

# Snowden Plaza

2414 - 2424 Babcock Rd, San Antonio, TX 78229

Mixed-use  
Medical Office and Retail Center  
For Lease



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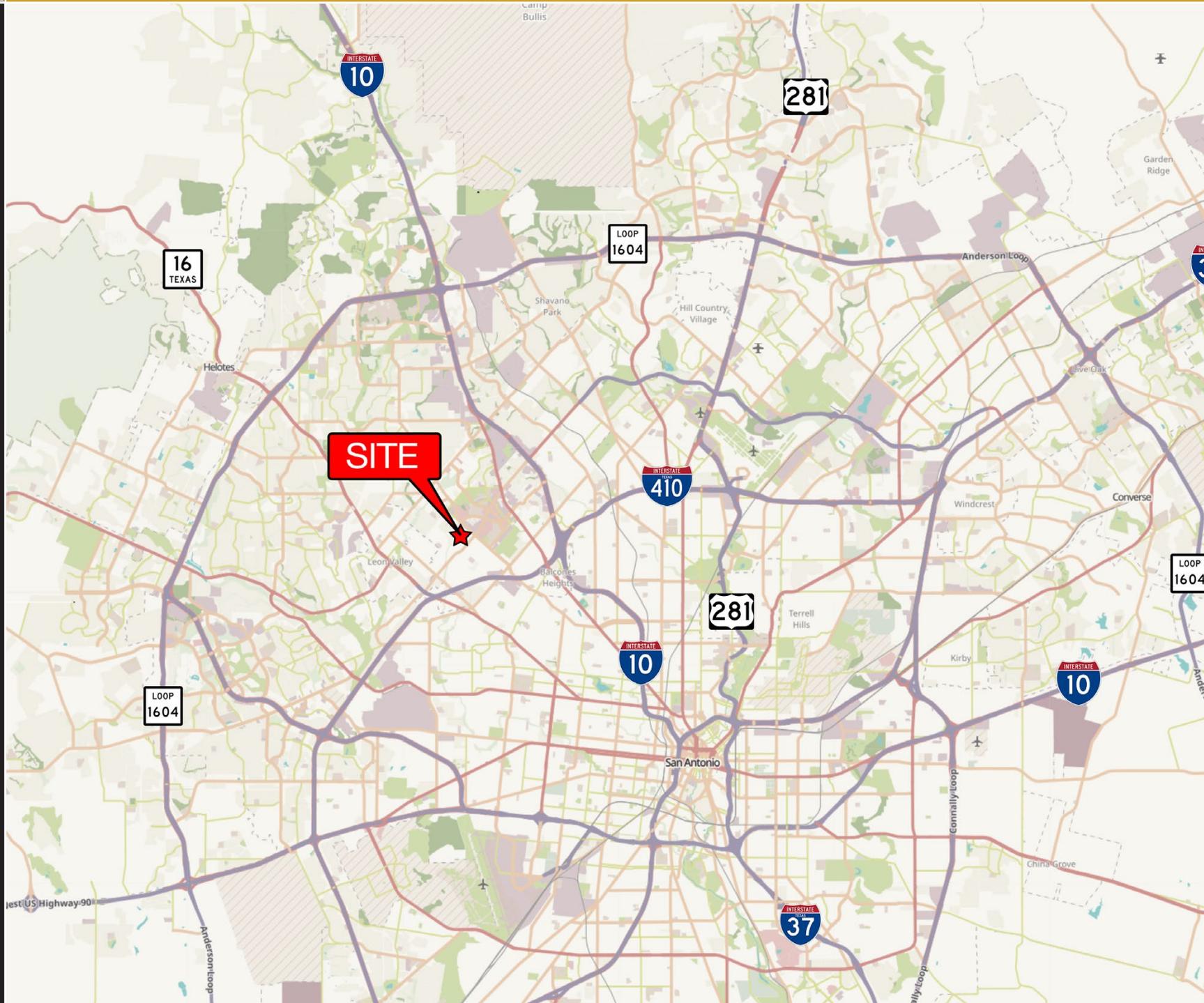
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# City Location Map



