

102 Heiman St

San Antonio, TX 78205

Office/Retail
For Sale



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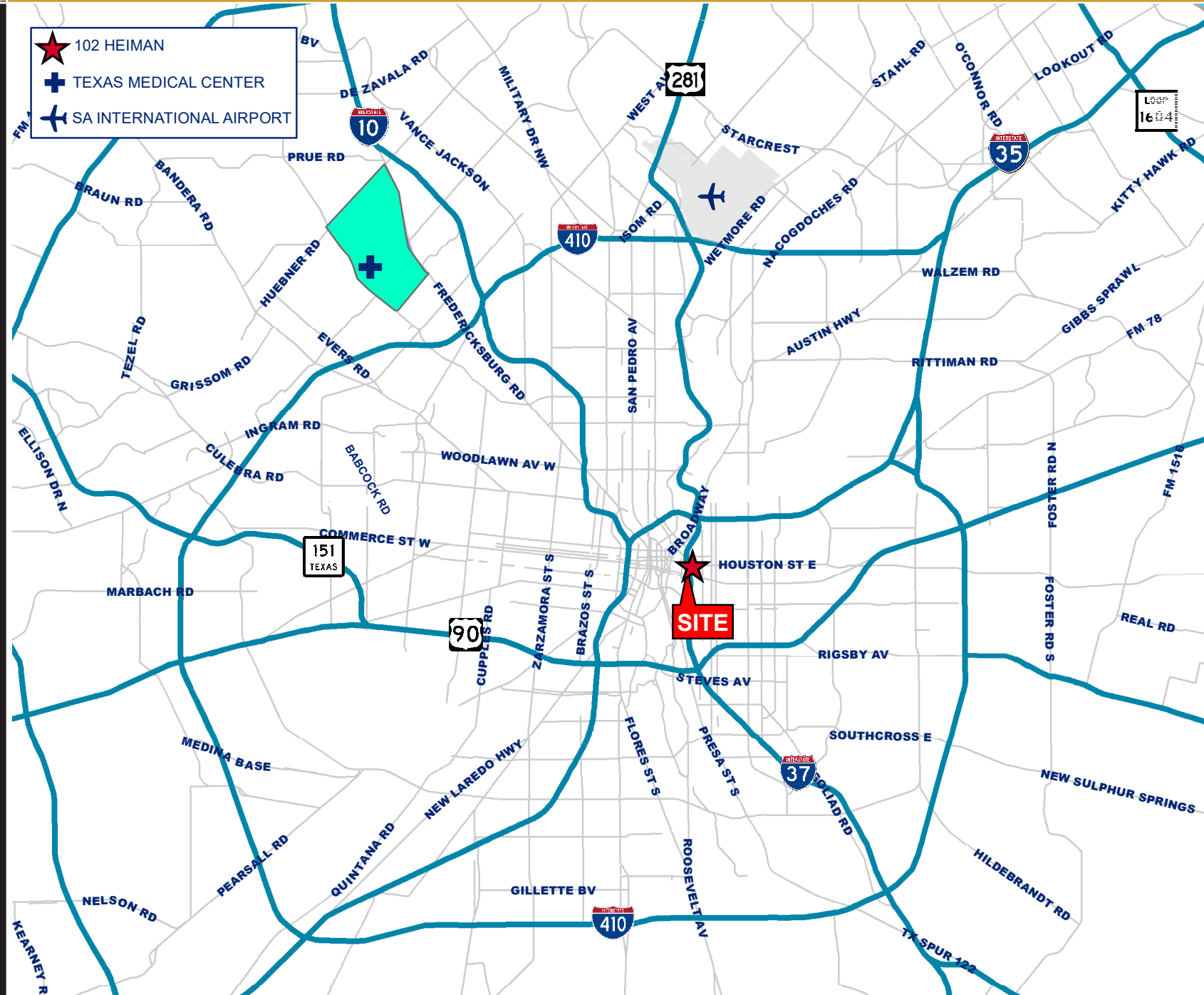


