Mixed-use Medical Office and Retail Center For Lease

REOC SAN ANTONIO

50 YEARS IN COMMERCIAL REAL ESTATE

Snowden Plaza

2414 - 2424 Babcock Rd, San Antonio, TX

Offered by:

C. Michael Morse

Blake M. Bonner

Table of Contents

Property Summary

Description

Snowden Medical Plaza is a mixed-use Medical Office and Retail Center, nestled at the footsteps of the San Antonio Medical Center, located just off the intersection of Babcock Rd and Wurzbach Rd. We have Suite 300, which is 9,350 SF, available on the third floor of the office building. The office space has a good mix of offices and open space, break room, IT room, etc.

Location

Snowden Rd and Babcock Rd

Facility

- Attractive exterior and interior design
- Distinctive landmark architecture
- Parking ratio 1:250

Size

- 2.82 acres
- 21,192 SF Retail
- 26,763 SF Office

Zoning

- C2/C3

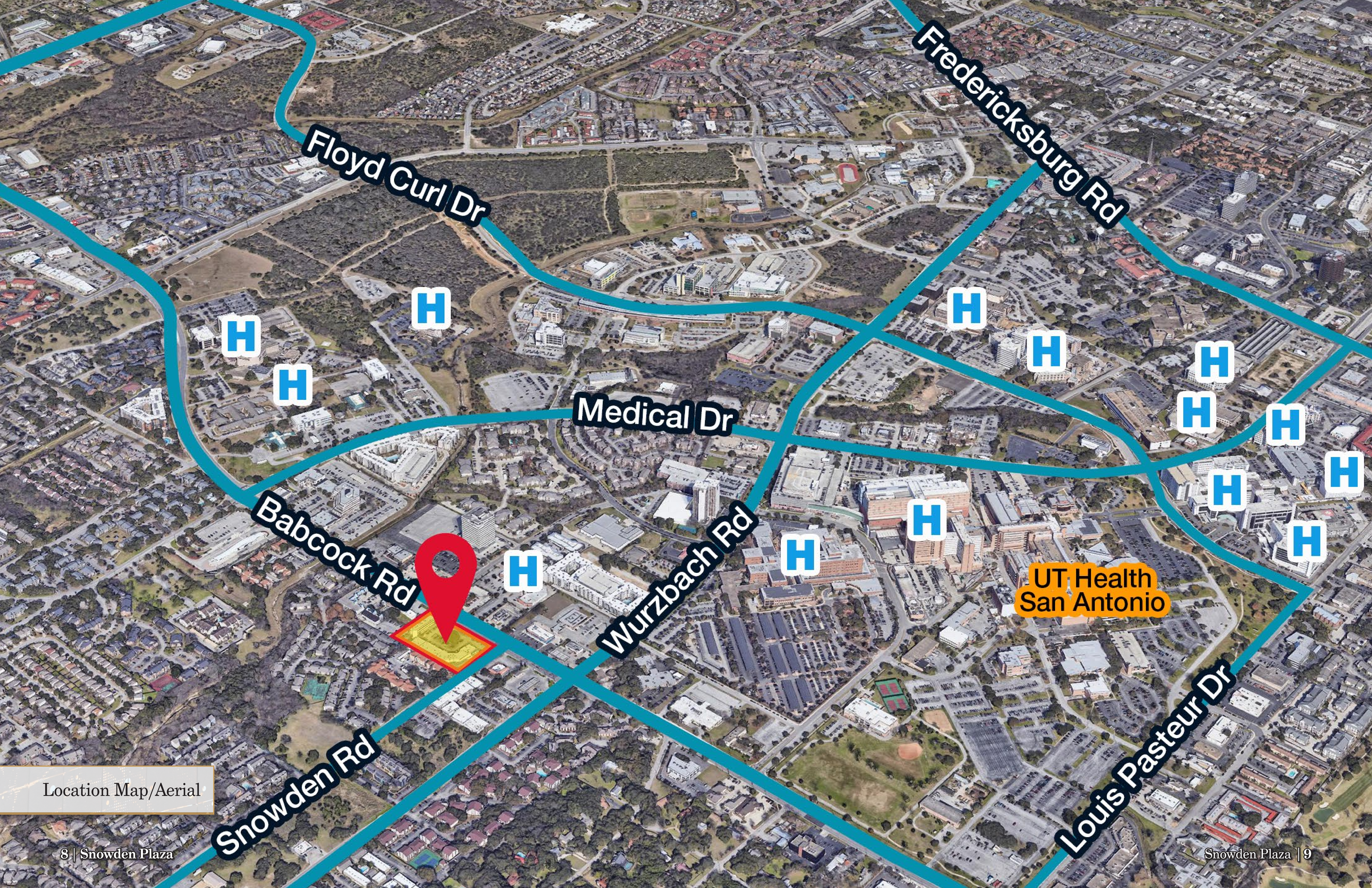
Legal

- NCB 11609 BLK LOT 22 BABCOCK RETAIL

Comments

- Excellent visibility
- Great location at the entry to the South Texas Medical Center and Medical Drive
- Easy ingress/egress to adjacent thoroughfares
- On-site restaurant
- On-site management
- Common areas in clean condition
- Building in good condition and shows very well
- Backs up to multifamily and residential properties
- Covered parking available
- Subway and Luciano's Pizzeria on-site for lunch and dinner
- South Texas Eye Institute, Dennis R. Gutzman MD, and Allergy and Asthma Center are some of the tenants

Location Map/Aerial



Location Map/Aerial

Quote Sheet

Spaces Available	Suite 202 3,126 (Note: All above figures in Rentable Square Feet)
Base Rental	$19.00 NNN PSF (Note: Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord)
Triple Net (estimate)	$6.56 PSF
First Month's Rental	Due upon execution of lease document by Tenant
Term	Three (3) years to five (5)
Improvements	Negotiable
Deposit	Equal to one (1) month's Base Rental
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 one (1) copy should be returned to Landlord's leasing representative(s).

Contacts

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EYE INSTITUTE
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Luciano
SUBWAY


