

315 Dwyer

San Antonio, TX 78204

For Sale or Lease



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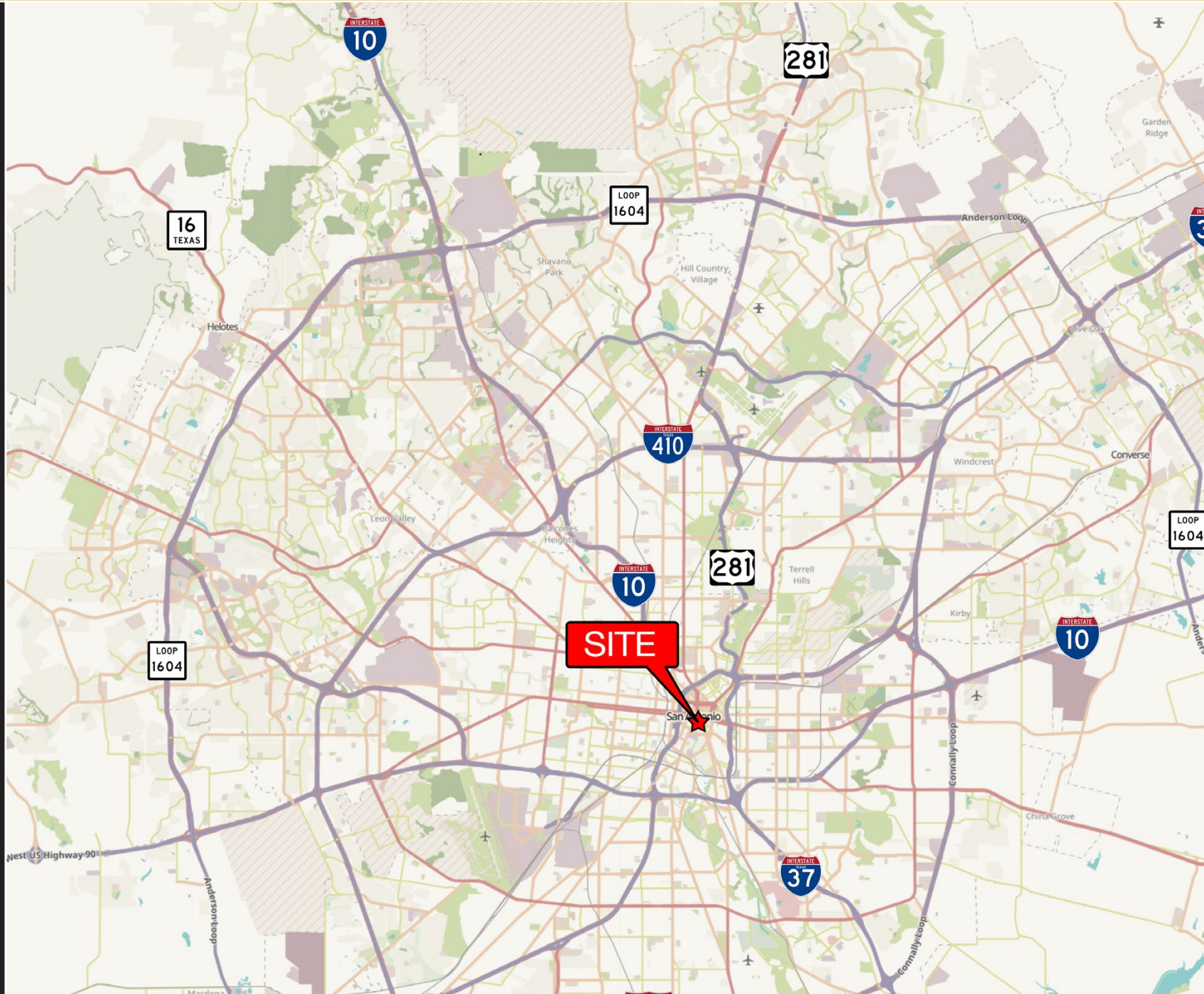
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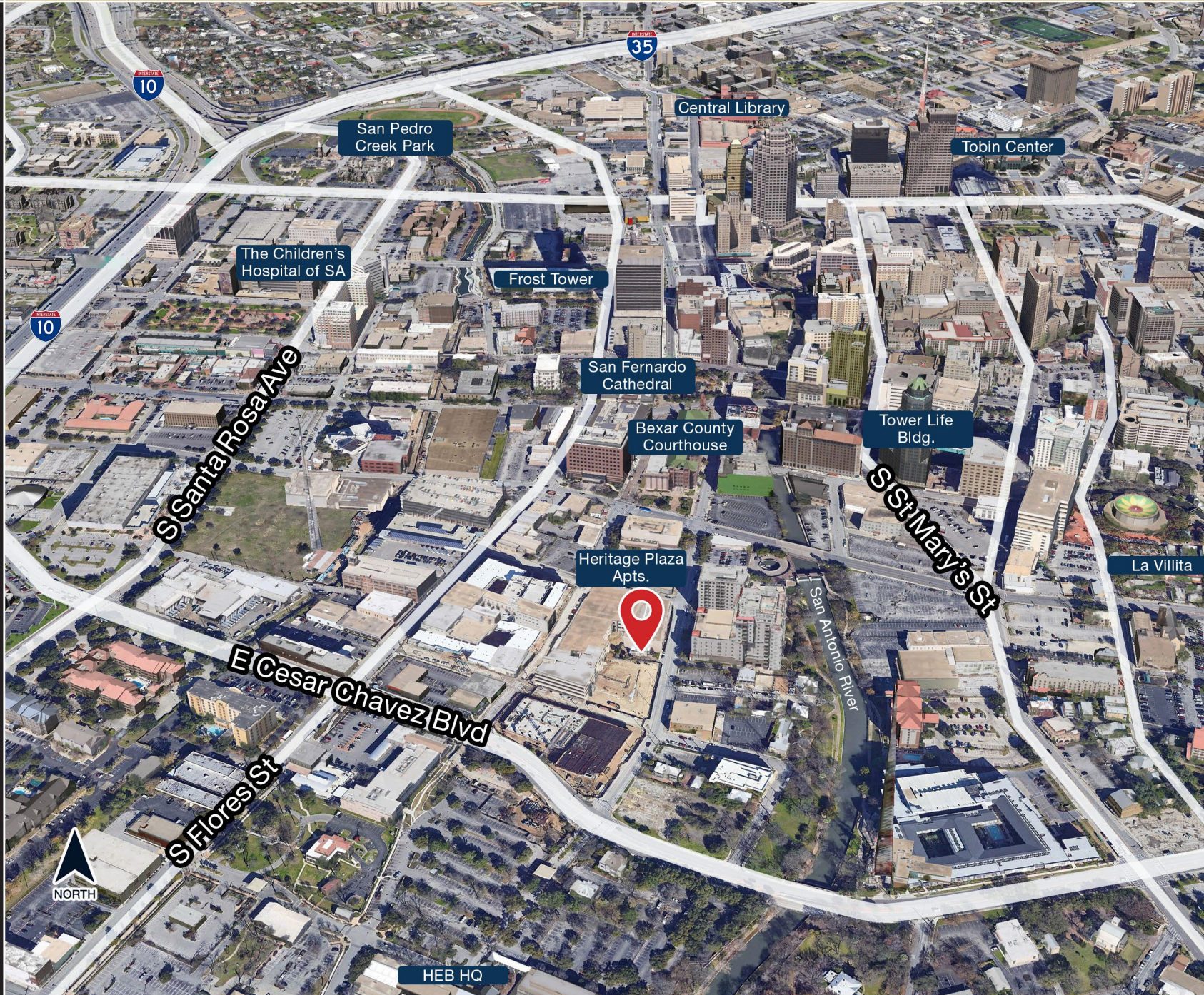


City Location Map





Aerial Map





Site Aerial

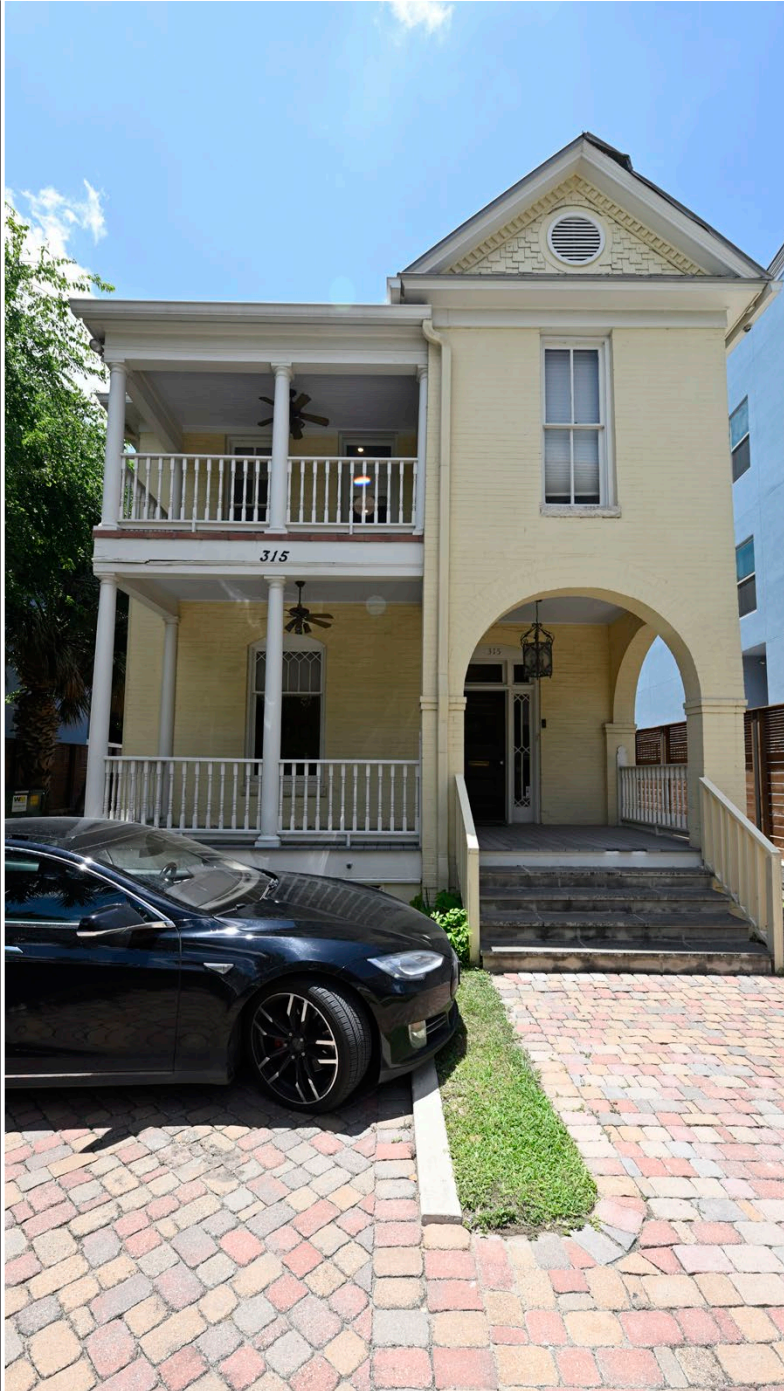


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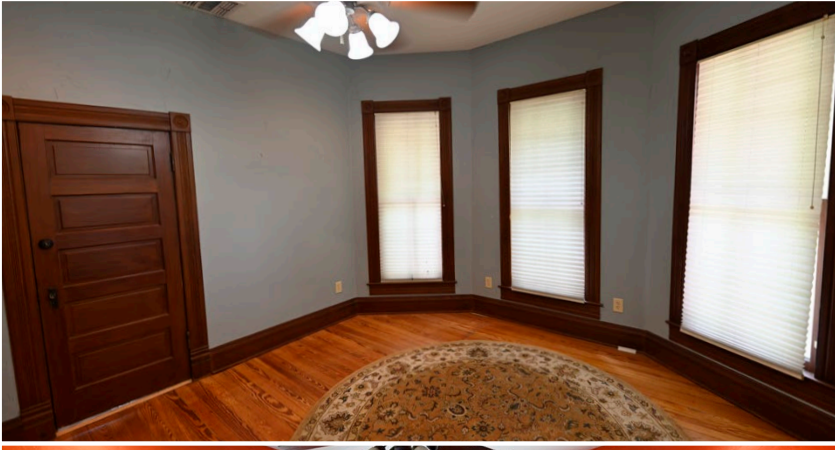
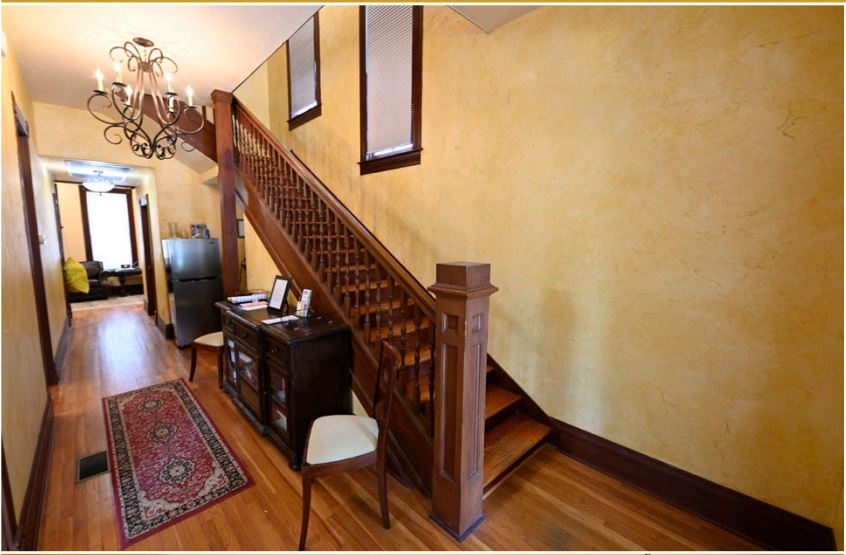
Photos



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Photos





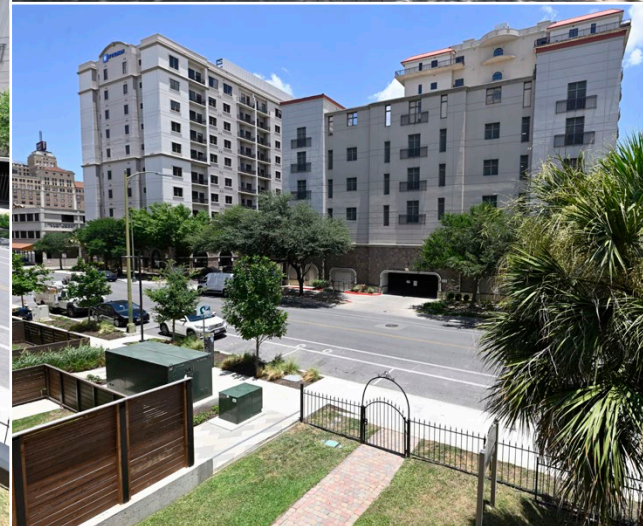
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Photos





Property Summary

Address	315 Dwyer Ave, San Antonio, TX 78204
Location	Dwyer Ave and Old Guilbeau St
Property Details	2,020 SF Office Building 0.1340 Acres
Legal Description	NCB 173 BLK LPOT A-15 (PT OF 10 & 12)
Zoning	D
Year Built	1910
Floors	2
Bldg. Class	B
Road Frontage	54

Comments

- Quick access to Courthouse, restaurants and CBD
- Landmark property
- Backs up to multifamily and residential properties
- Adequate on-site parking and street parking
- Convenient access to highways

Traffic Counts

W Cesar E Chavez Blvd at S Flores St; 17,126 vpd (2018)
Source: TxDOT Traffic Count Database System (TCDS)



Quote Sheet

Square Footage Available	2,020 Note: All above figures in Rentable Square Feet
Sale Price	\$1,200,000.00
Lease Rate	\$25.00/SF
Triple Net	\$8.00/SF Est.
Finishout Quote	As-Is
First Month's Rental	Due upon execution of lease document by Tenant
Term	Five (5) years +
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of sale / lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing / sale representative.

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Actual Base Rental / Sale Price under any proposed purchase contract / 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 Seller / 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 Seller / Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale/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

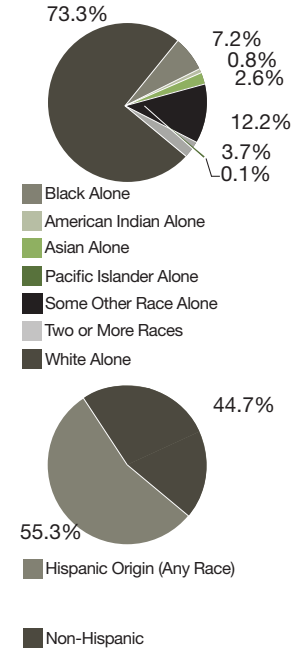
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

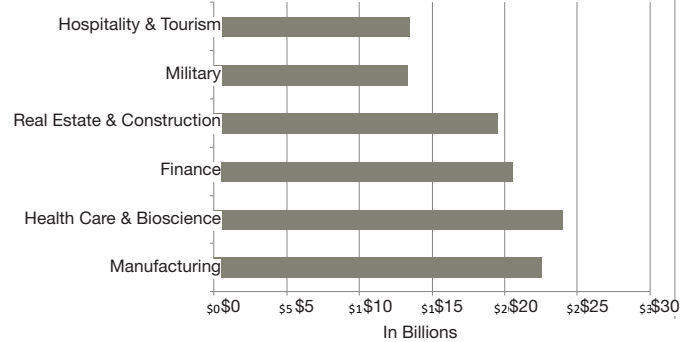
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	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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Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	12,818		16,013		18,262	
Households	4,158		5,856		7,296	
Families	1,357		1,959		2,378	
Average Household Size	1.81		1.80		1.75	
Owner Occupied Housing Units	999		1,148		1,301	
Renter Occupied Housing Units	3,159		4,708		5,996	
Median Age	36.1		37.2		38.1	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	2.66%		1.54%		0.71%	
Households	4.50%		1.53%		0.71%	
Families	3.95%		1.49%		0.64%	
Owner HHs	2.53%		1.79%		0.91%	
Median Household Income	2.02%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		1,274	21.8%	1,374	18.8%	
\$15,000 - \$24,999		618	10.6%	747	10.2%	
\$25,000 - \$34,999		587	10.0%	772	10.6%	
\$35,000 - \$49,999		590	10.1%	726	10.0%	
\$50,000 - \$74,999		962	16.4%	1,241	17.0%	
\$75,000 - \$99,999		744	12.7%	983	13.5%	
\$100,000 - \$149,999		487	8.3%	702	9.6%	
\$150,000 - \$199,999		239	4.1%	347	4.8%	
\$200,000+		354	6.0%	404	5.5%	
Median Household Income		\$45,606		\$50,391		
Average Household Income		\$69,948		\$74,384		
Per Capita Income		\$28,171		\$31,677		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	482	3.8%	630	3.9%	749	4.1%
5 - 9	325	2.5%	480	3.0%	559	3.1%
10 - 14	317	2.5%	473	3.0%	568	3.1%
15 - 19	650	5.1%	788	4.9%	870	4.8%
20 - 24	1,465	11.4%	1,693	10.6%	1,812	9.9%
25 - 34	2,933	22.9%	3,349	20.9%	3,674	20.1%
35 - 44	2,052	16.0%	2,447	15.3%	2,726	14.9%
45 - 54	1,837	14.3%	1,985	12.4%	2,204	12.1%
55 - 64	1,233	9.6%	1,746	10.9%	1,928	10.6%
65 - 74	833	6.5%	1,318	8.2%	1,677	9.2%
75 - 84	517	4.0%	795	5.0%	1,097	6.0%
85+	175	1.4%	307	1.9%	398	2.2%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	9,813	76.6%	11,853	74.0%	13,472	73.8%
Black Alone	1,298	10.1%	1,577	9.8%	1,763	9.7%
American Indian Alone	142	1.1%	192	1.2%	220	1.2%
Asian Alone	145	1.1%	218	1.4%	293	1.6%
Pacific Islander Alone	10	0.1%	16	0.1%	19	0.1%
Some Other Race Alone	1,122	8.8%	1,716	10.7%	1,965	10.8%
Two or More Races	288	2.2%	441	2.8%	531	2.9%
Hispanic Origin (Any Race)	8,186	63.9%	11,166	69.7%	12,973	71.0%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.



Demographics: 3-Mile

Summary	Census 2010		2021		2026	
Population	150,782		163,340		174,113	
Households	50,091		55,653		60,336	
Families	31,415		33,436		35,516	
Average Household Size	2.80		2.74		2.71	
Owner Occupied Housing Units	24,311		24,106		25,635	
Renter Occupied Housing Units	25,780		31,548		34,702	
Median Age	33.0		34.5		36.0	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.29%		1.54%		0.71%	
Households	1.63%		1.53%		0.71%	
Families	1.21%		1.49%		0.64%	
Owner HHs	1.24%		1.79%		0.91%	
Median Household Income	1.94%		2.15%		2.41%	
Households by Income			2021		2026	
			Number	Percent	Number	Percent
<\$15,000			12,074	21.7%	11,609	19.2%
\$15,000 - \$24,999			8,632	15.5%	8,565	14.2%
\$25,000 - \$34,999			7,049	12.7%	7,386	12.2%
\$35,000 - \$49,999			7,816	14.0%	8,463	14.0%
\$50,000 - \$74,999			9,050	16.3%	10,523	17.4%
\$75,000 - \$99,999			4,925	8.8%	5,988	9.9%
\$100,000 - \$149,999			3,418	6.1%	4,425	7.3%
\$150,000 - \$199,999			1,336	2.4%	1,830	3.0%
\$200,000+			1,353	2.4%	1,547	2.6%
Median Household Income			\$35,098		\$38,643	
Average Household Income			\$52,180		\$58,282	
Per Capita Income			\$18,250		\$20,638	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,321	8.2%	12,115	7.4%	12,763	7.3%
5 - 9	11,016	7.3%	11,341	6.9%	11,538	6.6%
10 - 14	10,174	6.7%	10,674	6.5%	11,166	6.4%
15 - 19	11,841	7.9%	11,431	7.0%	12,039	6.9%
20 - 24	12,750	8.5%	12,736	7.8%	13,306	7.6%
25 - 34	21,150	14.0%	24,633	15.1%	24,038	13.8%
35 - 44	18,574	12.3%	19,472	11.9%	21,842	12.5%
45 - 54	19,930	13.2%	17,911	11.0%	18,810	10.8%
55 - 64	15,369	10.2%	18,591	11.4%	18,860	10.8%
65 - 74	8,877	5.9%	14,208	8.7%	16,795	9.6%
75 - 84	6,072	4.0%	7,190	4.4%	9,537	5.5%
85+	2,708	1.8%	3,038	1.9%	3,419	2.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	104,852	69.5%	111,250	68.1%	119,392	68.6%
Black Alone	9,918	6.6%	11,239	6.9%	12,216	7.0%
American Indian Alone	1,950	1.3%	2,103	1.3%	2,218	1.3%
Asian Alone	812	0.5%	1,068	0.7%	1,271	0.7%
Pacific Islander Alone	67	0.0%	84	0.1%	91	0.1%
Some Other Race Alone	28,587	19.0%	32,419	19.8%	33,405	19.2%
Two or More Races	4,598	3.0%	5,177	3.2%	5,520	3.2%
Hispanic Origin (Any Race)	124,139	82.3%	136,808	83.8%	146,549	84.2%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

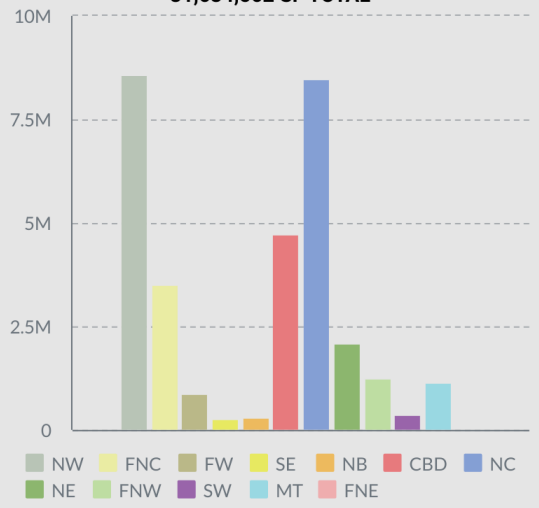
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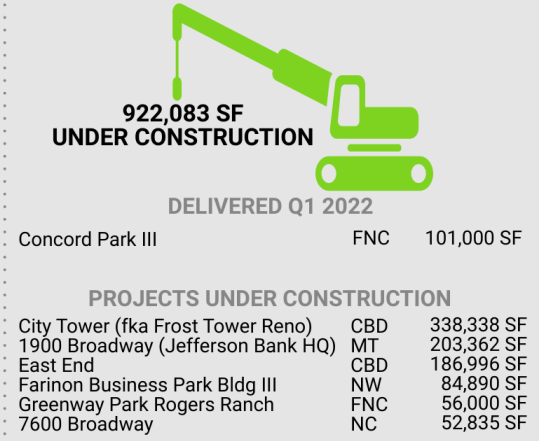
Office Market Snapshot - 1Q 2022

Citywide Inventory

31,634,562 SF TOTAL

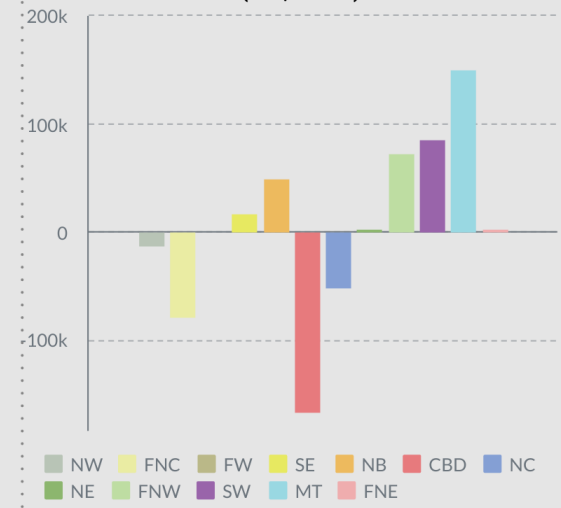


Development

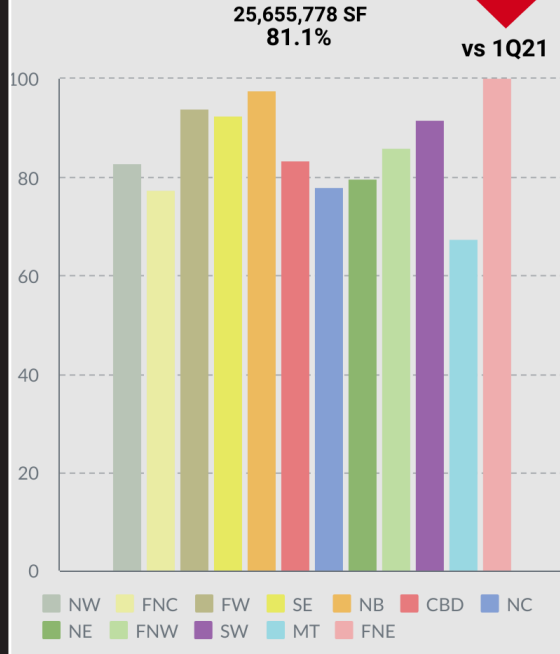


YTD Absorption

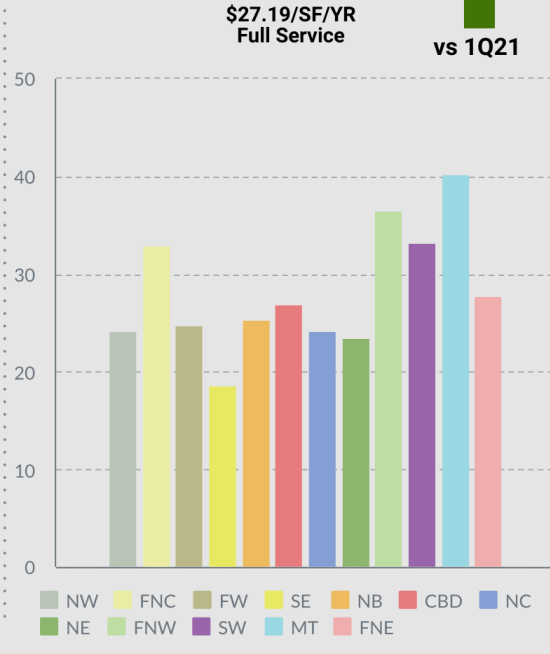
(131,154 SF)



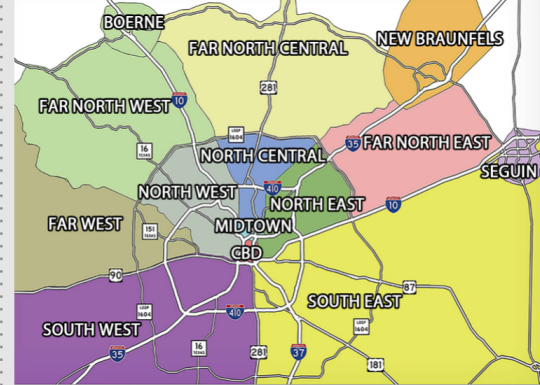
Direct Occupancy



Average Quoted Rent



Submarket Map



- Submarkets**
- SE: South East
 - SW: South West
 - MT: Midtown
 - NB: New Braunfels
 - NW: North West
 - NB: Central Business District
 - FNC: Far North Central
 - NC: North Central
 - FW: Far West
 - NE: North East
 - FNW: Far North West
 - FNE: Far North East

Market Intelligence Guided by Experience
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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>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>James Todd Foreman</u>	<u>482014</u>	<u>jforeman@reocsanantonio.com</u>	<u>N/A</u>
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

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