



REATA
REAL ESTATE
OFFICE

KFW BUILDING

14603 HUEBNER ROAD, BUILDING 40
SAN ANTONIO, TX 78230

DAVID BALLARD, CCIM / PARKER LABARGE



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EXECUTIVE SUMMARY



PROPERTY HIGHLIGHTS

Beautifully finished-out office building available for sale or lease in the Huebner Gardens Office Park near the intersection of NW Military Highway and Huebner Road.

Huebner Gardens Office Park consists of upscale garden office buildings for medical and professional use. It is surrounded by affluent neighborhoods such as Shavano Park, Inverness, Inwood and Elm Creek.

LOCATION

14603 Huebner Road
San Antonio, TX 78230

GLA

6,635 SF

SPACE AVAILABLE

6,635 SF (divisible)

SALE PRICE

\$1,575,000

LEASE PRICE

\$19.50 PSF NNN

TRIPLE NET CHARGES

\$7.56 PSF (inclusive of Association dues)

PARKING RATIO

4/1,000, plus cross-access easement agreements with Huebner Gardens Office Park for additional parking

AREA RETAILERS

H-E-B, Walgreen's, Planet Fitness, Well's Fargo, Chase Bank, Frederick's Bistro, Myron's Steakhouse and McDonald's

TRAFFIC COUNTS

Huebner Road	25,496 CPD
NW Military Highway	21,126 CPD

DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2017 Estimated Population	9,056	109,095	257,097
2017 Estimated Households	3,580	47,754	108,540
Daytime Population	1,859	46,804	223,309
Average Household Income	\$135,443	\$91,815	\$82,783

