Downtown, out to Loop 1604. It's a brief 10 miles from the dynamic San Antonio CBD. The Property is situated on the access road of Hwy 281, south of Loop 1604. This north central location provides easy access to Loop 1604, Wurzbach Parkway, Loop 410 and a few miles from I-10, offering a valuable address in the busy Hwy 281 corridor. San Antonio International Airport and numerous retail amenities are all within a brief five-minute drive from the Property.

The Property is located in the prestigious town of Hollywood Park, a highly sought after suburb of San Antonio. Additionally, there are several upscale suburb/residential areas located within 10 minutes of the Property, including Stone Oak, Timberwood Park, and Hill Country Village. These highly desirable neighborhoods are home to some of the priciest real estate in San Antonio. Abundant shopping is also a convenient 5-15 minute drive to popular retail districts including the Northwoods Shopping Center, The Villages at Stone Oak Shopping Center, The Shops at La Cantera, The Rim and North Star Mall San Antonio.

An estimated 240,389 people live within five miles of the Property, offering a deep and talented labor pool for the local office market. EOG Resource, one of the nation's largest oil and gas companies, has its San Antonio headquarters just a few minutes from the Property. Additional large employers nearby include Marathon Petroleum Corp with a staff of 1,500, Methodist Stone Oak Hospital, North Central Baptist Hospital and several HEB grocery stores (the largest grocery store chain in San Antonio).



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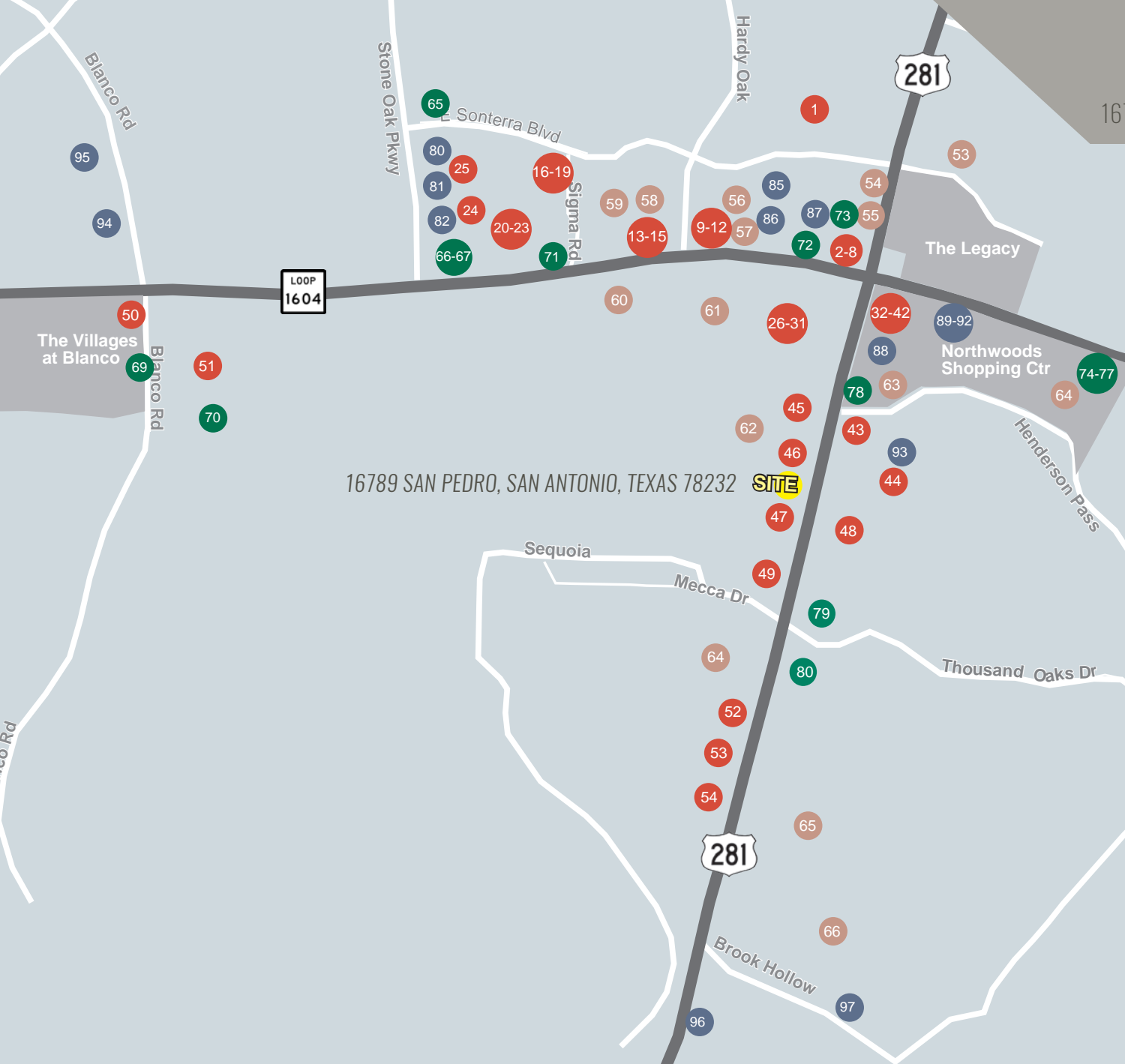
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AMENITIES MAP

