

# Super Sudz Carwash

6712 Bandera, Leon Valley, TX 78238

Retail Space  
For Lease



**C. Michael Morse**  
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210 524 4000



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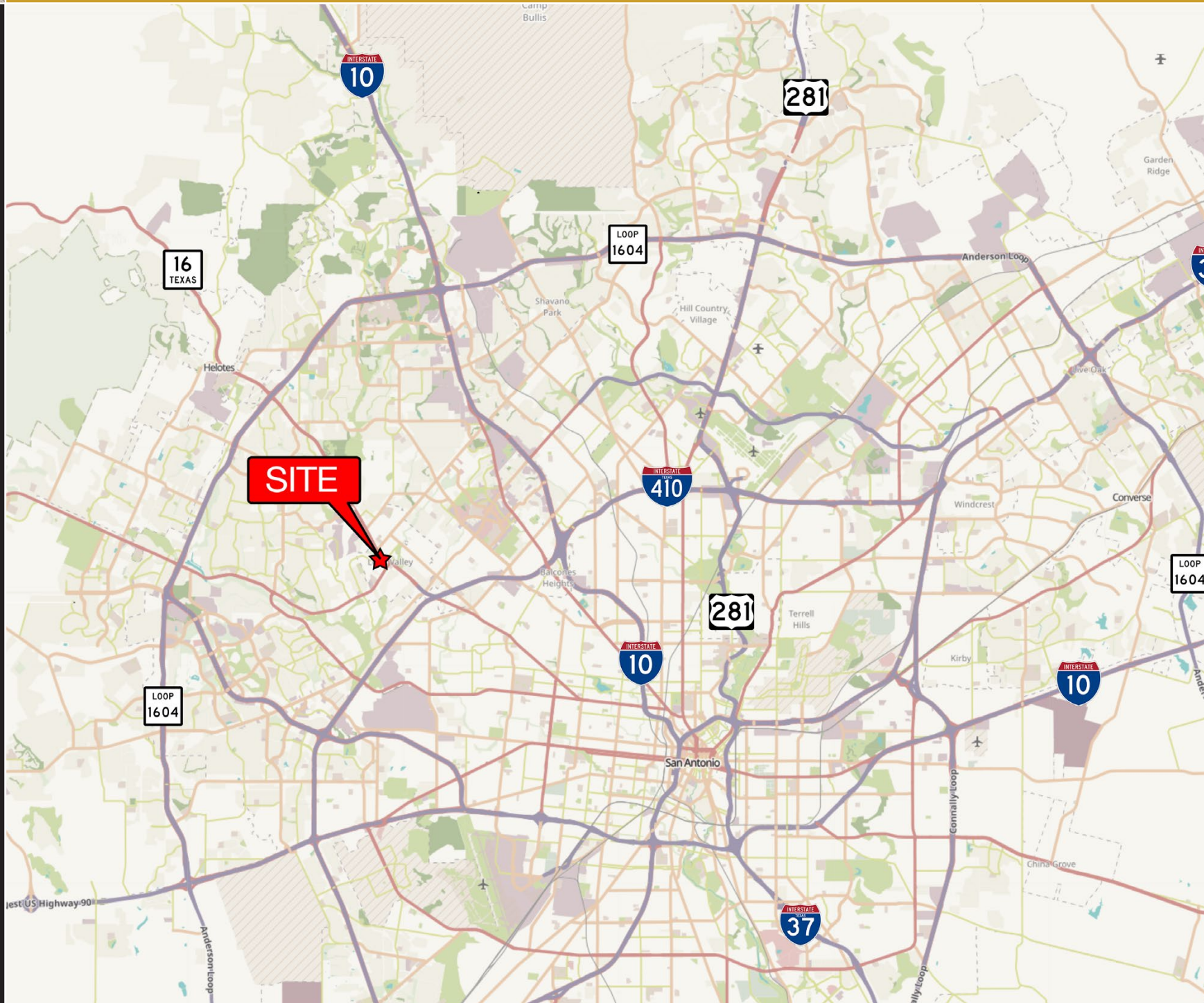
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# City Location Map



