

# OFFERING MEMORANDUM

1439 E SONTERRA BLVD | SAN ANTONIO, TEXAS 78258

1439

EAST SONTERRA BLVD.



**VALCOR**

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# EXECUTIVE SUMMARY

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PROPERTY OVERVIEW

SALE PRICE

PROPERTY ADDRESS: 1439 E Sonterra Blvd | San Antonio, TX 78258  
BUILDING SIZE: 7,841 SF  
ACREAGE: 2.81 acres  
PARKING: 123 Spaces | Ratio of 16:1,000 SF  
YEAR BUILT: 2006

CALL FOR PRICING

\* DO NOT DISTURB TENANT \*

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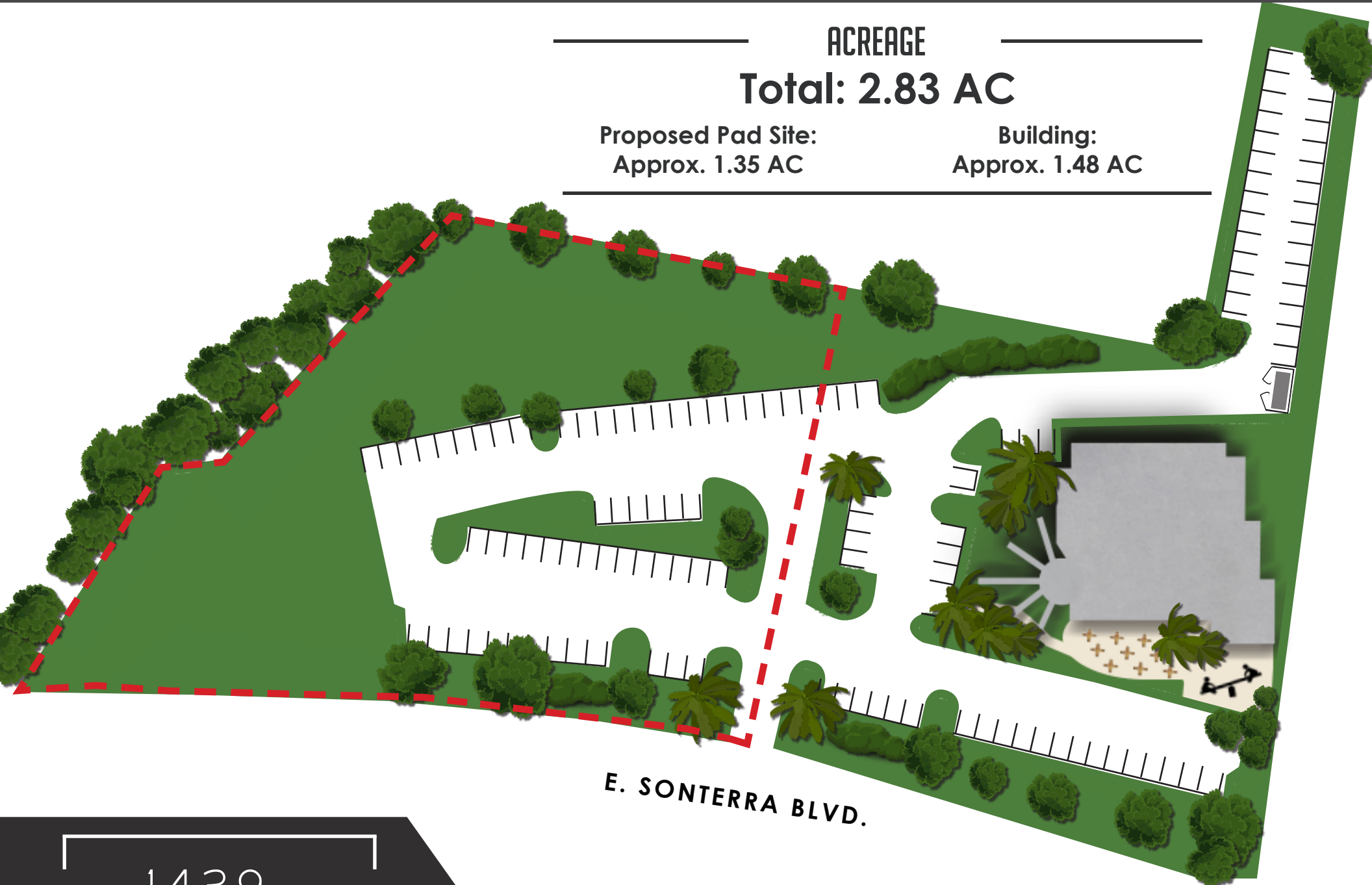