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DINING

1. Pericos Mexican Cuisine	20. Kirby Steakhouse	38. Fish City Grill
2. Chick-fil-A	21. Toro Kitchen + Bar	39. Orange Leaf
3. Whataburger	22. Mellow Mushroom	40. Zio's Italian Kitchen
4. Sonic Drive-in	23. Sushi Zushi	41. La Madeleine
5. McDonald's	24. Taipei	42. Chuy's
6. Chuck E. Cheese's	25. Luciano Pizzeria	43. Chili's Grill & Bar
7. Five Guys	26. Laguna Madre	44. Sizzling Wok
8. Las Palapas	27. Bill Miller Bar-B-Q	45. Red Lobster
9. Jason's Deli	28. KFC	46. China Harbor
10. Smoothie King	29. Taco Bell	47. Texas Roadhouse
11. Krispy Kreme Doughnuts	30. IHOP	48. Saltgrass Steakhouse
12. Brick House Tavern	31. Schlotzky's Deli	49. Chester's Hamburgers
13. Gorditas Dona Tota	32. Red Robin	50. Jim's (Village at Blanco)
14. Munchies	33. Cold Stone Creamery	51. McDonald's
15. Rise Bakery	34. Pei Wei	52. Starbucks
16. Kumori Sushi	35. Firehouse Subs	53. Willie's Grill
17. Jimmy Johns	36. Stout's Pizza	54. McDonald's
18. Nothing Bundt Cakes	37. Starbucks	
19. Salata		

LODGING/HOSPITALITY

53. Courtyard by Marriott	59. Drury Inn & Suites	64. Holiday Inn Express
54. Hyatt Place	60. Staybridge Suites	65. Motel 6 San Antonio
55. Best Western	61. Fairfield Inn & Suites	66. Microtel Inn & Suites
56. Residence Inn & Suites	62. Days Inn & Suites	
57. La Quinta Inn	63. Comfort Suites	

BANKING

65. Jefferson Bank	74. RBFCU
66. IBC Bank	75. Firstmark Credit Union
67. Frost Bank	76. Farm Bureau Bank
68. Frost Bank (Villages at Blanco)	77. Wells Fargo Bank
69. Chase (Villages at Blanco)	78. BBVA
70. Bank of America	79. Frost Bank
71. The Bank of San Antonio	80. Wells Fargo
72. Security Service	
73. Woodforest National Bank	

GROCERY/PHARMACY/MAJOR RETAIL

80. CVS Pharmacy	86. Costco	92. Stein Mart
81. Stone Oak Pharmacy	87. Walmart	93. Old Navy
82. Oakdell Pharmacy	88. H.E.B. (Northwoods)	94. Target
83. H.E.B. (Villages at Blanco)	89. Bed Bath & Beyond	95. Whole Foods Market
84. Low's	90. Marshall's	96. HEB
85. Sonterra RX	91. Petco	97. The UPS Store

