Galleria Oaks 15909 & 16111 San Pedro Ave.

Retail For Lease





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8023 Vantage Dr, Suite 1200 San Antonio TX 78230 reocsanantonio.com 210 524 4000



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Property Summary

Address	15909 & 16111 San Pedro Ave. Hollywood Park, TX 78232	Comments
Property Details	86,520 SF Retail/Storefront Office Building 3.780 Acres	 Established retain Easy ingress/egit Excellent signage
Location	Between Thousand Oaks & Brookhollow	 Attractive landso
Legal Description	CB 4991B BLK 13 LOT 24 Galleria Oaks Subd UT-1	High density resQuick & easy ac
Zoning	District B - General Business District - Hollywood Park	Great location fo
Class	A	Traffic Counts Hwy 281 just south
5		Hwy 281 just north c
Parking	4:1,000	Thousand Oaks Dr. a

- ail location
- aress
- ge opportunities
- scaping
- sidential area
- ccess to & from Loop 1604 & Loop 410
- for professional users requiring retail space

of Brookhollow Blvd; 150,626 vpd (2019) of Thousand Oaks Dr.; 157,875 vpd (2019) & Hwy 281 Frontage Road; 19,881 vpd (2019) Traffic Counts by TxDOT Statewide Planning Map



Quote Sheet

Square Footage Available	2,847 2,741 2,605 (Note: All above figures in Rentable Square Feet)
Base Rental	\$18.00 per square foot annually
First Month's Rental	Due upon execution of lease document by Tenant
Triple Net	Estimated at \$5.47 per square foot annually (\$0.45 per square foot monthly)
Term	Three (3) to ten (10) years
Improvements	Negotiable
Pylon Signage	No charge
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Parking	Ample surface (4:1,000 ratio)
Disclosure	The attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and be returned to Landlord's leasing representative.

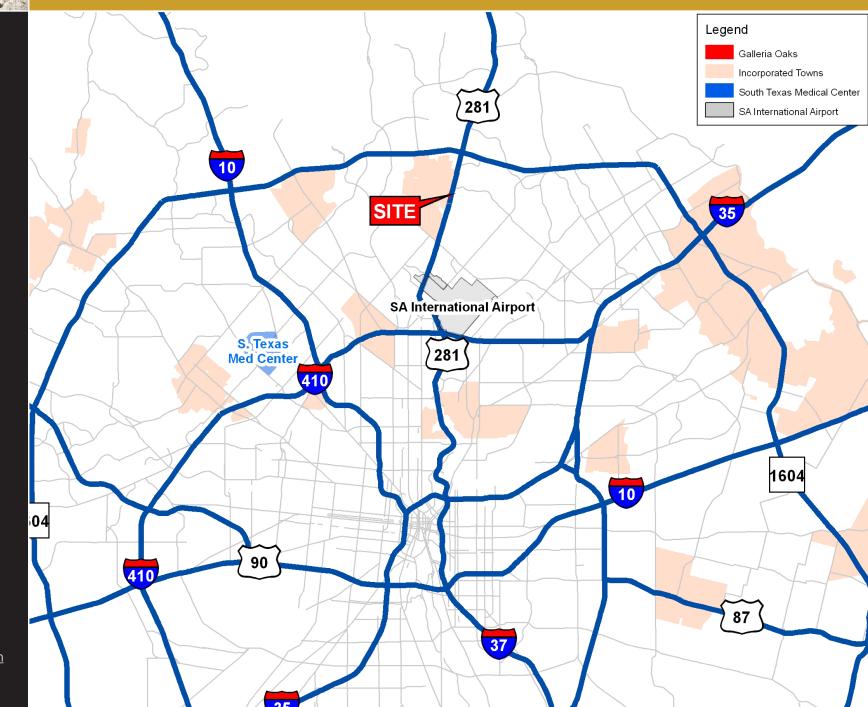
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Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important 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.

