

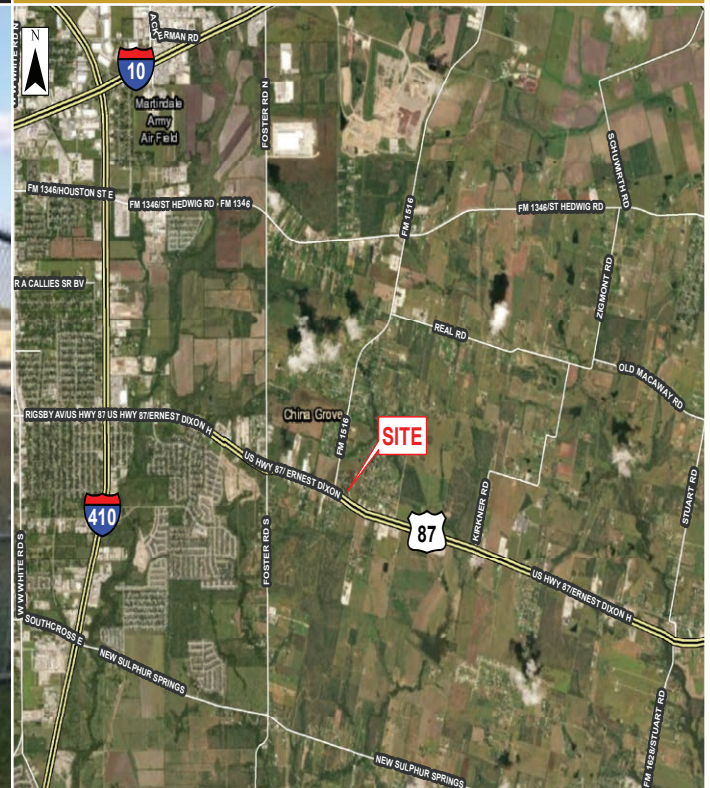


7575 Rigsby Ave

7575 Rigsby Ave. China Grove, TX 78263

Flex Space
For Lease

NEW EXTENDED LEASE LISTING



