

6600 Bandera Rd

Bandera Rd and El Verde Rd

Retail/Office
For Sale or Lease



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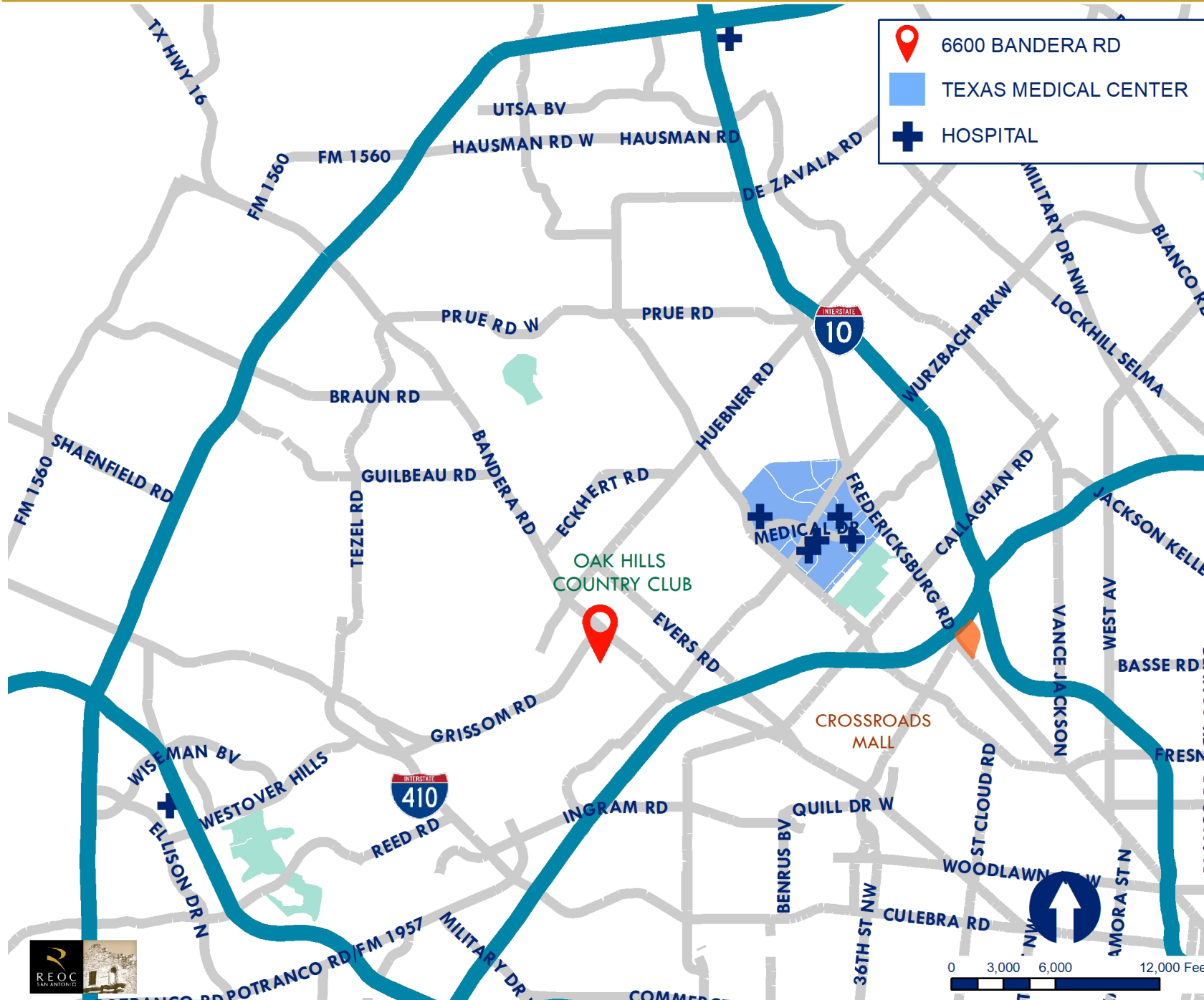
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Location Map