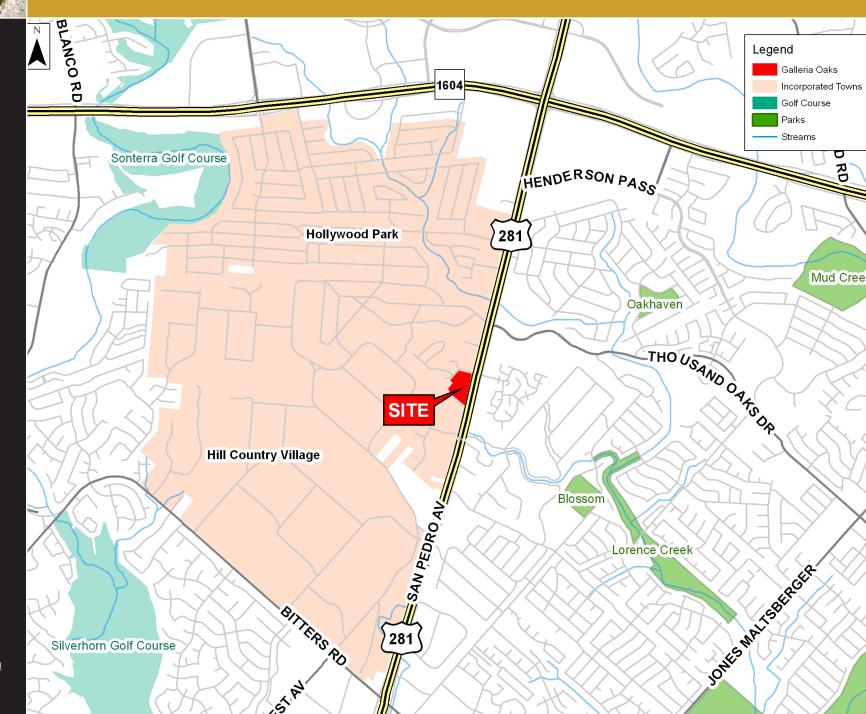


City Location Map





Area Location Map

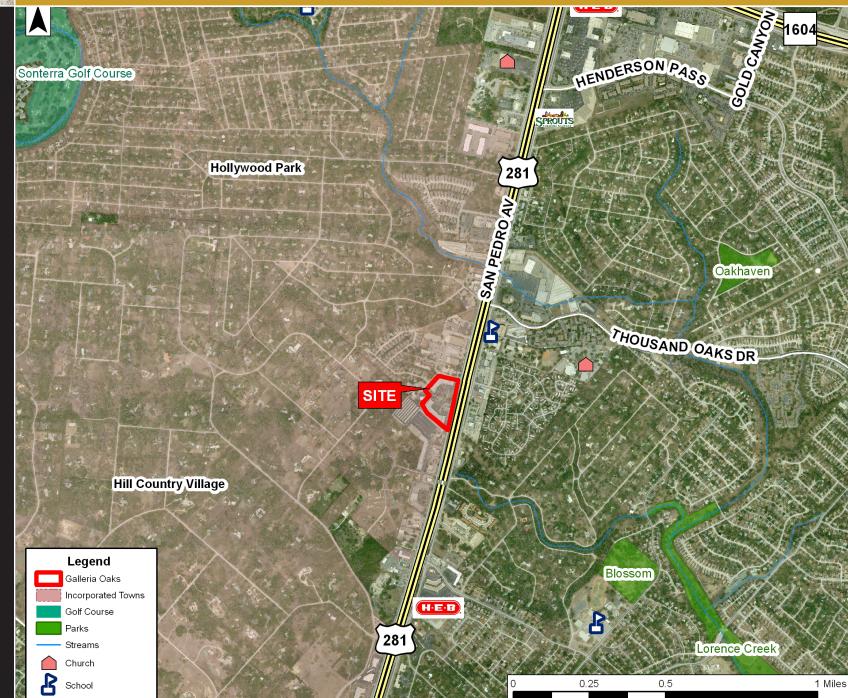


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Aerial Map



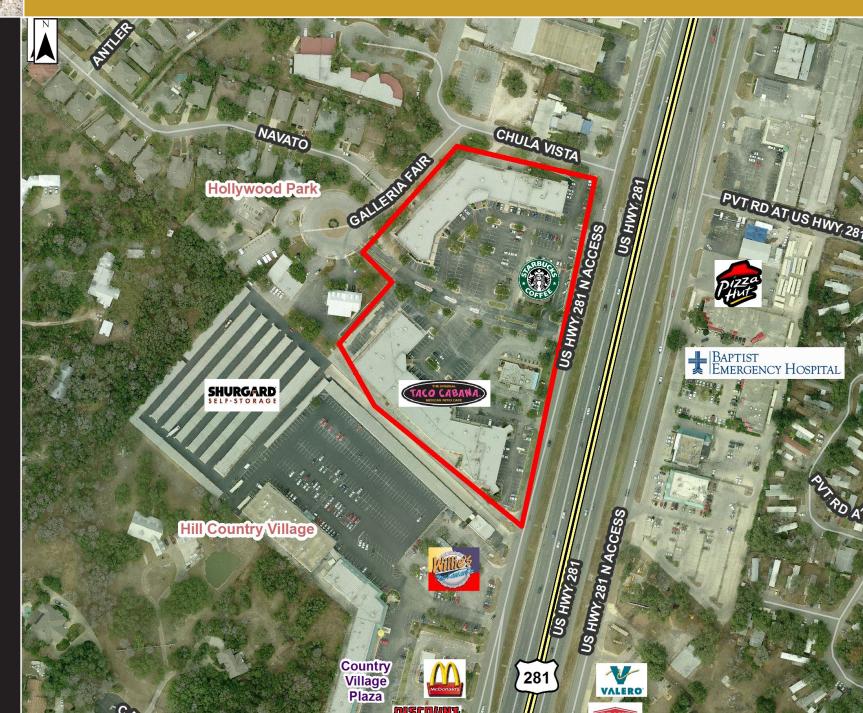
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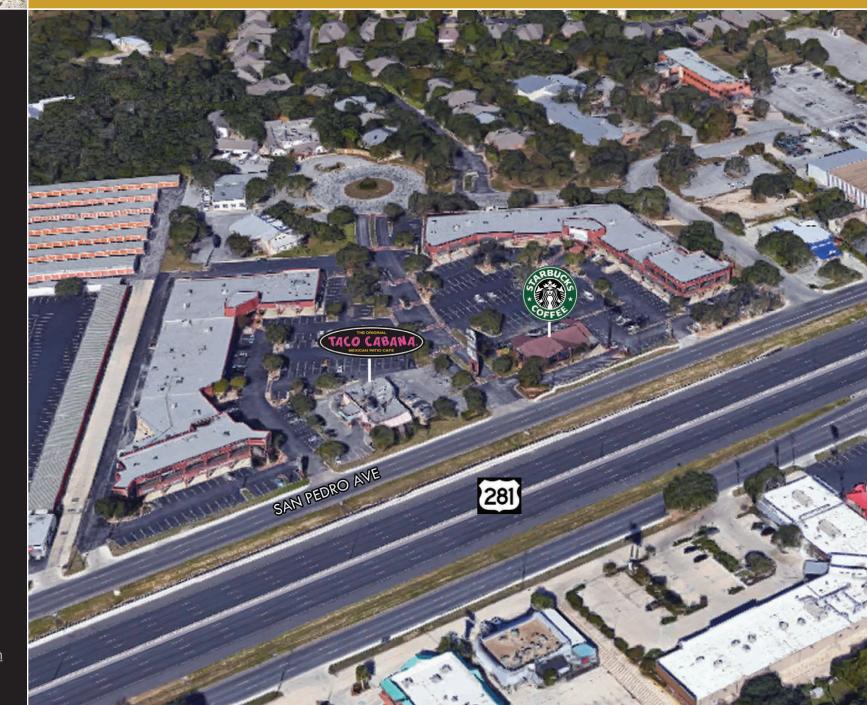
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Site Aerial