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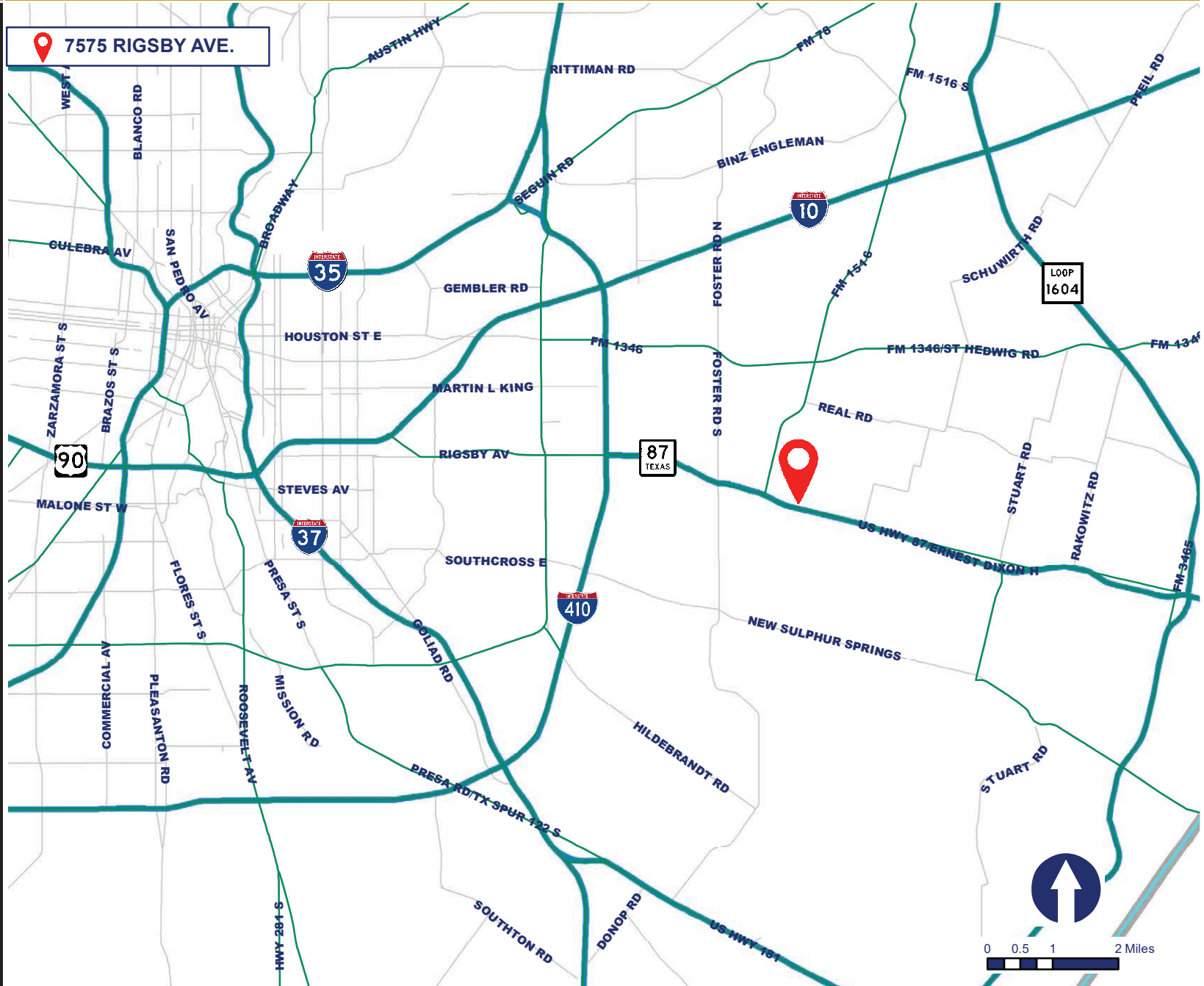
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City Location Map



