

Matthew Baylor
210.381.3398
mbaylor@dhrp.us



Logan T. Baylor
210.326.1095
lbaylor@dhrp.us



PRIME CENTRAL INVESTMENT PROPERTY AT 100% OCCUPANCY

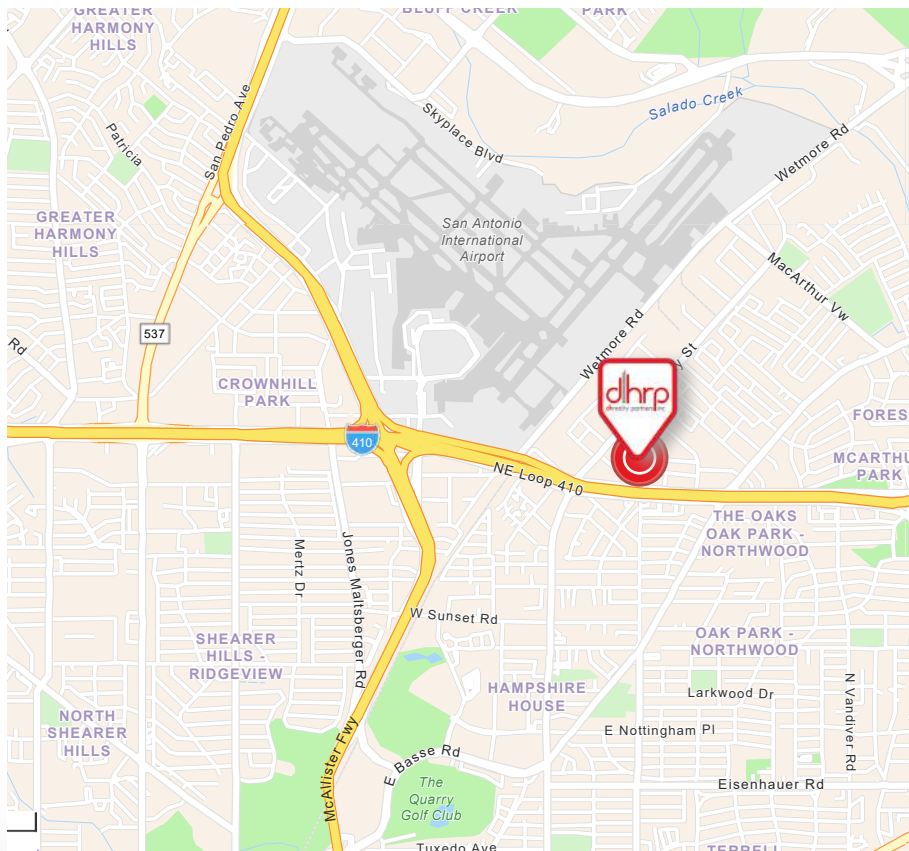
8603 N New Braunfels Ave | San Antonio, TX 78217



FOR SALE

PRIME CENTRAL INVESTMENT PROPERTY AT 100% OCCUPANCY

8603 N New Braunfels Ave | San Antonio, TX 78217



HIGHLIGHTS

- Outstanding visibility
- 100% occupied with 7% cap rate
- Parking lot freshly sealed and striped
- Excellent traffic counts (229,058 VPD)
- Conveniently surrounded by multiple retailers
- Situated in a business district
- Easy access to/from Loop 410 & Hwy 281

DESCRIPTION

PRIME LOCATION! 1-story office/retail building located on North New Braunfels Ave with easy access to Loop 410 and Hwy 281. Close proximity to the San Antonio International Airport.

BUILDING SIZE

±7,198 SF

PARKING

35 Surface Parking Spaces

LAND SIZE

±0.75 AC

CAP RATE

7%

ZONING

C-3 NA

SALE PRICE

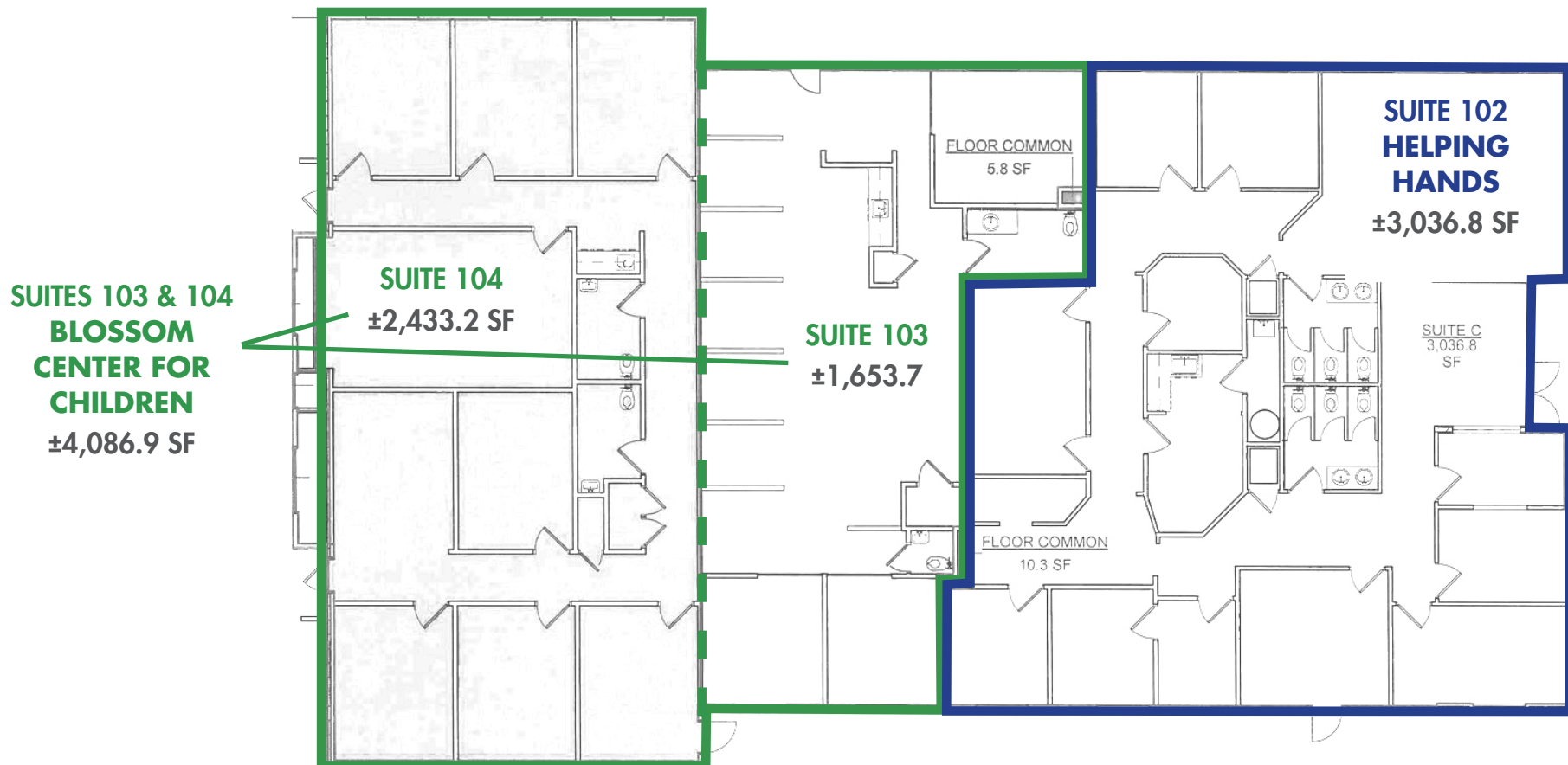
Contact Brokers

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FLOOR PLAN



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TENANT PROFILES



WEBSITE: www.blossomcenterforchildren.com

SQUARE FEET: ±4,086.9 SF

% OF PROJECT: 57.37%

Blossom Center for Children offers ABA therapy for children with autism. For 12 years, they've provided comprehensive, play-based treatment to help children reach their full potential. Their services include in-clinic therapy and telehealth caregiver sessions. Blossom's mission is to deliver accelerated, effective results through engaging and medically necessary care.



WEBSITE: www.sahelpinghands.com

SQUARE FEET: ±3,036.8 SF

% OF PROJECT: 42.63%

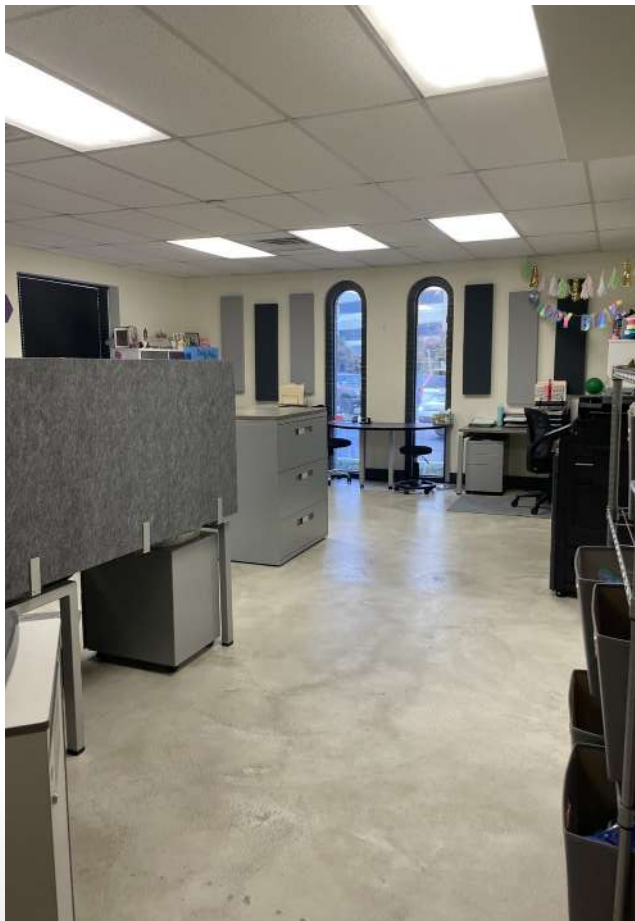
Helping Hands of San Antonio Home Care provides personalized in-home care services to enrich patients' lives. They offer assistance with personal care, hygiene, housekeeping, meal planning, medication reminders, and more. They accept traditional Medicaid, most Medicaid-based insurances, and private pay.

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SUITE 102 PHOTOS

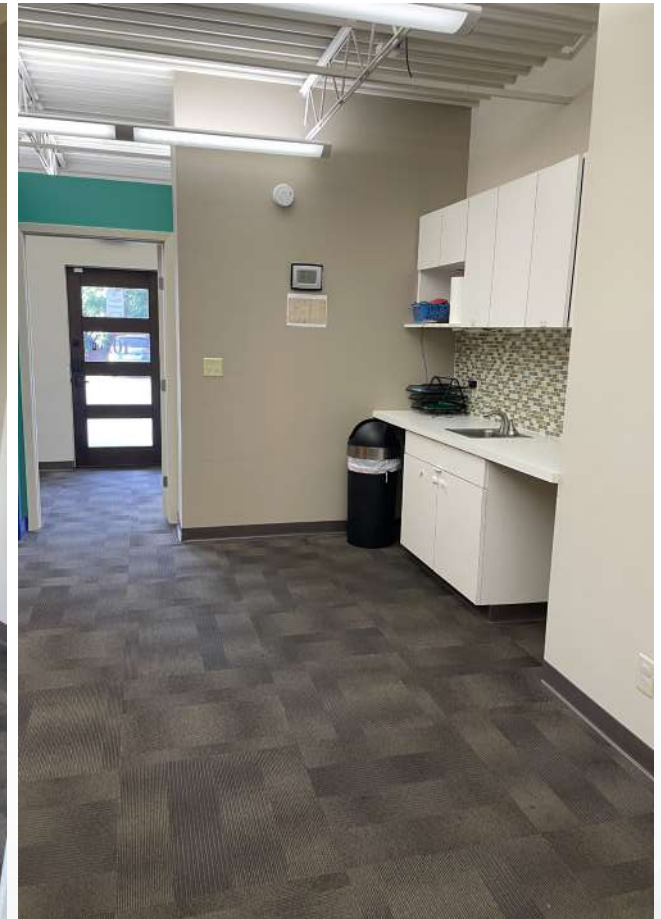


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SUITE 103 PHOTOS



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SUITE 104 PHOTOS



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EXTERIOR PHOTOS



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AERIAL MAP



POINTS OF INTEREST

- Chase Bank
- Chili's
- Courtyard By Marriott
- Credit Human
- Crown Plaza
- Growler Exchange
- Gunn Nissan
- Hilton Garden Inn
- Jim's
- Little Caesars
- Luby's
- Magic Time Machine
- McDonald's
- RBCU
- Shell
- Taco Palenque
- Valero
- Wells Fargo
- Whataburger

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SAN ANTONIO MARKET OVERVIEW

San Antonio has been named “Military City, USA” for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio’s healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio’s second largest employer.

With a thriving local economy, **a central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.

2.3M
TOTAL
POPULATION

7TH
LARGEST CITY
IN THE U.S.

3RD
FASTEST
GROWING
ECONOMY

28%
PROJECTED
POPULATION
GROWTH

12
ACCREDITED
UNIVERSITIES &
COLLEGES

120
NEW RESIDENTS
PER DAY

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Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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>DH Realty Partners, Inc.</u>	<u>147342</u>	<u>www.dhrp.us</u>	<u>(210)222-2424</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Daniel Briggs</u>	<u>311372</u>	<u>danielbriggs@dhrp.us</u>	<u>(210)222-2424</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michael D. Hoover</u>	<u>391636</u>	<u>hoover@dhrp.us</u>	<u>(210)222-2424</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Logan T. Baylor</u>	<u>771911</u>	<u>lbaylor@dhrp.us</u>	<u>(210)222-2424</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (210)222-2424 Fax: (210)271-0183

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