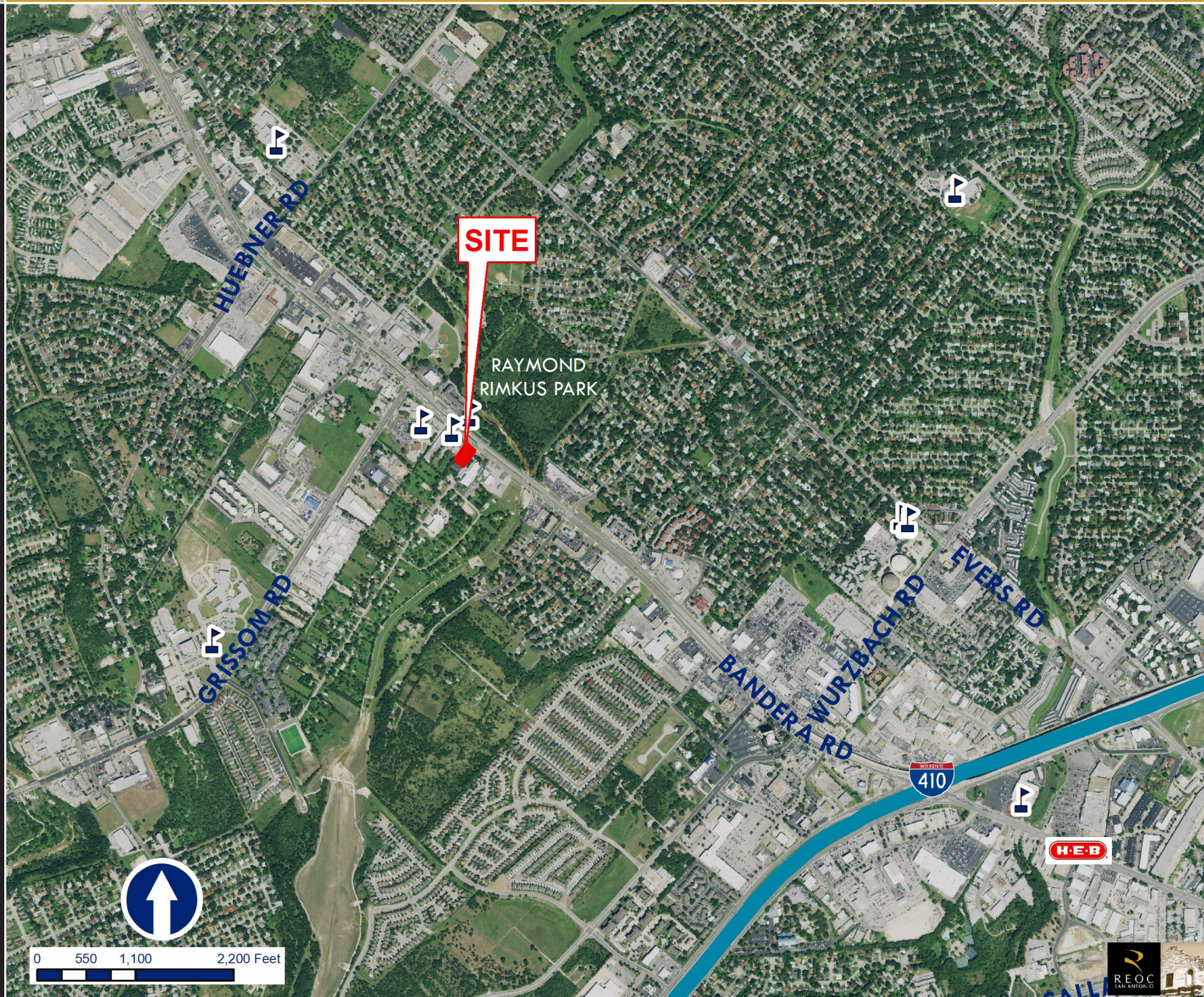


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