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Area Location Map

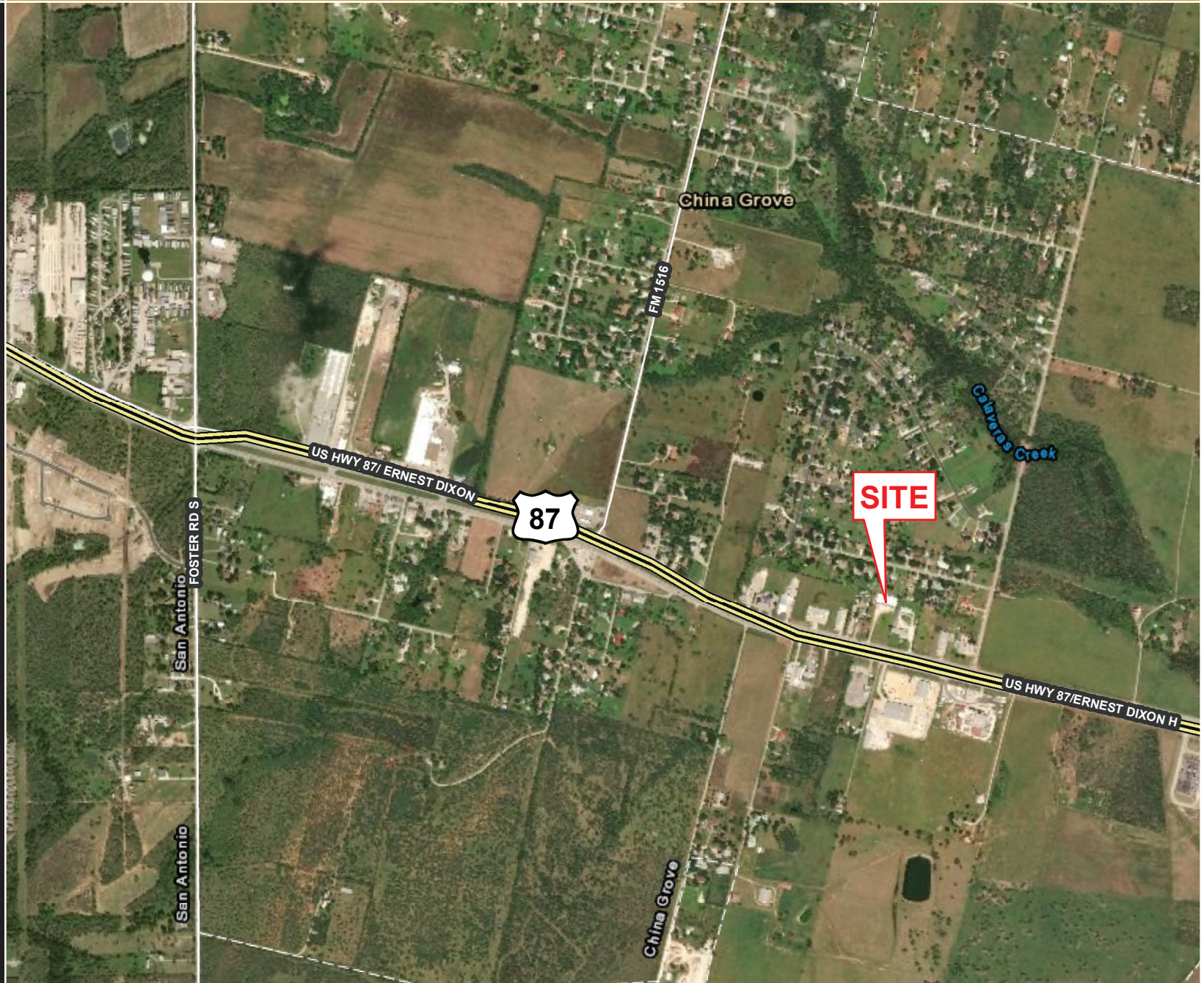


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Aerial Map



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Oblique Aerial Map

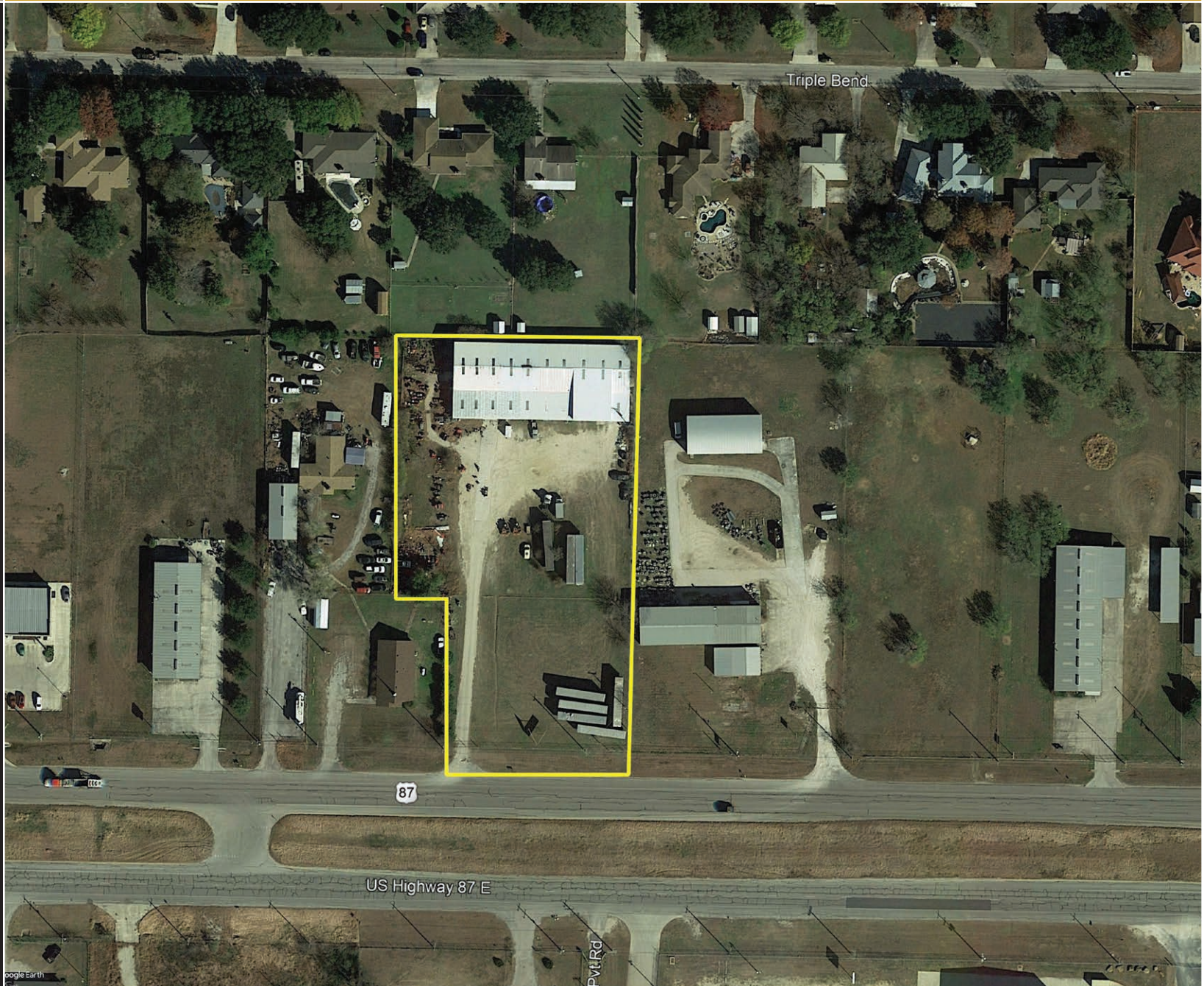


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Site Aerial



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Photos



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Property Summary

Address	7575 Rigsby Ave. China Grove, TX 78263
Location	Rigsby and Triple Tree
Property Details	15,200 SF Office Building 2.3570 Acres
Legal Description	FB5 125 E BLK LOT1 O LD WESTERN SUBD, CB5 125 P-51 A ABS3 03
Zoning	OCL (outside city limits); San Antonio Commercial "Class-2" Medium Intensity Land use district; China Grove
Year Built	1984
Road Frontage	198.5 ft. along Rigsby Ave.

Comments

- Located right on Hwy 87 in China Grove, in between Loop 410 and Loop 1604
- Great access
- 5 minutes from Loop 410
- Large wing gate on 2.36 acres
- Landlord can set aside 1/4 acre for this space
- Space comes with under an acre of yard storage

Traffic Counts

Hwy 87 at Triple Creek; 17,318 vpd (2017)

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Quote Sheet - Lease

Square Footage Available	Largest Available Area Largest Contiguous Area Smallest Available Space	8,600* (2,000 sf free mezzanine space; 6,600 sf ground floor space) 8,600 2,600
	(Note: All above figures in Rentable Square Feet)	
	* only paying on the 4,000 sf space	
Base Rental	\$6.00/SF/YR Modified Gross - 2,600 sf space	
	\$3,000/month; Modified Gross plus Utilities - 4,000 sf + 2,000 sf (mezzanine) space	
First Month's Rental	Due upon execution of lease document by Tenant	
Modified Gross	Janitorial & Utilities	
Term	Three (3) to ten (10) years	
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