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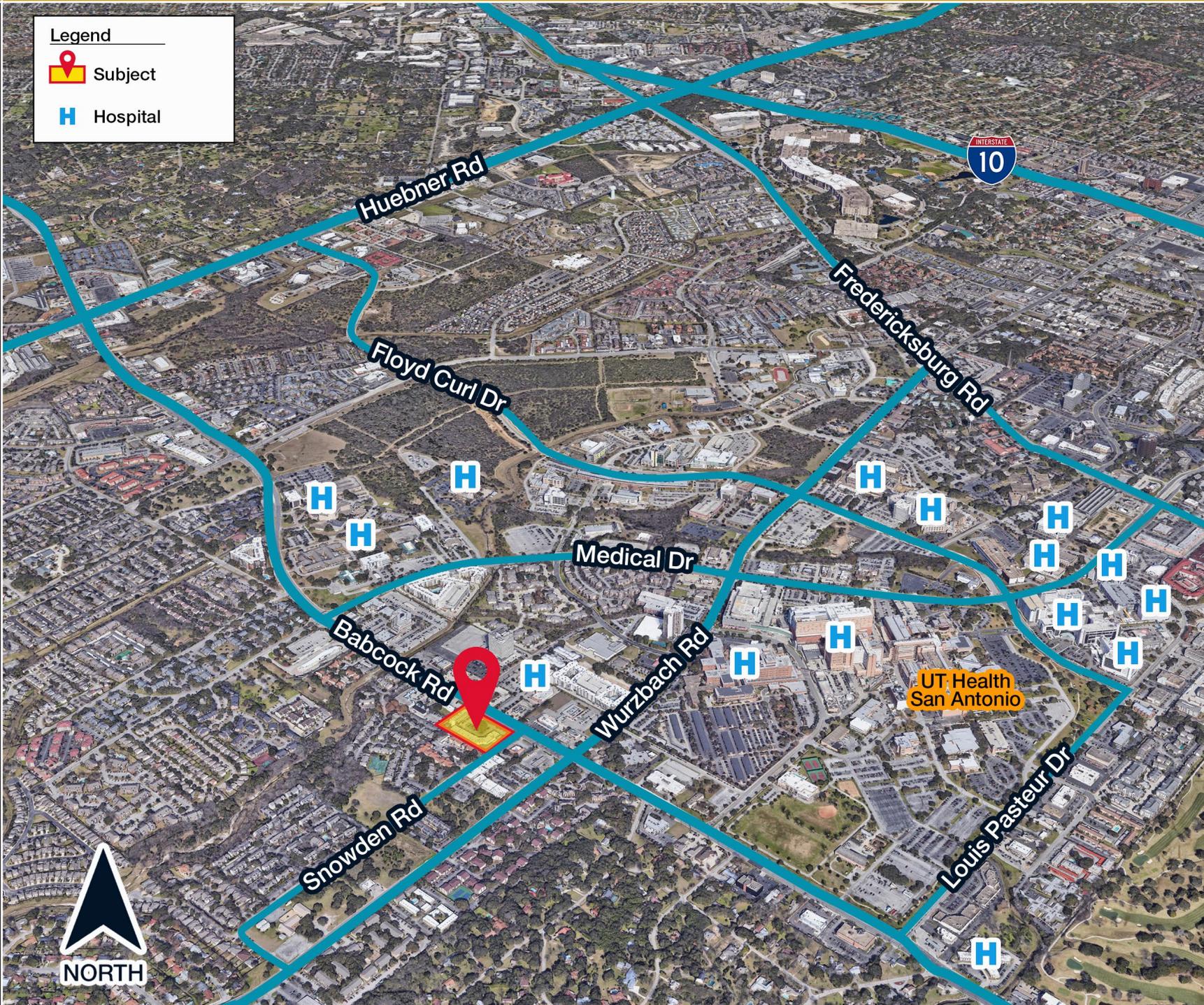
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# Aerial