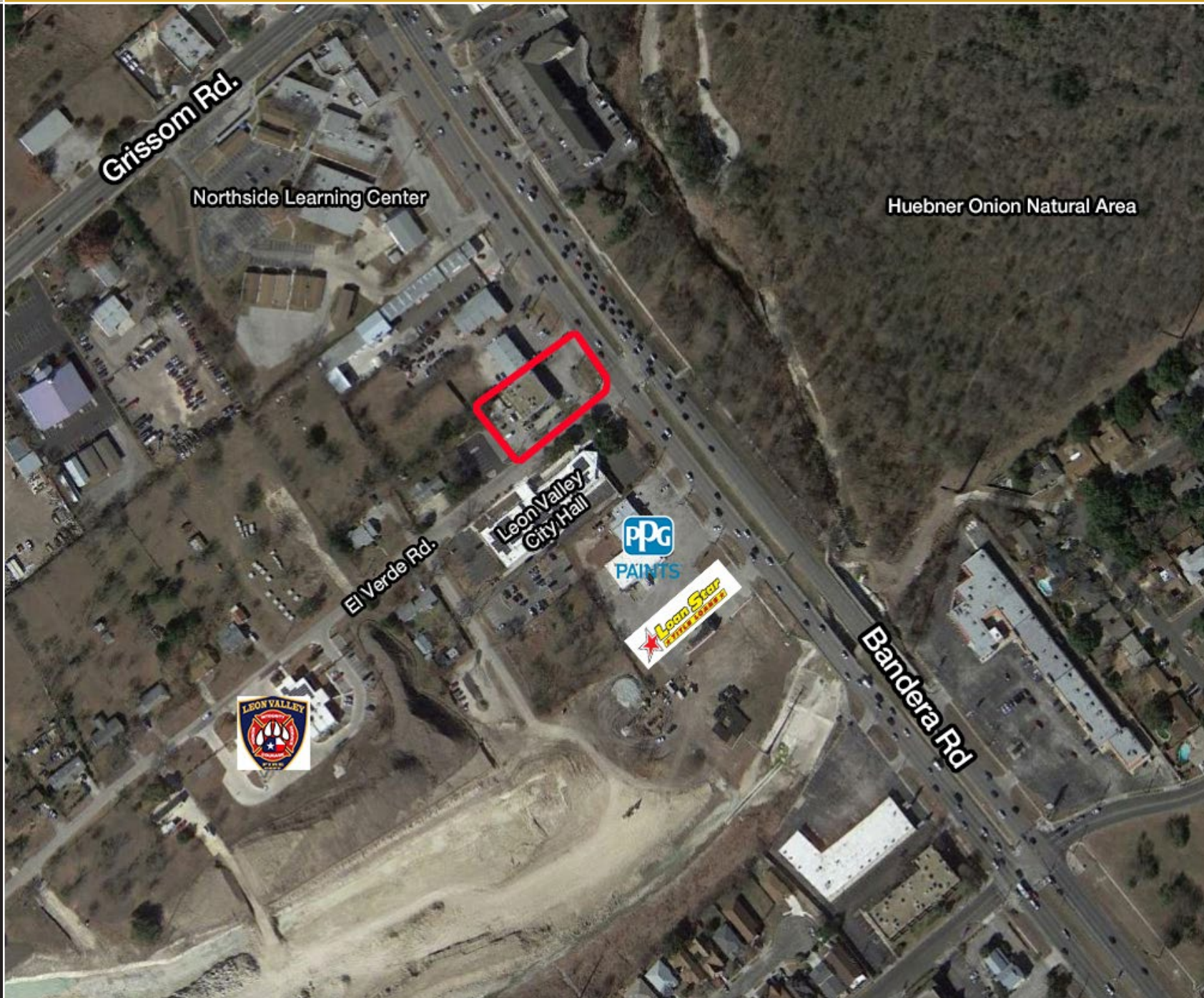