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City Location Map



- ★ 102 HEIMAN
- ✚ TEXAS MEDICAL CENTER
- ✈ SA INTERNATIONAL AIRPORT



Site Aerial



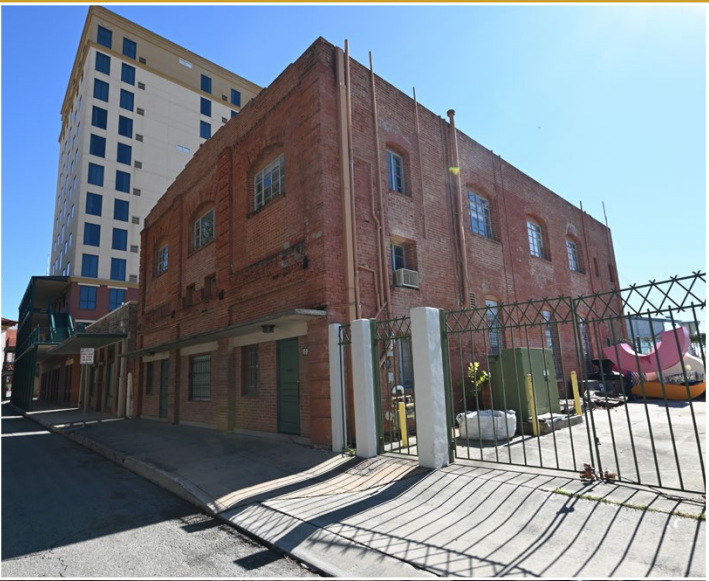


Aerial Map





Photos



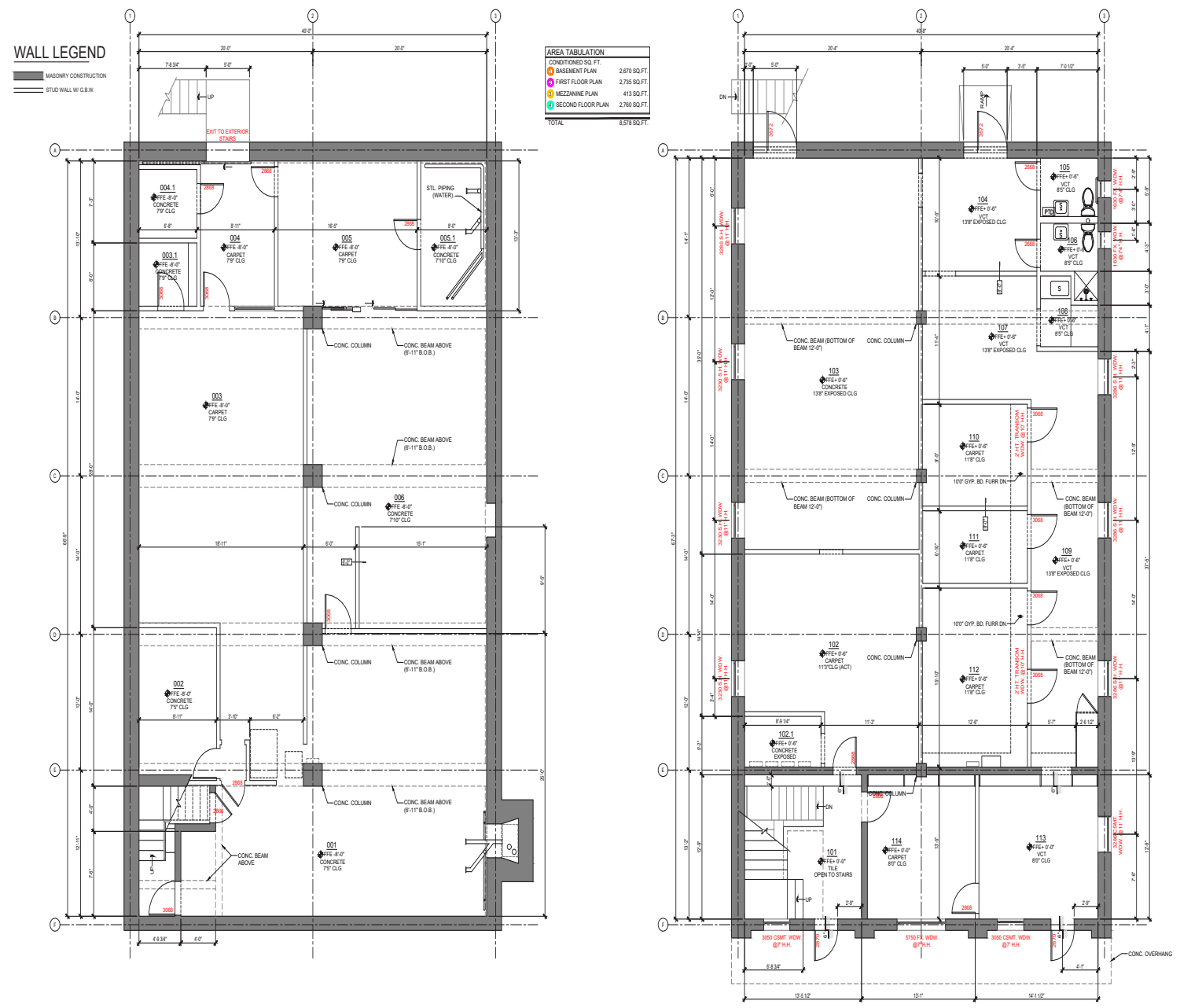