Oblique Aerial



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REOC SAN ANTONIO



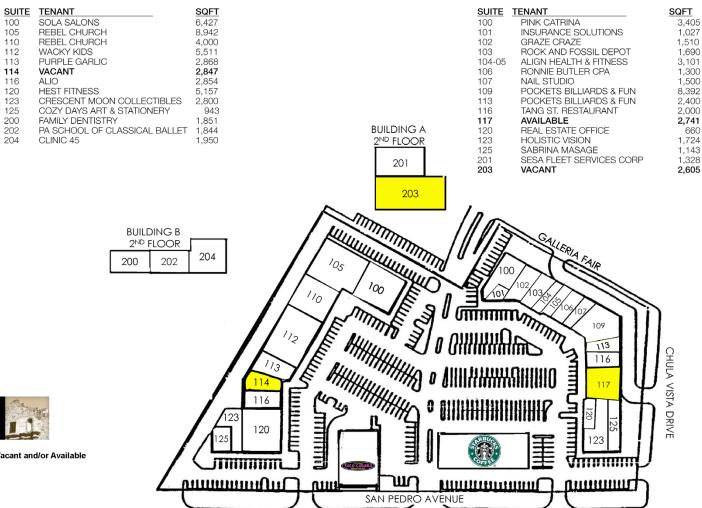
Site Plan

BUILDING B - 15909

GALLERIA OAKS SITE PLAN

15909 - 16111 SAN PEDRO

BUILDING A - 16111



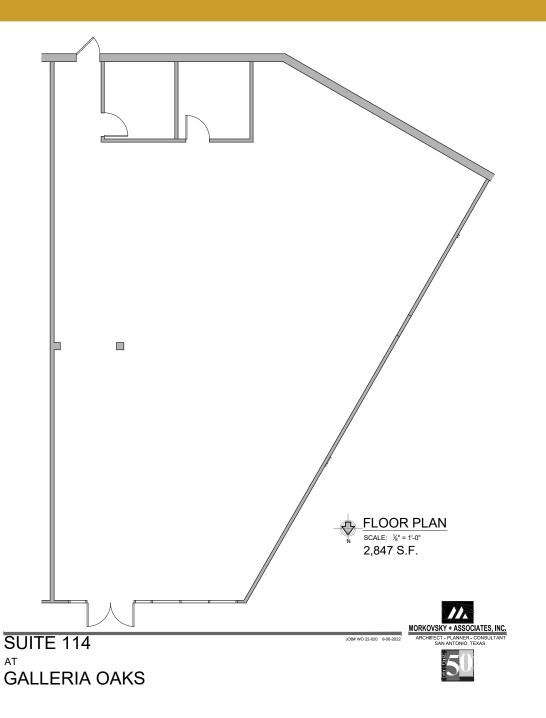
= Vacant and/or Available

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Bldg. B - 15909: Suite 114

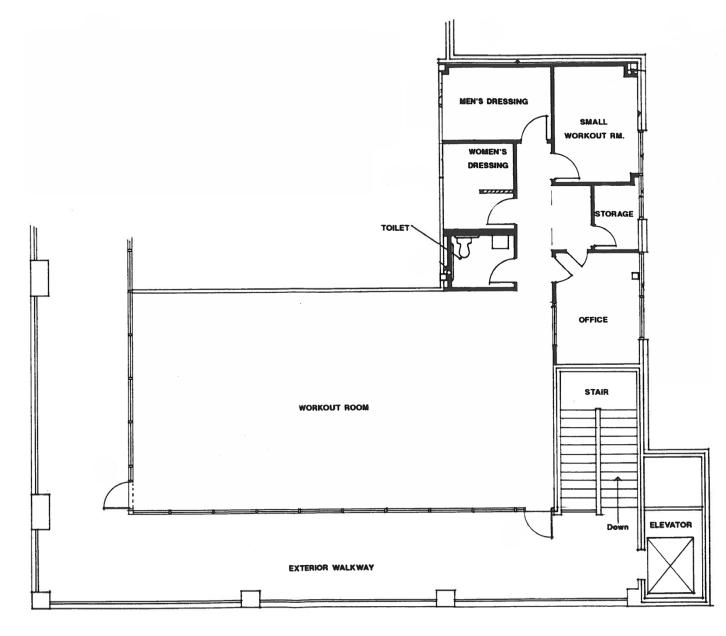


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Bldg. A - 16111: Suite 203



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Floor Plan · 2nd Floor

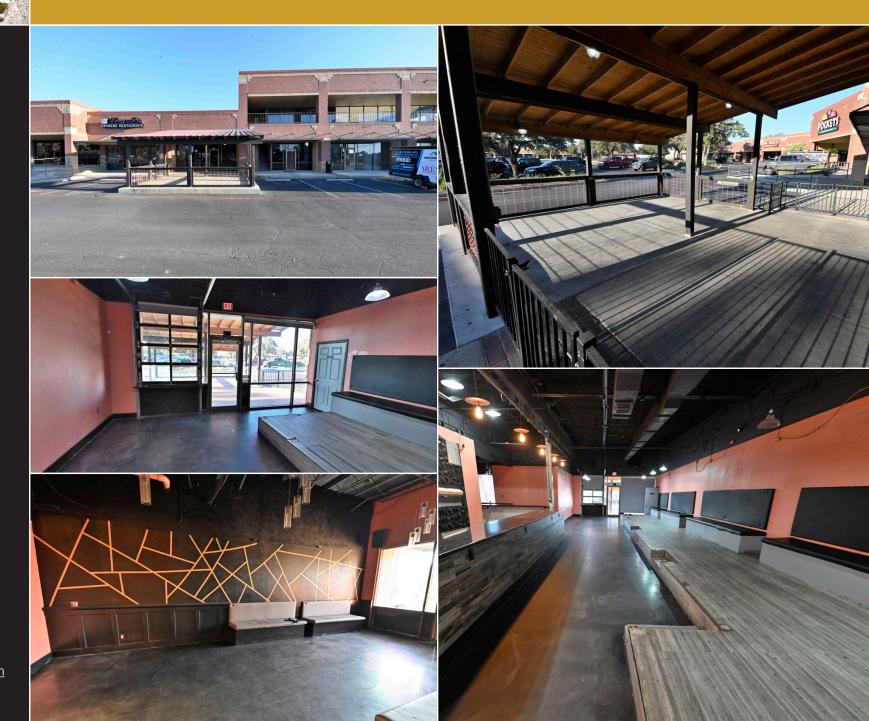


















San Antonio Overview

				<u>စ</u>		
2 Los Angeles	2000 Census	1,711,703	o 32.9	50 601,265 603,022 763,022 100 930,556 100 1,013,865	73.3%	%
3 Chicago	2010 Census	in (1,11,100) 2,142,508 2,605,310 in (2,834,097)	⊕ 32.9 ✓ 34.1 ⊡ 36.0 ¥ 36.7	763,022	0.8	.8% 2.69
Ű	2021 Estimat	e 2,605,310	0.62 giai	<u> </u>	12	2.2
4 Houston	2026 Projecti	ion 2,834,097	[⊕] 36.7	<u>친</u> 1,013,865	3.7	
5 Phoenix			Φ		–0.1 Black Alone	1%
6 Philadephia		це	шос		American Indian Alone	
		JCOL	d In	Φ	Asian Alone Pacific Islander Alone	
7 San Antonio			lohe	шo	Some Other Race Alone	
3 San Diego	2000 Census	a \$51,426 a \$62,458	● ● ● ● ● ● ● ● ● ● ● ● ● ●	Bit of the second se	Two or More Races	
Dallas	2010 Census	\$ \$62,458	도 동 \$50,146	\$22,135	White Alone	
10 San Jose	2021 Estimat 2026 Projecti	ie ₅ \$83,925	¹⁰ / ₁₀ \$61,131 ≥ \$67,188	ර \$30,121 දි \$33,557	44.7	7%
					55.3%	
