Loop 410 Frontage Office/Retail For Lease

REOC
SAN ANTONIO

The Cruise Center

1015 NW Loop 410, Castle Hills, TX 78213

Offered by:
C. Michael Morse

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Property Summary

Address	1015 NW Loop 410, Castle Hills, TX 78213
Location	Loop 410 Frontage Rd between Blanco and NW Military
Property Details	2,504 SF | 0.228 Acres
Legal Description	CB 5007 P-22A ABS 90 .228 AC
Zoning	B
Year Built	1979
Property Type	Single-Tenant Office
# of Floors	2

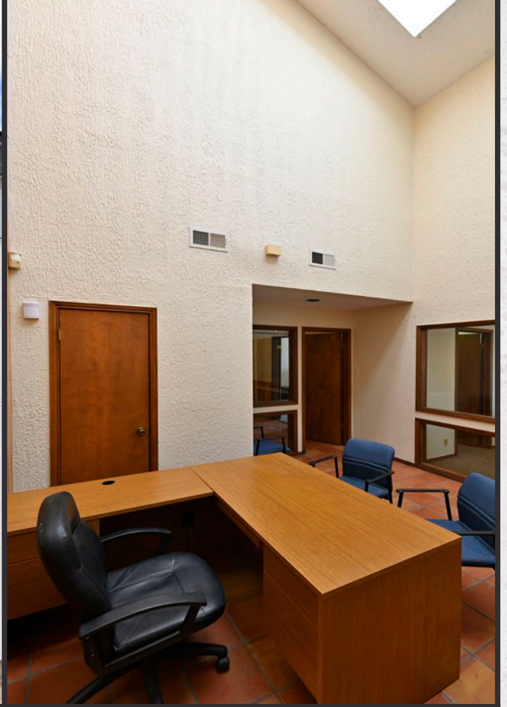
Property Description

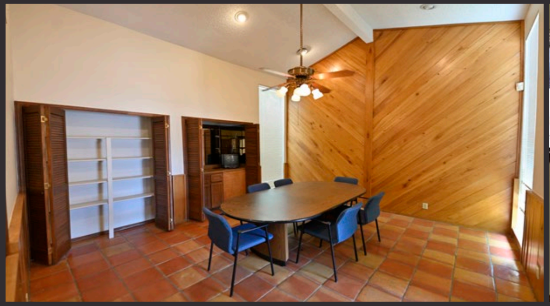
Formerly known as the Cruise Center building, this office/retail center offers 2,504 SF across two levels in a highly visible location. The 1,767 SF ground floor is complemented by 737 SF on the second floor, providing a flexible layout for a variety of office or retail users. The property features a prominent pylon sign with visibility to both eastbound and westbound Loop 410 and is strategically positioned at the entrance to Castle Hills, just before NW Military Highway, offering exceptional exposure and easy access.

Benefits

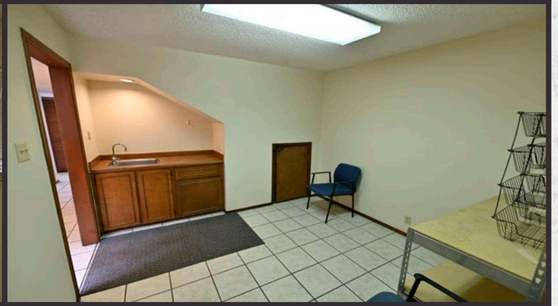
- Excellent visibility
- Accessible to downtown and the airport
- Central location with ease of access to all points around town
- Easy ingress and egress to Loop 410 and NW Military Hwy
- Pylon signage available
- 100% office available
- Ideal for a wide variety of commercial uses
- Adjacent to high density residential development
- Convenient surface parking free of charge
- Great value for pylon signage
- Easy access
- Negotiable tenant improvement allowance!
- Free rent available!