Photos





Floor plan - Basement & 1st Floor



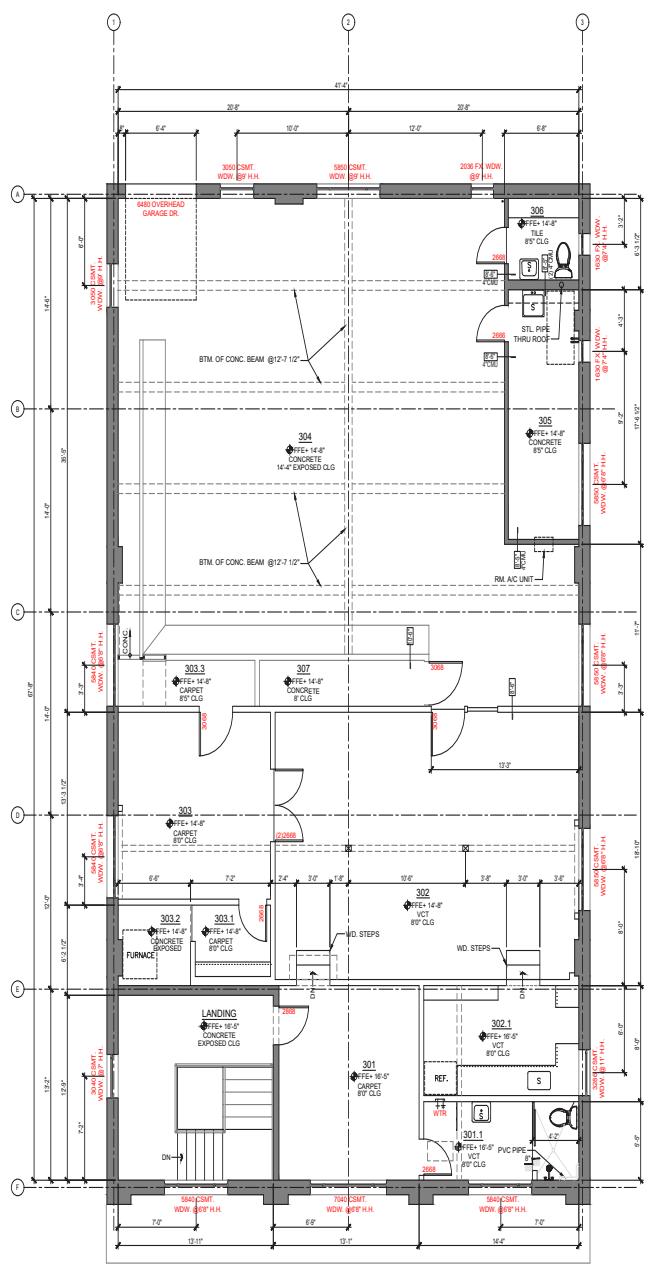
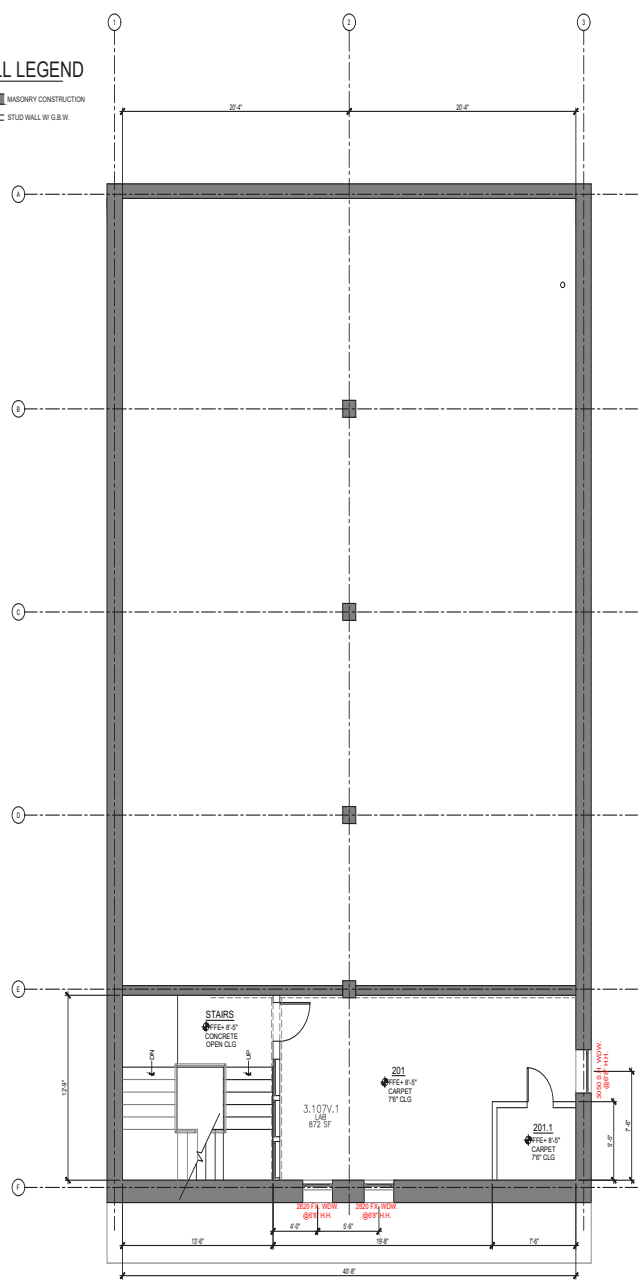
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Floor plan - Mezzanine & 2nd Floor

WALL LEGEND

- MASONRY CONSTRUCTION
- STUD WALL W/ G.B.W.