					55.3% Hispanic Origin (Any Race)	
		Major Industries			Hispanic Origin (Any Race)	
	Dallas	Major Industries Hospitality & Tourism				
	Dallas 280 miles				Hispanic Origin (Any Race)	
		Hospitality & Tourism Military			Hispanic Origin (Any Race)	anie
	280 miles Austin	Hospitality & Tourism Military Real Estate & Construction			Hispanic Origin (Any Race)	anie U
	280 miles Austin 80 miles Houston	Hospitality & Tourism Military			Hispanic Origin (Any Race) Non-Hispanic	
	280 miles Austin 80 miles	Hospitality & Tourism Military Real Estate & Construction			Hispanic Origin (Any Race) Non-Hispanic Fortune 500 Compation SAT Rankings 1 Valero Energy	U
	280 miles Austin 80 miles San Antonio Corpus	Hospitality & Tourism Military Real Estate & Construction Finance			Hispanic Origin (Any Race) Non-Hispanic Fortune 500 Compar SAT Rankings	U
	280 miles Austin 80 miles San Antonio	Hospitality & Tourism Military Real Estate & Construction Finance Health Care & Bioscience	D \$5 \$10 \$15 In Billion	\$20 \$25 \$30	Hispanic Origin (Any Race) Non-Hispanic Fortune 500 Compation SAT Rankings 1 Valero Energy	2 1
Mexico 0 900 mile	280 miles Austin 80 miles San Antonio Laredo/ Nvo. Laredo 150 miles	Hospitality & Tourism Military Real Estate & Construction Finance Health Care & Bioscience Manufacturing	** *** ***		Hispanic Origin (Any Race) Non-Hispanic Fortune 500 Compar SAT Rankings 1 Valero Energy 2 USAA	2

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

Coastal Plain and Texas Hill Country meet.