Location Map/Aerial








Availabilities & Rates

Square Footage Available	2,504 SF
Base Rental	$25.00 NNN PSF/Year
Triple Net	$5.00 PSF (Estimated)
Pylon Sign Rental	$1,000/Month
First Month's Rental	Due upon execution of lease document by Tenant
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 Contact

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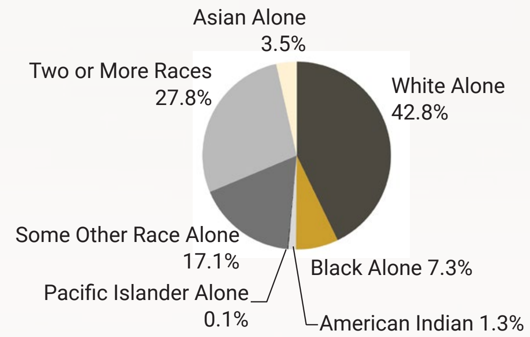
San Antonio Market Overview

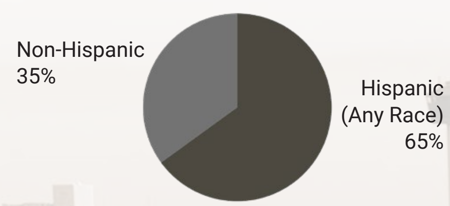
Largest U.S. Cities

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

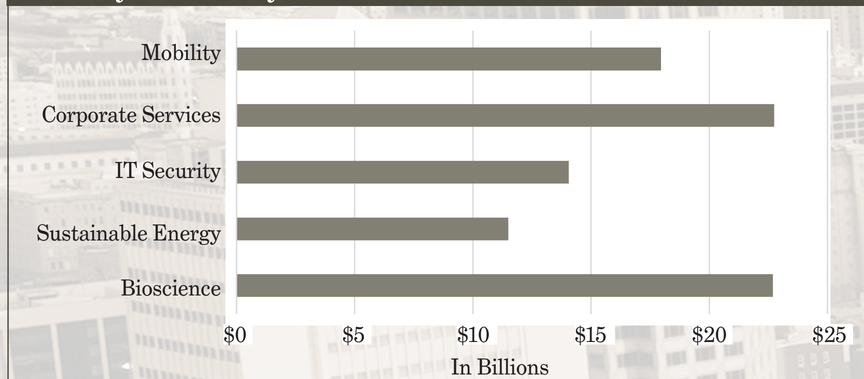
Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2025 Forecast



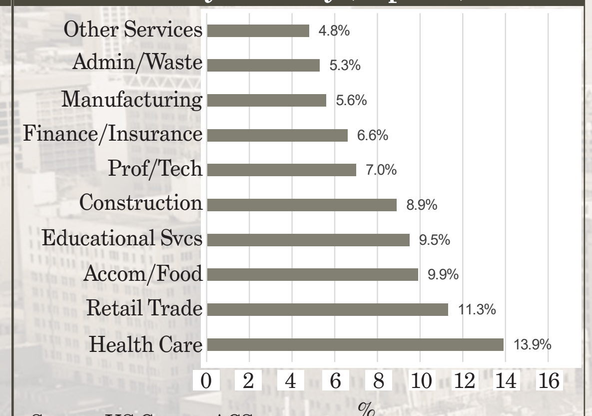


Industry Clusters by GDP



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

Demographics - 1 Mile

Summary	Census 2020	2026	2031
Total Population	9,560	9,381	9,325
Total Households	3,923	4,031	4,076
Family Households	2,384	2,328	2,315
Average Household Size	2.41	2.30	2.26
Owner Occupied Housing Units	2,170	2,236	2,291
Renter Occupied Housing Units	1,753	1,795	1,785
Median Age	41.0	42.2	43.4