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Property Summary

Address	102 HEIMAN SAN ANTONIO, TX 78205
Location	IH-37 and Heiman St
Property Details	0.1628 acres 9,240 sf
Legal Description	NCB 679 BLK 1 LOT N IRR 65 FT OF 9
Zoning	CBD
Road Frontage	IH-37 Access Road
Utilities	Water, Electricity

Comments

- Ideal condo conversion restaurant/entertainment venue
- Located in downtown historical district - St Paul's square
- Location is convenient to Alamodome, Convention Center, and Sunset Station, and downtown
- View to West is Downtown skyline
- Commerce Street/ St. Paul's Square freeway exit
- Signage will be visible from the Alamodome and IH-37.
- Driveway into property on Heiman

Traffic Counts

Heiman St and Hoefgen Ave (4,220 VPD) txdot 2018



Quote Sheet

Sale Price	\$1,200,000 (\$169.21 per square foot)
Closing	Thirty (30) days after the end of the Feasibility Period
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.



San Antonio Overview

Largest U.S. Cities

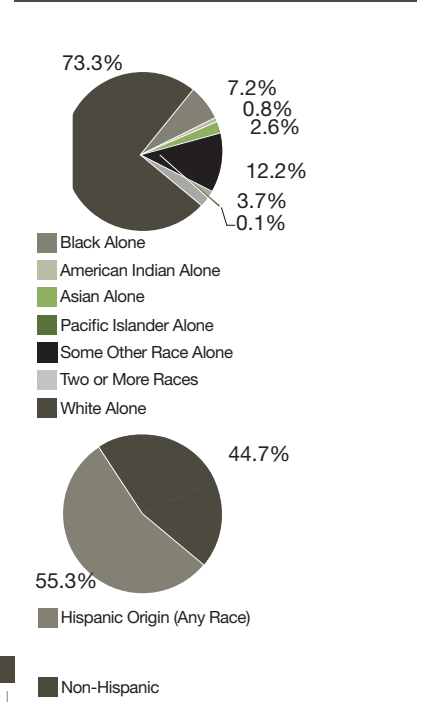
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

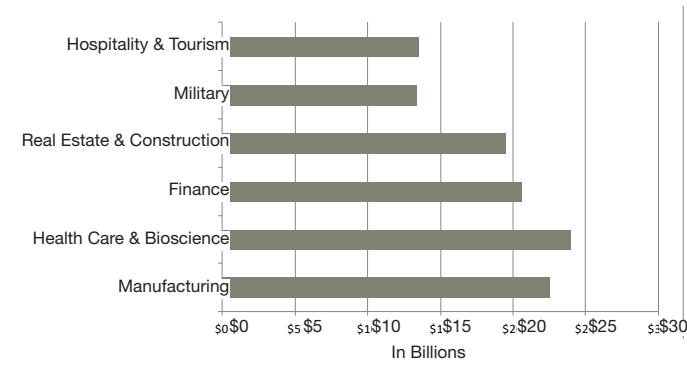
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

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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.

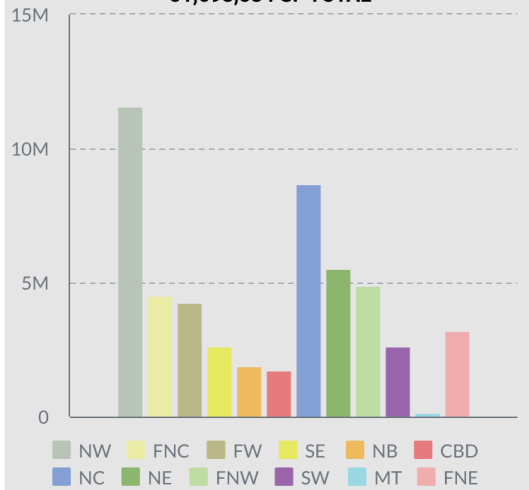
Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune



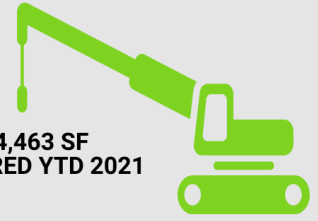
Retail Market Snapshot - 2Q 2021

Citywide Inventory

51,698,534 SF TOTAL



Development



134,463 SF DELIVERED YTD 2021

PROJECTS DELIVERED YTD 2021

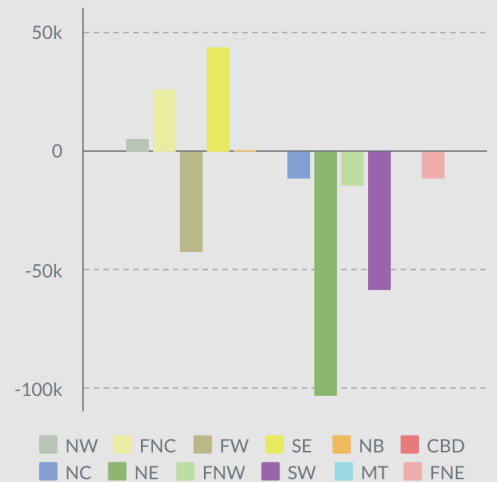
La Cantera Heights North & South	FNW	48,941 SF
The Shops at South RIM	FNW	39,622 SF
Gateway Medical (Retail Portion)	NW	24,000 SF
Boerne Stage Crossing Ph 1	FNW	21,900 SF