CONTACT

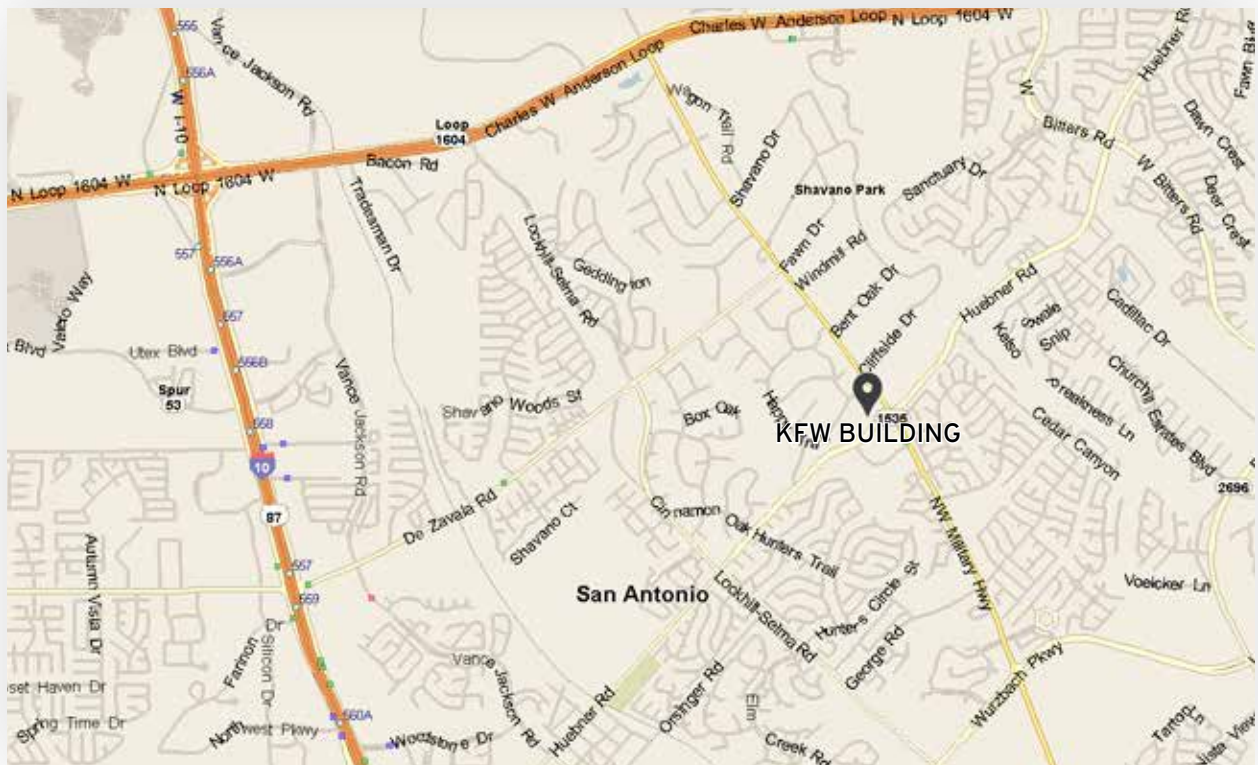
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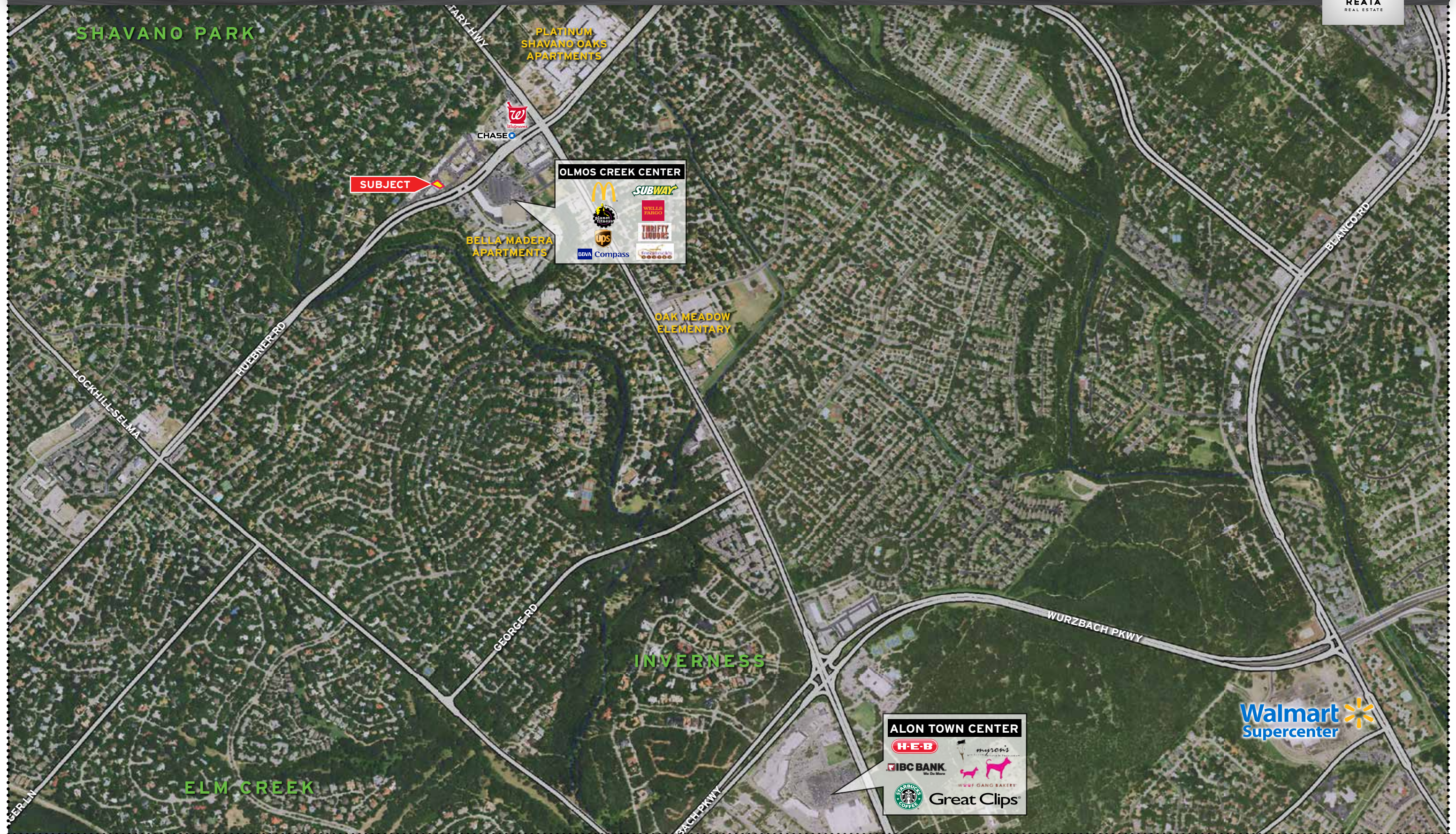
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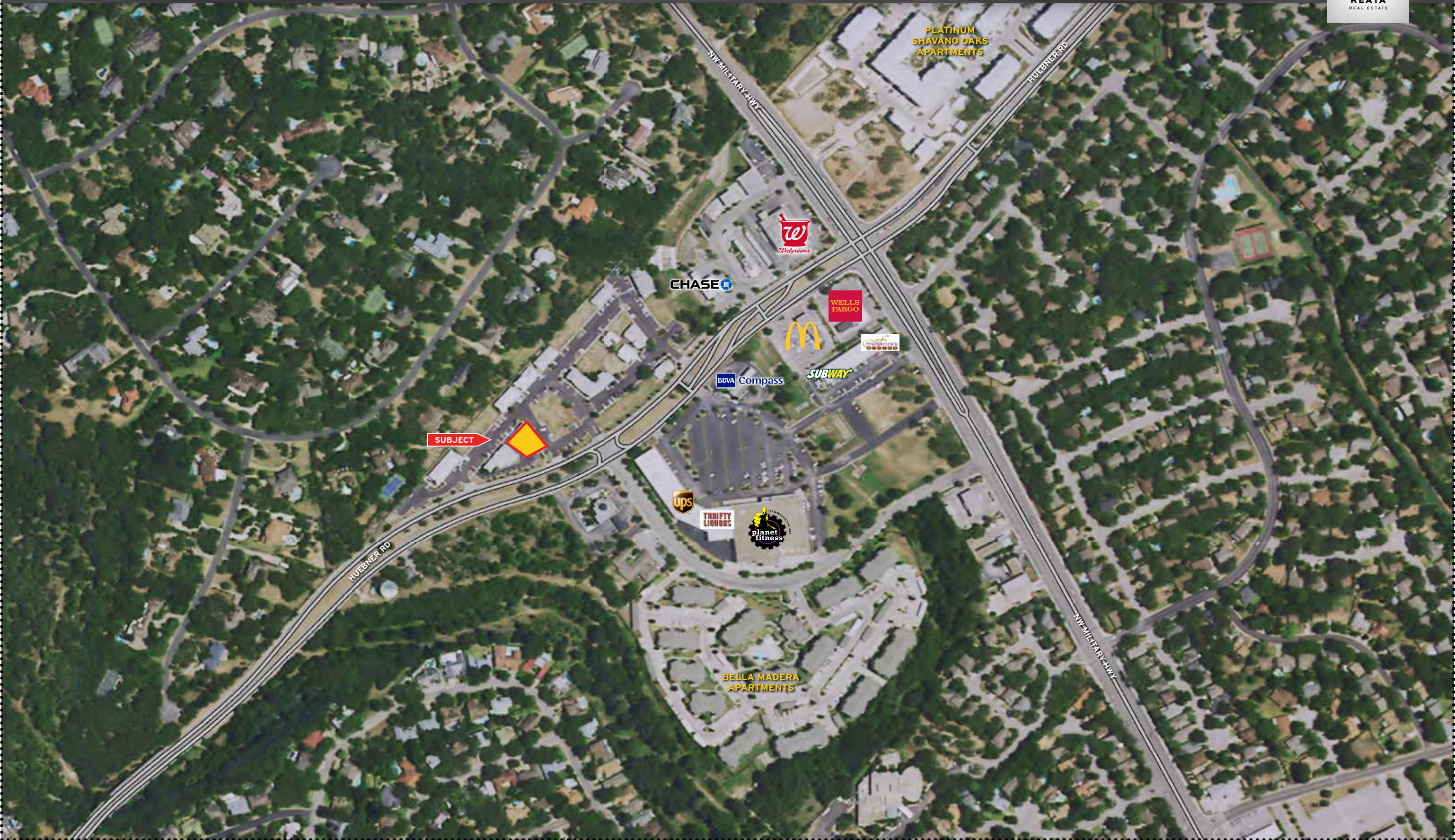
MAP



