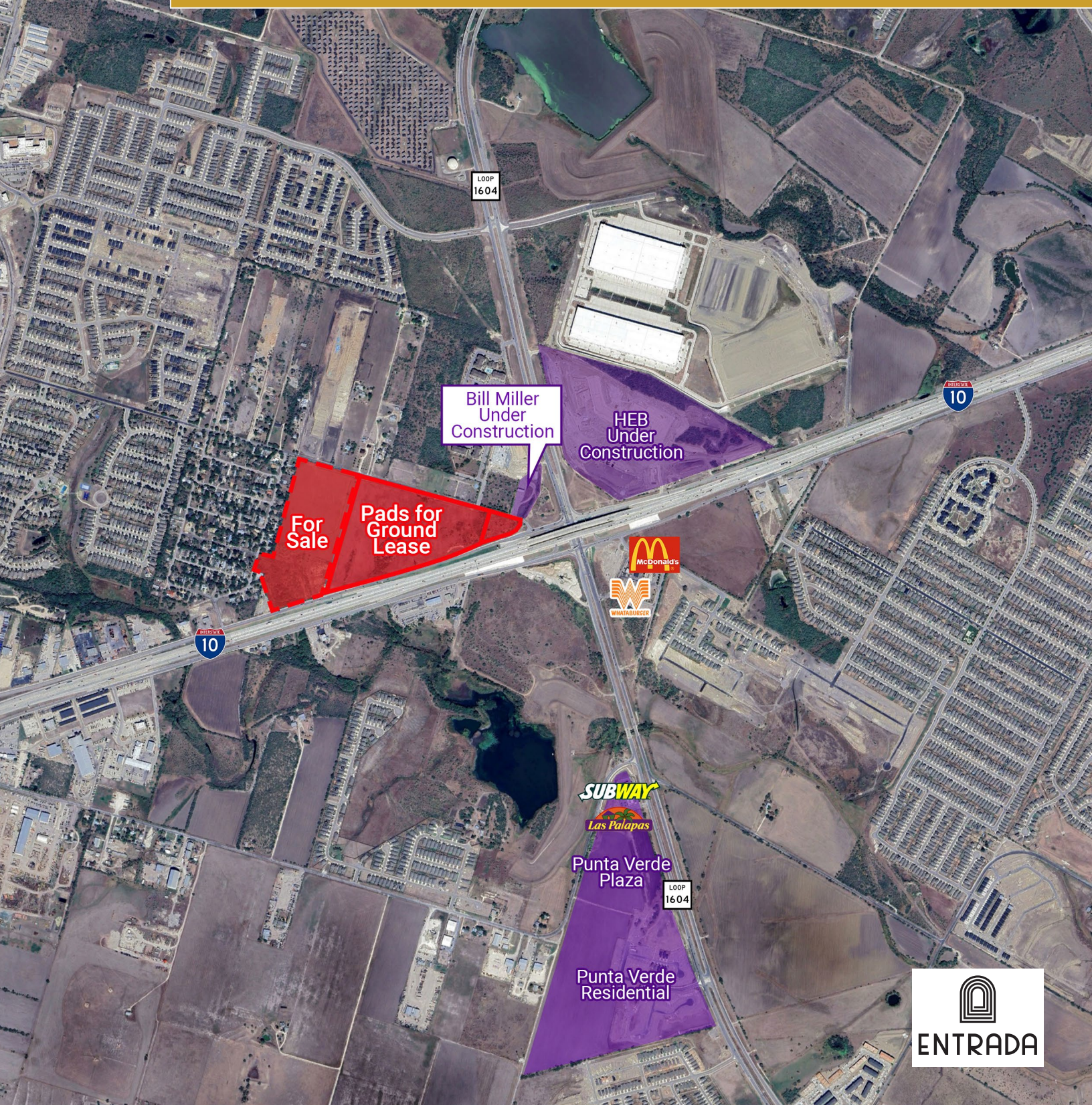


Pad Sites Available For Ground Lease & Lot Available For Sale
in the Rapidly Emerging I-10 East / Loop 1604 Trade Area!



Entrada - Phase I

9713 & 9799 IH-10 East, San Antonio, TX 78109

Offered by:
Kimberly S. Gatley
Andrew J. Lyles



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Benefits

Property Highlights

Address	9713 & 9799 IH-10 E, Converse, TX 78109
Location	IH-10 E at Loop 1604
Land	36 acres
Legal Description	NCB 16550 BLK LOT P-12 and P-13
Zoning	C-2, C-3
Road Frontage	500 ft along IH-10 frontage road; 350 ft along Weichold Rd
Utilities	All utilities available at property boundary: Water - SAWS Sewer - SARA Gas & Electric - CPS TV/Communications - AT&T or Charter

Property Description

Master Development Plan approved for +/-60 acres at the northwest corner of IH-10 East and Loop 1604. Site is across Loop 1604 from the new H-E-B grocery store currently under construction on the northeast corner and adjacent to The Acadian, a 324-unit apartment complex, Extra Space Storage, and additional retail.

Phase I offers various sized pad sites available for Ground Lease with all utilities provided to the property and detention in place off-site.

Comments

- Excellent visibility from IH-10 with 96,240 vehicles per day
- Direct access to IH-10 via frontage road and easy access to Loop 1604
- Located across from H-E-B Grocery Store currently under construction
- Multiple access points along IH-10 frontage, Weichold Road and Loop 1604
- Regional water detention pond
- Surrounded by growing residential areas
- Zoning: C-2 / C-3
- Nearby & Future Retailers: H-E-B, Whataburger, McDonald’s, Bill Miller Barbeque, Car Wash

Availability & Rates

For Lease

Pad Sites Available	Lot 3 - 0.89 ac. Lot 4 - 0.84 ac. Lot 5 - 1.05 ac. Lot 6 - 1.27 ac. Lot 7 - 1.17 ac.
Lease Price	Contact Broker for Pricing
First Month’s Rental	Due upon execution of lease document by Tenant
Term	Ten (10) years to twenty (20) years
Deposit	Equal to one (1) month’s Base Rental
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 one (1) copy should be returned to Landlord’s leasing representative

For Sale

Land Available	28 acres
Price	Contact Broker for Pricing

Actual Sale Price or Base Rental under any proposed purchase or lease agreement is a function of numerous factors, including but not limited to the creditworthiness of the buyer or tenant, condition of the space, term of lease (if applicable), income and expense characteristics, and other factors deemed important by the Seller or Landlord. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties are intended to be a legally binding agreement, but merely express terms and conditions upon which the Seller or Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale, leasing, or withdrawal without notice, and neither party 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 accuracy are intended, whether expressed or implied.

Lease Contacts



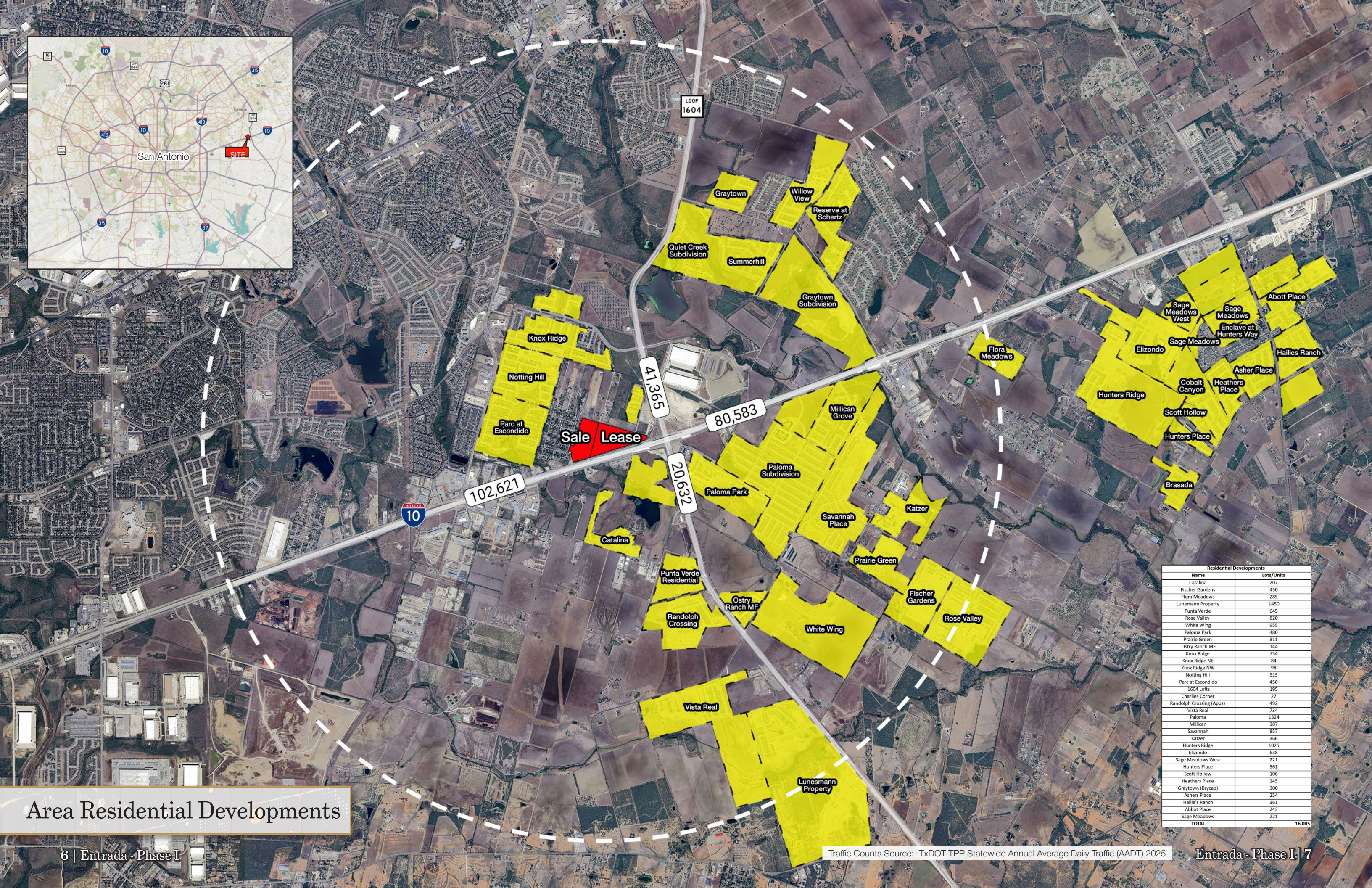
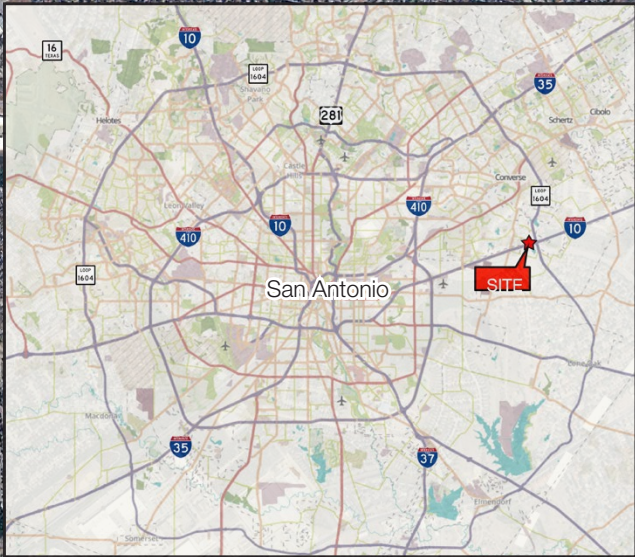
Andrew J. Lyles
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Kimberly S. Gatley
Senior Vice President
210 524 1320

kgatley@reocsanantonio.com
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Residential Developments	
Name	Lots/Units
Catalina	207
Fischer Gardens	450
Flora Meadows	285
Lunemann Property	1450
Punta Verde	645
Rose Valley	820
White Wing	955
Paloma Park	480
Prairie Green	311
Ostry Ranch MF	144
Knox Ridge	754
Knox Ridge NE	84
Notting Hill	98
Parc at Escondido	515
1604 Lofts	450
Charles Corner	195
Randolph Crossing (Apps)	27
Vista Real	492
Paloma	734
Paloma	1324
Millican	387
Savannah	857
Katzer	366
Hunters Ridge	1025
Elizondo	638
Sage Meadows West	221
Hunters Place	361
Scott Hollow	106
Heathers Place	245
Graytown (Brycap)	300
Ashers Place	254
Hallie's Ranch	361
Abbot Place	243
Sage Meadows	221
TOTAL	16,005

Area Residential Developments



Entrada - Phase I

Nearby Restaurant & QSRs

3 Mile Radius

Marcos Pizza
Autumn Run & 1604 S

LOOP
1604

Bill Miller Bar-B-Q
Weichold Rd. & IH-10 Frontage Rd.

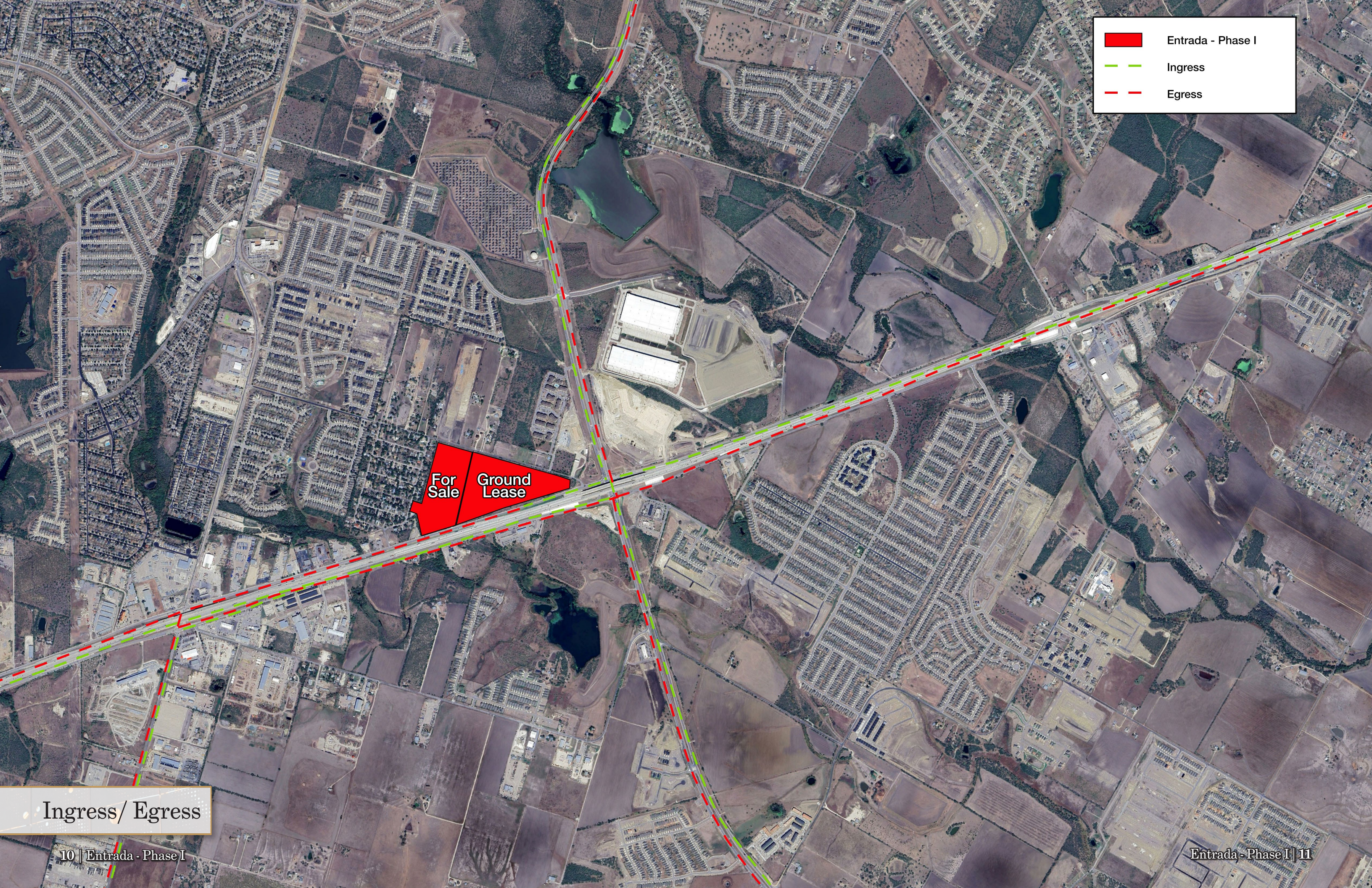
Whataburger & McDonald's
Weichold Rd. & 1604 Frontage Rd.

Subway & Las Palapas
1604 Frontage Rd. & Green Rd.

Sale Lease

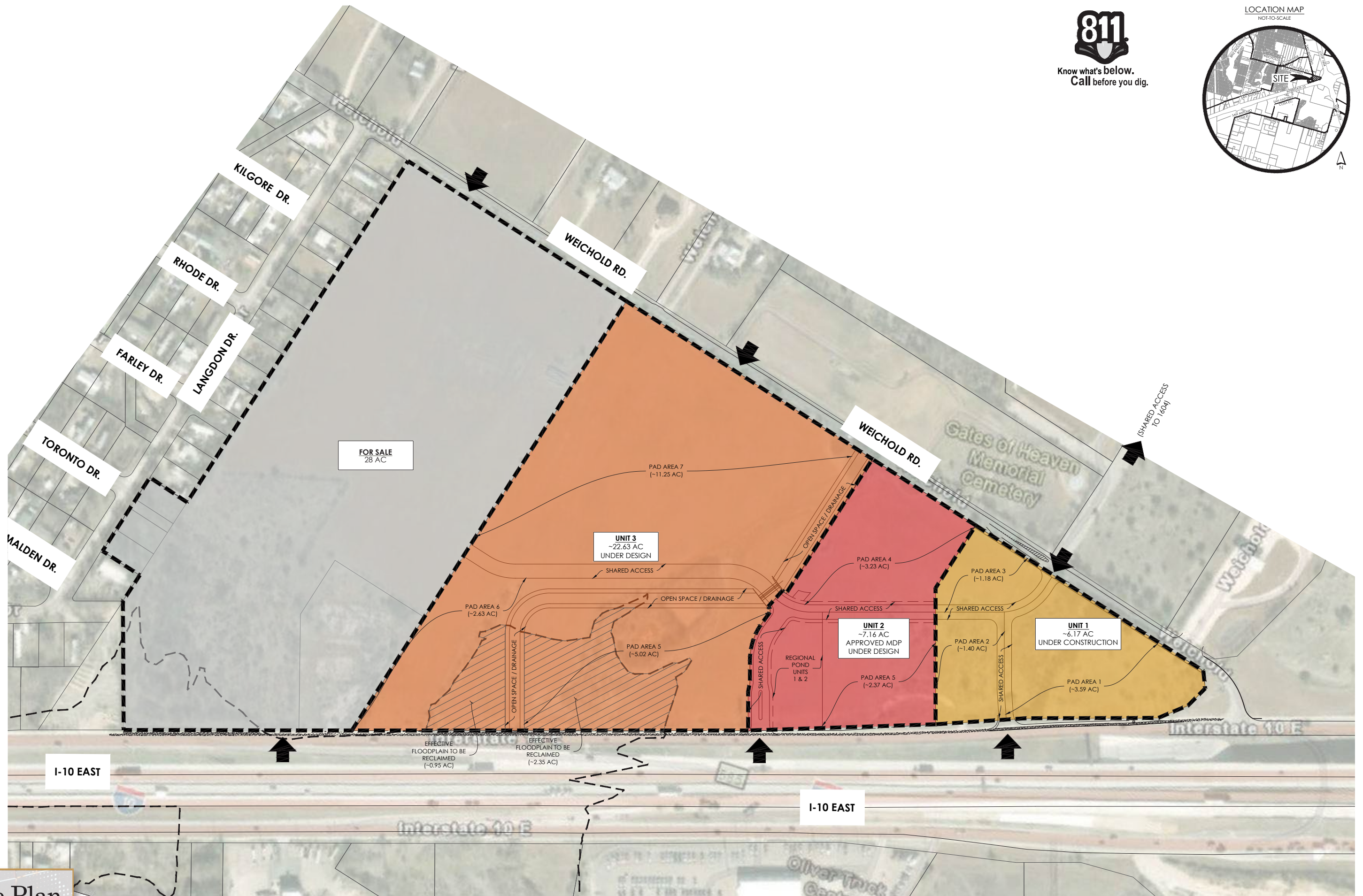
INTERSTATE
10

Nearest Restaurant & QSRs



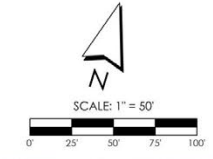
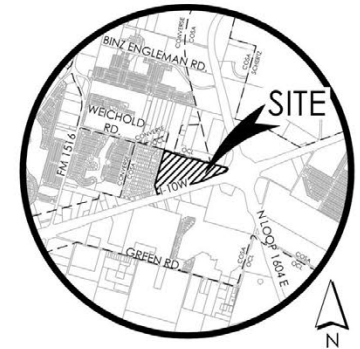
	Entrada - Phase I
	Ingress
	Egress

Ingress/ Egress





LOCATION MAP
NOT-TO-SCALE



BLUESITE
ENGINEERING

NO. F-25258
13750 SAN PEDRO, SUITE 810
SAN ANTONIO, TEXAS 78232
210.469.4414

OWNER/DEVELOPER:
MSG MANAGEMENT
13750 SAN PEDRO SUITE 810
SAN ANTONIO, TEXAS 78232
210.469.4414

SURVEYOR:

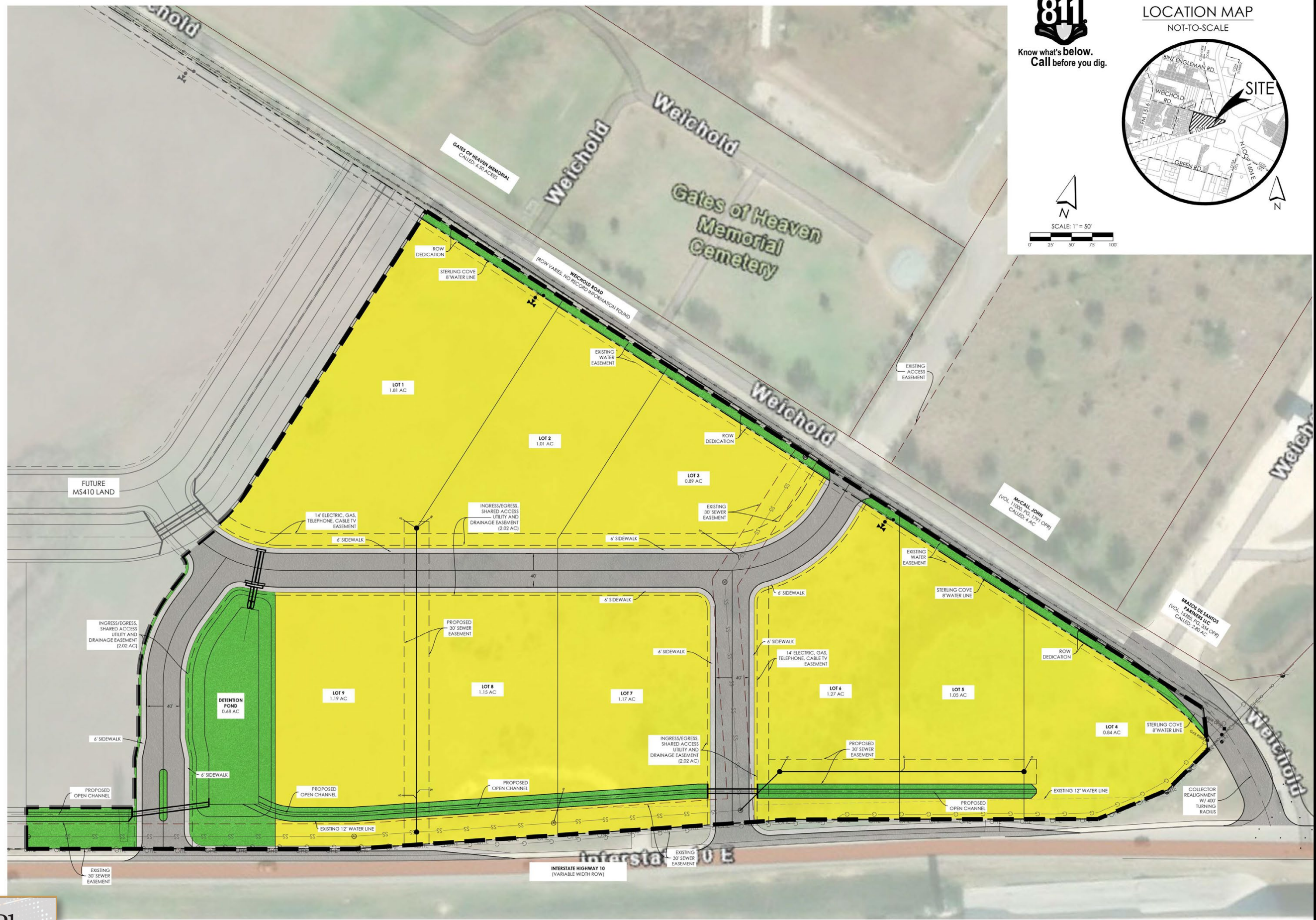
REVISIONS

PROJECT
ENTRADA

SHEET
UNIT 1 LAYOUT

LOCATION **SAN ANTONIO, TX**

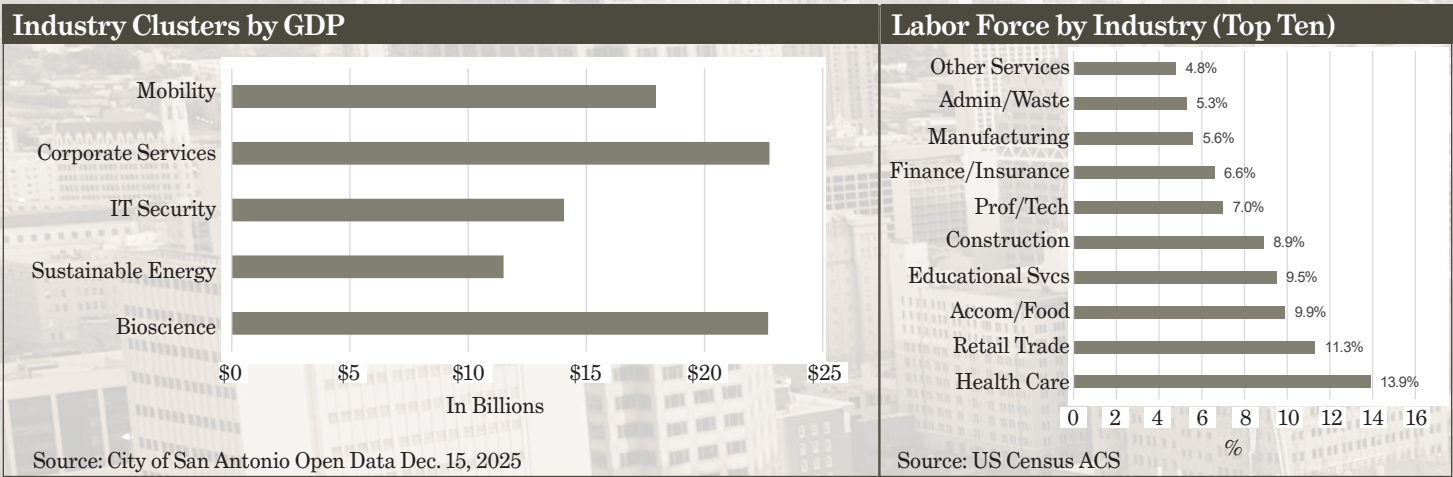
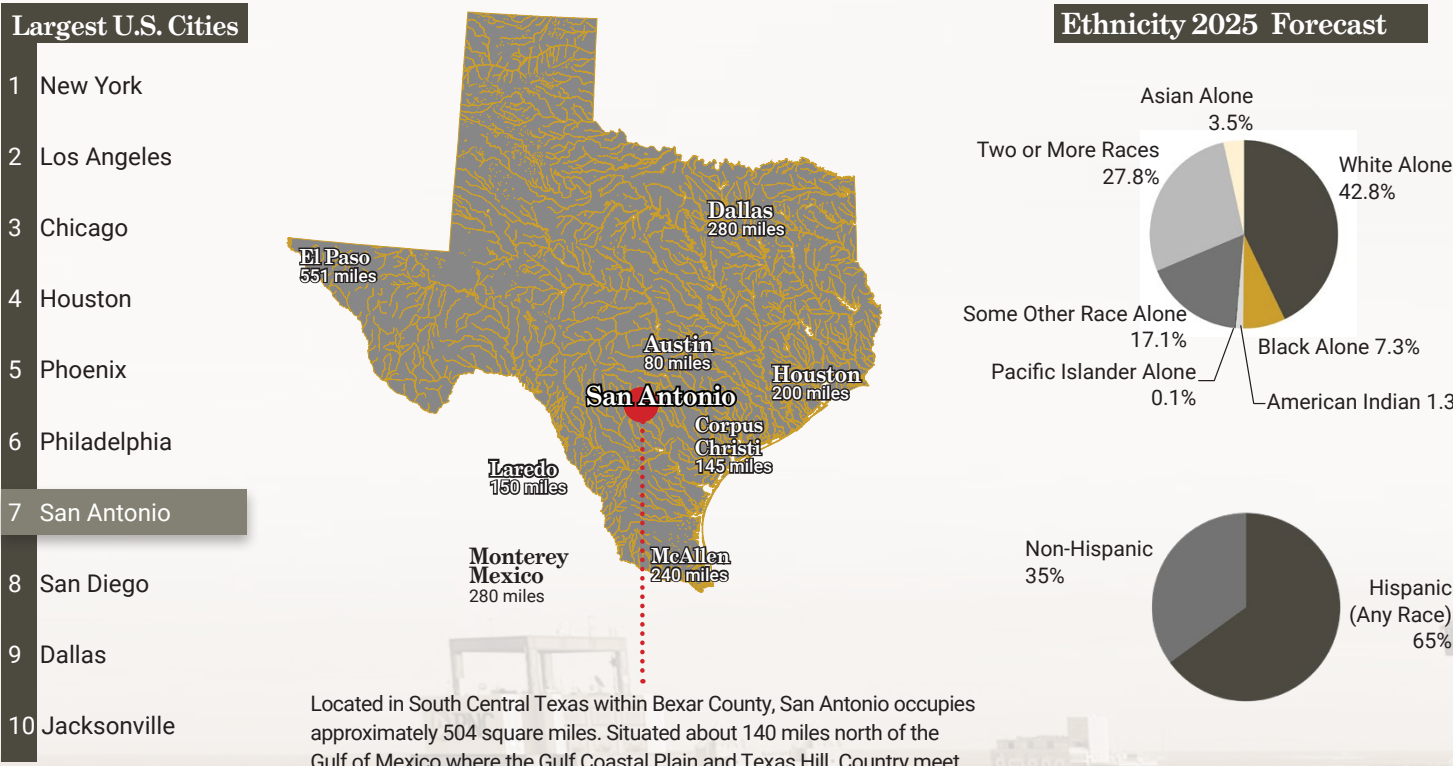
SHEET NO.



Site Plan

THIS IS AN ELECTRONIC COPY AND MAY HAVE BEEN ALTERED. CONTRACTOR TO RELY ON LATEST HARD SET OF PLANS WITH ORIGINAL CONSULTANT SEAL AND SIGNATURE.

San Antonio Market Overview



San Antonio-New Braunfels Metro Area							
	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income	
2020 Census	1,434,395	34.9	538,191	-	-	-	
2025 Estimate	1,450,229	35.9	566,012	\$88,746	\$65,316	\$34,767	
2030 Projection	1,472,091	37.1	588,682	\$96,616	\$71,692	\$38,765	

Sources: U.S. Census Bureau 2020, ESRI forecasts for 2025 & 2030

Demographics: 3-Mile

Summary	Census 2020		2025		2030	
Total Population	32,532		49,268		57,089	
Total Households	10,429		16,471		19,615	
Family Households	8,313		12,743		15,017	
Average Household Size	3.11		2.99		2.91	
Owner Occupied Housing Units	7,972		13,725		16,488	
Renter Occupied Housing Units	2,457		2,746		3,126	
Median Age	32.8		33.9		34.9	
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	2,324	7.1%	3,445	7.0%	3,897	6.8%
5-9	2,598	8.0%	3,649	7.4%	3,895	6.8%
10-14	2,883	8.9%	3,752	7.6%	3,999	7.0%
15-19	2,728	8.4%	3,755	7.6%	3,774	6.6%
20-24	2,012	6.2%	3,434	7.0%	3,773	6.6%
25-29	2,277	7.0%	3,685	7.5%	4,927	8.6%
30-34	2,585	8.0%	3,761	7.6%	4,399	7.7%
35-39	2,608	8.0%	3,864	7.8%	4,267	7.5%
40-44	2,214	6.8%	3,791	7.7%	4,248	7.4%
45-49	2,162	6.7%	3,121	6.3%	4,010	7.0%
50-54	1,964	6.0%	2,987	6.1%	3,310	5.8%
55-59	1,844	5.7%	2,608	5.3%	3,106	5.4%
60-64	1,581	4.9%	2,350	4.8%	2,672	4.7%
65-69	1,152	3.5%	2,017	4.1%	2,420	4.2%
70-74	767	2.4%	1,424	2.9%	1,967	3.5%
75-79	404	1.2%	887	1.8%	1,278	2.2%
80-84	247	0.8%	446	0.9%	737	1.3%
Age 85+	181	0.6%	293	0.6%	410	0.7%
Median Household Income	\$91,757		-	\$101,751	-	
Average Household Income	\$105,870		-	\$117,117	-	
Per Capita Income	\$34,986		-	\$39,693	-	

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,408	35.1%	17,427	35.4%	19,919	34.9%
Black Alone	8,589	26.4%	12,232	24.8%	13,424	23.5%
American Indian	387	1.2%	607	1.2%	705	1.2%
Asian Alone	883	2.7%	1,337	2.7%	1,534	2.7%
Pacific Islander	106	0.3%	146	0.3%	161	0.3%
Some Other Race	4,448	13.7%	6,973	14.2%	8,575	15.0%
Two or More Races	6,711	20.6%	10,547	21.4%	12,771	22.4%
Hispanic (Any Race)	14,401	44.3%	22,671	46.0%	27,782	48.7%

[Source:](#) Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

Demographics: 5-Mile

Summary	Census 2020		2025		2030	
Total Population	111,956		137,065		149,977	
Total Households	36,483		46,214		51,741	
Family Households	28,076		34,617		38,450	
Average Household Size	3.06		2.96		2.89	
Owner Occupied Housing Units	25,369		34,906		40,239	
Renter Occupied Housing Units	11,114		11,308		11,502	
Median Age	33.1		34.1		35.2	
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	7,994	7.1%	9,623	7.0%	10,323	6.9%
5-9	8,724	7.8%	10,017	7.3%	10,231	6.8%
10-14	9,528	8.5%	10,113	7.4%	10,419	7.0%
15-19	8,752	7.8%	10,237	7.5%	9,784	6.5%
20-24	7,357	6.6%	9,398	6.9%	10,012	6.7%
25-29	8,184	7.3%	10,330	7.5%	12,201	8.1%
30-34	8,644	7.7%	10,751	7.8%	11,581	7.7%
35-39	8,397	7.5%	10,441	7.6%	11,478	7.7%
40-44	7,309	6.5%	9,958	7.3%	10,905	7.3%
45-49	7,071	6.3%	8,304	6.1%	10,034	6.7%
50-54	6,474	5.8%	8,029	5.9%	8,381	5.6%
55-59	6,440	5.8%	7,064	5.2%	7,933	5.3%
60-64	5,730	5.1%	6,778	5.0%	6,918	4.6%
65-69	4,305	3.9%	5,940	4.3%	6,544	4.4%
70-74	3,092	2.8%	4,356	3.2%	5,537	3.7%
75-79	1,853	1.7%	2,896	2.1%	3,777	2.5%
80-84	1,144	1.0%	1,644	1.2%	2,359	1.6%
Age 85+	958	0.9%	1,187	0.9%	1,561	1.0%
Median Household Income	\$82,186		-	\$93,208		-
Average Household Income	\$99,505		-	\$110,875		-
Per Capita Income	\$33,497		-	\$38,192		-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	40,456	36.1%	48,506	35.4%	51,896	34.6%
Black Alone	25,876	23.1%	31,236	22.8%	32,860	21.9%
American Indian	1,314	1.2%	1,651	1.2%	1,810	1.2%
Asian Alone	3,325	3.0%	4,108	3.0%	4,499	3.0%
Pacific Islander	450	0.4%	522	0.4%	556	0.4%
Some Other Race	16,277	14.5%	20,511	15.0%	23,626	15.8%
Two or More Races	24,257	21.7%	30,531	22.3%	34,730	23.2%
Hispanic (Any Race)	53,399	47.7%	67,053	48.9%	76,972	51.3%

Demographics: 10-Mile

Summary	Census 2020		2025		2030	
Total Population	447,698		487,835		513,872	
Total Households	160,864		180,015		192,914	
Family Households	112,042		121,660		129,553	
Average Household Size	2.74		2.67		2.63	
Owner Occupied Housing Units	100,048		116,219		128,551	
Renter Occupied Housing Units	60,816		63,796		64,363	
Median Age	35.3		36.2		37.3	
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	29,003	6.5%	30,950	6.3%	32,101	6.3%
5-9	31,687	7.1%	32,270	6.6%	31,805	6.2%
10-14	33,510	7.5%	32,989	6.8%	32,743	6.4%
15-19	33,143	7.4%	34,746	7.1%	33,299	6.5%
20-24	30,165	6.7%	34,143	7.0%	35,052	6.8%
25-29	31,919	7.1%	34,707	7.1%	38,896	7.6%
30-34	32,284	7.2%	35,692	7.3%	36,191	7.0%
35-39	31,399	7.0%	34,431	7.1%	36,670	7.1%
40-44	27,865	6.2%	33,405	6.8%	35,136	6.8%
45-49	27,099	6.0%	28,986	5.9%	33,509	6.5%
50-54	26,598	5.9%	28,392	5.8%	29,008	5.6%
55-59	27,433	6.1%	26,619	5.5%	27,644	5.4%
60-64	25,183	5.6%	26,831	5.5%	25,948	5.0%
65-69	20,380	4.5%	24,311	5.0%	25,761	5.0%
70-74	16,195	3.6%	19,129	3.9%	22,541	4.4%
75-79	10,553	2.4%	14,331	2.9%	16,864	3.3%
80-84	6,769	1.5%	8,682	1.8%	11,675	2.3%
Age 85+	6,511	1.4%	7,218	1.5%	9,028	1.8%
Median Household Income	\$75,612		-	\$83,253		-
Average Household Income	\$97,465		-	\$106,698		-
Per Capita Income	\$36,109		-	\$40,191		-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	199,706	44.6%	208,808	42.8%	212,368	41.3%
Black Alone	74,364	16.6%	82,105	16.8%	84,393	16.4%
American Indian	4,986	1.1%	5,701	1.2%	6,060	1.2%
Asian Alone	12,739	2.9%	14,550	3.0%	15,681	3.0%
Pacific Islander	1,320	0.3%	1,490	0.3%	1,586	0.3%
Some Other Race	58,891	13.2%	66,766	13.7%	74,217	14.4%
Two or More Races	95,692	21.4%	108,414	22.2%	119,566	23.3%
Hispanic (Any Race)	205,896	46.0%	232,750	47.7%	258,550	50.3%



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
N/A	N/A	N/A	N/A
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-03-2025



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- **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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	210-524-4000
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Kimberly Sue Gatley	652669	kgatley@reocsanantonio.com	(210) 524-1320
Name of Sales Agent/Associate	License No.	Email	Phone

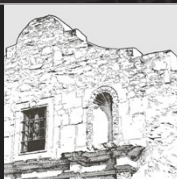
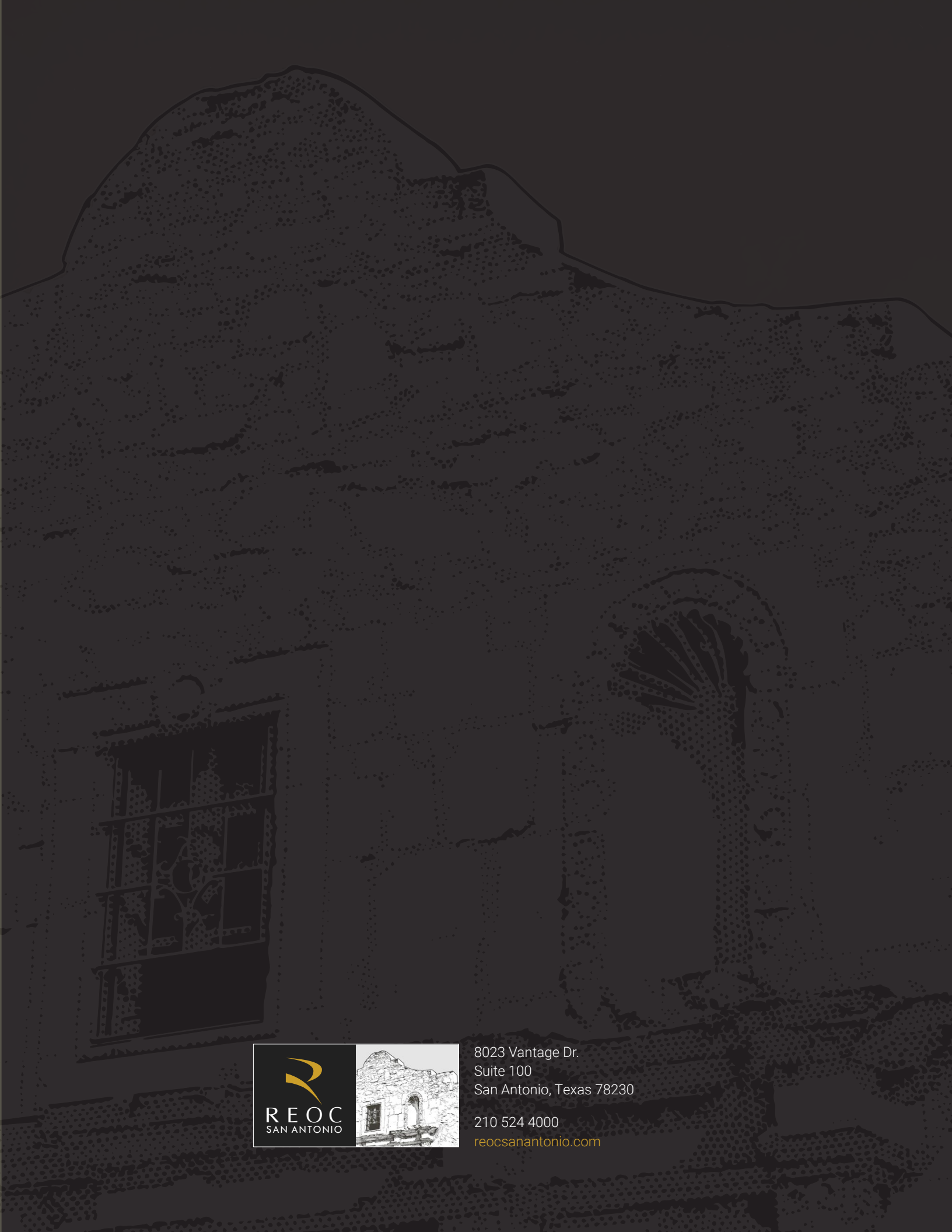
Buyer/Tenant/Seller/Landlord Initials

Date

Phone 210 524 4000 Fax 210 524 4029

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov IABS 1-2



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