PROJECTS UNDER CONSTRUCTION

Culebra Commons	FW	53,484 SF
Escala Phase I	FW	48,487 SF
Napa Oaks	NW	47,500 SF
The Shops at Redland Road	FNC	34,001 SF
Dove Creek Highlands	FW	20,138 SF
Tacara at Stone Oak	FNC	19,512 SF

2021 YTD Absorption

(164,696 SF)

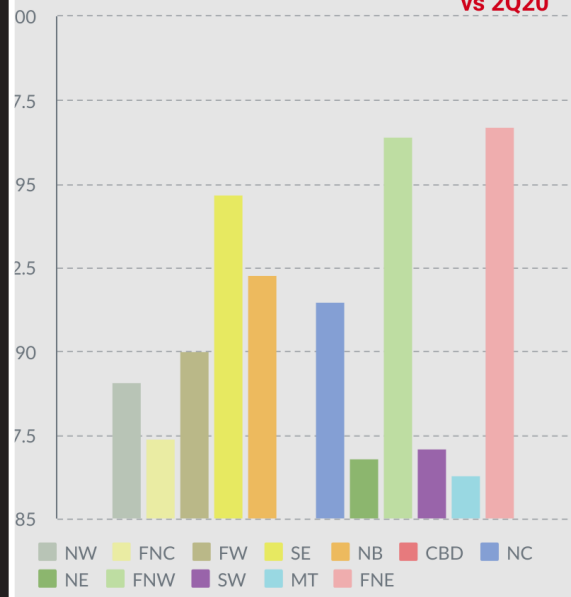


Direct Occupancy

46,749,778 SF
90.4%



vs Q20

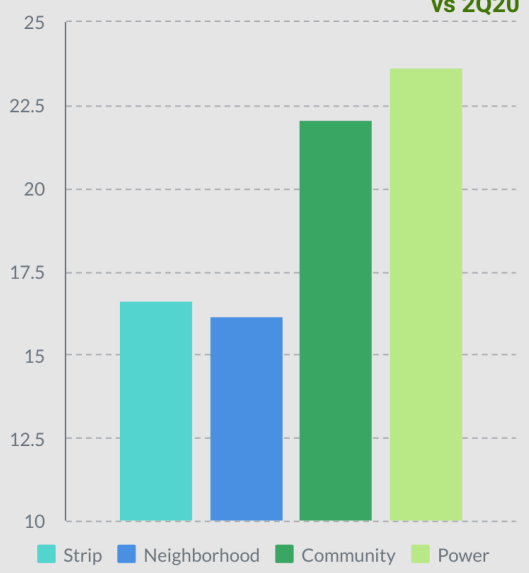


Average Quoted Rent

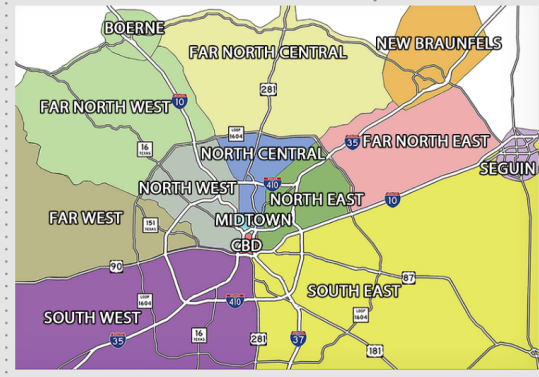
\$19.18/SF/YR
NNN



vs Q20



Submarket Map



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

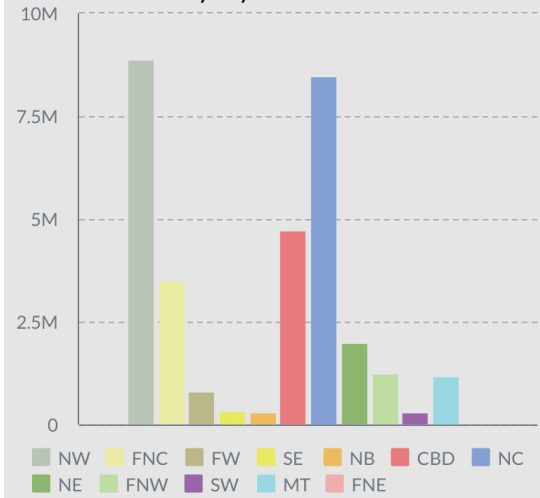
Market Intelligence Guided by Experience
 Kimberly S. Gatley
 Senior Vice President & Director of Research
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Office Market Snapshot - 2Q 2021