Trends 2026 - 2031	Area	State	National
Population	-0.10%	1.20%	0.50%
Households	0.20%	1.50%	0.70%
Family Population	-0.10%	1.40%	0.60%
Owner Occupied Housing Units	0.50%	1.80%	0.00%
Median Household Income	1.30%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	500	5.2%	456	4.9%	441	4.7%
5-9	537	5.6%	508	5.4%	457	4.9%
10-14	553	5.8%	527	5.6%	516	5.5%
15-19	537	5.6%	522	5.6%	505	5.4%
20-24	656	6.9%	501	5.3%	532	5.7%
25-29	615	6.4%	690	7.4%	525	5.6%
30-34	615	6.4%	618	6.6%	670	7.2%
35-39	637	6.7%	589	6.3%	606	6.5%
40-44	634	6.6%	634	6.8%	595	6.4%
45-49	641	6.7%	619	6.6%	632	6.8%
50-54	509	5.3%	661	7.0%	603	6.5%
55-59	710	7.4%	454	4.8%	626	6.7%
60-64	612	6.4%	665	7.1%	436	4.7%
65-69	533	5.6%	554	5.9%	616	6.6%
70-74	434	4.5%	483	5.2%	512	5.5%
75-79	268	2.8%	401	4.3%	434	4.7%
80-84	259	2.7%	193	2.1%	319	3.4%
Age 85+	310	3.2%	309	3.3%	298	3.2%

	Census 2020		2026	
Median Household Income	$69,317	-	$73,987	-
Average Household Income	$106,400	-	$117,024	-
Per Capita Income	$46,470	-	$52,071	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,719	49.4%	4,428	47.2%	4,205	45.1%
Black Alone	584	6.1%	574	6.1%	524	5.6%
American Indian	87	0.9%	89	0.9%	90	1.0%
Asian Alone	214	2.2%	232	2.5%	226	2.4%
Pacific Islander	14	0.1%	15	0.2%	15	0.2%
Some Other Race	1,107	11.6%	1,140	12.2%	1,210	13.0%
Two or More Races	2,834	29.6%	2,903	30.9%	3,054	32.8%
Hispanic (Any Race)	5,383	56.3%	5,500	58.6%	5,834	62.6%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Demographics - 3 Mile

Summary	Census 2020	2026	2031
Total Population	107,594	104,009	101,423
Total Households	44,889	45,036	44,814
Family Households	25,887	24,561	23,987
Average Household Size	2.38	2.30	2.25
Owner Occupied Housing Units	20,526	20,488	20,654
Renter Occupied Housing Units	24,363	24,548	24,160
Median Age	37.3	38.6	40.0

Trends 2026 - 2031	Area	State	National
Population	-0.50%	1.20%	0.50%
Households	-0.10%	1.50%	0.70%
Family Population	-0.50%	1.40%	0.60%
Owner Occupied Housing Units	0.20%	1.80%	0.00%
Median Household Income	1.70%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	6,014	5.6%	5,531	5.3%	5,272	5.2%
5-9	6,431	6.0%	5,616	5.4%	5,086	5.0%
10-14	6,607	6.1%	5,981	5.8%	5,321	5.3%
15-19	6,776	6.3%	6,293	6.0%	5,832	5.8%
20-24	7,675	7.1%	7,570	7.3%	7,404	7.3%
25-29	8,786	8.2%	7,593	7.3%	7,679	7.6%
30-34	8,144	7.6%	8,078	7.8%	6,810	6.7%
35-39	7,407	6.9%	7,493	7.2%	7,367	7.3%
40-44	6,650	6.2%	7,042	6.8%	7,120	7.0%
45-49	6,625	6.2%	6,270	6.0%	6,683	6.6%
50-54	6,087	5.7%	6,302	6.1%	5,887	5.8%
55-59	6,746	6.3%	5,508	5.3%	5,764	5.7%
60-64	6,229	5.8%	5,915	5.7%	5,033	5.0%
65-69	5,399	5.0%	5,530	5.3%	5,349	5.3%
70-74	4,264	4.0%	4,863	4.7%	4,986	4.9%
75-79	2,975	2.8%	3,673	3.5%	4,221	4.2%
80-84	2,251	2.1%	2,229	2.1%	2,897	2.9%
Age 85+	2,530	2.4%	2,521	2.4%	2,713	2.7%