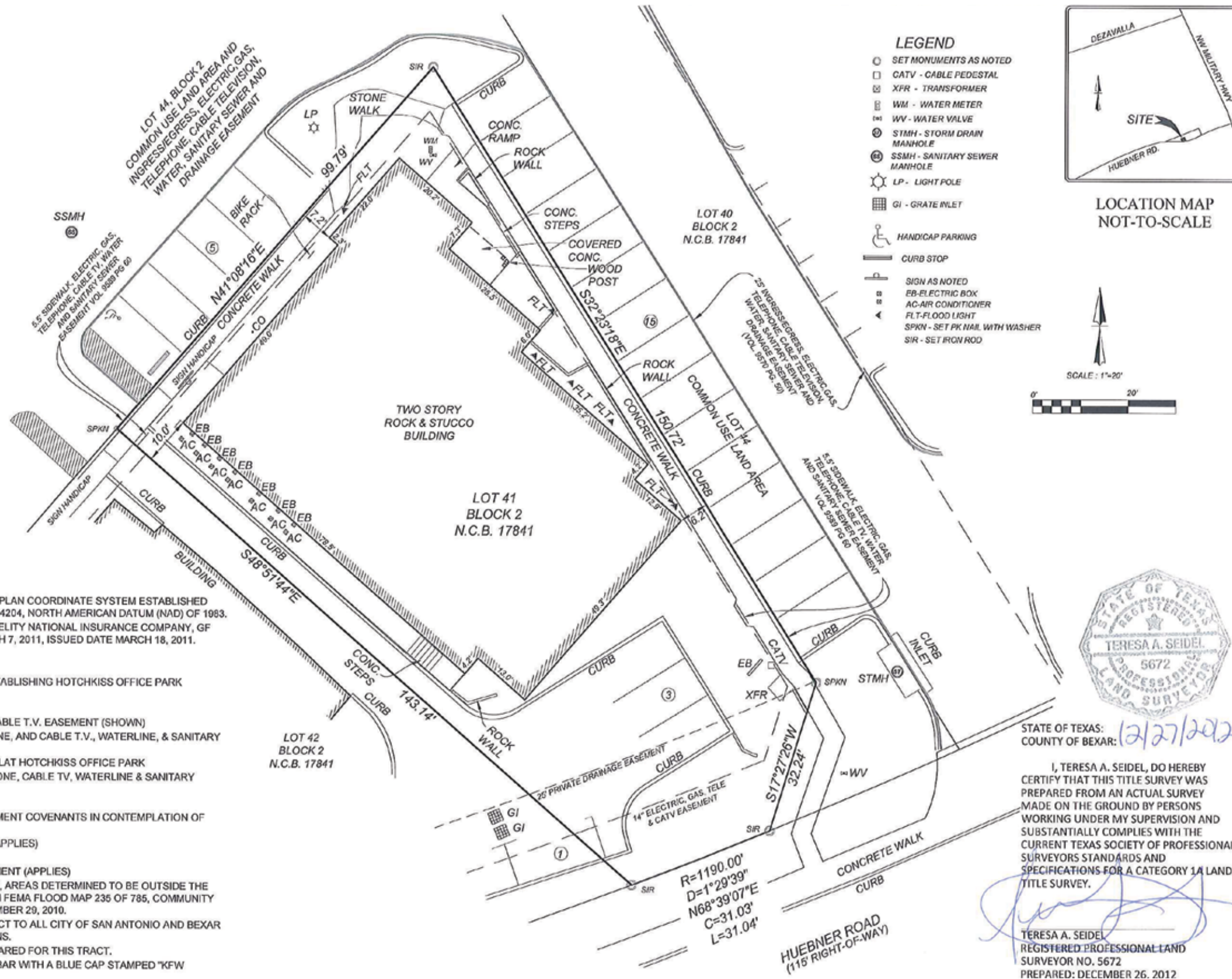
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PARKING SPACES WITHIN
OUR BOUNDARY:
1 - HANDICAPPED
24 - REGULAR