Aerial Map





Aerial Map





Site Aerial



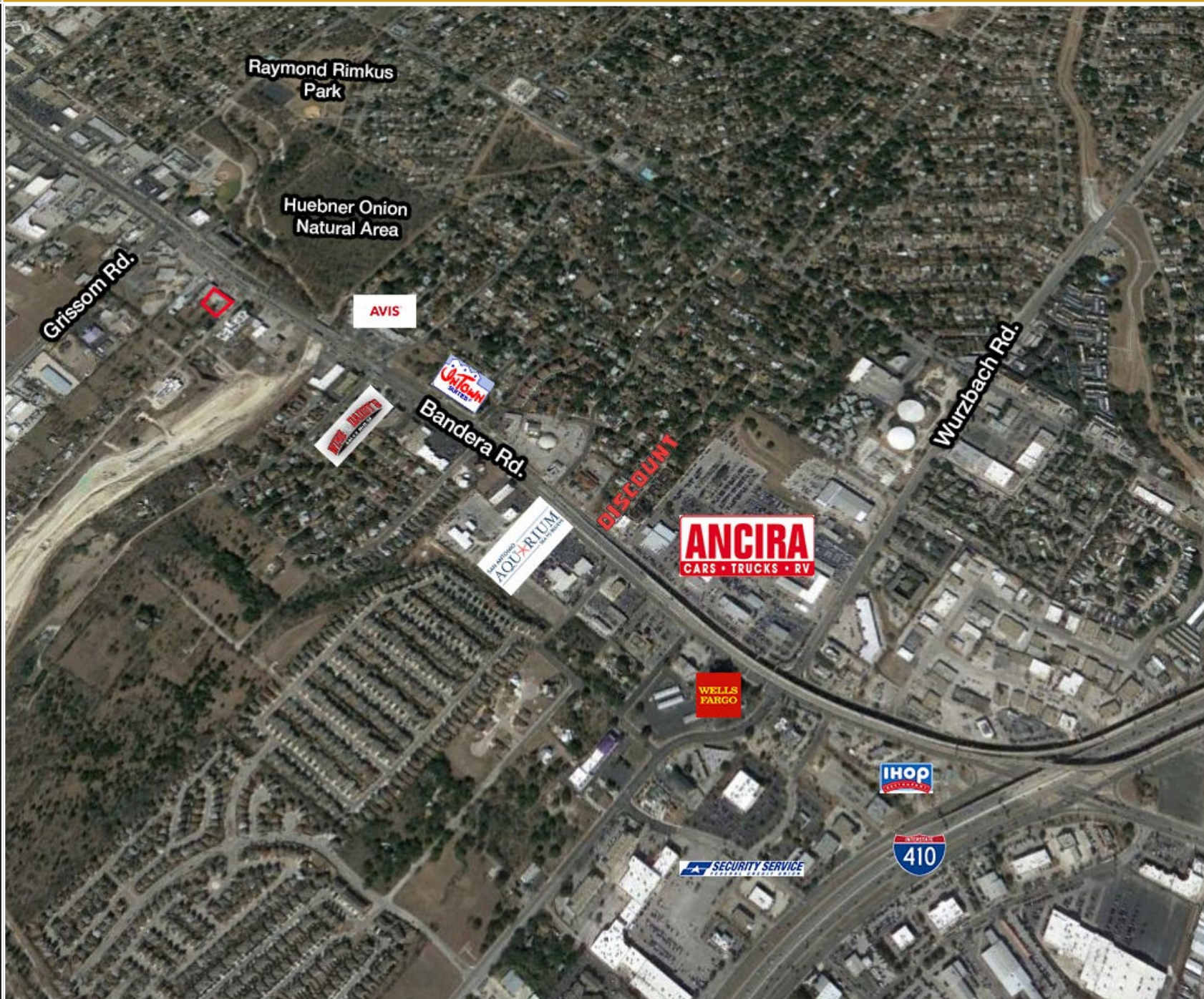
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0 55 110 220 Feet



Oblique Aerial Photo





Photos





Photos





Property Summary

Address	6600 Bandera Rd San Antonio, TX 78238
Location	Bandera Rd & El Verde Rd
Property Details	5,620 SF Retail Building 0.5390 Acres
Legal Description	CB 5955 BLK 1 LOT 102 MAYFLOWER SUBD
Zoning	B-3 Commercial (City of Leon Valley)
Year Built	1984
Floor(s)	1
Road Frontage	119.6 ft on Bandera Rd

Comments

- Signalized intersection
- Excellent visibility
- Quick access to Loop 410 & Loop 1604
- Well located across from Leon Valley City Hall
- Corner location offers convenient ingress and egress
- Ideal for retail/office use
- Surrounded by numerous commercial & residential developments
- 32 parking spaces in place, including handicapped parking
- One (1) grade-level overhead door to the main building
- Owner Financing available to qualified Buyers
- Possible assistance from Leon Valley EDF available for improvements

Traffic Counts

Bandera Rd at Grissom Rd: 53,212 AADT (2022)

Bandera Rd at Wurzbach Rd: 44,840 AADT (2022)

Source: TxDOT TPP Statewide Annual Average Daily Traffic Map



Quote Sheet

Lease/Sale Price	Contact Broker
Title Commitment	Delivered to Buyer within fourteen (14) days of contract Effective Date
Survey	Current survey delivered to Buyer within ten (10) days of contract Effective Date
Note	Owner Financing available to qualified Buyers Possible assistance from Leon Valley EDF available for improvements
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.
Environmental	Seller will deliver information to Buyer regarding EPA remediation plans in the Leon Valley area. This site is included in those plans.

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

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 sale 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.