Demographics: 1-Mile

Families 1,615 - 1,516 1,599 Average Household Size 2.24 2.30 2.31 2.30 Owner Occupied Housing Units 1,712 - 1,577 1,617 Renter Occupied Housing Units 845 - 945 1,030 Median Age 44.4 - 47.1 47.3 Trends: 2022-2027 Annual Rate Area State National Population 0.90% 0.88% 0.25% Households 0.97% 0.92% 0.31% Families 1.07% 0.96% 0.28% Owner HHs 0.50% 1.19% 0.53% Median Household Income 3.5% 2.93% 3.12% Households by Income Number Percent 2022 Households by Income 167 6.6% 121 4.6%	Summary		Census 201	LO	Census 2	020	202	2	2027
Families 1,615 - 1,516 1,526 Owner Occupied Housing Units 2,24 2,30 2,31 2,30 Metain Age 2,32 2,31 2,30 1,577 1,617 Renter Occupied Housing Units 845 - 945 1,033 Metain Age Area 5tate 47.1 47.3 Population 0.90% 0.08% 0.23% Households 0.97% 0.92% 0.38% Population 0.90% 0.28% 0.23% Owner Hits 0.50% 1.19% 0.53% Metain Household Income 3.50% 1.12% 0.38% Metain Household Income 3.50% 1.24% 76% \$15,000 \$24,999 150 5.5% 10.4 3.5% \$25,000 \$24,999 226 10.2% 227 10.5% \$25,000 \$24,999 242 10.5% \$200,000+ 328 14.2% \$200,000+ \$242 10.0% 327	Population		5,7	75	5,	721	5,88	1	6,150
Average Household Size 2.24 2.30 2.31 2.30 Owner Occupied Housing Units 1,712 - 1,577 1,617 Renter Occupied Housing Units 845 - 945 1,030 Median Age 44.4 - 47.1 47.3 Trendis: 2022-2027 Annual Rate Area State National Households 0.99% 0.88% 0.25% Household Income 3.05% 2.93% 0.31% Owner His 0.50% 1.19% 0.53% Median Household Income 3.95% 2.93% 3.12% Vesteholds by Income 167 6.6% 121 4.6% \$25,000 - \$24,999 256 10.2% 201 7.6% \$25,000 - \$49,999 215 5.6% 104 3.9% \$200,000 + \$149,999 218 8.6% 225 10.9% 475 17.5% \$200,000 + \$149,999 242 9.6% 336 12.7% \$200,000 \$24,28 9.6% 312.7%	Households		2,5	57	2,	458	2,52	2	2,647
Owner Occupied Housing Units 1,712 · 1,577 1,617 Renter Occupied Housing Units 844 · 943 1,937 Trends: 2022-2027 Annual Rate Area State National Nation	Families		1,6	15		-	1,51	6	1,599
Renter Occupied Housing Units 845 - 945 1,030 Median Age 44.4 - 47.1 47.3 Teradis: 2022-2027 Annual Rate 0.90% 0.88% 0.23% Households 0.97% 0.92% 0.33% Households 0.97% 0.92% 0.33% Owner Hits 0.55% 2.93% 3.12% Owner Hits 0.55% 2.93% 3.12% Median Household Income 3.95% 2.93% 3.12% Stop00 + 167 6.6% 121 4.6% \$451,500 - 226 10.2% 201 7.6% \$453,500 +24,999 - 226 10.2% 201 7.6% \$550,000 \$149,999 - 218 8.6% 235 8.9% \$100,000 \$149,999 - 218 8.6% 235 8.9% \$200,000 \$149,999 - 218 8.6% 235 8.9% \$20,000<	Average Household Size		2.2	24	2	2.30	2.3	1	2.30
Median Age 44.4 - 47.1 47.3 7 Trends: 2022-2027 Annual Rate 0.90% 0.88% 0.25% 0.31% Population 0.90% 0.98% 0.25% 0.31% Households 0.97% 0.92% 0.31% Owner HHs 0.50% 1.19% 0.53% Median Household Income 2.93% 3.12% State Number Percent Number Percent \$15,000 \$24,999 167 6.6% 121 4.6% \$15,000 \$24,999 226 10.2% 201 7.6% \$25,000 \$49,999 226 10.2% 201 7.6% \$30,000 \$49,999 218 8.6% 225 8.9% \$10,000 \$149,999 242 17.0% 471 17.8% \$10,000 \$149,999 242 9.6% 336 12.7% \$200,000+ \$139,999 303 5.2% 607 4.2% \$21,897 \$242	Owner Occupied Housing Units		1,7	12		-	1,57	7	1,617
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Population 0.90% 0.93% 0.25% 0.25% Households 0.97% 0.92% 0.31% Owner HHs 0.50% 1.19% 0.53% Owner HHs 0.50% 1.19% 0.53% Median Household Income 3.95% 2.33% 0.53% Households by Income Number Percent Number Percent 2.500 5.9% 104 3.9% \$15,000 \$24,999 256 10.2% 201 7.6% \$250,00 - \$24,999 276 10.9% 278 10.9% 278 10.9% 278 10.9% 278 10.9% 278 278 10.9% 278 10.9% 278 10.9% 278 <	Median Age		44	.4		-	47.	1	47.3
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Families 1.07% 0.96% 0.28% Owner HHS 0.50% 1.19% 0.53% Median Household Income 3.95% 2.93% 3.12% Households by Income 2027 2027 Keine Status 1.07% 6.6% 121 4.6% \$15,000 - \$24,999 1.07% 6.6% 121 4.6% \$25,000 - \$24,999 2.256 10.0% 2201 7.6% \$55,000 - \$24,999 2.218 8.6% 225 8.6% 211 7.6% \$55,000 - \$24,999 2.128 8.6% 225 8.9% 9.7% 8.9% 9.7% \$100,000 - \$149,999 2.218 8.6% 225 1.7.% \$10.7% \$100,000 - \$149,999 2.218 8.77,738 \$89,479 2.7% \$200,000 - \$149,999 2.28 9.6% 3.12 % \$200,000 - \$149,999 2.218 8.97 \$142,55 7 \$2027 Percent Capita Income \$213,000 \$213,000 \$213,000 \$213,000 \$213,000 </td <td>Population</td> <td></td> <td></td> <td>0.90%</td> <td></td> <td></td> <td>0.88%</td> <td></td> <td>0.25%</td>	Population			0.90%			0.88%		0.25%
Owner HHs 0.50% 1.19% 0.53% Median Household Income 3.95% 2.93% 3.12% Households by Income Number Percent Number Percent Number <15,000 543,099 150 5.9% 104 3.95% \$25,000 + \$24,999 256 10.2% 201 7.6% \$35,000 + \$44,999 256 10.2% 201 7.6% \$35,000 + \$44,999 2150 8.9% 218 8.6% 225 8.9% \$100,000 + \$149,999 2428 17.0% 471 17.8% \$100,000 + \$149,999 2428 17.0% 472 16.1% \$200,000 + \$149,999 2428 17.0% 472 16.1% \$200,000 + \$149,999 242 9.6% 358 14.2% 277 Average Household Income \$123,077 \$142,527 Percent Number Percent Number Percent 0 - 4 2818 4.9% 241 4.1% 257 4.2%	Households			0.97%			0.92%		0.31%