ALLERGY & ASTHMA CENT
PHARMACY

Demographics - 1 Mile

Summary	Census 2010	Census 2020	2022	2027
Population	14,222	16,862	16,494	16,540
Households	7,022	8,273	8,313	8,403
Families	3,162	-	3,369	3,376
Average Household Size	2.01	2.02	1.96	1.95
Owner Occupied Housing Units	2,121	-	2,317	2,381
Renter Occupied Housing Units	4,901	-	5,996	6,022
Median Age	31.3	-	33.3	32.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.06%	0.88%	0.25%
Households	0.22%	0.92%	0.31%
Families	0.04%	0.96%	0.28%
Owner HHs	0.55%	1.19%	0.53%
Median Household Income	2.19%	2.93%	3.12%

	2022		2027	
Households by Income	Number	Percent	Number	Percent
<$15,000	1,219	14.7%	1,043	12.4%
$15,000 - $24,999	863	10.4%	682	8.1%
$25,000 - $34,999	755	9.1%	573	6.8%
$35,000 - $49,999	1,336	16.1%	1,267	15.1%
$50,000 - $74,999	1,814	21.8%	2,059	24.5%
$75,000 - $99,999	919	11.1%	1,113	13.2%
$100,000 - $149,999	907	10.9%	1,081	12.9%
$150,000 - $199,999	321	3.9%	390	4.6%
$200,000+	178	2.1%	195	2.3%
Median Household Income	$49,739		$55,434	
Average Household Income	$65,298		$74,342	
Per Capita Income	$33,183		$38,090	

	Census 2010		2022		2027	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	930	6.5%	932	5.7%	952	5.8%
5 - 9	739	5.2%	821	5.0%	787	4.8%
10 - 14	621	4.4%	758	4.6%	697	4.2%
15 - 19	591	4.2%	769	4.7%	795	4.8%
20 - 24	1,797	12.6%	1,919	11.6%	2,203	13.3%
25 - 34	3,430	24.1%	3,612	21.9%	3,395	20.5%
35 - 44	1,718	12.1%	2,368	14.4%	2,276	13.8%
45 - 54	1,563	11.0%	1,619	9.8%	1,708	10.3%
55 - 64	1,258	8.8%	1,483	9.0%	1,475	8.9%
65 - 74	708	5.0%	1,147	7.0%	1,180	7.1%
75 - 84	568	4.0%	646	3.9%	683	4.1%
85+	301	2.1%	421	2.6%	387	2.3%

	Census 2010		Census 2020		2022		2027	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	10,403	73.2%	7,355	43.6%	6,941	42.1%	6,340	38.3%
Black Alone	1,000	7.0%	1,593	9.4%	1,555	9.4%	1,548	9.4%
American Indian Alone	130	0.9%	173	1.0%	169	1.0%	173	1.0%
Asian Alone	720	5.1%	1,223	7.3%	1,211	7.3%	1,283	7.8%
Pacific Islander Alone	11	0.1%	32	0.2%	29	0.2%	29	0.2%
Some Other Race Alone	1,386	9.7%	2,145	12.7%	2,128	12.9%	2,198	13.3%
Two or More Races	571	4.0%	4,341	25.7%	4,461	27.0%	4,968	30.0%
Hispanic Origin (Any Race)	7,401	52.0%	8,795	52.2%	8,809	53.4%	9,066	54.8%