**Legend**

-  Subject
-  Hospital



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# Site Aerial

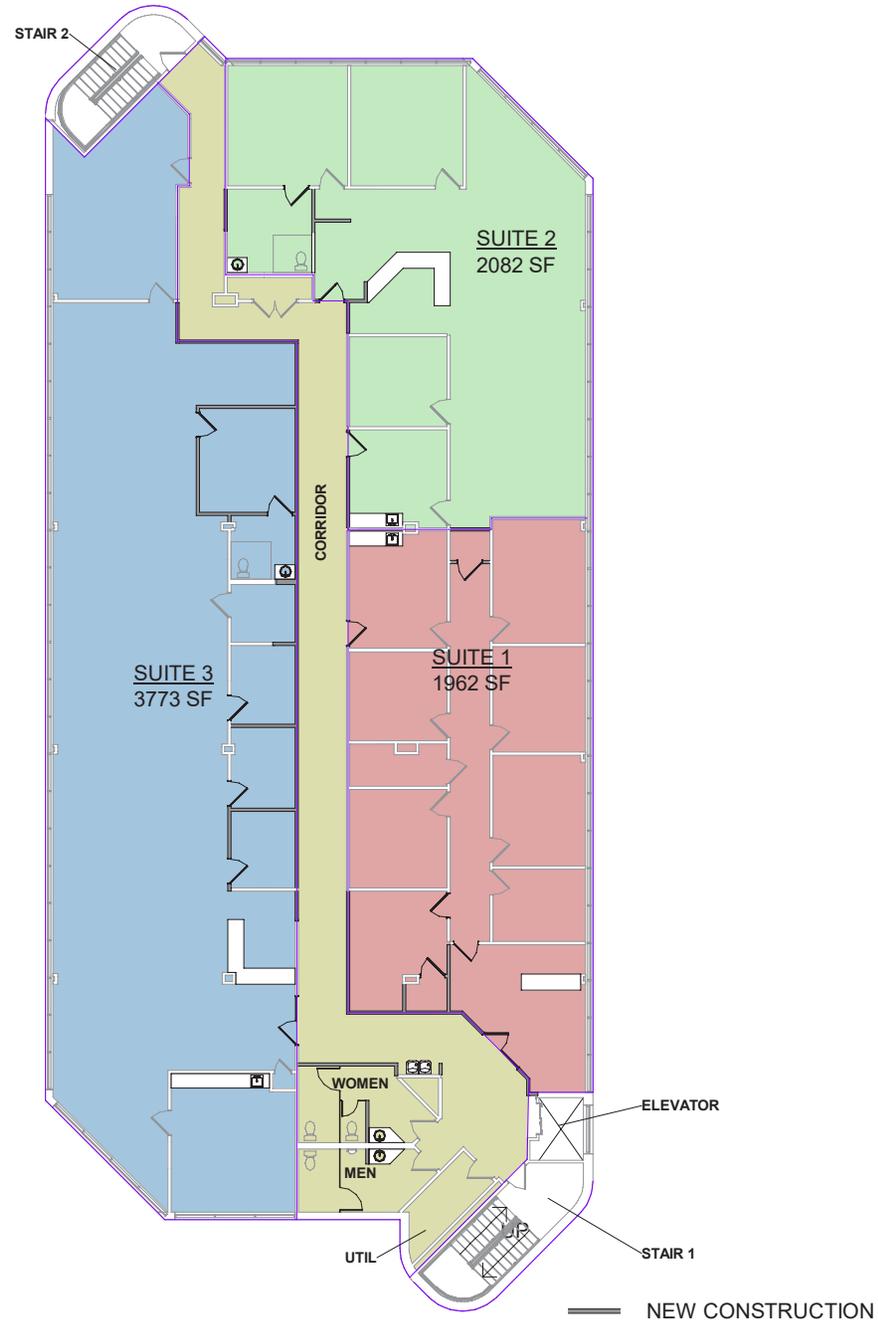


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# Floor Plan - 3rd Floor 3 Suite Concept

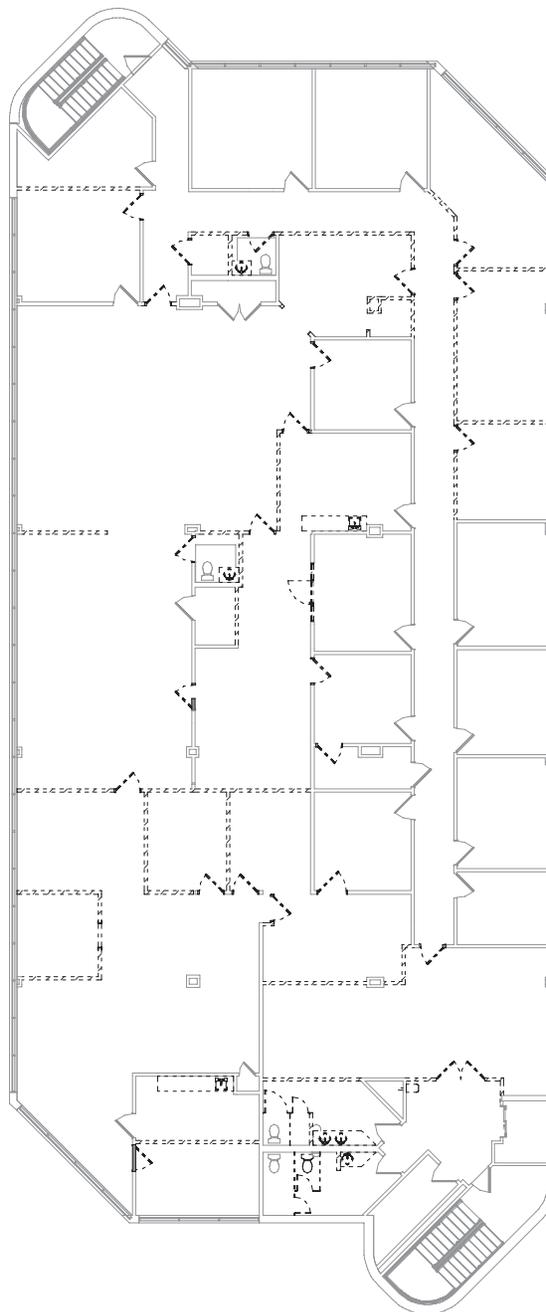


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# Floor Plan - 3rd Floor Concept Demolition



..... DEMOLISHED ITEMS

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# Photos



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# Property Summary

Address	2414 - 2424 Babcock Rd
Location	Snowden Rd and Babcock Rd
Property Details	2.82 acres 21,192 SF Retail 26,763 SF Office
Legal Description	NCB 11609 BLK LOT 22 BABCOCK RETAIL COM'L CNTR
Zoning	C2/C3
Bldg. Class	B
Year Built	1985
Floors	3

## Property 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.

## 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

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# Quote Sheet

<b>Square Footage Available</b>	2424 Babcock Rd Suite 300 - 1,851 SF (Office) 2424 Babcock Rd Suite 202 - 3,126 SF (Office) (Note: All above figures in Rentable Square Feet)
<b>Base Rental Office</b>	\$19.00 NNN PRSF
<b>Triple Net (estimate)</b>	\$6.56 PRSF
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Term</b>	Three (3) to five (5) years
<b>Finishout Quote</b>	Negotiable
<b>Deposit</b>	Equal to one (1) month's Base Rental
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and 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.



# 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

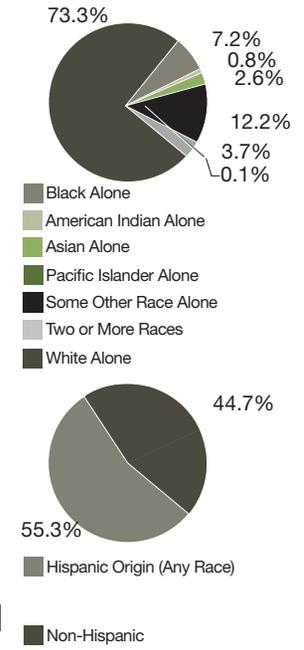
## San Antonio-New Braunfels Metro Area

	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

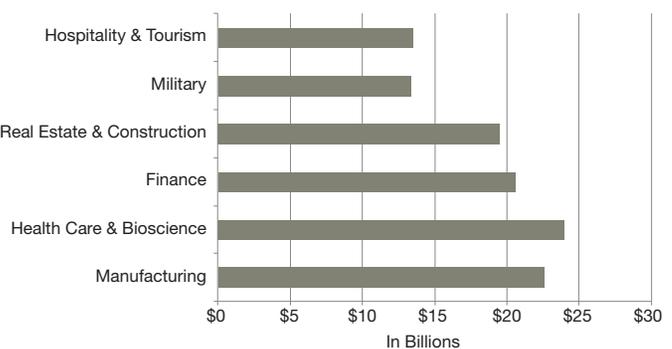
  

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

## Ethnicity



## Major Industries



## Fortune 500 Companies

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

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.

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

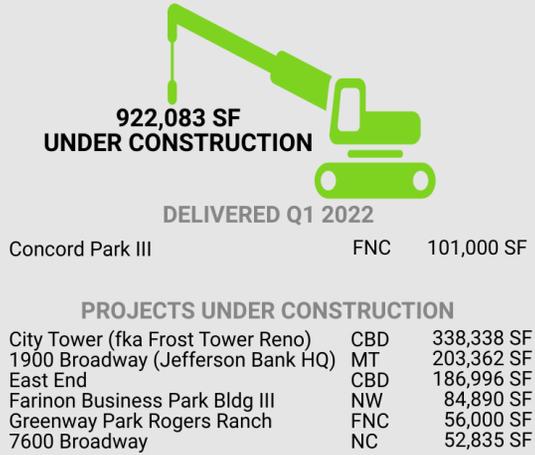


# Office Market Snapshot - 1Q 2022

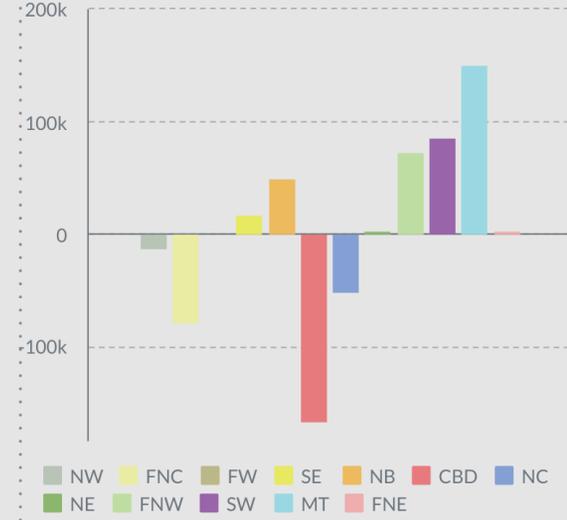
**Citywide Inventory**  
31,634,562 SF TOTAL



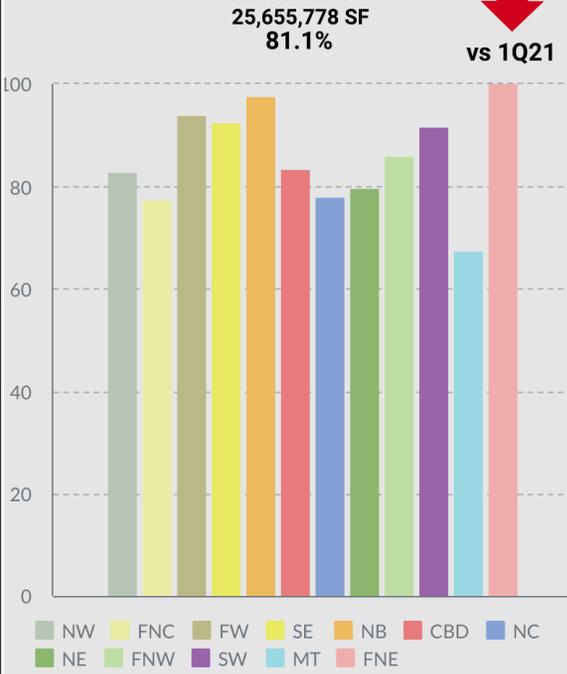
**Development**



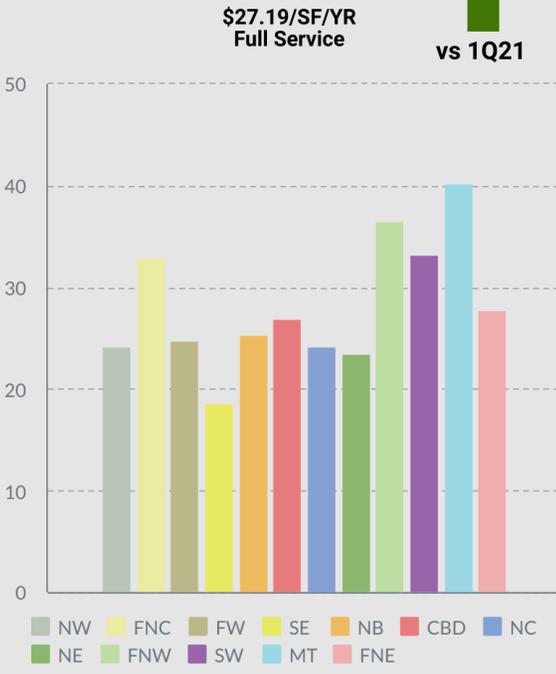
**YTD Absorption**  
(131,154 SF)



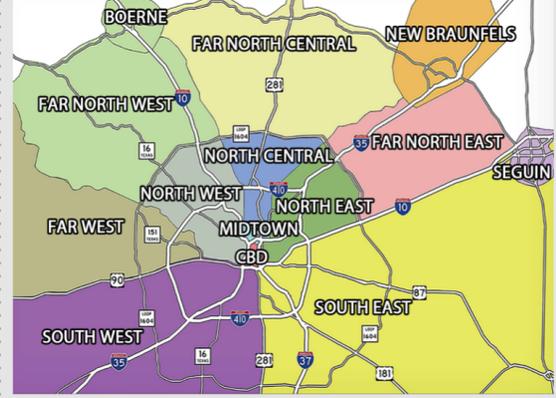
**Direct Occupancy**



**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
  - SE: South East
  - SW: South West
  - NB: New Braunfels
  - CBD: Central Business District
  - NC: North Central
  - NE: North East
  - FNE: Far North East

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# Retail Market Snapshot - 1Q 2022

## Citywide Inventory

52,068,707 SF TOTAL



## Development

166,788 SF UNDER CONSTRUCTION



### PROJECTS DELIVERED Q1 2022

Tacara Stone Oak	FNC	19,512 SF
Dove Creek Highlands	FW	20,138 SF

### PROJECTS UNDER CONSTRUCTION

Escala Phase I	FW	48,487 SF
Napa Oaks	NW	47,500 SF
Culebra Square	FW	36,800 SF
The Shops at Redland Road	FNC	34,001 SF

## YTD Absorption

34,906 SF

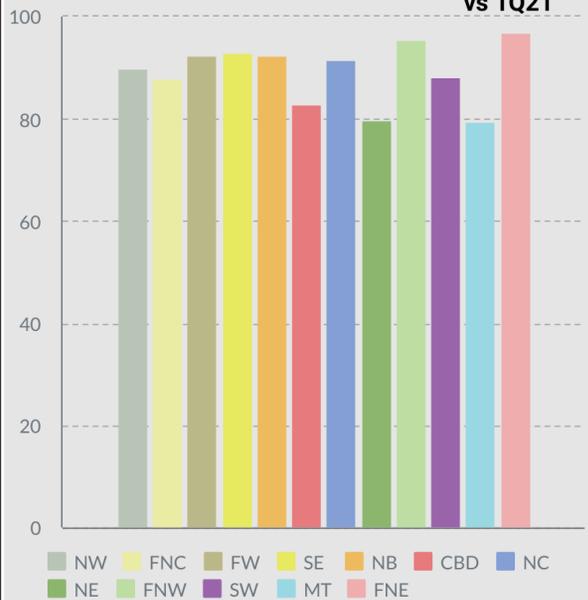


## Direct Occupancy

46,848,876 SF  
90.0%



vs Q1 21

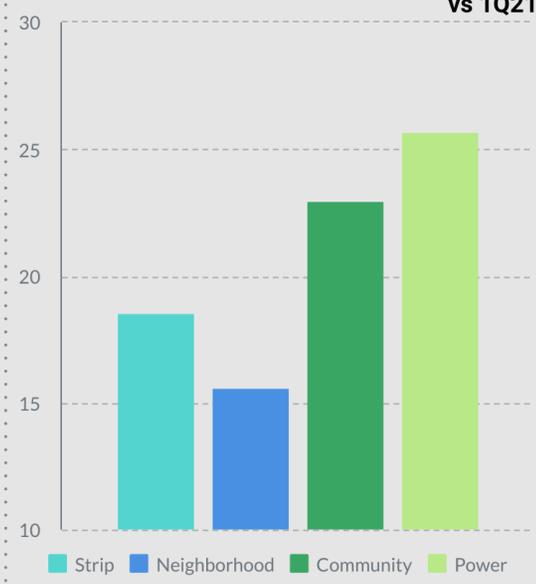


## Average Quoted Rent

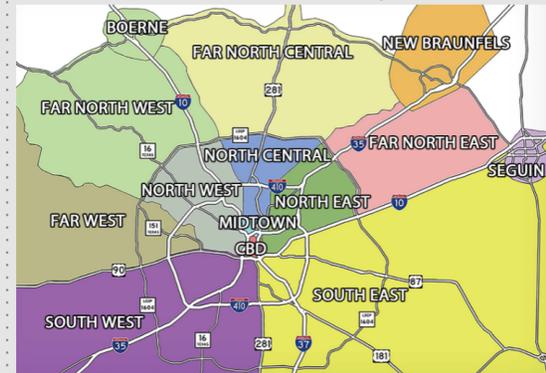
\$18.69/SF/YR  
NNN



vs Q1 21



## 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

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# Demographics: 1-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
Population	13,533		15,540		16,655	
Households	6,729		7,944		8,588	
Families	3,065		3,377		3,586	
Average Household Size	1.99		1.94		1.92	
Owner Occupied Housing Units	2,090		2,098		2,286	
Renter Occupied Housing Units	4,639		5,845		6,302	
Median Age	31.3		33.2		32.6	
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	1.40%		1.54%		0.71%	
Households	1.57%		1.53%		0.71%	
Families	1.21%		1.49%		0.64%	
Owner HHs	1.73%		1.79%		0.91%	
Median Household Income	2.15%		2.15%		2.41%	
<b>Households by Income</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,294	16.3%	1,252	14.6%	1,252	14.6%
\$15,000 - \$24,999	948	11.9%	941	11.0%	941	11.0%
\$25,000 - \$34,999	795	10.0%	754	8.8%	754	8.8%
\$35,000 - \$49,999	1,346	16.9%	1,399	16.3%	1,399	16.3%
\$50,000 - \$74,999	1,699	21.4%	1,984	23.1%	1,984	23.1%
\$75,000 - \$99,999	757	9.5%	921	10.7%	921	10.7%
\$100,000 - \$149,999	699	8.8%	851	9.9%	851	9.9%
\$150,000 - \$199,999	259	3.3%	329	3.8%	329	3.8%
\$200,000+	145	1.8%	156	1.8%	156	1.8%
Median Household Income	\$44,266		\$49,236		\$49,236	
Average Household Income	\$57,204		\$62,834		\$62,834	
Per Capita Income	\$29,188		\$32,298		\$32,298	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	887	6.6%	872	5.6%	956	5.7%
5 - 9	705	5.2%	768	4.9%	786	4.7%
10 - 14	594	4.4%	733	4.7%	709	4.3%
15 - 19	567	4.2%	710	4.6%	803	4.8%
20 - 24	1,703	12.6%	1,821	11.7%	2,237	13.4%
25 - 34	3,239	23.9%	3,432	22.1%	3,495	21.0%
35 - 44	1,622	12.0%	2,215	14.3%	2,282	13.7%
45 - 54	1,508	11.1%	1,526	9.8%	1,699	10.2%
55 - 64	1,209	8.9%	1,434	9.2%	1,507	9.0%
65 - 74	683	5.0%	1,097	7.1%	1,196	7.2%
75 - 84	541	4.0%	583	3.8%	657	3.9%
85+	275	2.0%	347	2.2%	329	2.0%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,929	73.4%	10,736	69.1%	11,292	67.8%
Black Alone	954	7.0%	1,199	7.7%	1,326	8.0%
American Indian Alone	124	0.9%	146	0.9%	155	0.9%
Asian Alone	665	4.9%	1,066	6.9%	1,312	7.9%
Pacific Islander Alone	10	0.1%	16	0.1%	20	0.1%
Some Other Race Alone	1,298	9.6%	1,657	10.7%	1,752	10.5%
Two or More Races	552	4.1%	720	4.6%	799	4.8%
Hispanic Origin (Any Race)	7,068	52.2%	8,742	56.3%	9,588	57.6%

**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	126,044		136,765		143,712	
Households	55,855		61,124		64,459	
Families	29,220		30,760		32,151	
Average Household Size	2.23		2.21		2.20	
Owner Occupied Housing Units	20,536		20,796		22,314	
Renter Occupied Housing Units	35,319		40,328		42,145	
Median Age	32.5		34.7		35.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.00%		1.54%		0.71%	
Households	1.07%		1.53%		0.71%	
Families	0.89%		1.49%		0.64%	
Owner HHs	1.42%		1.79%		0.91%	
Median Household Income	1.30%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	7,993	7.1%	7,328	13.1%	7,328	11.4%
\$15,000 - \$24,999	6,467	6.1%	6,016	10.6%	6,016	9.3%
\$25,000 - \$34,999	6,996	6.4%	6,761	11.4%	6,761	10.5%
\$35,000 - \$49,999	9,390	8.7%	9,735	15.4%	9,735	15.1%
\$50,000 - \$74,999	13,205	12.3%	14,727	21.6%	14,727	22.8%
\$75,000 - \$99,999	7,393	6.8%	8,363	12.1%	8,363	13.0%
\$100,000 - \$149,999	6,427	5.9%	7,601	10.5%	7,601	11.8%
\$150,000 - \$199,999	2,029	1.8%	2,569	3.3%	2,569	4.0%
\$200,000+	1,224	1.1%	1,359	2.0%	1,359	2.1%
Median Household Income	\$49,387		\$52,687		\$52,687	
Average Household Income	\$61,657		\$67,851		\$67,851	
Per Capita Income	\$27,520		\$30,389		\$30,389	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,958	7.1%	8,672	6.3%	9,343	6.5%
5 - 9	7,705	6.1%	7,958	5.8%	8,132	5.7%
10 - 14	6,833	5.4%	7,456	5.5%	7,483	5.2%
15 - 19	6,898	5.5%	7,502	5.5%	7,844	5.5%
20 - 24	13,050	10.4%	12,189	8.9%	13,803	9.6%
25 - 34	24,657	19.6%	25,389	18.6%	25,348	17.6%
35 - 44	15,500	12.3%	19,876	14.5%	20,921	14.6%
45 - 54	14,711	11.7%	14,129	10.3%	15,445	10.7%
55 - 64	12,226	9.7%	13,386	9.8%	13,277	9.2%
65 - 74	7,268	5.8%	10,928	8.0%	11,445	8.0%
75 - 84	5,392	4.3%	6,112	4.5%	7,411	5.2%
85+	2,847	2.3%	3,168	2.3%	3,261	2.3%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	91,746	72.8%	94,844	69.3%	98,373	68.5%
Black Alone	7,947	6.3%	9,282	6.8%	10,012	7.0%
American Indian Alone	1,107	0.9%	1,213	0.9%	1,263	0.9%
Asian Alone	6,600	5.2%	9,022	6.6%	10,600	7.4%
Pacific Islander Alone	144	0.1%	179	0.1%	203	0.1%
Some Other Race Alone	13,837	11.0%	16,566	12.1%	17,131	11.9%
Two or More Races	4,663	3.7%	5,658	4.1%	6,132	4.3%
Hispanic Origin (Any Race)	73,078	58.0%	84,662	61.9%	90,786	63.2%

**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	358,175		381,164		397,633	
Households	141,940		152,887		160,201	
Families	85,722		89,032		92,404	
Average Household Size	2.50		2.47		2.46	
Owner Occupied Housing Units	69,250		70,295		74,362	
Renter Occupied Housing Units	72,690		82,592		85,839	
Median Age	32.7		34.7		35.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.85%		1.54%		0.71%	
Households	0.94%		1.53%		0.71%	
Families	0.75%		1.49%		0.64%	
Owner HHs	1.13%		1.79%		0.91%	
Median Household Income	1.23%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	18,379	12.0%	16,757	10.5%	16,757	10.5%
\$15,000 - \$24,999	15,876	10.4%	14,727	9.2%	14,727	9.2%
\$25,000 - \$34,999	16,476	10.8%	15,970	10.0%	15,970	10.0%
\$35,000 - \$49,999	22,628	14.8%	23,067	14.4%	23,067	14.4%
\$50,000 - \$74,999	32,202	21.1%	35,133	21.9%	35,133	21.9%
\$75,000 - \$99,999	18,528	12.1%	20,680	12.9%	20,680	12.9%
\$100,000 - \$149,999	17,990	11.8%	21,054	13.1%	21,054	13.1%
\$150,000 - \$199,999	6,222	4.1%	7,759	4.8%	7,759	4.8%
\$200,000+	4,586	3.0%	5,053	3.2%	5,053	3.2%
Median Household Income	\$51,569		\$54,825		\$54,825	
Average Household Income	\$67,020		\$73,567		\$73,567	
Per Capita Income	\$26,890		\$29,645		\$29,645	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	25,516	7.1%	24,419	6.4%	25,733	6.5%
5 - 9	24,338	6.8%	23,463	6.2%	23,744	6.0%
10 - 14	23,185	6.5%	22,605	5.9%	23,018	5.8%
15 - 19	24,512	6.8%	23,490	6.2%	23,655	5.9%
20 - 24	33,697	9.4%	31,808	8.3%	33,809	8.5%
25 - 34	59,908	16.7%	66,896	17.6%	65,720	16.5%
35 - 44	45,219	12.6%	52,255	13.7%	57,254	14.4%
45 - 54	44,925	12.5%	40,708	10.7%	43,129	10.8%
55 - 64	36,663	10.2%	39,936	10.5%	39,171	9.9%
65 - 74	20,810	5.8%	32,126	8.4%	33,889	8.5%
75 - 84	13,598	3.8%	16,467	4.3%	20,894	5.3%
85+	5,804	1.6%	6,991	1.8%	7,617	1.9%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	267,138	74.6%	273,308	71.7%	282,868	71.1%
Black Alone	17,671	4.9%	20,473	5.4%	22,063	5.5%
American Indian Alone	3,087	0.9%	3,292	0.9%	3,404	0.9%
Asian Alone	12,115	3.4%	16,422	4.3%	19,297	4.9%
Pacific Islander Alone	367	0.1%	455	0.1%	508	0.1%
Some Other Race Alone	45,270	12.6%	52,343	13.7%	53,497	13.5%
Two or More Races	12,528	3.5%	14,870	3.9%	15,997	4.0%
Hispanic Origin (Any Race)	228,798	63.9%	257,135	67.5%	272,979	68.7%

**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

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.

<b>REOC General Partner, LLC</b>	<b>4993853</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
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Designated Broker of Firm	License No.	Email	Phone

<b>N/A</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<b>Christopher Michael Morse</b>	<b>629643</b>	<b>mmorse@reocsanantonio.com</b>	<b>N/A</b>
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](http://www.trec.texas.gov)



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