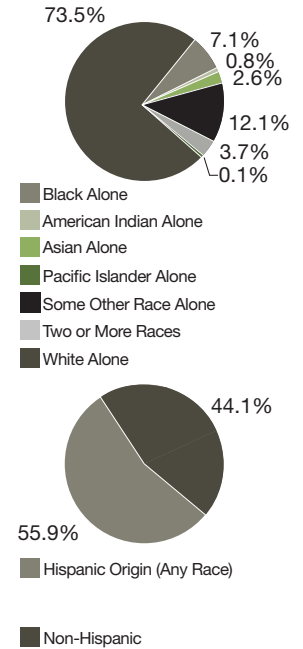
Largest U.S. Cities

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

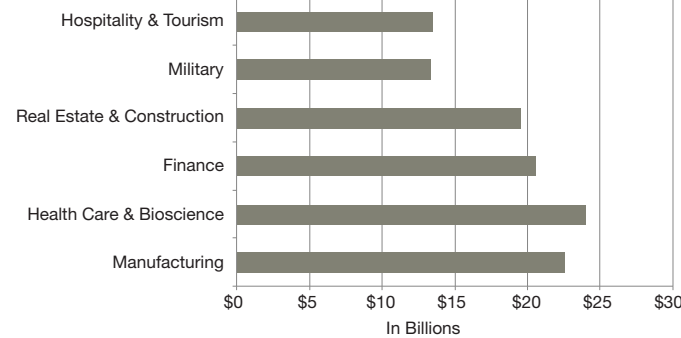
San Antonio-New Braunfels Metro Area

	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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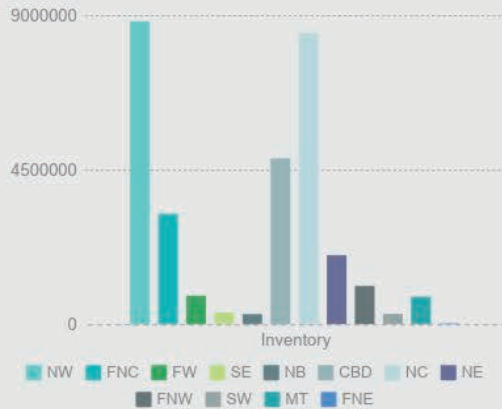
210 524 4000



Office Market Snapshot - 2Q 2019

Office Market Snapshot - 2Q 2019

Citywide Inventory
31,063,632 SF TOTAL



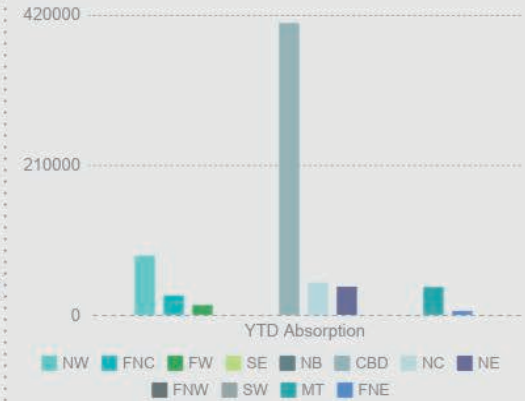
Development



LARGEST PROJECTS UNDER CONSTRUCTION

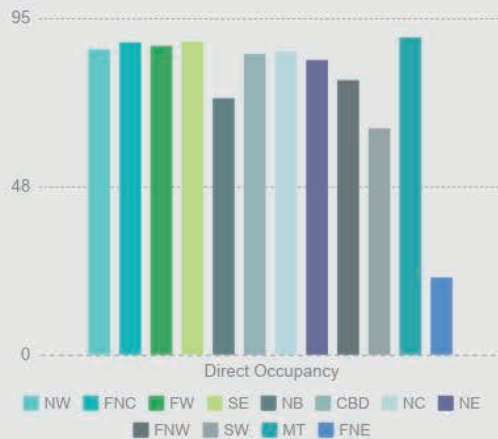
1801 & 1803 Broadway	MT	310,000
The Soto	MT	140,600
The Light	MT	148,347

YTD 2019 Direct Absorption
661,640 SF



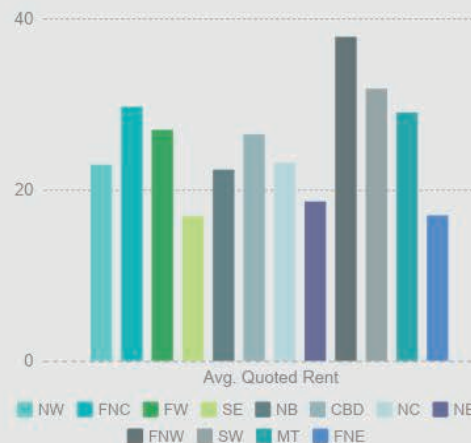
Direct Occupancy

26,482,631 SF
85.3% vs 2Q18



Average Quoted Rent

\$24.78/SF/YR Full Service vs 2Q18



Submarket Map



Submarkets
 SE: South East
 SW: South West
 MT: Midtown
 NB: New Braunfels
 NW: North West
 CBD: Central Business District
 FNC: Far North Central
 NC: North Central
 FW: Far West
 NE: North East
 FNW: Far North West
 FNE: Far North East