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	124,726	136,350	137,167	137,275
Households	55,209	60,290	61,236	61,766
Families	28,798	-	29,566	29,648
Average Household Size	2.23	2.23	2.21	2.20
Owner Occupied Housing Units	20,211	-	21,071	21,606
Renter Occupied Housing Units	34,998	-	40,165	40,160
Median Age	32.5	-	34.6	35.0

Trends: 2022-2027 Annual Rate	Area	State	National
Population	0.02%	0.88%	0.25%
Households	0.17%	0.92%	0.31%
Families	0.06%	0.96%	0.28%
Owner HHs	0.50%	1.19%	0.53%
Median Household Income	2.26%	2.93%	3.12%

	2022		2027	
Households by Income	Number	Percent	Number	Percent
<$15,000	7,016	11.5%	5,437	8.8%
$15,000 - $24,999	5,754	9.4%	4,533	7.3%
$25,000 - $34,999	6,381	10.4%	5,294	8.6%
$35,000 - $49,999	8,934	14.6%	8,458	13.7%
$50,000 - $74,999	13,385	21.9%	14,648	23.7%
$75,000 - $99,999	8,160	13.3%	9,158	14.8%
$100,000 - $149,999	7,602	12.4%	9,160	14.8%
$150,000 - $199,999	2,538	4.1%	3,396	5.5%
$200,000+	1,466	2.4%	1,682	2.7%
Median Household Income	$53,215		$59,498	
Average Household Income	$70,138		$80,529	
Per Capita Income	$31,328		$36,250	

	Census 2010		2022		2027	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,824	7.1%	8,654	6.3%	8,824	6.4%
5 - 9	7,636	6.1%	7,891	5.8%	7,656	5.6%
10 - 14	6,741	5.4%	7,337	5.3%	7,051	5.1%
15 - 19	6,786	5.4%	7,532	5.5%	7,325	5.3%
20 - 24	12,902	10.3%	12,396	9.0%	13,317	9.7%
25 - 34	24,441	19.6%	25,802	18.8%	24,377	17.8%
35 - 44	15,320	12.3%	19,748	14.4%	19,995	14.6%
45 - 54	14,571	11.7%	14,052	10.2%	14,669	10.7%
55 - 64	12,107	9.7%	13,261	9.7%	12,496	9.1%
65 - 74	7,193	5.8%	10,934	8.0%	10,984	8.0%
75 - 84	5,370	4.3%	6,294	4.6%	7,272	5.3%
85+	2,834	2.3%	3,264	2.4%	3,310	2.4%

	Census 2010		Census 2020		2022		2027	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	90,721	72.7%	57,794	42.4%	56,105	40.9%	50,940	37.1%
Black Alone	7,895	6.3%	11,028	8.1%	10,974	8.0%	10,928	8.0%
American Indian Alone	1,106	0.9%	1,597	1.2%	1,606	1.2%	1,658	1.2%
Asian Alone	6,543	5.2%	10,860	8.0%	11,154	8.1%	11,675	8.5%
Pacific Islander Alone	141	0.1%	201	0.1%	197	0.1%	197	0.1%
Some Other Race Alone	13,700	11.0%	18,250	13.4%	18,518	13.5%	19,083	13.9%
Two or More Races	4,620	3.7%	36,619	26.9%	38,613	28.2%	42,794	31.2%
Hispanic Origin (Any Race)	72,215	57.9%	77,289	56.7%	79,040	57.6%	80,678	58.8%

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	353,950	372,514	372,392	370,814
Households	139,988	150,889	152,067	152,641
Families	84,899	-	86,341	86,253
Average Household Size	2.50	2.45	2.43	2.41
Owner Occupied Housing Units	68,845	-	70,855	71,934
Renter Occupied Housing Units	71,139	-	81,213	80,707
Median Age	32.9	-	34.9	35.9

Trends: 2022-2027 Annual Rate	Area	State	National
Population	-0.08%	0.88%	0.25%
Households	0.08%	0.92%	0.31%
Families	-0.02%	0.96%	0.28%
Owner HHs	0.30%	1.19%	0.53%
Median Household Income	2.34%	2.93%	3.12%

