

Via Dominion Office Complex

8 Dominion Dr, San Antonio, TX 78257

Class A Office
Space for Lease



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Table of Contents

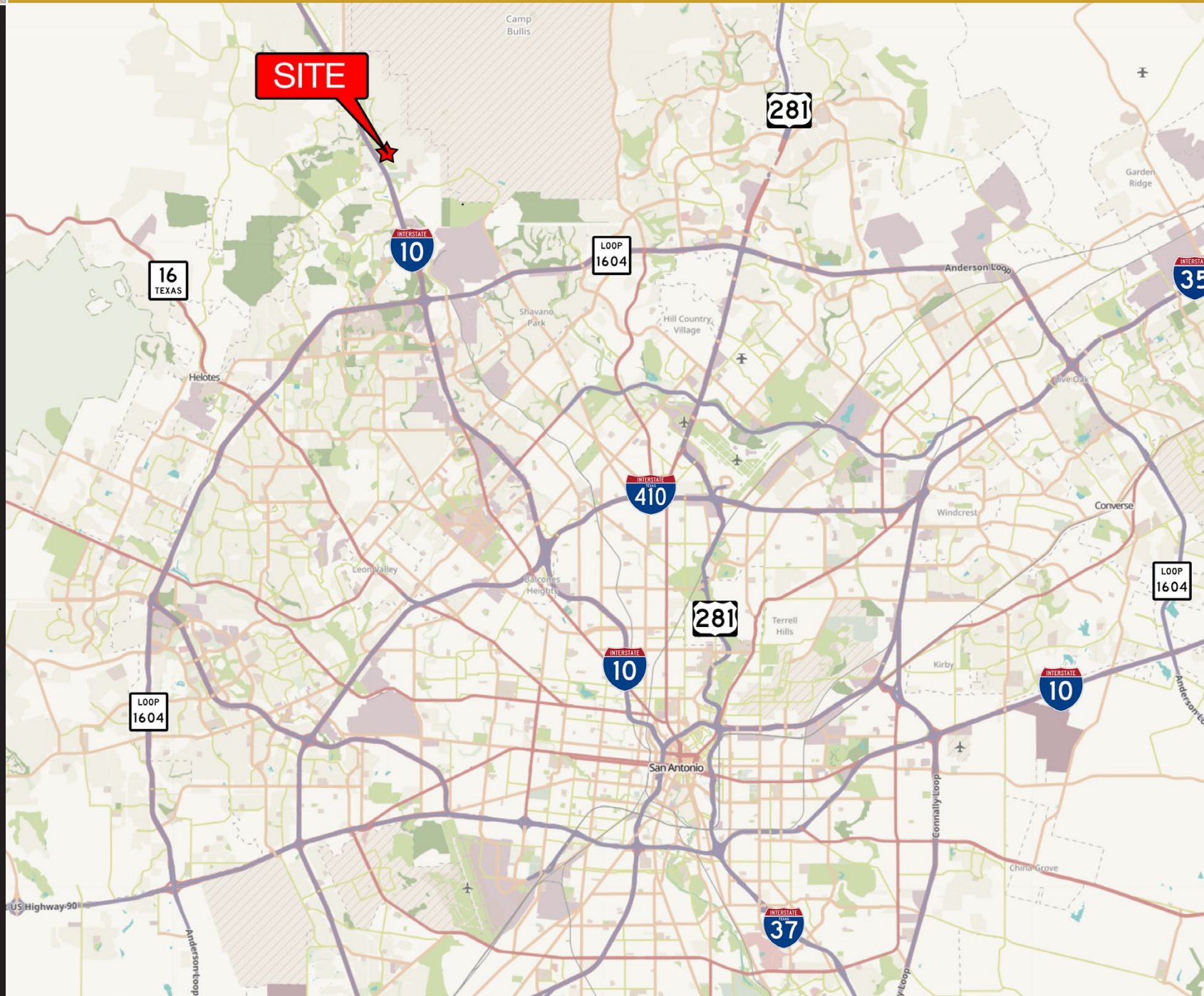
SECTION 1	Maps & Aerials
SECTION 2	Floor Plans
SECTION 3	Photos
SECTION 4	Property Summary
SECTION 5	Quote Sheet
SECTION 6	San Antonio Overview
SECTION 7	Market Snapshot
SECTION 8	Demographics - 1, 3 & 5 Mile
SECTION 9	TREC Agency Disclosure