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# Aerial



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# Site Aerial



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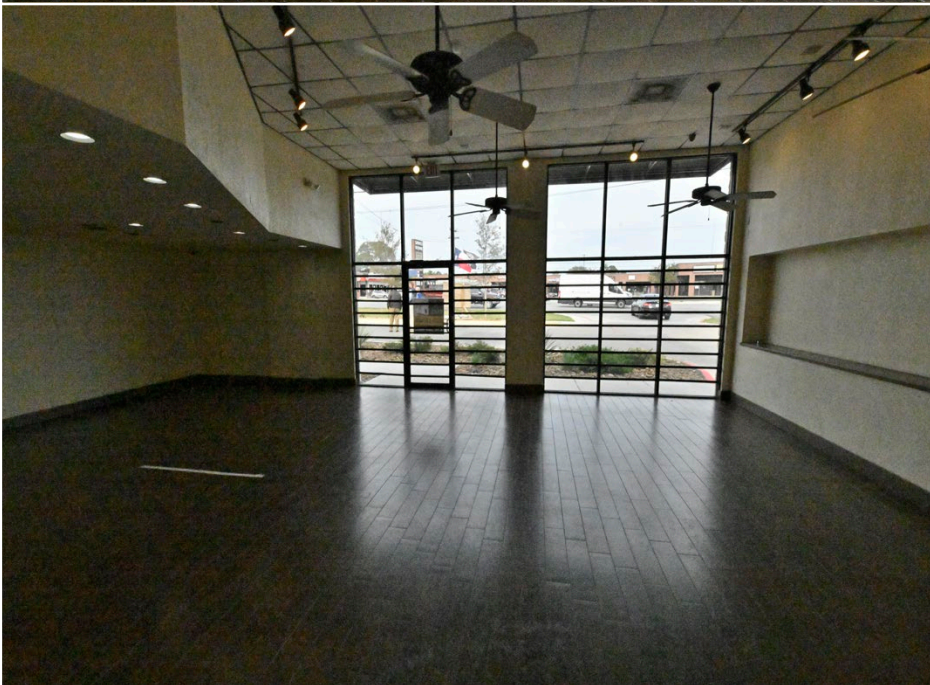
# Photos



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# Property Summary

Address	6712 Bandera Rd, Leon Valley, TX 78238
Location	Bandera and Poss
Property Details	1.368 acres
Legal Description	NCB 5784 BLK 4 LOT 65 QUALITY SUBD
Zoning	Retail
Bldg. Class	A
Year Built	2021
Utilities	On Site

## Comments

- Second generation retail space
- Enjoys high visibility from adjacent thoroughfares
- Accessible to Loop 410 via Bandera Rd
- Situated at the intersection of Poss and Bandera Rd
- Good ancillary services location
- Attractive architecture
- Recently renovated
- Ideal for a wide variety of commercial uses
- Adjacent to high density residential development

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REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



# Quote Sheet

<b>Square Footage Available</b>	1,200 (Note: All above figures in Rentable Square Feet)
<b>Lease Price</b>	\$35.50 MG
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<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.

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

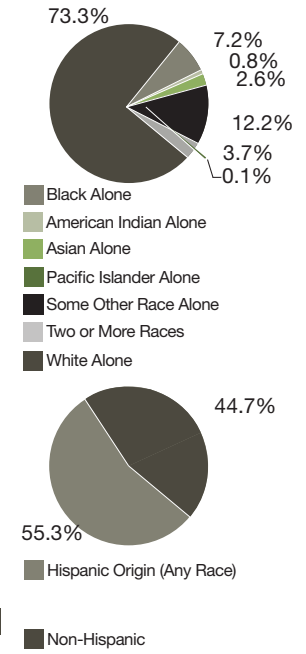
## San Antonio-New Braunfels Metro Area

	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

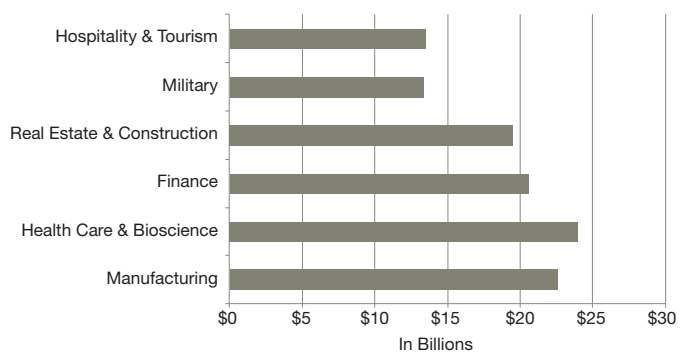
  

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

## Ethnicity



## Major Industries



## Fortune 500 Companies

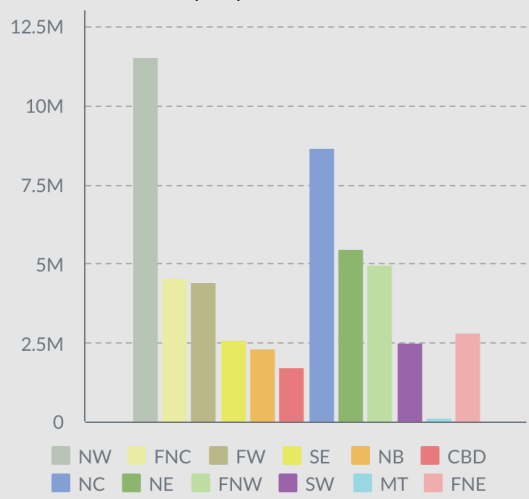
SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

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.

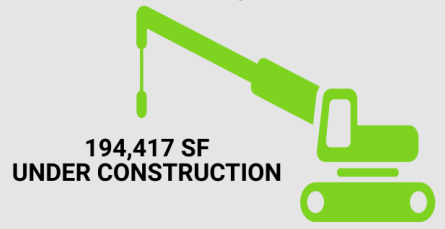
# Retail Market Snapshot - 2Q 2022

## Citywide Inventory

51,750,985 SF TOTAL



## Development



### PROJECTS DELIVERED YTD 2022

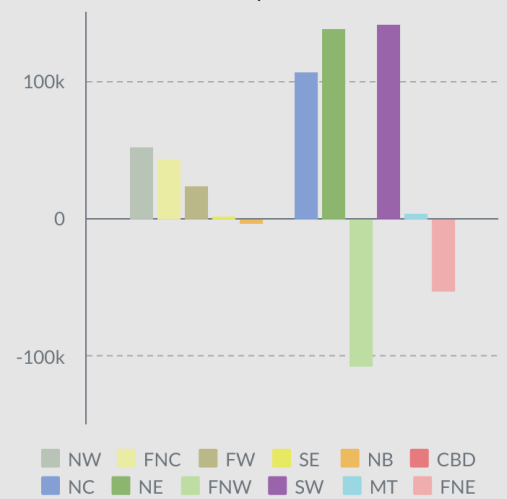
Tacara Stone Oak	FNC	19,512 SF
Dove Creek Highlands	FW	20,138 SF

### PROJECTS UNDER CONSTRUCTION

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

## YTD Absorption

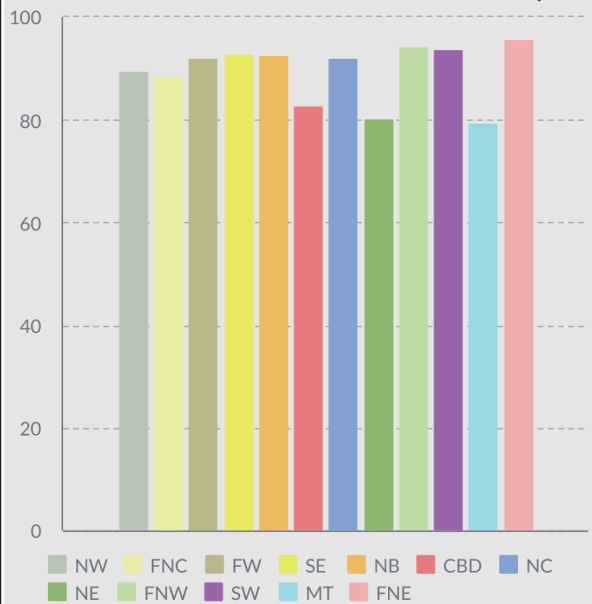
349,511 SF



## Direct Occupancy

46,726,370 SF  
90.3%

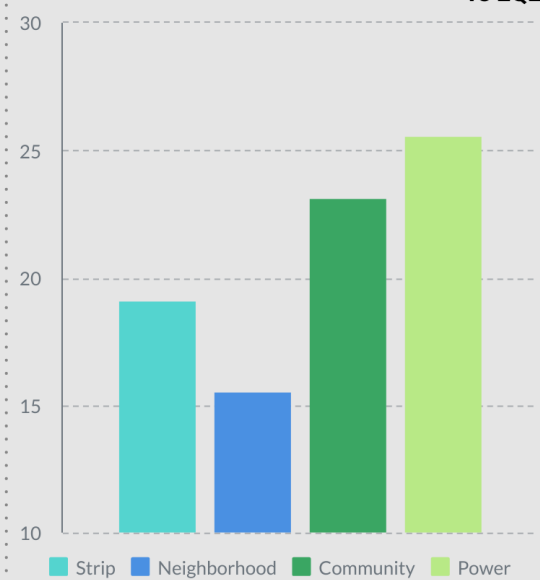
vs 2021



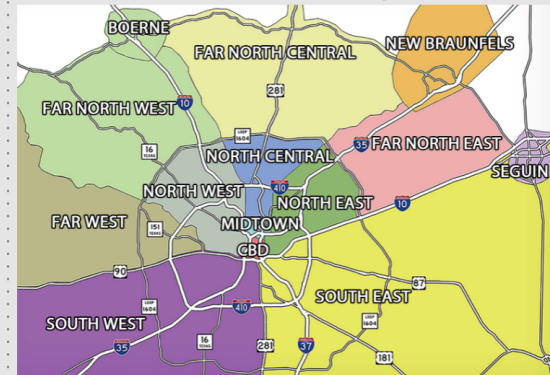
## Average Quoted Rent

\$18.52/SF/YR NNN

vs 2021



## 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		Census 2020		2022		2027	
Population	10,816		11,707		11,765		11,653	
Households	4,186		4,474		4,537		4,524	
Families	2,767		-		2,861		2,841	
Average Household Size	2.58		2.61		2.59		2.57	
Owner Occupied Housing Units	2,733		-		2,988		3,027	
Renter Occupied Housing Units	1,452		-		1,549		1,496	
Median Age	36.8		-		38.7		39.4	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.19%		0.88%		0.25%			
Households	-0.06%		0.92%		0.31%			
Families	-0.14%		0.96%		0.28%			
Owner HHs	0.26%		1.19%		0.53%			
Median Household Income	2.90%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			269	5.9%	231	5.1%		
\$15,000 - \$24,999			301	6.6%	265	5.9%		
\$25,000 - \$34,999			486	10.7%	356	7.9%		
\$35,000 - \$49,999			434	9.6%	425	9.4%		
\$50,000 - \$74,999			1,176	25.9%	1,021	22.6%		
\$75,000 - \$99,999			880	19.4%	940	20.8%		
\$100,000 - \$149,999			626	13.8%	806	17.8%		
\$150,000 - \$199,999			214	4.7%	307	6.8%		
\$200,000+			151	3.3%	173	3.8%		
Median Household Income			\$63,900		\$73,719			
Average Household Income			\$81,466		\$93,051			
Per Capita Income			\$31,179		\$35,847			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	685	6.3%	675	5.7%	670	5.7%		
5 - 9	693	6.4%	704	6.0%	692	5.9%		
10 - 14	704	6.5%	694	5.9%	723	6.2%		
15 - 19	689	6.4%	651	5.5%	642	5.5%		
20 - 24	744	6.9%	684	5.8%	632	5.4%		
25 - 34	1,620	15.0%	1,792	15.2%	1,625	13.9%		
35 - 44	1,439	13.3%	1,686	14.3%	1,842	15.8%		
45 - 54	1,360	12.6%	1,367	11.6%	1,347	11.6%		
55 - 64	1,340	12.4%	1,280	10.9%	1,179	10.1%		
65 - 74	859	7.9%	1,255	10.7%	1,158	9.9%		
75 - 84	498	4.6%	711	6.0%	843	7.2%		
85+	185	1.7%	265	2.3%	301	2.6%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	8,437	78.0%	5,364	45.8%	5,202	44.2%	4,679	40.2%
Black Alone	442	4.1%	592	5.1%	586	5.0%	578	5.0%
American Indian Alone	63	0.6%	122	1.0%	122	1.0%	124	1.1%
Asian Alone	371	3.4%	521	4.5%	527	4.5%	546	4.7%
Pacific Islander Alone	25	0.2%	13	0.1%	13	0.1%	13	0.1%
Some Other Race Alone	1,151	10.6%	1,676	14.3%	1,697	14.4%	1,735	14.9%
Two or More Races	327	3.0%	3,419	29.2%	3,619	30.8%	3,978	34.1%
Hispanic Origin (Any Race)	6,405	59.2%	7,348	62.8%	7,528	64.0%	7,624	65.4%

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.

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# Demographics: 3-Mile

Summary	Census 2010		Census 2020		2022		2027			
Population	116,682		126,382		125,632		124,686			
Households	47,029		51,921		52,170		52,226			
Families	28,890		-		29,997		29,862			
Average Household Size	2.46		2.42		2.39		2.37			
Owner Occupied Housing Units	23,759		-		24,796		25,102			
Renter Occupied Housing Units	23,270		-		27,374		27,124			
Median Age	33.1		-		35.1		35.8			
Trends: 2022-2027 Annual Rate	Area		State		National					
Population	-0.15%		0.88%		0.25%					
Households	0.02%		0.92%		0.31%					
Families	-0.09%		0.96%		0.28%					
Owner HHs	0.25%		1.19%		0.53%					
Median Household Income	2.48%		2.93%		3.12%					
Households by Income			Number		Percent		Number		Percent	
<\$15,000			4,806		9.2%		3,784		7.2%	
\$15,000 - \$24,999			4,033		7.7%		3,102		5.9%	
\$25,000 - \$34,999			5,222		10.0%		4,196		8.0%	
\$35,000 - \$49,999			7,060		13.5%		6,603		12.6%	
\$50,000 - \$74,999			11,589		22.2%		11,723		22.4%	
\$75,000 - \$99,999			7,002		13.4%		7,385		14.1%	
\$100,000 - \$149,999			8,667		16.6%		10,533		20.2%	
\$150,000 - \$199,999			2,452		4.7%		3,384		6.5%	
\$200,000+			1,337		2.6%		1,516		2.9%	
Median Household Income			\$58,159				\$65,731			
Average Household Income			\$75,770				\$86,797			
Per Capita Income			\$31,425				\$36,300			
Population by Age	Census 2010		Census 2020		2022		2027			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
0 - 4	8,284	7.1%	7,948	6.3%	7,937	6.4%	7,937	6.4%		
5 - 9	7,947	6.8%	7,688	6.1%	7,351	5.9%	7,351	5.9%		
10 - 14	7,640	6.5%	7,372	5.9%	7,222	5.8%	7,222	5.8%		
15 - 19	7,437	6.4%	7,341	5.8%	7,033	5.6%	7,033	5.6%		
20 - 24	10,126	8.7%	10,169	8.1%	10,305	8.3%	10,305	8.3%		
25 - 34	20,400	17.5%	22,163	17.6%	20,883	16.7%	20,883	16.7%		
35 - 44	15,371	13.2%	17,920	14.3%	18,368	14.7%	18,368	14.7%		
45 - 54	14,567	12.5%	13,654	10.9%	13,983	11.2%	13,983	11.2%		
55 - 64	12,490	10.7%	12,831	10.2%	11,870	9.5%	11,870	9.5%		
65 - 74	6,607	5.7%	10,934	8.7%	10,691	8.6%	10,691	8.6%		
75 - 84	4,077	3.5%	5,334	4.2%	6,665	5.3%	6,665	5.3%		
85+	1,738	1.5%	2,278	1.8%	2,380	1.9%	2,380	1.9%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027			
	Number	Percent	Number	Percent	Number	Percent	Number	Percent		
White Alone	87,037	74.6%	55,688	44.1%	53,428	42.5%	48,099	38.6%		
Black Alone	7,176	6.1%	9,339	7.4%	9,146	7.3%	9,041	7.3%		
American Indian Alone	891	0.8%	1,471	1.2%	1,462	1.2%	1,501	1.2%		
Asian Alone	3,977	3.4%	6,018	4.8%	5,991	4.8%	6,238	5.0%		
Pacific Islander Alone	154	0.1%	198	0.2%	193	0.2%	193	0.2%		
Some Other Race Alone	13,151	11.3%	17,796	14.1%	17,840	14.2%	18,260	14.6%		
Two or More Races	4,298	3.7%	35,872	28.4%	37,571	29.9%	41,353	33.2%		
Hispanic Origin (Any Race)	69,462	59.5%	76,477	60.5%	77,520	61.7%	78,556	63.0%		

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	333,794		358,901		359,501		358,623	
Households	127,797		141,775		142,930		143,723	
Families	81,126		-		85,486		85,589	
Average Household Size	2.59		2.51		2.50		2.48	
Owner Occupied Housing Units	67,071		-		70,850		71,961	
Renter Occupied Housing Units	60,733		-		72,080		71,762	
Median Age	31.9		-		34.2		35.1	
Trends: 2022-2027 Annual Rate	Area		State		National			
Population	-0.05%		0.88%		0.25%			
Households	0.11%		0.92%		0.31%			
Families	0.02%		0.96%		0.28%			
Owner HHs	0.31%		1.19%		0.53%			
Median Household Income	2.44%		2.93%		3.12%			
Households by Income			2022		2027			
			Number	Percent	Number	Percent		
<\$15,000			13,267	9.3%	10,245	7.1%		
\$15,000 - \$24,999			11,449	8.0%	9,040	6.3%		
\$25,000 - \$34,999			13,216	9.2%	11,218	7.8%		
\$35,000 - \$49,999			19,202	13.4%	17,975	12.5%		
\$50,000 - \$74,999			30,565	21.4%	31,103	21.6%		
\$75,000 - \$99,999			20,712	14.5%	21,666	15.1%		
\$100,000 - \$149,999			22,257	15.6%	26,551	18.5%		
\$150,000 - \$199,999			7,814	5.5%	10,811	7.5%		
\$200,000+			4,450	3.1%	5,113	3.6%		
Median Household Income			\$59,162		\$66,749			
Average Household Income			\$77,921		\$89,134			
Per Capita Income			\$31,006		\$35,750			
Population by Age	Census 2010		2022		2027			
	Number	Percent	Number	Percent	Number	Percent		
0 - 4	24,607	7.4%	23,847	6.6%	23,934	6.7%		
5 - 9	24,172	7.2%	23,099	6.4%	22,321	6.2%		
10 - 14	23,228	7.0%	22,022	6.1%	21,901	6.1%		
15 - 19	23,574	7.1%	22,141	6.2%	20,948	5.8%		
20 - 24	30,253	9.1%	28,360	7.9%	28,421	7.9%		
25 - 34	56,991	17.1%	65,681	18.3%	61,023	17.0%		
35 - 44	44,784	13.4%	51,030	14.2%	54,571	15.2%		
45 - 54	42,684	12.8%	39,640	11.0%	39,910	11.1%		
55 - 64	32,473	9.7%	37,011	10.3%	34,486	9.6%		
65 - 74	16,820	5.0%	28,003	7.8%	28,848	8.0%		
75 - 84	9,998	3.0%	13,336	3.7%	16,500	4.6%		
85+	4,210	1.3%	5,332	1.5%	5,761	1.6%		
Race and Ethnicity	Census 2010		Census 2020		2022		2027	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	245,378	73.5%	154,311	43.0%	149,075	41.5%	134,656	37.5%
Black Alone	20,205	6.1%	25,183	7.0%	24,887	6.9%	24,718	6.9%
American Indian Alone	2,788	0.8%	4,205	1.2%	4,222	1.2%	4,338	1.2%
Asian Alone	12,429	3.7%	18,953	5.3%	19,208	5.3%	20,046	5.6%
Pacific Islander Alone	406	0.1%	551	0.2%	545	0.2%	546	0.2%
Some Other Race Alone	40,001	12.0%	52,433	14.6%	52,840	14.7%	54,185	15.1%
Two or More Races	12,586	3.8%	103,266	28.8%	108,725	30.2%	120,134	33.5%
Hispanic Origin (Any Race)	205,763	61.6%	221,885	61.8%	225,933	62.8%	229,615	64.0%

**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.



# 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>4933853</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<b>Brian Dale Harris</b>	<b>405243</b>	<b>bharris@reocsanantonio.com</b>	<b>N/A</b>
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)