NOTES
1. BEARINGS ARE BASED ON THE STATE PLAN COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
2. TITLE COMMITMENT PROVIDED BY FIDELITY NATIONAL INSURANCE COMPANY, GF NO.: 4141000455, EFFECTIVE DATE MARCH 7, 2011, ISSUED DATE MARCH 18, 2011.
SCHEDULE B:
RESTRICTIVE COVENANTS OF RECORD:
/VOLUME 9570 PAGES 50-52: REPLAT ESTABLISHING HOTCHKISS OFFICE PARK APPLIES)
26' DRAINAGE EASEMENT (SHOWN)
14' ELECTRIC, GAS, TELEPHONE, AND CABLE T.V. EASEMENT (SHOWN)
8' SIDEWALK, ELECTRIC, GAS, TELEPHONE, AND CABLE T.V., WATERLINE, & SANITARY SEWER EASEMENT (DOES NOT APPLY)
/VOLUME 9589 PAGE 59: 2ND AMENDING PLAT HOTCHKISS OFFICE PARK
5.5' SIDEWALK, ELECTRIC, GAS, TELEPHONE, CABLE TV, WATERLINE & SANITARY SEWER EASEMENT (SHOWN)
/VOLUME 3883, PAGE 1086
AGREEMENT FOR PROPERTY DEVELOPMENT COVENANTS IN CONTEMPLATION OF ZONING CHANGES (MAY AFFECT)
/VOLUME 7291, PAGE 1481, 1490, & 1498 (APPLIES)
/VOLUME 12271, PAGE 1774 (APPLIES)
/VOLUME 11794, PAGE 516 SAVS AGREEMENT (APPLIES)
3. REFERENCED PROPERTY IS IN ZONE X, AREAS DETERMINED TO BE OUTSIDE THE 100-YEAR FLOODPLAIN AS SCALED FROM FEMA FLOOD MAP 235 OF 785, COMMUNITY PANEL NO. 48029C0235G, DATED SEPTEMBER 29, 2010.
4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
5. METES AND BOUNDS WERE NOT PREPARED FOR THIS TRACT.
6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