Citywide Inventory

31,782,479 SF TOTAL



Development



DELIVERED YTD 2021

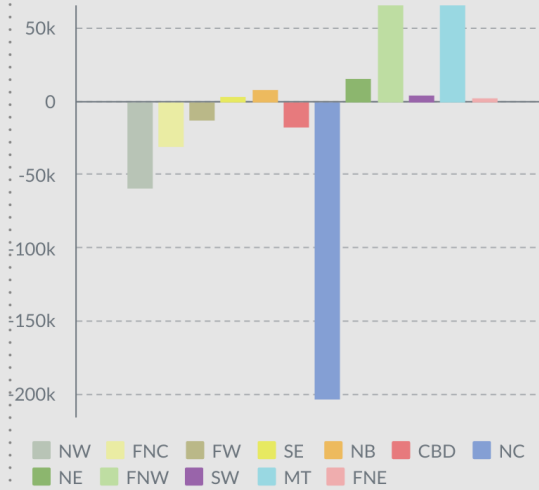
The Light Building	MT	148,347 SF
Ridgewood Plaza II	FNC	121,000 SF
Oxbow-North Tower at the Pearl	MT	112,446 SF
Concord Park III	FNC	101,000 SF
Heron at Cresta Bella (Office Portion)	NW	38,371 SF
200 Austin Hwy	NC	28,355 SF

PROJECTS UNDER CONSTRUCTION

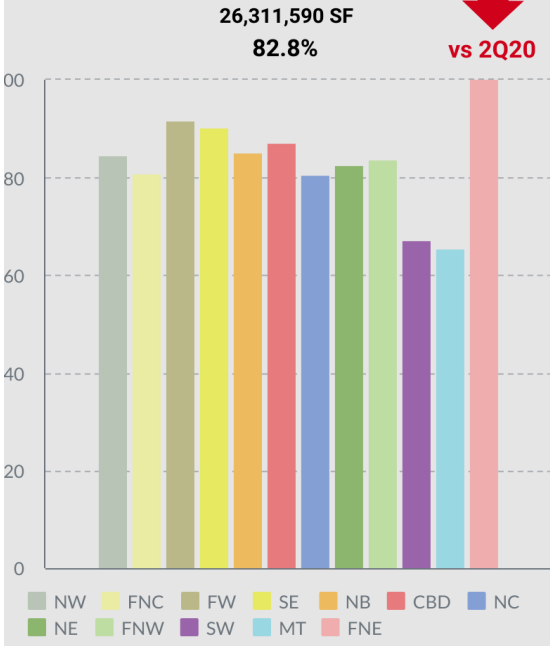
City Tower (fka Frost Tower Reno)	CBD	338,000 SF
1900 Broadway (Jefferson Bank HQ)	CBD	203,362 SF
East End	CBD	186,996 SF
Farinon Business Park Bldg III	NW	84,890 SF
Walker Ranch Business Park Bldg II	NC	77,296 SF

2021 YTD Absorption

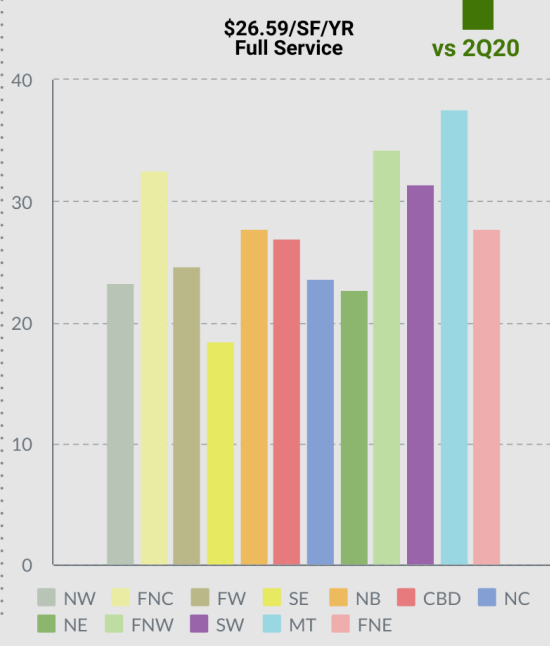
(65,843 SF)