Median Household Income	$61,693	-	$67,135	-
Average Household Income	$90,507	-	$100,677	-
Per Capita Income	$39,155	-	$44,435	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	48,399	45.0%	44,840	43.1%	41,909	41.3%
Black Alone	5,536	5.2%	5,496	5.3%	5,053	5.0%
American Indian	1,392	1.3%	1,395	1.3%	1,353	1.3%
Asian Alone	2,371	2.2%	2,538	2.4%	2,461	2.4%
Pacific Islander	131	0.1%	133	0.1%	131	0.1%
Some Other Race	17,965	16.7%	17,874	17.2%	18,264	18.0%
Two or More Races	31,801	29.6%	31,734	30.5%	32,251	31.8%
Hispanic (Any Race)	68,795	63.9%	68,220	65.6%	69,646	68.7%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

Demographics - 5 Mile

Summary	Census 2020	2026	2031
Total Population	312,112	305,878	302,268
Total Households	134,476	137,078	138,250
Family Households	75,222	72,383	71,579
Average Household Size	2.28	2.19	2.14
Owner Occupied Housing Units	61,178	61,852	62,866
Renter Occupied Housing Units	73,298	75,226	75,384
Median Age	37.2	38.4	39.8

Trends 2026 - 2031	Area	State	National
Population	-0.20%	1.20%	0.50%
Households	0.20%	1.50%	0.70%
Family Population	-0.20%	1.40%	0.60%
Owner Occupied Housing Units	0.30%	1.80%	0.00%
Median Household Income	2.00%	2.90%	3.10%

Population by Age	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
0-4	17,036	5.5%	15,873	5.2%	15,322	5.1%
5-9	17,548	5.6%	16,144	5.3%	14,768	4.9%
10-14	17,548	5.6%	16,503	5.4%	15,497	5.1%
15-19	18,708	6.0%	18,083	5.9%	17,390	5.8%
20-24	23,734	7.6%	22,736	7.4%	23,048	7.6%
25-29	27,135	8.7%	23,274	7.6%	22,708	7.5%
30-34	24,895	8.0%	24,760	8.1%	21,040	7.0%
35-39	21,651	6.9%	22,613	7.4%	22,152	7.3%
40-44	18,632	6.0%	20,513	6.7%	21,300	7.0%
45-49	18,402	5.9%	17,934	5.9%	19,814	6.6%
50-54	17,925	5.7%	17,620	5.8%	17,159	5.7%
55-59	19,239	6.2%	16,336	5.3%	16,209	5.4%
60-64	18,155	5.8%	17,095	5.6%	15,277	5.0%
65-69	16,319	5.2%	16,147	5.3%	15,698	5.2%
70-74	13,292	4.3%	14,437	4.7%	14,543	4.8%
75-79	8,939	2.9%	11,562	3.8%	12,644	4.2%
80-84	6,041	1.9%	7,160	2.3%	9,378	3.1%
Age 85+	6,915	2.2%	7,087	2.3%	8,320	2.8%

Median Household Income	$66,831	-	$73,904	-
Average Household Income	$106,359	-	$117,216	-
Per Capita Income	$47,831	-	$53,772	-

Race and Ethnicity	Census 2020		2026		2031	
	Number	Percent	Number	Percent	Number	Percent
White Alone	154,442	49.5%	145,516	47.6%	138,082	45.7%
Black Alone	16,759	5.4%	16,983	5.5%	16,030	5.3%
American Indian	3,618	1.2%	3,664	1.2%	3,620	1.2%
Asian Alone	13,089	4.2%	14,573	4.8%	14,704	4.9%
Pacific Islander	364	0.1%	381	0.1%	386	0.1%
Some Other Race	42,380	13.6%	42,414	13.9%	44,031	14.6%
Two or More Races	81,461	26.1%	82,347	26.9%	85,415	28.3%
Hispanic (Any Race)	169,534	54.3%	169,669	55.5%	176,560	58.4%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau 2020 decennial Census data.

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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:

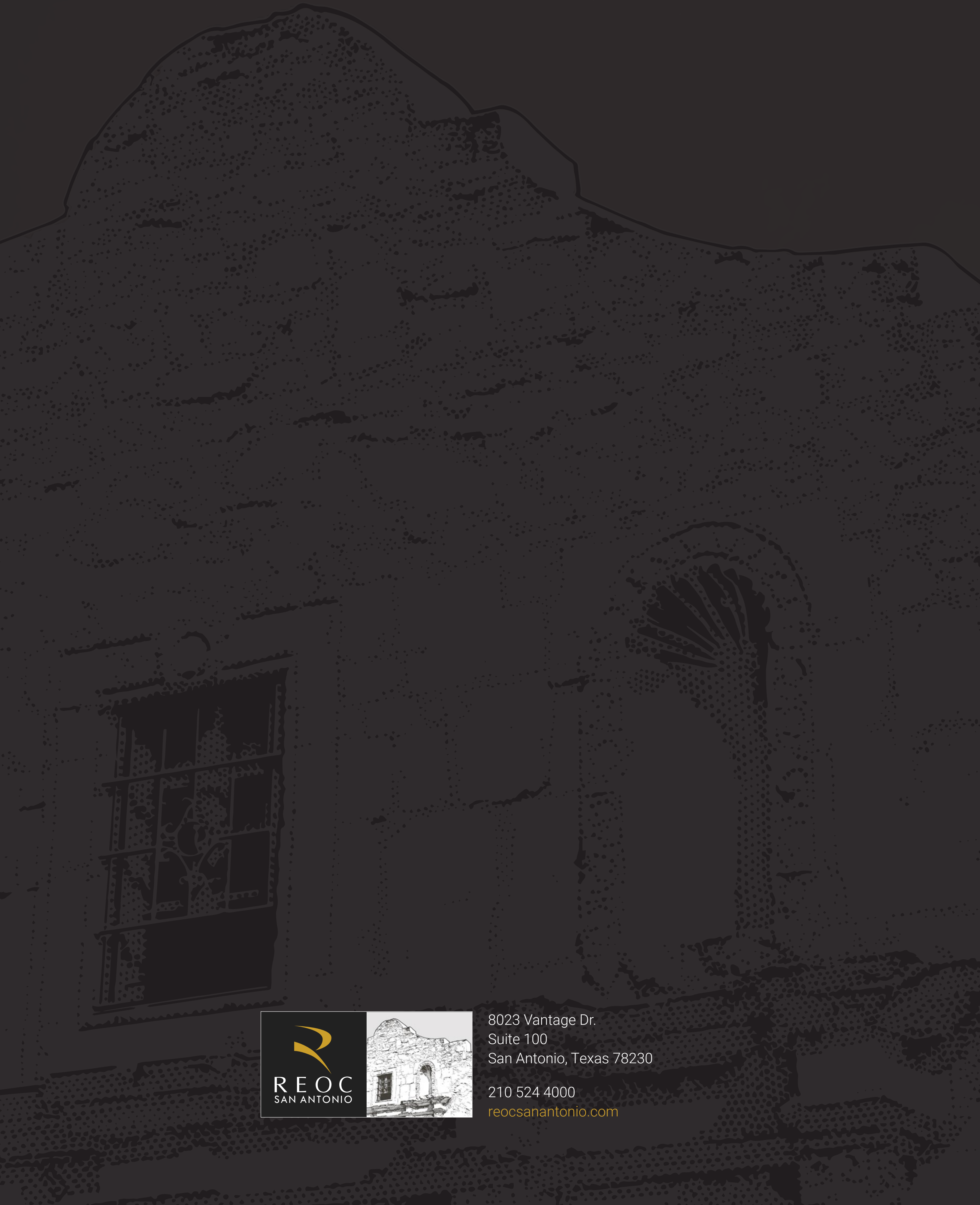
- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property 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
Andrew J. Lyles	720555	alyles@reocsanantonio.com	210-524-1306
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Christopher Michael Morse	629643	mmorse@reocsanantonio.com	(210) 524-1312
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ______ Date ______



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