Median Household Income 3.95% 2.93% 3.12% Households by Income 202 202 202 202 4.000 5.43,999	Families			1.07%			0.96%		0.28%
2022 2022 2022 2027 Percent Number	Owner HHs			0.50%			1.19%		0.53%
Households by Income Number Percent Number Percent Number Percent < \$15,000	Median Household Income			3.95%			2.93%		3.12%
* \$15,000 \$24,999 150 5.9% 121 4.6% \$15,000 \$24,999 150 5.9% 104 3.9% \$25,000 \$34,999 275 10.5% 201 7.6% \$53,000 \$74,999 275 10.5% 278 10.5% \$50,000 \$74,999 218 8.6% 235 8.9% \$100,000 \$149,999 242 9.6% 336 12.7% \$100,000 \$199,999 242 9.6% 336 12.7% \$100,000 \$199,999 242 9.6% 336 12.7% \$200,000+ \$513,507 \$142,527 \$142,527 \$142,527 Per Capita Income \$123,077 \$142,527 \$142,527 Per Capita Income \$123,077 \$142,527 \$207 Population by Age 303 5.2% 201 4.5% 10<-4							2022		2027
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$\begin{tabular}{ c c c c } \hline & $$1,587$ & $$59,906$ \\ \hline Census 2010 & 2022 & 2027 \\ \hline Population by Age & Number & Percent & Number & Percent & Number & Percent \\ 0 - 4 & $281 & 4.9\% & $241 & 4.1\% & $257 & 4.2\% \\ 5 - 9 & $303 & 5.2\% & $260 & 4.4\% & $277 & 4.5\% \\ 10 - 14 & $345 & 6.0\% & $306 & 5.2\% & $303 & 4.9\% \\ 15 - 19 & $347 & 6.0\% & $326 & 5.5\% & $316 & 5.1\% \\ 20 - 24 & $341 & 5.9\% & $304 & 5.2\% & $316 & 5.1\% \\ 20 - 24 & $615 & 10.7\% & $724 & $12.3\% & $711 & $17\% \\ 35 - 44 & $615 & 10.7\% & $724 & $12.3\% & $711 & $117\% \\ 35 - 54 & $836 & $14.5\% & $885 & $15.1\% & $812 & $13.2\% \\ 55 - 64 & $836 & $14.5\% & $885 & $15.1\% & $812 & $13.2\% \\ 65 - 74 & $561 & $9.7\% & $806 & $13.7\% & $667 & $14.1\% \\ 75 - 84 & $561 & $9.7\% & $806 & $13.7\% & $667 & $14.1\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $232 & $3.9\% & $248 & $4.0\% \\ 85 + $187 & $3.2\% & $518 & $1.6\% & $3.812 & $62.0\% \\ 81ack Alone & $112 & $1.9\% & $3.771 & $6.5.9\% & $3.813 & $6.4\% & $3.812 & $62.0\% \\ 81ack Alone & $112 & $1.9\% & $3.771 & $6.9\% & $3.813 & $6.4\% & $3.812 & $62.0\% \\ Asian Alone & $120 & $2.1\% & $96 & $1.7\% & $100 & $1.7\% & $115 & $1.9\% \\ Asian Alone & $120 & $2.1\% & $96 & $1.7\% & $100 & $1.7\% & $115 & $1.9\% \\ Asian Alone & $362 & $6.3\% & $453 & $7.9\% & $464 & $7.9\% & $491 & $8.0\% \\ Asian Alone & $362 & $6.3\% & $453 & $7.9\% & $464 & $7.9\% & $491 & $8.0\% \\ Asian Alone & $362 & $6.3\% & $453 & $7.9\% & $464 & $7.9\% & $491 & $8.0\% \\ Asian Alone & $362 & $6.3\% & $453 & $7.9\% & $464 & $7.9\% & $491 & $8.0\% \\ Asian Alone & $362 & $6.3\% & $453 & $7.9\% & $464 & $7.9\% & $491 & $8.0\% \\ Asian Alone & $362 & $6.3\% & $453 & $7.9\% &$									
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Population by AgeNumberPercentNumberPercentNumberPercent $0 - 4$ 2814.9%2414.1%2574.2% $5 - 9$ 3035.2%2604.4%2774.5% $10 - 14$ 3456.0%3065.2%3034.9% $15 - 19$ 3476.0%3265.5%3165.1% $20 - 24$ 3415.9%3045.2%3165.1% $25 - 34$ 669212.0%64911.0%63710.4% $35 - 44$ 61510.7%72412.3%79112.9% $45 - 54$ 89715.5%63810.9%71811.7% $55 - 64$ 83614.5%88515.1%81213.2% $65 - 74$ 5619.7%80613.7%86714.1% $75 - 84$ 3676.4%5088.6%6069.9% $85 +$ 502187.0%3,77165.9%3,81364.8%3,81262.0%Minic Alone5,02187.0%3,77165.9%3,81364.8%3,81262.0%American Indian Alone1121.9%1342.3%1342.3%1392.3%American Indian Alone30.1%60.1%60.1%60.1%American Indian Alone322.3%4537.9%4647.9%4918.0%American Indian Alone322.3%4537.9%464 </td <td></td> <td></td> <td>Cen</td> <td>sus 2010</td> <td>-</td> <td>,:</td> <td>2022</td> <td>+/</td> <td>2027</td>			Cen	sus 2010	-	,:	2022	+/	2027
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Census 2010 Census 2020 2022 2027 Race and Ethnicity Number Percent Some Other Race Alone 23 0.4% 57 1.0% 58 1.0% 63 1.0% Some Other Race Alone 120 2.1% 96 1.7% 100 1.7% 115 1.9% Two or More Races 362 6.3% 453 7.9% 464 7.9% 491 8.0% Hispanic Origin (Any Race) 1,671									
Race and Ethnicity Number Percent Second	03+	Co			cue 2020	232		240	
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American Indian Alone 23 0.4% 57 1.0% 58 1.0% 63 1.0% Asian Alone 120 2.1% 96 1.7% 100 1.7% 115 1.9% Pacific Islander Alone 3 0.1% 6 0.1% 8.0% Some Other Races 132 2.3% 1,205 21.1% 1,305 22.2% 1,524 24.8% Hispanic Origin (Any Race) 1,671 28.9% 2,002 35.0% 2,116 36.0% 2,291									
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Two or More Races 132 2.3% 1,205 21.1% 1,305 22.2% 1,524 24.8% Hispanic Origin (Any Race) 1,671 28.9% 2,002 35.0% 2,116 36.0% 2,291 37.3%									
Hispanic Origin (Any Race) 1,671 28.9% 2,002 35.0% 2,116 36.0% 2,291 37.3%									
	Iwo or More Races	132	2.3%	1,205	21.1%	1,305	22.2%	1,524	24.8%
Data Note: Income is expressed in current dollars.	Hispanic Origin (Any Race)	1,671	28.9%	2,002	35.0%	2,116	36.0%	2,291	37.3%
	ata Note: Income is expressed in current dol	lars.							