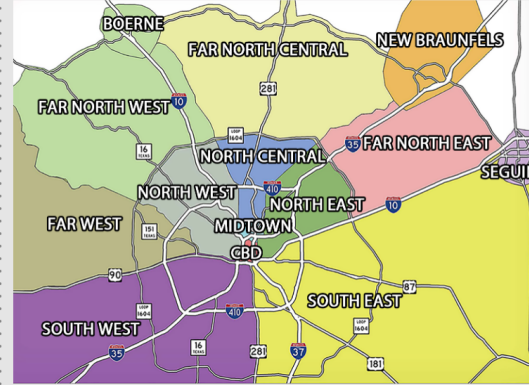
Direct Occupancy



Average Quoted Rent



Submarket Map



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

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Demographics: 1-Mile

Summary		Census 2010		2021		2026	
Population		10,496		12,635		14,457	
Households		4,152		5,500		6,715	
Families		1,980		2,351		2,682	
Average Household Size		2.35		2.14		2.03	
Owner Occupied Housing Units		1,525		1,517		1,649	
Renter Occupied Housing Units		2,627		3,983		5,066	
Median Age		37.1		38.5		39.8	
Trends: 2021-2026 Annual Rate		Area		State		National	
Population		2.73%		1.54%		0.71%	
Households		4.07%		1.53%		0.71%	
Families		2.67%		1.49%		0.64%	
Owner HHs		1.68%		1.79%		0.91%	
Median Household Income		2.15%		2.15%		2.41%	
Households by Income		2021		2026			
		Number	Percent	Number	Percent		
<\$15,000		1,131	20.6%	1,225	18.2%		
\$15,000 - \$24,999		657	11.9%	749	11.2%		
\$25,000 - \$34,999		550	10.0%	679	10.1%		
\$35,000 - \$49,999		676	12.3%	791	11.8%		
\$50,000 - \$74,999		938	17.1%	1,187	17.7%		
\$75,000 - \$99,999		634	11.5%	844	12.6%		
\$100,000 - \$149,999		412	7.5%	607	9.0%		
\$150,000 - \$199,999		214	3.9%	307	4.6%		
\$200,000+		288	5.2%	325	4.8%		
Median Household Income		\$43,050		\$47,885			
Average Household Income		\$66,369		\$71,288			
Per Capita Income		\$28,832		\$32,764			
Population by Age		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
0 - 4		791	7.5%	837	6.6%	936	6.5%
5 - 9		685	6.5%	785	6.2%	845	5.8%
10 - 14		654	6.2%	757	6.0%	828	5.7%
15 - 19		588	5.6%	643	5.1%	730	5.0%
20 - 24		730	7.0%	823	6.5%	946	6.5%
25 - 34		1,523	14.5%	1,882	14.9%	2,058	14.2%
35 - 44		1,332	12.7%	1,557	12.3%	1,802	12.5%
45 - 54		1,519	14.5%	1,514	12.0%	1,683	11.6%
55 - 64		1,199	11.4%	1,601	12.7%	1,719	11.9%
65 - 74		756	7.2%	1,263	10.0%	1,620	11.2%
75 - 84		511	4.9%	688	5.4%	939	6.5%
85+		208	2.0%	285	2.3%	351	2.4%
Race and Ethnicity		Census 2010		2021		2026	
		Number	Percent	Number	Percent	Number	Percent
White Alone		6,546	62.4%	7,822	61.9%	9,095	62.9%
Black Alone		1,421	13.5%	1,682	13.3%	1,900	13.1%
American Indian Alone		161	1.5%	186	1.5%	207	1.4%
Asian Alone		89	0.8%	146	1.2%	204	1.4%
Pacific Islander Alone		4	0.0%	7	0.1%	8	0.1%
Some Other Race Alone		1,905	18.1%	2,317	18.3%	2,492	17.2%
Two or More Races		371	3.5%	475	3.8%	551	3.8%
Hispanic Origin (Any Race)		7,344	70.0%	9,022	71.4%	10,325	71.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics: 3-Mile

Summary	Census 2010	2021	2026
Population	126,674	139,032	149,257
Households	43,500	48,987	53,514
Families	26,197	28,199	30,166
Average Household Size	2.67	2.62	2.59
Owner Occupied Housing Units	20,232	20,106	21,446
Renter Occupied Housing Units	23,268	28,881	32,068
Median Age	33.5	34.9	36.4

Trends: 2021-2026 Annual Rate	Area	State	National
Population	1.43%	1.54%	0.71%
Households	1.78%	1.53%	0.71%
Families	1.36%	1.49%	0.64%
Owner HHS	1.30%	1.79%	0.91%
Median Household Income	2.05%	2.15%	2.41%

Households by Income	2021		2026	
	Number	Percent	Number	Percent
<\$15,000	10,609	21.7%	10,223	19.1%
\$15,000 - \$24,999	7,309	14.9%	7,295	13.6%
\$25,000 - \$34,999	6,080	12.4%	6,409	12.0%
\$35,000 - \$49,999	6,814	13.9%	7,428	13.9%
\$50,000 - \$74,999	8,164	16.7%	9,521	17.8%
\$75,000 - \$99,999	4,065	8.3%	5,000	9.3%
\$100,000 - \$149,999	3,333	6.8%	4,337	8.1%
\$150,000 - \$199,999	1,318	2.7%	1,812	3.4%
\$200,000+	1,296	2.6%	1,489	2.8%
Median Household Income	\$35,795		\$39,622	
Average Household Income	\$53,698		\$60,033	
Per Capita Income	\$19,334		\$21,886	

Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	9,935	7.8%	9,846	7.1%	10,446	7.0%
5 - 9	8,782	6.9%	9,202	6.6%	9,448	6.3%
10 - 14	8,174	6.5%	8,801	6.3%	9,287	6.2%
15 - 19	9,862	7.8%	9,615	6.9%	10,191	6.8%
20 - 24	10,922	8.6%	10,899	7.8%	11,575	7.8%
25 - 34	18,112	14.3%	21,262	15.3%	20,929	14.0%
35 - 44	15,881	12.5%	16,847	12.1%	18,977	12.7%
45 - 54	17,096	13.5%	15,485	11.1%	16,324	10.9%
55 - 64	13,204	10.4%	16,075	11.6%	16,401	11.0%
65 - 74	7,411	5.9%	12,310	8.9%	14,551	9.7%
75 - 84	5,004	4.0%	6,076	4.4%	8,212	5.5%
85+	2,290	1.8%	2,615	1.9%	2,916	2.0%

Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	85,242	67.3%	91,579	65.9%	99,042	66.4%
Black Alone	12,078	9.5%	13,435	9.7%	14,444	9.7%
American Indian Alone	1,572	1.2%	1,744	1.3%	1,859	1.2%
Asian Alone	783	0.6%	1,049	0.8%	1,256	0.8%
Pacific Islander Alone	54	0.0%	69	0.0%	76	0.1%
Some Other Race Alone	22,939	18.1%	26,565	19.1%	27,640	18.5%
Two or More Races	4,006	3.2%	4,591	3.3%	4,939	3.3%
Hispanic Origin (Any Race)	97,852	77.2%	110,137	79.2%	119,245	79.9%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	340,691		357,191		372,965	
Households	114,867		122,342		128,986	
Families	75,620		77,909		81,054	
Average Household Size	2.82		2.78		2.76	
Owner Occupied Housing Units	62,014		61,709		65,127	
Renter Occupied Housing Units	52,853		60,632		63,859	
Median Age	33.6		35.0		36.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.87%		1.54%		0.71%	
Households	1.06%		1.53%		0.71%	
Families	0.79%		1.49%		0.64%	
Owner HHs	1.08%		1.79%		0.91%	
Median Household Income	1.91%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			23,833	19.5%	22,452	17.4%
\$15,000 - \$24,999			18,140	14.8%	17,487	13.6%
\$25,000 - \$34,999			15,244	12.5%	15,234	11.8%
\$35,000 - \$49,999			18,054	14.8%	18,836	14.6%
\$50,000 - \$74,999			21,109	17.3%	23,907	18.5%
\$75,000 - \$99,999			10,116	8.3%	11,999	9.3%
\$100,000 - \$149,999			8,248	6.7%	10,127	7.9%
\$150,000 - \$199,999			3,396	2.8%	4,331	3.4%
\$200,000+			4,203	3.4%	4,613	3.6%
Median Household Income			\$37,494		\$41,213	
Average Household Income			\$58,182		\$64,285	
Per Capita Income			\$20,445		\$22,731	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	26,892	7.9%	25,598	7.2%	26,530	7.1%
5 - 9	25,294	7.4%	24,926	7.0%	25,017	6.7%
10 - 14	23,980	7.0%	24,112	6.8%	24,732	6.6%
15 - 19	27,070	7.9%	25,201	7.1%	25,993	7.0%
20 - 24	27,464	8.1%	26,724	7.5%	27,153	7.3%
25 - 34	45,580	13.4%	52,175	14.6%	49,831	13.4%
35 - 44	41,500	12.2%	42,156	11.8%	46,828	12.6%
45 - 54	44,858	13.2%	38,652	10.8%	39,786	10.7%
55 - 64	35,530	10.4%	41,255	11.5%	40,806	10.9%
65 - 74	21,100	6.2%	32,109	9.0%	36,472	9.8%
75 - 84	14,969	4.4%	16,896	4.7%	21,772	5.8%
85+	6,454	1.9%	7,387	2.1%	8,045	2.2%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	239,640	70.3%	245,916	68.8%	257,975	69.2%
Black Alone	25,307	7.4%	27,530	7.7%	29,212	7.8%
American Indian Alone	3,802	1.1%	3,964	1.1%	4,108	1.1%
Asian Alone	1,897	0.6%	2,492	0.7%	2,925	0.8%
Pacific Islander Alone	207	0.1%	258	0.1%	279	0.1%
Some Other Race Alone	59,835	17.6%	66,009	18.5%	66,887	17.9%
Two or More Races	10,003	2.9%	11,023	3.1%	11,577	3.1%
Hispanic Origin (Any Race)	264,662	77.7%	283,930	79.5%	298,883	80.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

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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.

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.

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 Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

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