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City Location Map

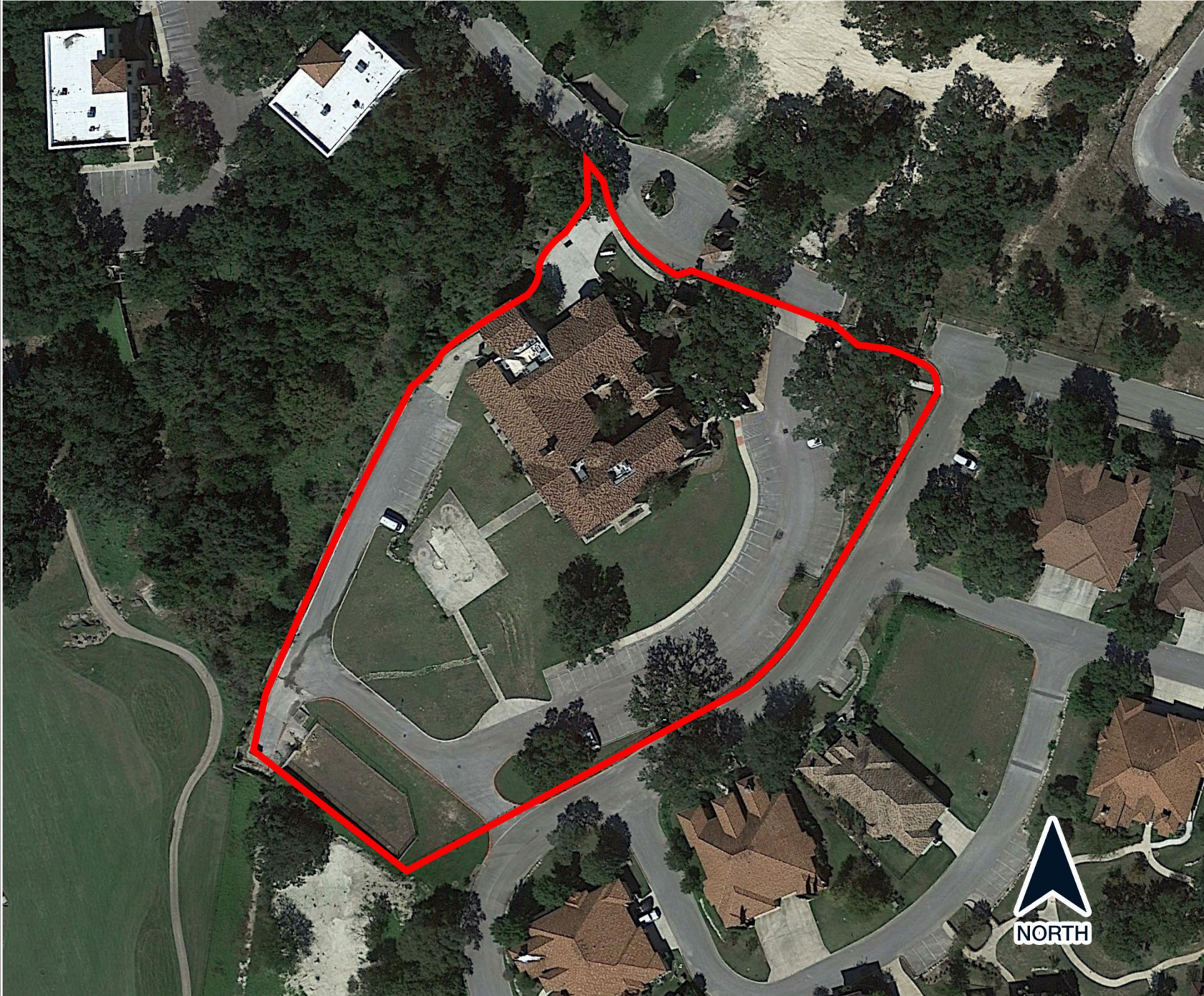


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Site Aerial



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Market Aerial



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La Cantera Retailers

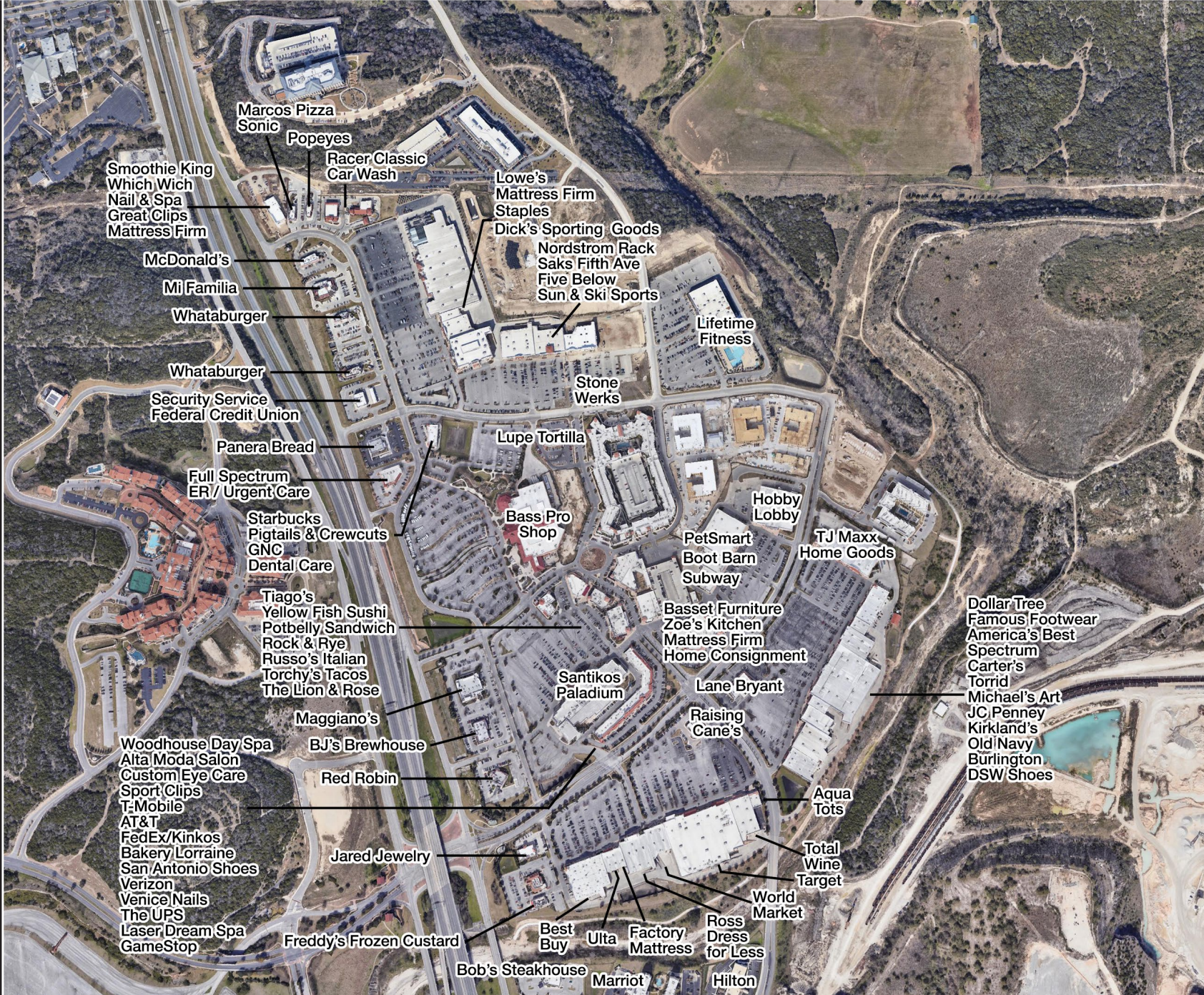


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The RIM Retailers



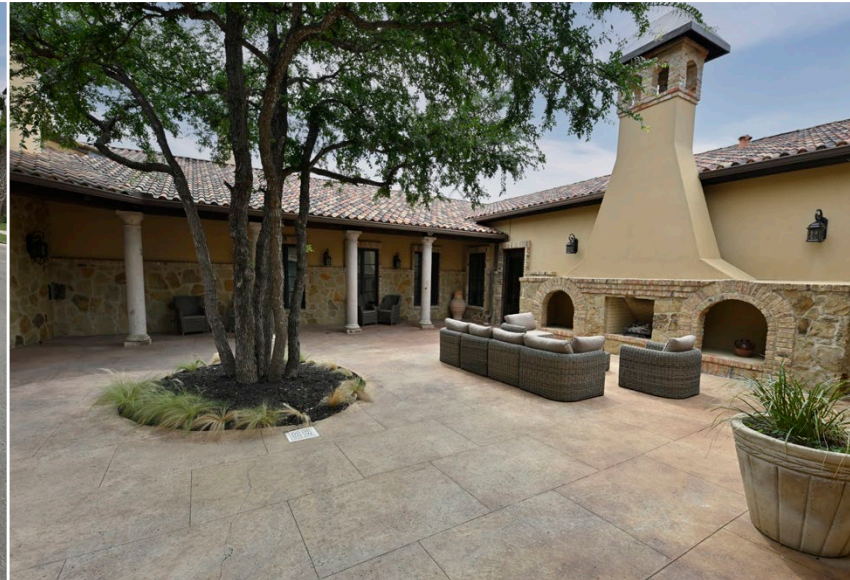
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- Marcos Pizza
- Sonic
- Popeyes
- Racer Classic Car Wash
- Smoothie King
- Which Wich
- Nail & Spa
- Great Clips
- Mattress Firm
- McDonald's
- Mil Familia
- Whataburger
- Whataburger
- Security Service
- Federal Credit Union
- Panera Bread
- Full Spectrum ER/ Urgent Care
- Starbucks
- Pigtails & Crewcuts
- GNC
- Dental Care
- Tiago's
- Yellow Fish Sushi
- Potbelly/Sandwich
- Rock & Rye
- Russo's Italian
- Torchy's Tacos
- The Lion & Rose
- Maggiano's
- Woodhouse Day Spa
- Alta Moda Salon
- Custom Eye Care
- Sport Clips
- T-Mobile
- AT&T
- FedEx/Kinkos
- Bakery Lorraine
- San Antonio Shoes
- Verizon
- Venice Nails
- The UPS
- Laser Dream Spa
- GameStop
- BJ's Brewhouse
- Red Robin
- Jared Jewelry
- Freddy's Frozen Custard
- Bob's Steakhouse
- Best Buy
- Ulta
- Factory Mattress
- Marriot
- Hilton
- Lowes
- Mattress Firm
- Staples
- Dick's Sporting Goods
- Nordstrom Rack
- Saks Fifth Ave
- Five Below
- Sun & Ski Sports
- Lifetime Fitness
- Stone Werks
- Lupe Tortilla
- Bass Pro Shop
- Hobby Lobby
- PetSmart
- Boot Barn
- Subway
- TJ Maxx
- Home Goods
- Basset Furniture
- Zoe's Kitchen
- Mattress Firm
- Home Consignment
- Santikos Paladium
- Lane Bryant
- Raising Cane's
- Dollar Tree
- Famous Footwear
- America's Best
- Spectrum
- Carter's
- Torrid
- Michael's Art
- JC Penney
- Kirkland's
- Old Navy
- Burlington
- DSW Shoes
- Aqua Tots
- Total Wine
- Target
- World Market
- Ross Dress for Less



Photos

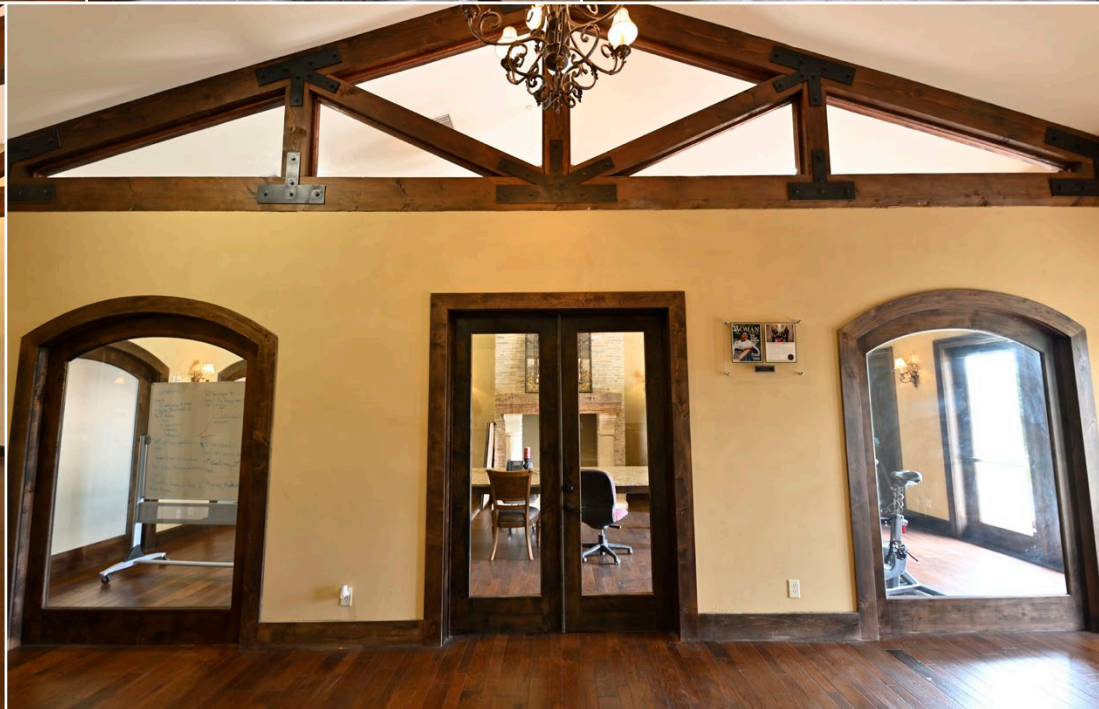


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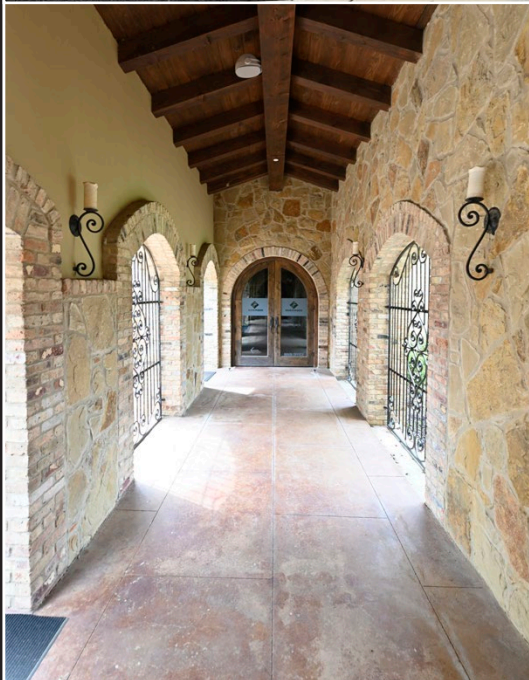


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Photos



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Property Summary

Address	8 Dominion Dr, San Antonio, TX 78257
Location	Dominion Dr & IH-10
Property Details	19,756 SF Building 3.2 ac. Land
Legal Description	NCB 16385 BLK 28 LOT MID IRR 142.52 FT OF 1 (CLUBHOUSE AREA)(INDEPENDENCE VILLAGE AT DOMINION PH-1)
Zoning	O-1 PUD
Floors	2
Bldg Class	A
Year Built	2007
Parking Ratio	3.5:1,000

Comments

- Easy accessibility off IH-10
- Golf course view
- Gated security with after hours access card
- Class A office building with 12 ft ceilings
- Directly adjacent to The Dominion

Traffic Counts

IH-10, just north of Dominion Dr; 98,299 vpd (2019)

IH-10, just north of Loop 1604; 121,393 (2019)

Source: TxDOT Statewide Planning Map

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Quote Sheet

Square Footage Available	Largest Available Area	3,323
	Smallest Available Area	210

(Note: All above figures in Rentable Square Feet)

Base Rental	<u>Traditional Office</u>
	\$35.00/sf (Full Service)

	<u>Executive Office</u>
	\$45.00/sf (Full Service)

First Month's Rental	Due upon execution of lease document by Tenant
----------------------	------------------------------------------------

Term	Three (3) to ten (10) years
------	-----------------------------

Improvements	Negotiable
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Deposit	Equal to one (1) month's Base Rental (typical)
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Financial Information	Required prior to submission of lease document by Landlord
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Disclosure	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

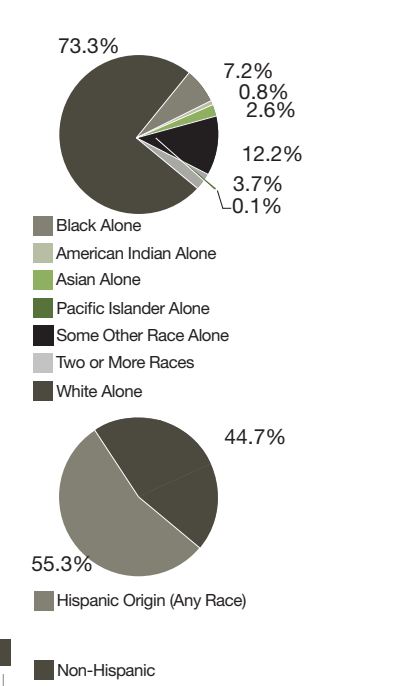
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

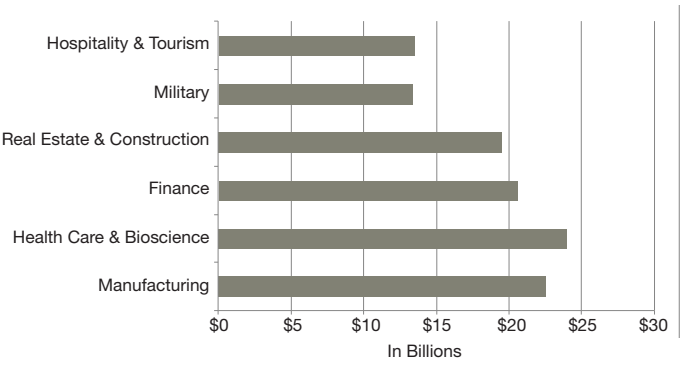
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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.

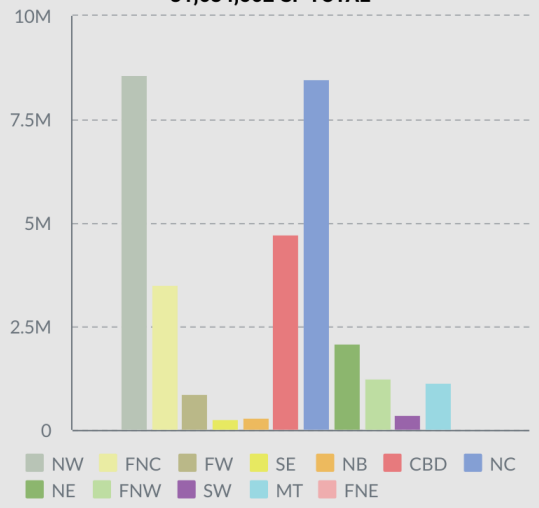
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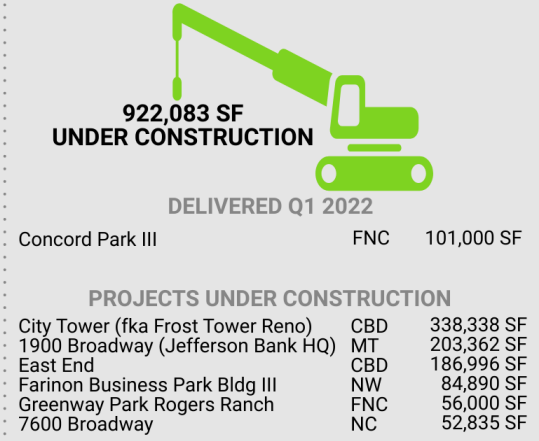


Office Market Snapshot - 1Q 2022

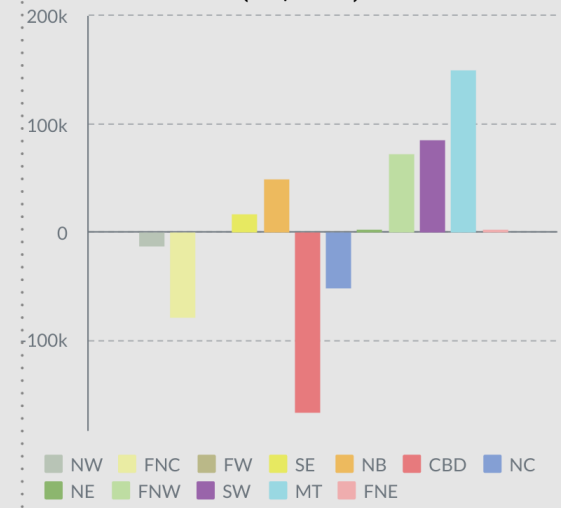
Citywide Inventory
31,634,562 SF TOTAL



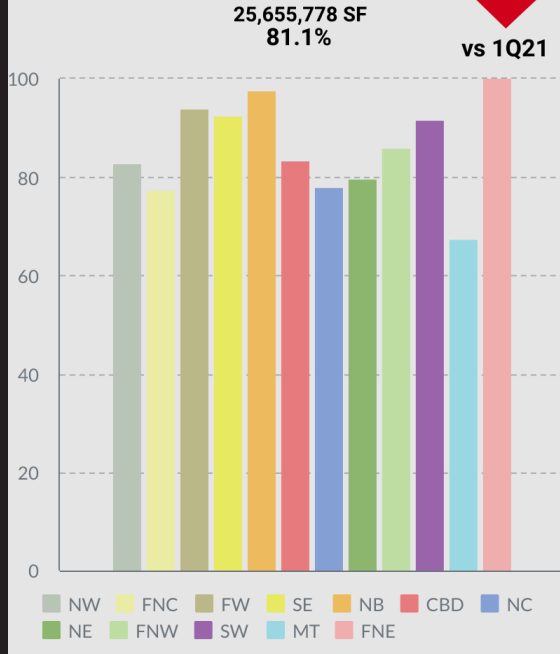
Development



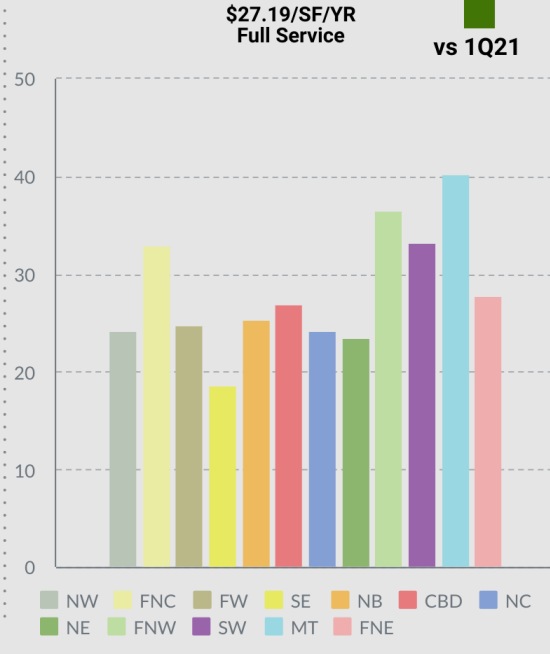
YTD Absorption
(131,154 SF)



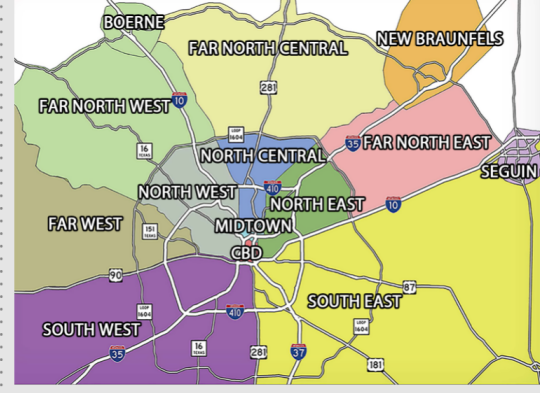
Direct Occupancy



Average Quoted Rent



Submarket Map



- Submarkets**
- 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		2021		2026	
Population	3,582		5,935		7,046	
Households	1,267		2,152		2,548	
Families	1,029		1,867		2,202	
Average Household Size	2.81		2.75		2.76	
Owner Occupied Housing Units	1,160		1,414		1,703	
Renter Occupied Housing Units	107		738		846	
Median Age	42.1		45.7		47.5	
Trends: 2021-2026 Annual Rate	Area	State	National			
Population	3.49%	1.54%	0.71%			
Households	3.44%	1.53%	0.71%			
Families	3.36%	1.49%	0.64%			
Owner HHs	3.79%	1.79%	0.91%			
Median Household Income	1.57%	2.15%	2.41%			
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	94	4.4%	91	4.4%	91	3.6%
\$15,000 - \$24,999	116	5.4%	109	5.4%	109	4.3%
\$25,000 - \$34,999	55	2.6%	56	2.6%	56	2.2%
\$35,000 - \$49,999	109	5.1%	115	5.1%	115	4.5%
\$50,000 - \$74,999	191	8.9%	211	8.9%	211	8.3%
\$75,000 - \$99,999	142	6.6%	160	6.6%	160	6.3%
\$100,000 - \$149,999	424	19.7%	514	19.7%	514	20.2%
\$150,000 - \$199,999	217	10.1%	285	10.1%	285	11.2%
\$200,000+	804	37.4%	1,008	37.4%	1,008	39.6%
Median Household Income	\$141,088		\$152,518			
Average Household Income	\$188,918		\$205,246			
Per Capita Income	\$67,810		\$73,556			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	222	6.2%	280	4.7%	319	4.5%
5 - 9	295	8.2%	362	6.1%	396	5.6%
10 - 14	289	8.1%	458	7.7%	480	6.8%
15 - 19	222	6.2%	424	7.1%	473	6.7%
20 - 24	125	3.5%	248	4.2%	269	3.8%
25 - 34	261	7.3%	501	8.4%	567	8.0%
35 - 44	545	15.2%	638	10.7%	782	11.1%
45 - 54	602	16.8%	870	14.7%	989	14.0%
55 - 64	546	15.3%	917	15.4%	1,072	15.2%
65 - 74	321	9.0%	745	12.5%	934	13.3%
75 - 84	118	3.3%	390	6.6%	596	8.5%
85+	34	0.9%	104	1.8%	168	2.4%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	3,060	85.4%	4,859	81.9%	5,662	80.4%
Black Alone	90	2.5%	175	2.9%	220	3.1%
American Indian Alone	21	0.6%	37	0.6%	45	0.6%
Asian Alone	171	4.8%	378	6.4%	516	7.3%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	151	4.2%	302	5.1%	366	5.2%
Two or More Races	89	2.5%	184	3.1%	237	3.4%
Hispanic Origin (Any Race)	1,129	31.5%	2,219	37.4%	2,794	39.7%

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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Demographics: 3-Miles

Summary	Census 2010		2021		2026	
Population	13,598		25,277		29,296	
Households	5,095		9,338		10,856	
Families	3,684		6,888		7,969	
Average Household Size	2.66		2.70		2.70	
Owner Occupied Housing Units	3,808		5,343		6,235	
Renter Occupied Housing Units	1,287		3,995		4,621	
Median Age	37.4		39.7		41.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	3.00%		1.54%		0.71%	
Households	3.06%		1.53%		0.71%	
Families	2.96%		1.49%		0.64%	
Owner HHs	3.14%		1.79%		0.91%	
Median Household Income	1.51%		2.15%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	359	3.8%	341	3.1%		
\$15,000 - \$24,999	395	4.2%	370	3.4%		
\$25,000 - \$34,999	308	3.3%	296	2.7%		
\$35,000 - \$49,999	609	6.5%	577	5.3%		
\$50,000 - \$74,999	1,019	10.9%	1,111	10.2%		
\$75,000 - \$99,999	909	9.7%	1,043	9.6%		
\$100,000 - \$149,999	1,924	20.6%	2,313	21.3%		
\$150,000 - \$199,999	1,242	13.3%	1,599	14.7%		
\$200,000+	2,572	27.5%	3,204	29.5%		
Median Household Income	\$122,725		\$132,244			
Average Household Income	\$162,563		\$177,713			
Per Capita Income	\$60,949		\$66,760			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	953	7.0%	1,385	5.5%	1,562	5.3%
5 - 9	1,084	8.0%	1,646	6.5%	1,742	5.9%
10 - 14	1,018	7.5%	1,890	7.5%	1,936	6.6%
15 - 19	831	6.1%	1,690	6.7%	1,879	6.4%
20 - 24	818	6.0%	1,379	5.5%	1,483	5.1%
25 - 34	1,581	11.6%	3,182	12.6%	3,665	12.5%
35 - 44	2,191	16.1%	3,225	12.8%	3,857	13.2%
45 - 54	2,095	15.4%	3,572	14.1%	3,913	13.4%
55 - 64	1,684	12.4%	3,418	13.5%	3,931	13.4%
65 - 74	893	6.6%	2,455	9.7%	3,113	10.6%
75 - 84	346	2.5%	1,124	4.4%	1,755	6.0%
85+	104	0.8%	310	1.2%	458	1.6%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	11,500	84.6%	20,310	80.3%	23,063	78.7%
Black Alone	356	2.6%	830	3.3%	1,020	3.5%
American Indian Alone	62	0.5%	123	0.5%	146	0.5%
Asian Alone	604	4.4%	1,632	6.5%	2,195	7.5%
Pacific Islander Alone	12	0.1%	22	0.1%	27	0.1%
Some Other Race Alone	678	5.0%	1,473	5.8%	1,742	5.9%
Two or More Races	387	2.8%	887	3.5%	1,102	3.8%
Hispanic Origin (Any Race)	4,310	31.7%	9,463	37.4%	11,613	39.6%

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: 5-Miles

Summary	Census 2010		2021		2026	
Population	34,087		64,378		72,558	
Households	11,644		24,013		27,365	
Families	7,914		16,275		18,277	
Average Household Size	2.63		2.53		2.52	
Owner Occupied Housing Units	8,103		13,724		15,398	
Renter Occupied Housing Units	3,541		10,289		11,967	
Median Age	29.9		33.8		34.8	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.42%		1.54%		0.71%	
Households	2.65%		1.53%		0.71%	
Families	2.35%		1.49%		0.64%	
Owner HHs	2.33%		1.79%		0.91%	
Median Household Income	1.15%		2.15%		2.41%	
Households by Income			2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,763	7.3%	1,780	6.5%	1,780	6.5%
\$15,000 - \$24,999	1,064	4.4%	1,017	3.7%	1,017	3.7%
\$25,000 - \$34,999	1,029	4.3%	1,033	3.8%	1,033	3.8%
\$35,000 - \$49,999	1,585	6.6%	1,545	5.6%	1,545	5.6%
\$50,000 - \$74,999	3,409	14.2%	3,838	14.0%	3,838	14.0%
\$75,000 - \$99,999	2,221	9.2%	2,497	9.1%	2,497	9.1%
\$100,000 - \$149,999	4,812	20.0%	5,626	20.6%	5,626	20.6%
\$150,000 - \$199,999	3,393	14.1%	4,252	15.5%	4,252	15.5%
\$200,000+	4,734	19.7%	5,775	21.1%	5,775	21.1%
Median Household Income	\$106,750		\$113,038		\$113,038	
Average Household Income	\$137,666		\$149,975		\$149,975	
Per Capita Income	\$51,370		\$56,537		\$56,537	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,990	5.8%	3,288	5.1%	3,694	5.1%
5 - 9	2,299	6.7%	3,754	5.8%	4,017	5.5%
10 - 14	2,190	6.4%	4,179	6.5%	4,196	5.8%
15 - 19	5,120	15.0%	7,016	10.9%	7,537	10.4%
20 - 24	3,612	10.6%	6,070	9.4%	6,671	9.2%
25 - 34	3,723	10.9%	8,890	13.8%	10,408	14.3%
35 - 44	4,751	13.9%	8,241	12.8%	9,502	13.1%
45 - 54	4,376	12.8%	7,728	12.0%	8,266	11.4%
55 - 64	3,348	9.8%	7,200	11.2%	7,815	10.8%
65 - 74	1,770	5.2%	5,199	8.1%	6,301	8.7%
75 - 84	700	2.1%	2,215	3.4%	3,321	4.6%
85+	208	0.6%	599	0.9%	830	1.1%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	27,088	79.5%	50,326	78.2%	55,474	76.5%
Black Alone	1,527	4.5%	2,577	4.0%	3,007	4.1%
American Indian Alone	165	0.5%	348	0.5%	407	0.6%
Asian Alone	2,301	6.8%	4,802	7.5%	6,272	8.6%
Pacific Islander Alone	61	0.2%	93	0.1%	111	0.2%
Some Other Race Alone	1,853	5.4%	3,793	5.9%	4,354	6.0%
Two or More Races	1,092	3.2%	2,439	3.8%	2,934	4.0%
Hispanic Origin (Any Race)	10,892	32.0%	24,422	37.9%	29,073	40.1%

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

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.

<u>REOC General Partner, LLC</u> Licensed Broker/Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
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<u>Brian Dale Harris</u> Licensed Supervisor of Sales Agent/ Associate	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
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Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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