Market Intelligence Guided by Experience

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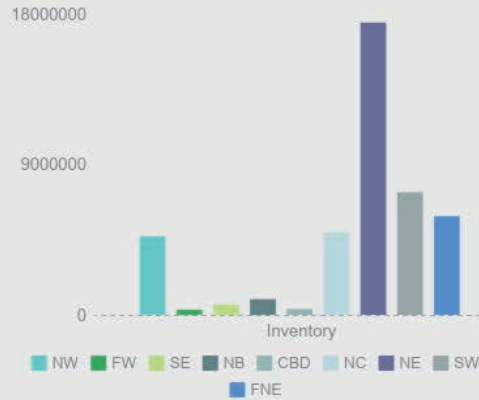


Industrial Market Snapshot - 2Q 2019

Industrial Market Snapshot - 2Q 2019

Citywide Inventory

42,558,700 SF



Development

2.03 MM SF UNDER CONSTRUCTION

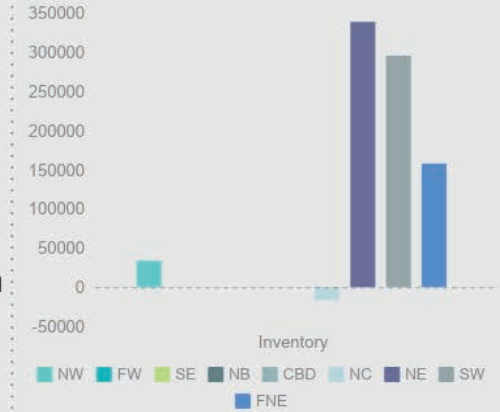


LARGEST PROJECTS UNDER CONSTRUCTION

Pan Am West Bldgs 1-4	NE	431,525 SF
Logistics Commerce Ctr 1 & 2	NE	400,400 SF
Foster Ridge Distribution Center	NE	327,600 SF

YTD 2019 Direct Absorption

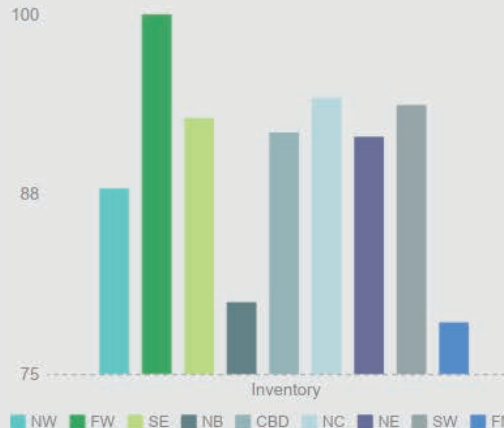
811,704 SF



Direct Occupancy

38,231,646 SF
89.8%

↑
vs 2Q18



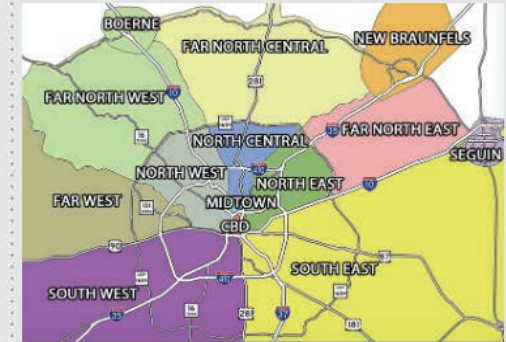
Average Quoted Rent

\$6.53/SF NNN
WH \$4.81
Flex \$11.32

↑
vs 4Q18



Submarket Map



Submarkets

- SE: South East
- SW: South West
- MT: Midtown
- NW: North West
- NB: New Braunfels
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San Antonio Commercial Real Estate Data Alliance (SACREDA) Statistics are based on the survey of all multi-tenant industrial facilities 20,000 square feet and larger excluding owner-occupied buildings. Average rental rates reflect non-weighted strict average asking rental rates quoted on a triple net annual basis. Although information has been obtained from sources deemed to be reliable, SACREDA, nor any of its members, makes any representations, warranties or promises regarding the accuracy of such information.



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>N/A</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>N/A</u>
Designated Broker of Firm	License No.	Email	Phone

<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>N/A</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