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DEMOGRAPHICS

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	1 Mile	3 Mile	5 Mile
Population			
2025 Projection:	8,591	97,031	255,953
2020 Estimate:	8,158	91,113	240,389
Population Growth 2020-2025:	5.31%	6.50%	6.47%
Population Growth 2010-2020:	7.98%	17.13%	16.97%
Average Age:	41.10	39.30	37.50
Households			
2025 Projection:	3,616	39,874	100,477
2020 Estimate:	3,454	37,638	94,818
Growth 2020-2025	4.69%	5.94%	5.97%
Growth 2010-2020	5.27%	14.23%	14.44%
2020 Average Household Income:	\$97,550	\$98,581	\$96,922
2020 Median Household Income:	\$71,931	\$76,706	\$74,141
2020 Average Household Size:	2.30	2.30	2.50
2019 Average Household Vehicles:	2.0	2.0	2.0
Housing			
2020 Median Home Value:	\$288,871	\$265,611	\$259,863
2020 Median Year Built:	1983	1992	1992
Daytime Employment			
Total Businesses:	724	5,627	11,500
Total Employees:	8,626	53,994	112,132

Source: CoStar 2020

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ENDURA ADVISORY GROUP

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CONFIDENTIALITY AGREEMENT

Re: 16789 San Pedro Ave. (“Property”) located in San Antonio, Texas

This Confidentiality Agreement (“Agreement”) is executed this _____ day of _____, 2021, by _____ (“Recipient”). Recipient agrees as follows:

Endura Advisory Group GP, LLC (“Endura”) and or Fountain Oaks One, LP (“Owner”) are providing Recipient with, or allowing Recipient access to, certain information not generally known to the public concerning the Property and/or Owner and designated as Confidential by Owner. Such information shall be known as “Confidential Information.” This Confidential Information is being provided solely for your limited use in considering whether to acquire the Property named above.

Recipient shall not at any time disclose, permit the disclosure of, release, disseminate, or transfer, whether orally or by any other means, any part of such Confidential Information to any other person or entity, whether corporate, governmental, or individual, without the express prior written consent of an authorized representative of the Owner. Photocopying or other duplication of Confidential Information is strictly prohibited. Recipient hereby agrees that such Confidential Information and any documents provided may be used by Recipient only as authorized by Owner. Recipient shall return any written Confidential Information and all copies made of such items upon written request. Recipient shall take reasonable measures to avoid any disclosure of such Confidential Information to any unauthorized person by Recipient’s employees, agents or attorneys.

Neither Fountain Oaks One, LP (“Seller”), nor Endura, nor any of their respective officers, employees, or agents make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Confidential Information and no legal liability is assumed or shall be implied with respect thereto. Information provided has been gathered from sources that are deemed reliable but neither Seller nor Endura warrants that the information is true or correct. Recipient is advised to verify information independently. Recipient hereby agrees to indemnify Owner and Endura and to hold Owner or Endura harmless from and against any loss, cost, expense, claim, damage or action arising out of any disclosure or misuse of the Confidential Information caused or permitted by the Recipient.

Recipient is advised that Endura is acting on behalf of Seller as exclusive agent in connection with the sale of this Property. By signing this Confidentiality Agreement, Recipient is acknowledging that all parties understand and consent to the attached Information About Brokerage Relationships.

RECIPIENT:

Principal	
Company:	_____
Address:	_____
Name:	_____
Title:	_____
Signature:	_____
Phone:	_____
Email:	_____

Broker	
Company:	_____
Address:	_____
Name:	_____
Title:	_____
Signature:	_____
Phone:	_____
Email:	_____

Please sign and return to Teresa Corbin via email at tcorbin@endurasa.com or facsimile at 210.366.2231.



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

Endura Advisory Group, GP, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Teresa Corbin Sales Agent/Associate's Name	337543 License No.	tcorbin@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov