

Executive Office Space For Lease



San Pedro Place

437 McCarty, San Antonio, TX 78216

Offered by:
Henry P. Drought
Andrew J. Lyles



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Property Summary

Address	437 McCarty, San Antonio, TX 78216
Location	San Pedro & McCarty
Property Details	33,000 SF 2.5 Acres
Legal Description	NCB 11715 BLK 5 LOT 45
Zoning	C-3
Year Built	1975
Property Type	Neighborhood Center
Floors	2

Property Description

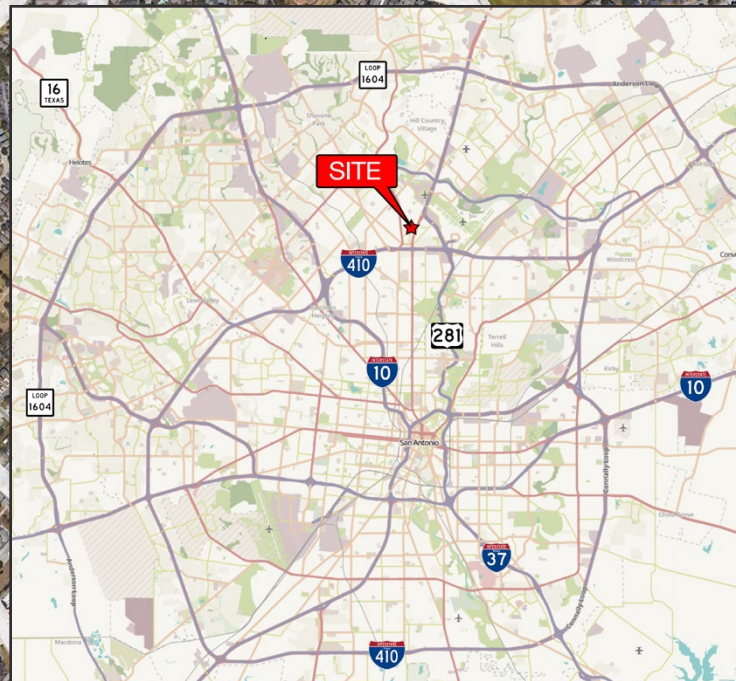
Located at 437 McCarty, north of Loop 410 at San Pedro, the property offers 800 SF of Executive Office Space for lease.

Benefits

- Visible from San Pedro
- Directly off San Pedro between 281 and 410
- Within 5 minutes to San Antonio International Airport

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.





SAN ANTONIO INTERNATIONAL AIRPORT

West Ave

Lockhill Selma Rd

Blanco Rd

W Ramsey Rd

Lorene

San Pedro Ave

Sandau Rd



NORTH PARK SUBARU

NORTH PARK MAZDA

SAN PEDRO CROSSING & LA PLAZA DEL NORTE

BEST BUY **ROSS** **PETCO**
DRESS FOR LESS Where the pets go.

DICK'S **five** **JO-ANN**
SPORTING GOODS BELW fabric and craft stores
The Container Store

BARNES & NOBLE **Office DEPOT**
BOOKSELLERS

goodwill **ROOMS TO GO**
LA FITNESS



PARK NORTH SHOPPING CENTER

TARGET **ALAMO DRAFTHOUSE CINEMA** **buybuy BABY**

WORLD MARKET **salata** **FIRST WATCH**
Unique, authentic, and always affordable. salad kitchen

Earth Burger **SHAKE SHACK** **TWIN PEAKS**
CAMPBELL'S AMERICAN BEEF

TRU-FIT **la Madeleine**
ATHLETIC CLUBS FRENCH BAKERY & CAFÉ

NORTH STAR MALL

McCullough Ave



Location Map/Aerial



Availabilities & Rates

Square Footage Available	Executive Office Space 800 (Note: All above figures in Rentable Square Feet)
Base Rental	Call for Pricing
First Month's Rental	Due upon execution of lease document by Tenant
Triple Net	\$6.98 PSF (Estimated)
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 Seller's/Landlord's representative.

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.

Leasing Contacts



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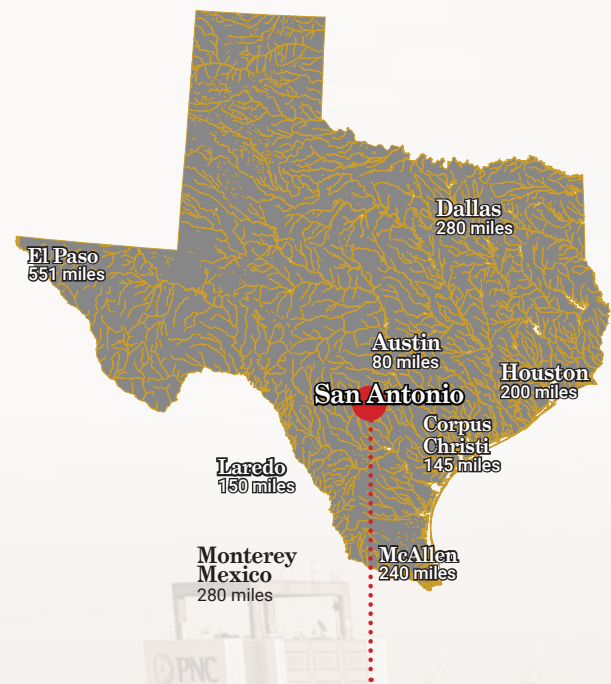


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San Antonio Market Overview

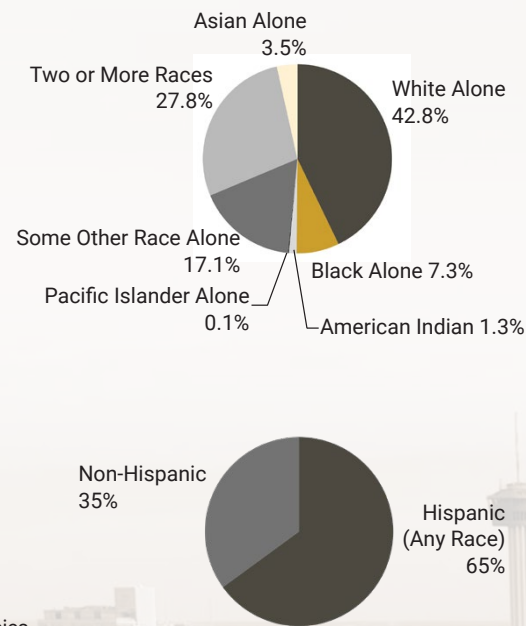
Largest U.S. Cities

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



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.

Ethnicity 2025 Forecast



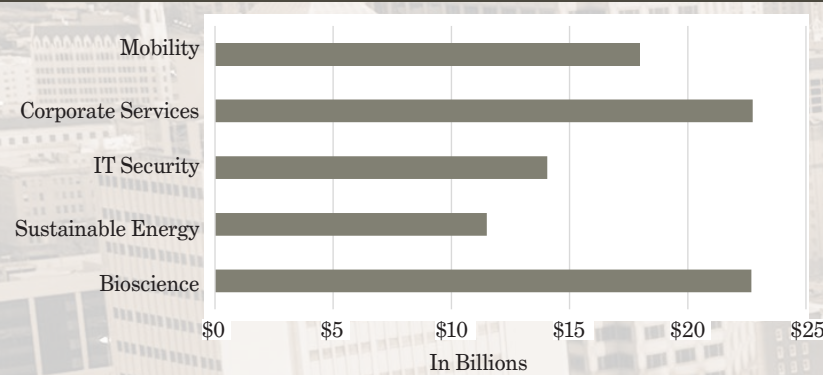
Demographics - 1 Mile

Summary	Census 2020	2025	2030
Total Population	10,224	10,201	10,416
Total Households	4,115	4,333	4,511
Family Households	2,520	2,512	2,571
Average Household Size	2.48	2.35	2.30
Owner Occupied Housing Units	1,985	1,971	1,990
Renter Occupied Housing Units	2,130	2,362	2,521
Median Age	37.8	38.5	39.5

Trends 2025 - 2030	Area	State	National
Population	0.4%	1.1%	0.4%
Households	0.8%	1.4%	0.6%
Family Population	0.5%	1.3%	0.5%
Owner Occupied Housing Units	0.2%	1.8%	0.0%
Median Household Income	1.3%	2.3%	2.5%

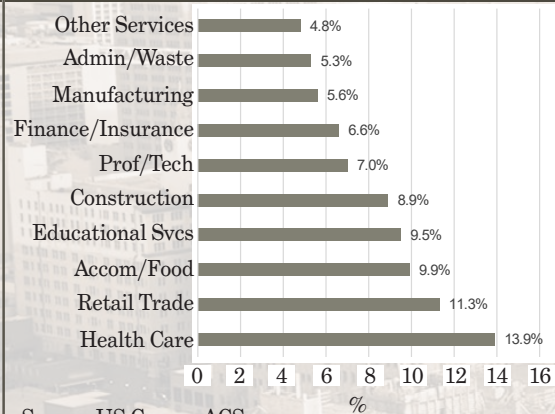
Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	603	5.9%	576	5.7%	588	5.7%
5-9	631	6.2%	612	6.0%	567	5.4%
10-14	621	6.1%	625	6.1%	624	6.0%
15-19	621	6.1%	611	6.0%	632	6.1%
20-24	726	7.1%	631	6.2%	670	6.4%
25-29	769	7.5%	759	7.4%	686	6.6%
30-34	733	7.2%	791	7.8%	745	7.2%
35-39	718	7.0%	714	7.0%	780	7.5%
40-44	722	7.1%	693	6.8%	695	6.7%
45-49	662	6.5%	712	7.0%	705	6.8%
50-54	549	5.4%	621	6.1%	659	6.3%
55-59	691	6.8%	522	5.1%	605	5.8%
60-64	596	5.8%	624	6.1%	495	4.8%
65-69	476	4.7%	546	5.3%	592	5.7%
70-74	410	4.0%	416	4.1%	498	4.8%
75-79	234	2.3%	347	3.4%	373	3.6%
80-84	215	2.1%	169	1.7%	266	2.5%
Age 85+	246	2.4%	234	2.3%	235	2.3%
Median Household Income	\$60,807	-	\$64,744	-	-	-
Average Household Income	\$87,960	-	\$94,918	-	-	-
Per Capita Income	\$37,941	-	\$41,727	-	-	-

Industry Clusters by GDP



Source: City of San Antonio Open Data Dec. 15, 2025

Labor Force by Industry (Top Ten)



Source: US Census ACS

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

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographics - 3 Mile

Summary	Census 2020	2025	2030
Total Population	99,883	96,858	94,394
Total Households	42,990	43,175	42,977
Family Households	24,491	23,248	22,763
Average Household Size	2.31	2.23	2.18
Owner Occupied Housing Units	19,142	19,492	20,027
Renter Occupied Housing Units	23,848	23,683	22,950
Median Age	37.8	38.9	40.2

Trends 2025 - 2030	Area	State	National
Population	-0.5%	1.1%	0.4%
Households	-0.1%	1.4%	0.6%
Family Population	-0.4%	1.3%	0.5%
Owner Occupied Housing Units	0.5%	1.8%	0.0%
Median Household Income	1.5%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	5,464	5.5%	5,075	5.2%	4,818	5.1%
5-9	5,742	5.8%	5,176	5.3%	4,630	4.9%
10-14	5,864	5.9%	5,363	5.5%	4,909	5.2%
15-19	6,003	6.0%	5,645	5.8%	5,232	5.5%
20-24	6,971	7.0%	6,959	7.2%	6,874	7.3%
25-29	8,261	8.3%	7,042	7.3%	7,157	7.6%
30-34	7,747	7.8%	7,642	7.9%	6,277	6.7%
35-39	7,065	7.1%	7,108	7.3%	6,993	7.4%
40-44	6,189	6.2%	6,652	6.9%	6,657	7.0%
45-49	6,169	6.2%	5,835	6.0%	6,307	6.7%
50-54	5,667	5.7%	5,852	6.0%	5,434	5.8%
55-59	6,429	6.4%	5,209	5.4%	5,403	5.7%
60-64	5,846	5.8%	5,656	5.8%	4,694	5.0%
65-69	5,114	5.1%	5,224	5.4%	5,169	5.5%
70-74	4,119	4.1%	4,448	4.6%	4,636	4.9%
75-79	2,799	2.8%	3,510	3.6%	3,898	4.1%
80-84	2,090	2.1%	2,123	2.2%	2,754	2.9%
Age 85+	2,344	2.4%	2,338	2.4%	2,552	2.7%
Median Household Income	\$62,386	-	\$67,242	-	-	-
Average Household Income	\$92,198	-	\$99,534	-	-	-
Per Capita Income	\$40,974	-	\$45,175	-	-	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,322	48.4%	45,040	46.5%	42,098	44.6%
Black Alone	5,392	5.4%	5,236	5.4%	4,930	5.2%
American Indian	1,206	1.2%	1,221	1.3%	1,205	1.3%
Asian Alone	2,383	2.4%	2,427	2.5%	2,410	2.5%
Pacific Islander	126	0.1%	126	0.1%	126	0.1%
Some Other Race	14,668	14.7%	14,801	15.3%	15,115	16.0%
Two or More Races	27,786	27.8%	28,006	28.9%	28,509	30.2%
Hispanic (Any Race)	57,940	58.0%	58,123	60.0%	59,305	62.8%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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Demographics - 5 Mile

Summary	Census 2020	2025	2030
Total Population	305,596	296,851	290,242
Total Households	130,908	131,827	131,814
Family Households	74,714	71,159	69,932
Average Household Size	2.30	2.21	2.16
Owner Occupied Housing Units	61,904	62,778	64,296
Renter Occupied Housing Units	69,004	69,049	67,518
Median Age	37.6	38.7	40.0

Trends 2025 - 2030	Area	State	National
Population	-0.4%	1.1%	0.4%
Households	0.0%	1.4%	0.6%
Family Population	-0.3%	1.3%	0.5%
Owner Occupied Housing Units	0.5%	1.8%	0.0%
Median Household Income	1.7%	2.3%	2.5%

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	16,849	5.5%	15,621	5.3%	14,955	5.2%
5-9	17,385	5.7%	16,141	5.4%	14,469	5.0%
10-14	17,375	5.7%	16,267	5.5%	15,409	5.3%
15-19	18,461	6.0%	17,687	6.0%	16,856	5.8%
20-24	22,611	7.4%	21,728	7.3%	21,703	7.5%
25-29	25,554	8.4%	21,895	7.4%	21,315	7.3%
30-34	23,666	7.7%	23,223	7.8%	19,448	6.7%
35-39	20,877	6.8%	21,431	7.2%	21,013	7.2%
40-44	18,221	6.0%	19,724	6.6%	20,187	7.0%
45-49	18,037	5.9%	17,309	5.8%	18,816	6.5%
50-54	17,812	5.8%	17,187	5.8%	16,260	5.6%
55-59	19,174	6.3%	16,255	5.5%	15,806	5.5%
60-64	18,117	5.9%	17,062	5.8%	14,888	5.1%
65-69	16,258	5.3%	16,028	5.4%	15,557	5.4%
70-74	13,479	4.4%	14,137	4.8%	14,292	4.9%
75-79	9,044	3.0%	11,359	3.8%	12,276	4.2%
80-84	6,037	2.0%	7,040	2.4%	9,068	3.1%
Age 85+	6,638	2.2%	6,758	2.3%	7,923	2.7%
Median Household Income	\$66,364	-	\$72,271	-	-	-
Average Household Income	\$103,281	-	\$110,991	-	-	-
Per Capita Income	\$45,981	-	\$50,523	-	-	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	156,005	51.0%	146,262	49.3%	137,703	47.4%
Black Alone	17,130	5.6%	16,869	5.7%	16,152	5.6%
American Indian	3,376	1.1%	3,421	1.1%	3,377	1.2%
Asian Alone	11,615	3.8%	11,924	4.0%	12,042	4.2%
Pacific Islander	370	0.1%	378	0.1%	386	0.1%
Some Other Race	39,533	12.9%	39,630	13.3%	40,417	13.9%
Two or More Races	77,567	25.4%	78,368	26.4%	80,164	27.6%
Hispanic (Any Race)	158,278	51.8%	158,694	53.5%	162,442	56.0%

Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau 2020 decennial Census data

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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:
 - 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.

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
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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
Henry Patrick Drought IV	644414	hdrought@reocsanantonio.com	210-889-0976
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

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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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.

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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.**

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- 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.

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- 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.

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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

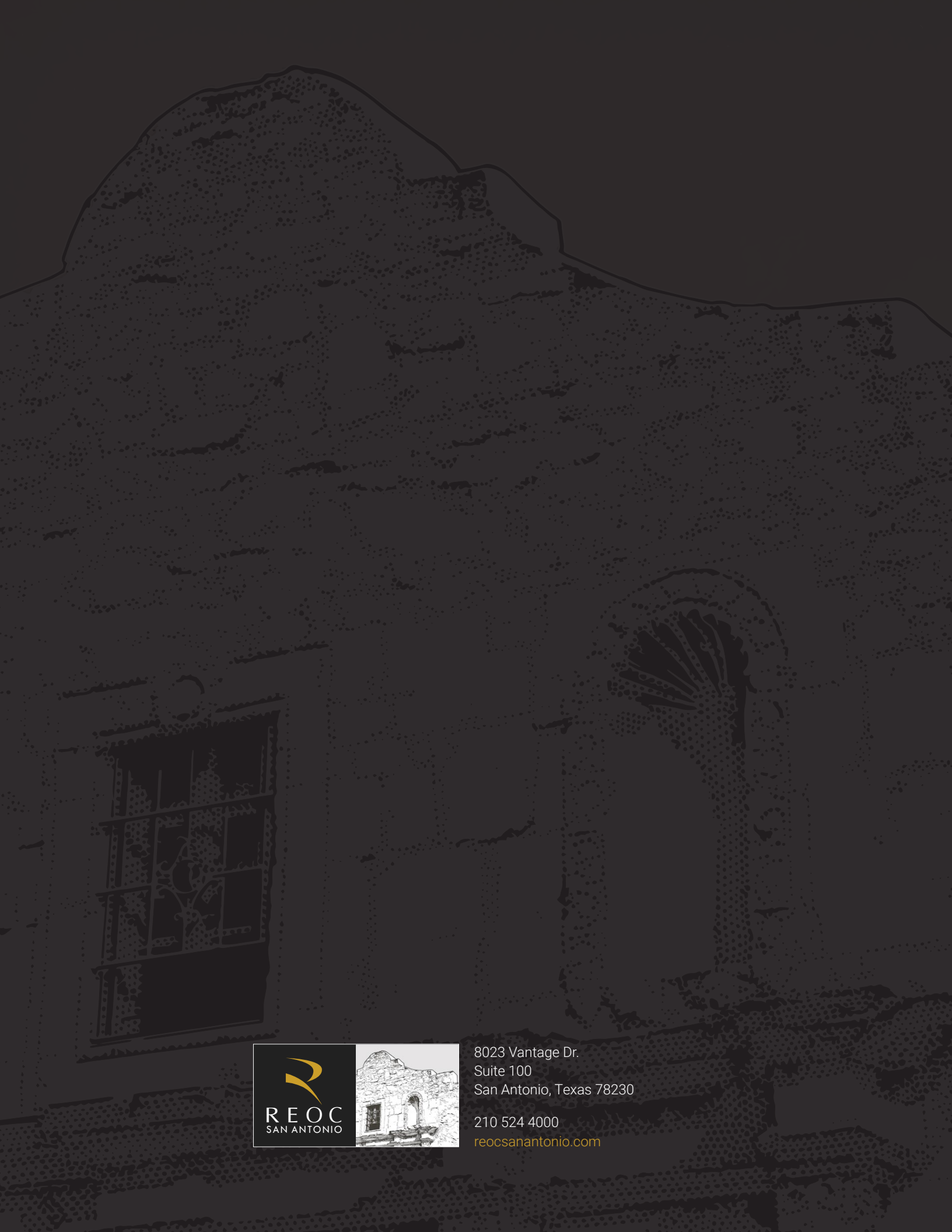
Date

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Regulated by the Texas Real Estate Commission

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



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