Cynthia Ellison, CCIM

Senior Vice President cellison@reocsanantonio.com Direct Line 210 524 1318



Demographics: 3-Mile

Summary		Census 20		Census 2		202		2
Population		77,2			,225	84,09		84,
Households		33,4		35	,723	36,54	12	37,
Families		20,5	09		-	21,05	51	21,
Average Household Size		2.	29		2.28	2.2	28	
Owner Occupied Housing Units		19,8	45		-	21,08	30	21
Renter Occupied Housing Units		13,6	30		-	15,46	53	15
Median Age		39	9.3		-	40	.9	
Trends: 2022-2027 Annual Rate	I		Area			State		Nati
Population			0.19%			0.88%		0.
Households			0.29%			0.92%		0.
Families			0.21%			0.96%		0.
Owner HHs			0.55%			1.19%		0.
Median Household Income			2.55%			2.93%		3.
						2022		2
Households by Income				Ν		Percent	Number	Per
<\$15,000					1,701	4.7%	1,187	3
\$15,000 - \$24,999					1,799	4.9%	1,257	3
\$25,000 - \$34,999					2,471	6.8%	1,731	4
\$35,000 - \$49,999					3,753	10.3%	3,277	8
\$50,000 - \$74,999					6,750	18.5%	6,814	18
\$75,000 - \$99,999					5,302	14.5%	5,550	15
\$100,000 - \$149,999					7,222	19.8%	7,839	21
\$150,000 - \$199,999					3,809	10.4%	5,011	13
\$200,000+					3,736	10.2%	4,406	11
Median Household Income				\$	81,898		\$92,884	
Average Household Income				\$1	13,366		\$130,079	
Per Capita Income				\$	49,562		\$57,145	
		Cer	nsus 2010			2022		2
Population by Age		Number	Percent	N	lumber	Percent	Number	Per
0 - 4		3,909	5.1%		3,854	4.6%	3,999	4
5 - 9		4,249	5.5%		4,075	4.8%	4,085	4
10 - 14		4,914	6.4%		4,462	5.3%	4,174	4
15 - 19		4,752	6.2%		4,549	5.4%	4,105	4
20 - 24		5,459	7.1%		5,303	6.3%	4,829	5
25 - 34		11,151	14.4%		12,392	14.7%	12,689	14
35 - 44		10,042	13.0%		11,726	13.9%	12,786	15
45 - 54		12,252	15.9%		10,216	12.1%	10,089	11
55 - 64		10,657	13.8%		11,776	14.0%	10,601	12
65 - 74		5,504	7.1%		9,352	11.1%	9,602	11
75 - 84		3,003	3.9%		4,678	5.6%	5,996	7
85+		1,308	1.7%		1,710	2.0%	1,925	2
	Ce	nsus 2010	Cen	sus 2020		2022		2
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Per
White Alone	64,895	84.1%	51,020	62.0%	50,845	60.5%	48,259	56
Black Alone	3,018	3.9%	3,957	4.8%	4,046	4.8%	4,119	4
American Indian Alone	364	0.5%	639	0.8%	648	0.8%	681	C
Asian Alone	2,570	3.3%	2,834	3.4%	2,962	3.5%	3,214	3
Pacific Islander Alone	87	0.1%	125	0.2%	124	0.1%	125	C
Some Other Race Alone	4,127	5.3%	6,004	7.3%	6,252	7.4%	6,577	7
Two or More Races	2,141	2.8%	17,646	21.5%	19,217	22.9%	21,906	25
Hispanic Origin (Apy Pace)	23 602	30 704	30.054	36 60/	21 022	20 00/	22 761	20
Hispanic Origin (Any Race)	23,682	30.7%	30,054	36.6%	31,922	38.0%	33,761	39