San Antonio Overview

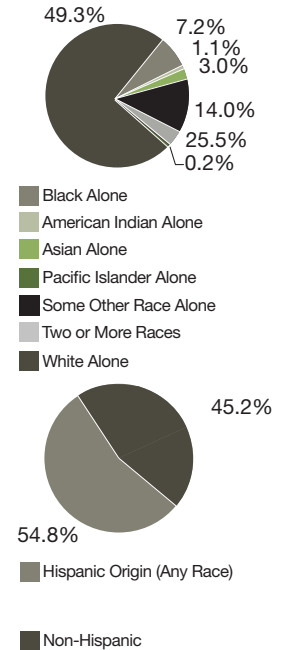
Largest U.S. Cities

- 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

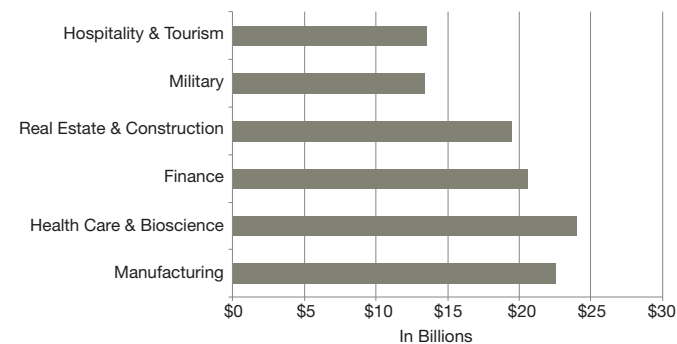
San Antonio-New Braunfels Metro Area

2010 Census	Population	2,142,508	Median Age	34.1	Total Households	763,022
2020 Census		2,558,143		-		925,609
2022 Estimate		2,661,164		36.2		964,841
2027 Projection		2,799,634		36.9		1,018,054
2010 Census	Avg. Household Income	-	Median Household Income	-	Per Capita Income	-
2020 Census		-		-		-
2022 Estimate		\$94,960		\$67,803		\$34,540
2027 Projection		\$109,551		\$78,753		\$39,942

Ethnicity 2022 Estimate



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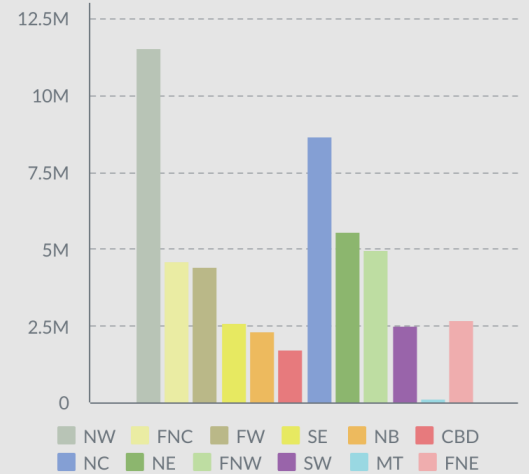
Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.



Retail Market Snapshot - 4Q 2022

Citywide Inventory

51,759,570 SF TOTAL



Development

66,487 SF UNDER CONSTRUCTION

PROJECTS DELIVERED 2022

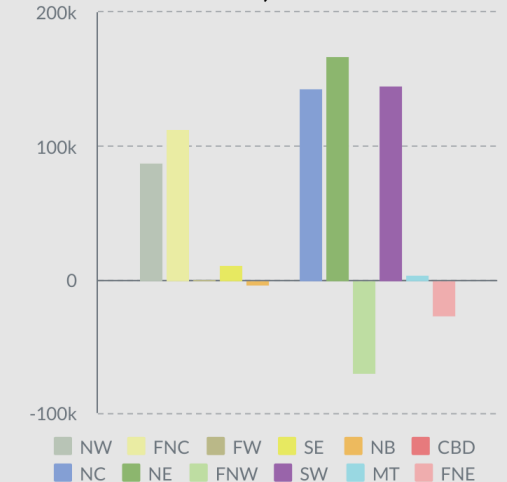
Live Oak Town Center - Floor & Décor	NE	91,030 SF
Napa Oaks	NW	47,500 SF
Culebra Square I & II	FW	36,800 SF
The Shops at Redland Road	FNC	34,001 SF
14048 Culebra	FW	22,173 SF
Dove Creek Highlands	FW	20,138 SF
Tacara Stone Oak	FNC	19,512 SF

PROJECTS UNDER CONSTRUCTION

Escala Phase I	FW	48,487 SF
Jefferson Building-Retail Portion	MT	18,000 SF

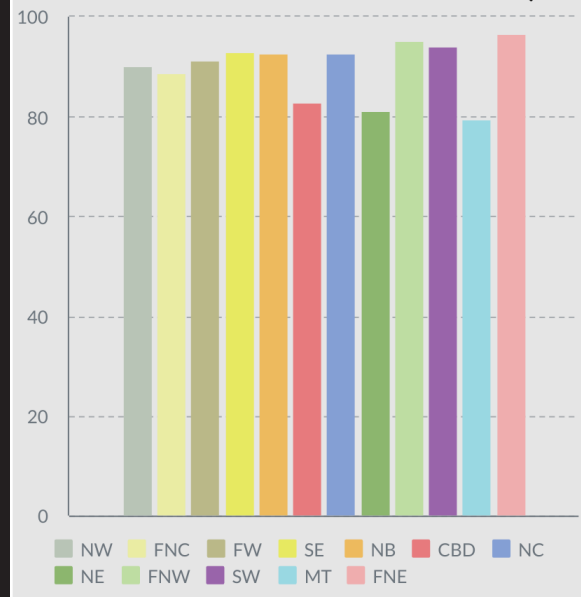
2022 Direct Absorption

572,575 SF



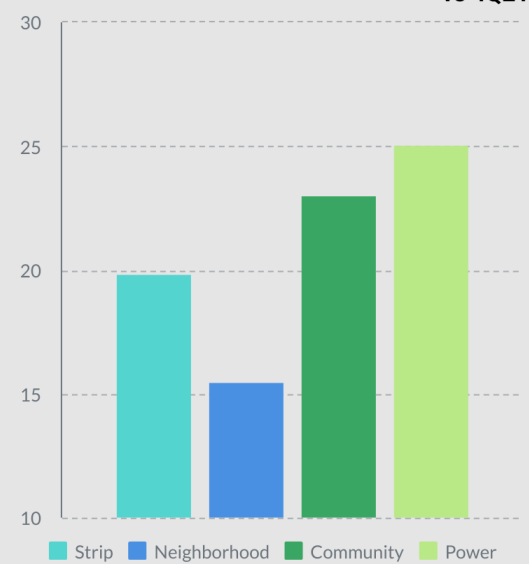
Direct Occupancy

**46,887,160 SF
90.6%**

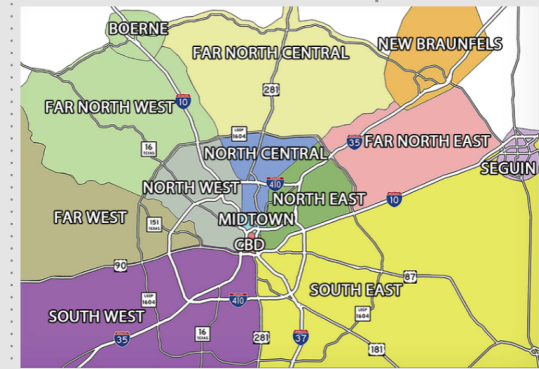


Average Quoted Rent

**\$18.68/SF/YR
NNN**



Submarket Map



- Submarkets**
- MT: Midtown
 - NW: North West
 - FNC: Far North Central
 - FW: Far West
 - 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

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Demographics: 1-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	10,911		12,090		12,197	12,079
Households	4,368		4,729		4,791	4,776
Families	2,784		-		2,897	2,877
Average Household Size	2.49		2.55		2.54	2.53
Owner Occupied Housing Units	2,657		-		2,930	2,973
Renter Occupied Housing Units	1,711		-		1,861	1,803
Median Age	36.1		-		37.7	38.2
Trends: 2022-2027 Annual Rate			Area	State	National	
Population			-0.19%	0.88%	0.25%	
Households			-0.06%	0.92%	0.31%	
Families			-0.14%	0.96%	0.28%	
Owner HHs			0.29%	1.19%	0.53%	
Median Household Income			2.67%	2.93%	3.12%	
			2022		2027	
Households by Income			Number	Percent	Number	Percent
<\$15,000			303	6.3%	234	4.9%
\$15,000 - \$24,999			320	6.7%	250	5.2%
\$25,000 - \$34,999			490	10.2%	390	8.2%
\$35,000 - \$49,999			492	10.3%	482	10.1%
\$50,000 - \$74,999			1,236	25.8%	1,120	23.5%
\$75,000 - \$99,999			919	19.2%	951	19.9%
\$100,000 - \$149,999			686	14.3%	891	18.7%
\$150,000 - \$199,999			212	4.4%	305	6.4%
\$200,000+			132	2.8%	153	3.2%
Median Household Income			\$63,267		\$72,176	
Average Household Income			\$79,383		\$90,934	
Per Capita Income			\$31,060		\$35,798	
			Census 2010		2022	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	716	6.6%	731	6.0%	731	6.1%
5 - 9	691	6.3%	738	6.1%	724	6.0%
10 - 14	681	6.2%	713	5.8%	735	6.1%
15 - 19	666	6.1%	677	5.6%	671	5.6%
20 - 24	794	7.3%	801	6.6%	777	6.4%
25 - 34	1,731	15.9%	1,916	15.7%	1,773	14.7%
35 - 44	1,457	13.4%	1,769	14.5%	1,877	15.5%
45 - 54	1,326	12.2%	1,395	11.4%	1,397	11.6%
55 - 64	1,301	11.9%	1,245	10.2%	1,145	9.5%
65 - 74	846	7.8%	1,230	10.1%	1,130	9.4%
75 - 84	512	4.7%	708	5.8%	825	6.8%
85+	188	1.7%	273	2.2%	296	2.5%
			Census 2010		2022	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	8,352	76.5%	5,547	45.9%	5,403	44.3%
Black Alone	498	4.6%	741	6.1%	734	6.0%
American Indian Alone	66	0.6%	130	1.1%	130	1.1%
Asian Alone	396	3.6%	582	4.8%	587	4.8%
Pacific Islander Alone	28	0.3%	18	0.1%	18	0.1%
Some Other Race Alone	1,217	11.2%	1,720	14.2%	1,756	14.4%
Two or More Races	355	3.3%	3,353	27.7%	3,569	29.3%
Hispanic Origin (Any Race)	6,390	58.6%	7,380	61.0%	7,604	62.3%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022	2027
Population	116,271		125,756		124,921	124,095
Households	46,858		51,679		51,964	52,085
Families	28,614		-		29,684	29,582
Average Household Size	2.46		2.41		2.39	2.36
Owner Occupied Housing Units	23,286		-		24,134	24,479
Renter Occupied Housing Units	23,572		-		27,830	27,607
Median Age	32.9		-		34.9	35.6
Trends: 2022-2027 Annual Rate	Area		State		National	
Population	-0.13%		0.88%		0.25%	
Households	0.05%		0.92%		0.31%	
Families	-0.07%		0.96%		0.28%	
Owner HHs	0.28%		1.19%		0.53%	
Median Household Income	2.42%		2.93%		3.12%	
Households by Income	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	4,965	9.6%	3,906	7.5%		
\$15,000 - \$24,999	4,115	7.9%	3,168	6.1%		
\$25,000 - \$34,999	5,299	10.2%	4,292	8.2%		
\$35,000 - \$49,999	7,216	13.9%	6,778	13.0%		
\$50,000 - \$74,999	11,624	22.4%	11,835	22.7%		
\$75,000 - \$99,999	6,988	13.4%	7,431	14.3%		
\$100,000 - \$149,999	8,302	16.0%	10,169	19.5%		
\$150,000 - \$199,999	2,202	4.2%	3,079	5.9%		
\$200,000+	1,252	2.4%	1,428	2.7%		
Median Household Income	\$57,004		\$64,234			
Average Household Income	\$74,079		\$84,988			
Per Capita Income	\$30,721		\$35,547			
Population by Age	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,334	7.2%	7,995	6.4%	7,991	6.4%
5 - 9	7,990	6.9%	7,703	6.2%	7,370	5.9%
10 - 14	7,596	6.5%	7,366	5.9%	7,211	5.8%
15 - 19	7,362	6.3%	7,378	5.9%	7,050	5.7%
20 - 24	10,156	8.7%	10,221	8.2%	10,435	8.4%
25 - 34	20,399	17.5%	21,986	17.6%	20,770	16.7%
35 - 44	15,255	13.1%	17,774	14.2%	18,149	14.6%
45 - 54	14,264	12.3%	13,518	10.8%	13,860	11.2%
55 - 64	12,274	10.6%	12,559	10.1%	11,707	9.4%
65 - 74	6,714	5.8%	10,728	8.6%	10,493	8.5%
75 - 84	4,181	3.6%	5,395	4.3%	6,653	5.4%
85+	1,746	1.5%	2,299	1.8%	2,406	1.9%
Race and Ethnicity	Census 2010		Census 2020		2022	2027
	Number	Percent	Number	Percent	Number	Percent
White Alone	86,724	74.6%	54,898	43.7%	52,644	42.1%
Black Alone	7,070	6.1%	9,283	7.4%	9,090	7.3%
American Indian Alone	904	0.8%	1,476	1.2%	1,465	1.2%
Asian Alone	3,883	3.3%	5,883	4.7%	5,857	4.7%
Pacific Islander Alone	154	0.1%	194	0.2%	190	0.2%
Some Other Race Alone	13,340	11.5%	18,085	14.4%	18,100	14.5%
Two or More Races	4,197	3.6%	35,936	28.6%	37,574	30.1%
Hispanic Origin (Any Race)	71,277	61.3%	77,797	61.9%	78,679	63.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Demographics: 5-Mile