ACREAGE

Total: 2.83 AC

Proposed Pad Site:  
Approx. 1.35 AC

Building:  
Approx. 1.48 AC



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# FLOOR PLAN



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Stone Oak Elementary

Wilderness Oak Elementary

Las Lomas Elementary

Canyon Ridge Elementary

Frank Tejada Middle

Encino Park Elementary

San Antonio Christian School

Johnson High

99,279 VPD Along Stone Oak Pkwy

193,692 VPD

281

NE Orthopaedics & Sports Medicine

North Central Baptist Hospital

Methodist Ambulatory Surgical Center

Ronald Reagan High

Methodist Stone Oak Hospital

44,229 VPD

Texas Spine & Surgical Hospital

Children's Hospital Primary Care



Vineyard Ranch Elementary

LOOP 1604

Along E Sonterra Blvd

The Legacy

Northwoods Shopping Center

100,184 VPD

LOOP 1604

281

Baptist Emergency Hospital

Google

1439

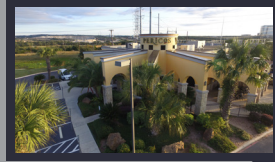
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3-MILE POPULATION **84K**



3-MILE HOUSEHOLDS **32K**



HWY 281 & LOOP 1604 AVERAGE VPD **294K**



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# PROPERTY DESCRIPTION

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DESCRIPTION OVERVIEW

**Property ID:** 1080332

**Building Size:** 7,841 SF

**Land Size:** 2.81 AC

**Year Built:** 2006

**Parking:** 123 Spaces | 16:1,000 SF

**Curb Cuts:** 1 Point of Ingress and Egress

**Zoning:** C-3

**Buildings:** 1 One-Story Building

**Amenities:** Full Commercial Kitchen, Outdoor Patio

**Frontage:** 550 Feet Along East Sonterra Blvd.

**Signage:** Freestanding Double-Faced Signage



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# PROPERTY DESCRIPTION



## Population

	1 Mile	3 Mile	5 Mile
2018 Estimated Population	7,566	84,337	218,654
2023 Projected Population	8,207	91,871	237,554
Growth 2010-2018	14.05%	17.51%	15.22%
Growth 2018-2023	8.47%	8.93%	8.64%
2018 Estimated Median Age	37.50	38.40	37.40
2018 Estimated Average Age	38.10	38.40	37.40

## Households

	1 Mile	3 Mile	5 Mile
2018 Estimated Households	3,012	33,044	84,596
2023 Projected Households	3,255	35,878	91,577
Growth 2010-2018	12.05%	16.09%	13.61%
Growth 2018-2023	8.07%	8.58%	8.25%

## Income

	1 Mile	3 Mile	5 Mile
2018 Average Household Income	\$97,164	\$105,229	\$110,028
2018 Median Household Income	\$82,426	\$84,463	\$85,399
< \$25,000	225	2,960	7,923
\$25,000 - \$50,000	589	6,168	15,104
\$50,000 - \$75,000	562	5,700	14,648
\$75,000 - \$100,000	441	4,474	11,114
\$100,000 - \$125,000	524	4,147	9,984
\$125,000 - \$150,000	266	3,225	7,307
\$175,000-\$200,000	214	3,195	8,420
200,000+	193	3,180	10,096

## Nearby Schools

Ronald Reagan High	Vineyard Ranch Elementary
Stone Oak Elementary	Wildeness Oak Elementary
Las Lomas Elementary	Frank Tejada Middle
San Antonio Christian	Encino Pak Elementary
Canyon Ridge Elementary	Johnson High

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## CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Valcor Commercial Real Estate, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due to Valcor Commercial Real Estate in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Valcor Commercial Real Estate, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Valcor Commercial Real Estate and may be used only by parties approved by the Seller and Valcor Commercial Real Estate. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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**FOR MORE INFORMATION CONTACT:**

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