	2022		2027	
Households by Income	Number	Percent	Number	Percent
<$15,000	15,920	10.5%	12,306	8.1%
$15,000 - $24,999	13,964	9.2%	11,162	7.3%
$25,000 - $34,999	14,956	9.8%	12,813	8.4%
$35,000 - $49,999	21,243	14.0%	20,119	13.2%
$50,000 - $74,999	32,260	21.2%	33,260	21.8%
$75,000 - $99,999	20,125	13.2%	21,426	14.0%
$100,000 - $149,999	20,839	13.7%	25,218	16.5%
$150,000 - $199,999	7,520	4.9%	10,438	6.8%
$200,000+	5,240	3.4%	5,900	3.9%
Median Household Income	$55,593		$62,414	
Average Household Income	$75,907		$87,034	
Per Capita Income	$31,028		$35,859	

	Census 2010		2022		2027	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	25,277	7.1%	23,900	6.4%	23,972	6.5%
5 - 9	24,136	6.8%	23,007	6.2%	22,175	6.0%
10 - 14	23,009	6.5%	22,021	5.9%	21,556	5.8%
15 - 19	24,069	6.8%	22,284	6.0%	21,132	5.7%
20 - 24	32,491	9.2%	29,735	8.0%	30,095	8.1%
25 - 34	59,133	16.7%	66,033	17.7%	61,231	16.5%
35 - 44	44,788	12.7%	51,366	13.8%	54,238	14.6%
45 - 54	44,524	12.6%	39,942	10.7%	40,628	11.0%
55 - 64	36,445	10.3%	38,885	10.4%	36,287	9.8%
65 - 74	20,731	5.9%	31,671	8.5%	32,088	8.7%
75 - 84	13,549	3.8%	16,666	4.5%	20,054	5.4%
85+	5,797	1.6%	6,882	1.8%	7,359	2.0%

	Census 2010		Census 2020		2022		2027	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	264,471	74.7%	160,377	43.1%	154,730	41.6%	139,550	37.6%
Black Alone	17,196	4.9%	22,661	6.1%	22,407	6.0%	22,274	6.0%
American Indian Alone	3,059	0.9%	4,569	1.2%	4,570	1.2%	4,681	1.3%
Asian Alone	11,784	3.3%	18,247	4.9%	18,476	5.0%	19,287	5.2%
Pacific Islander Alone	364	0.1%	491	0.1%	486	0.1%	486	0.1%
Some Other Race Alone	44,733	12.6%	58,263	15.6%	58,381	15.7%	59,603	16.1%
Two or More Races	12,341	3.5%	107,906	29.0%	113,342	30.4%	124,933	33.7%
Hispanic Origin (Any Race)	226,875	64.1%	237,048	63.6%	240,384	64.6%	243,485	65.7%

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.

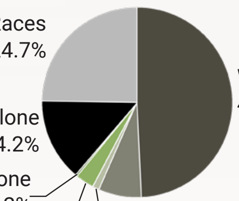
San Antonio Market Overview

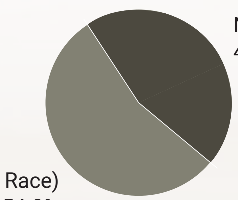
Largest U.S. Cities

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

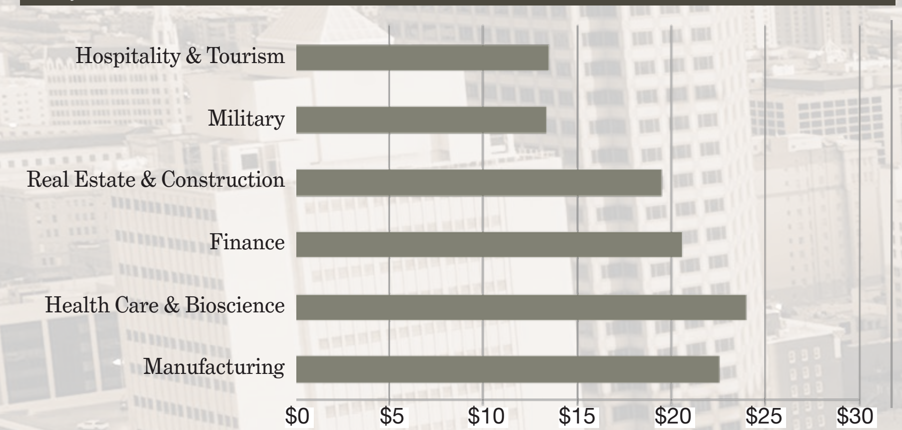
Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast





Major Industries



Fortune 500 Companies

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

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	--	--	--
2020 Census	2,558,143	36.0	925,609	--	--	--
2023 Estimate	2,698,487	36.5	984,040	$98,647	$68,549	$36,100
2028 Projection	2,872,957	37.3	1,059,737	$111,302	$77,763	$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune

TREC
TEXAS REAL ESTATE COMMISSION

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.