Summary	Census 2010		Census 2020		2022	2027			
Population	341,839		365,357		365,602	364,376			
Households	130,560		144,161		145,182	145,855			
Families	82,981		-		86,921	86,939			
Average Household Size	2.59		2.52		2.50	2.48			
Owner Occupied Housing Units	68,368		-		72,214	73,222			
Renter Occupied Housing Units	62,209		-		72,968	72,633			
Median Age	32.0		-		34.3	35.2			
Trends: 2022-2027 Annual Rate	Area		State		National				
Population	-0.07%		0.88%		0.25%				
Households	0.09%		0.92%		0.31%				
Families	0.00%		0.96%		0.28%				
Owner HHs	0.28%		1.19%		0.53%				
Median Household Income	2.42%		2.93%		3.12%				
Households by Income			2022	2027					
			Number	Percent	Number	Percent			
	<\$15,000		13,841	9.5%	10,775	7.4%			
	\$15,000 - \$24,999		12,019	8.3%	9,492	6.5%			
	\$25,000 - \$34,999		13,742	9.5%	11,572	7.9%			
	\$35,000 - \$49,999		19,721	13.6%	18,284	12.5%			
	\$50,000 - \$74,999		31,117	21.4%	32,034	22.0%			
	\$75,000 - \$99,999		20,744	14.3%	21,975	15.1%			
	\$100,000 - \$149,999		21,948	15.1%	26,118	17.9%			
	\$150,000 - \$199,999		7,663	5.3%	10,575	7.3%			
\$200,000+		4,387	3.0%	5,030	3.4%				
Median Household Income			\$58,163		\$65,550				
Average Household Income			\$76,799		\$87,890				
Per Capita Income			\$30,531		\$35,218				
Population by Age	Census 2010		2022		2027				
	Number	Percent	Number	Percent	Number	Percent			
	0 - 4	25,277	7.4%	24,311	6.6%	24,364	6.7%		
	5 - 9	24,791	7.3%	23,584	6.5%	22,762	6.2%		
	10 - 14	23,724	6.9%	22,524	6.2%	22,364	6.1%		
	15 - 19	24,157	7.1%	22,576	6.2%	21,407	5.9%		
	20 - 24	30,673	9.0%	28,617	7.8%	28,657	7.9%		
	25 - 34	57,750	16.9%	65,991	18.0%	61,228	16.8%		
	35 - 44	45,480	13.3%	51,542	14.1%	54,952	15.1%		
	45 - 54	43,771	12.8%	40,190	11.0%	40,454	11.1%		
	55 - 64	33,578	9.8%	37,895	10.4%	35,263	9.7%		
	65 - 74	17,609	5.2%	28,882	7.9%	29,761	8.2%		
	75 - 84	10,620	3.1%	13,932	3.8%	17,153	4.7%		
	85+	4,410	1.3%	5,558	1.5%	6,010	1.6%		
	Race and Ethnicity	Census 2010		Census 2020		2022		2027	
Number		Percent	Number	Percent	Number	Percent	Number	Percent	
White Alone		251,335	73.5%	156,194	42.8%	150,726	41.2%	135,923	37.3%
Black Alone		20,264	5.9%	25,156	6.9%	24,834	6.8%	24,648	6.8%
American Indian Alone		2,918	0.9%	4,343	1.2%	4,357	1.2%	4,471	1.2%
Asian Alone		11,968	3.5%	18,437	5.0%	18,679	5.1%	19,487	5.3%
Pacific Islander Alone		407	0.1%	548	0.1%	541	0.1%	541	0.1%
Some Other Race Alone		42,180	12.3%	54,833	15.0%	55,161	15.1%	56,476	15.5%
Two or More Races		12,766	3.7%	105,846	29.0%	111,305	30.4%	122,830	33.7%
Hispanic Origin (Any Race)		214,970	62.9%	229,739	62.9%	233,534	63.9%	236,940	65.0%

Data Note: Income is expressed in current dollars.

Source: Esri forecasts for 2022 and 2027. U.S. Census Bureau 2010 decennial Census data converted by Esri into 2020 geography.



Information About Brokerage Services

11-2-2015

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.

REOC General Partner, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	493853 License No.	bharris@reocsanantonio.com Email	N/A Phone
Brian Dale Harris Designated Broker of Firm	405243 License No.	bharris@reocsanantonio.com Email	N/A Phone
N/A Licensed Supervisor of Sales Agent/ Associate	N/A License No.	N/A Email	N/A Phone
Blake McFarlane Bonner Sales Agent/Associate's Name	334780 License No.	bbonner@reocsanantonio.com Email	N/A 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

TAR 2501

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