Cynthia Ellison, CCIM

Senior Vice President cellison@reocsanantonio.com Direct Line 210 524 1318



Demographics: 5-Mile

Summary		Census 20		Census 20		202		20
Population		208,	527	226,	409	231,87		236,1
Households		84,0	680	92,	455	94,84	16	97,
Families		54,9	965		-	59,38	36	60,8
Average Household Size		2	.45	2	2.43	2.4	13	2
Owner Occupied Housing Units		51,9	958		-	56,53	36	58,4
Renter Occupied Housing Units		32,	723		-	38,31	10	38,
Median Age		3	6.8		-	38	.6	3
Trends: 2022-2027 Annual Rat	e		Area			State		Natio
Population			0.36%			0.88%		0.2
Households			0.47%			0.92%		0.3
Families			0.50%			0.96%		0.2
Owner HHs			0.67%			1.19%		0.5
Median Household Income			2.45%			2.93%		3.1
						2022		20
Households by Income				N	umber	Percent	Number	Perc
<\$15,000					4,741	5.0%	3,466	3.
\$15,000 - \$24,999					4,989	5.3%	3,591	3.
\$25,000 - \$34,999					6,631	7.0%	5,166	5.
\$35,000 - \$49,999					9,880	10.4%	8,999	9.
\$50,000 - \$74,999				t	17,436	18.4%	17,794	18.
\$75,000 - \$99,999				1	13,160	13.9%	13,546	13.
\$100,000 - \$149,999				1	17,660	18.6%	18,691	19.
\$150,000 - \$199,999				1	10,390	11.0%	13,805	14.
\$200,000+					9,958	10.5%	12,053	12.
Median Household Income				\$8	30,724		\$91,091	
Average Household Income				\$11	13,272		\$129,858	
Per Capita Income					46,329		\$53,397	
		Ce	ensus 2010			2022		20
Population by Age		Number	Percent	N	umber	Percent	Number	Perc
0 - 4		12,765	6.1%	1	12,670	5.5%	13,297	5.
5 - 9		13,900	6.7%	t	13,544	5.8%	13,579	5.
10 - 14		15,096	7.2%	1	14,623	6.3%	13,746	5.
15 - 19		13,784	6.6%	1	13,971	6.0%	13,051	5.
20 - 24		13,621	6.5%	1	14,758	6.4%	13,768	5.
25 - 34		29,632	14.2%	3	33,922	14.6%	36,397	15.
35 - 44		30,534	14.6%	3	33,354	14.4%	35,570	15.
45 - 54		32,308	15.5%		29,889	12.9%	29,288	12.
55 - 64		24,825	11.9%	2	29,500	12.7%	27,436	11.
65 - 74		12,591	6.0%		21,571	9.3%	22,750	9.
75 - 84		6,833	3.3%		10,287	4.4%	13,075	5.
85+		2,639	1.3%		3,785	1.6%	4,161	1.
	Ce	nsus 2010	Cen	sus 2020		2022		20
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Perc
White Alone	168,430	80.8%	128,399	56.7%	127,664	55.1%	121,112	51.
Black Alone	9,629	4.6%	12,481	5.5%	12,784	5.5%	13,091	5.
American Indian Alone	1,136	0.5%	1,839	0.8%	1,861	0.8%	1,958	0.
Asian Alone	8,048	3.9%	10,996	4.9%	11,375	4.9%	12,336	5.
Pacific Islander Alone	258	0.1%	361	0.2%	364	0.2%	371	0.
Some Other Race Alone	14,314	6.9%	19,400	8.6%	20,173	8.7%	21,279	9.
Two or More Races	6,713	3.2%	52,933	23.4%	57,654	24.9%	65,971	27.
	74 204	25 70/	02.426	40.00/	07.000	40.000	104 007	
Hispanic Origin (Any Race)	74,384	35.7%	92,436	40.8%	97,933	42.2%	104,007	44.

Cynthia Ellison, CCIM

Senior Vice President cellison@reocsanantonio.com Direct Line 210 524 1318

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

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

- TYPES OF REAL ESTATE LICENSE HOLDERS:
- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker. broker.

⋗ 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

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- 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 Treat all parties to a real estate transaction honestly and counter-offer from the client; and
- to a real estate transaction honestly and fairly.

⋗ LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

by the buyer or buyer's agent. the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent 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

about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written

obligations as an intermediary. A broker who acts as an intermediary: 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 AS AGENT FOR BOTH -INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each

- 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
- ರ do so by law any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required

subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. ⊳

б 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

	Buver/Tenant/Seller/Landlord Initials Date	Buyer/Tenant/Se	
(210) 524-1318 Phone	<u>cellison@reocsanantonio.com</u> Email	314059 License No.	<mark>Cynthia Ellison</mark> Sales Agent/Associate's Name
<u>(210)524-1314</u> Phone	<u>bharris@reocsanantonio.com</u> Email	405243 License No.	Brian Dale Harris Licensed Supervisor of Sales Agent/ Associate
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(210) 524-4000 Phone	<mark>bharris@reocsanantonio.com</mark> Email	493853 License No.	REOC General Partner, LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name
<u>;</u>	use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records	ledge receipt of this	use the broker's services. Please acknow

Regulated by the Texas Real Estate Commission