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. **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.

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	**493853**	**alyles@reocsanantonio.com**	**(210) 524-4000**
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Christopher Michael Morse	**629643**	**mmorse@reocsanantonio.com**	**(210) 524-4000**
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　Date

2-10-2025

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- 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
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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.
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  - 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.

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Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials　　Date

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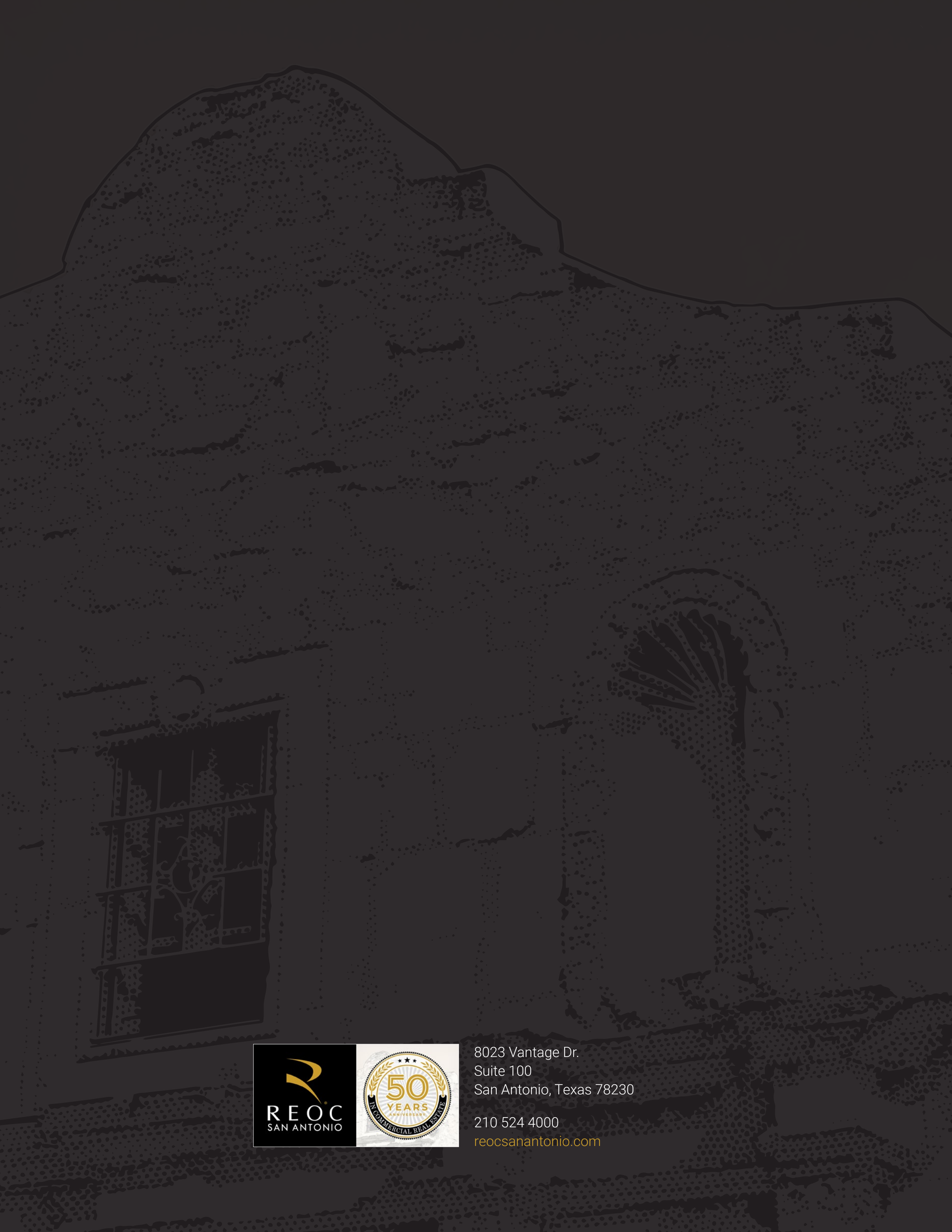
Regulated by the Texas Real Estate Commission　Information available at www.trec.texas.gov

IABS 1-1



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