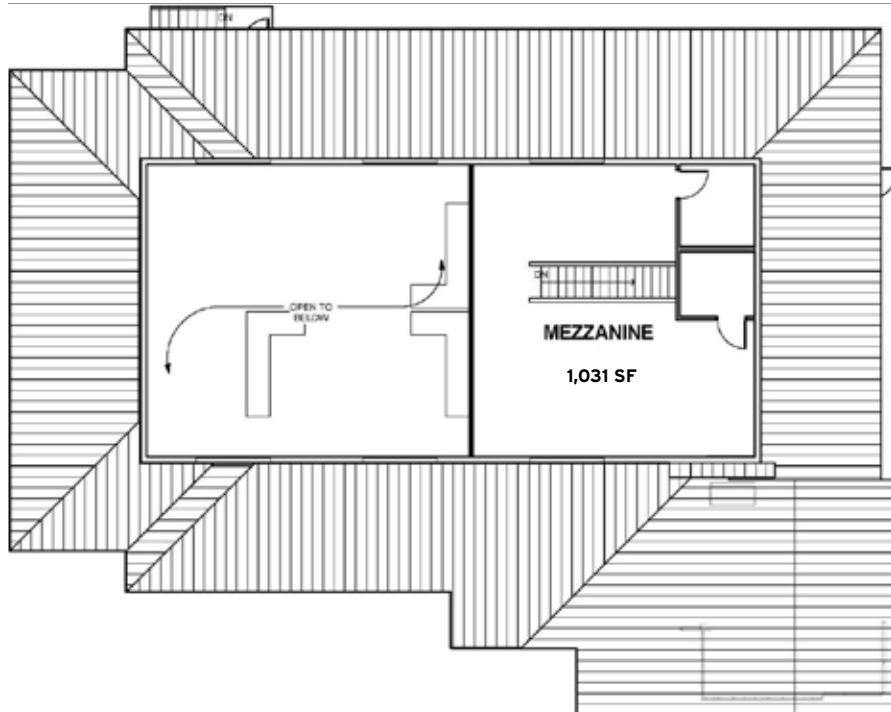


STATE OF TEXAS: 12/27/2012
COUNTY OF BEXAR:
I, TERESA A. SEIDEL, DO HEREBY CERTIFY THAT THIS TITLE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 1A LAND TITLE SURVEY.
TERESA A. SEIDEL
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672
PREPARED: DECEMBER 26, 2012

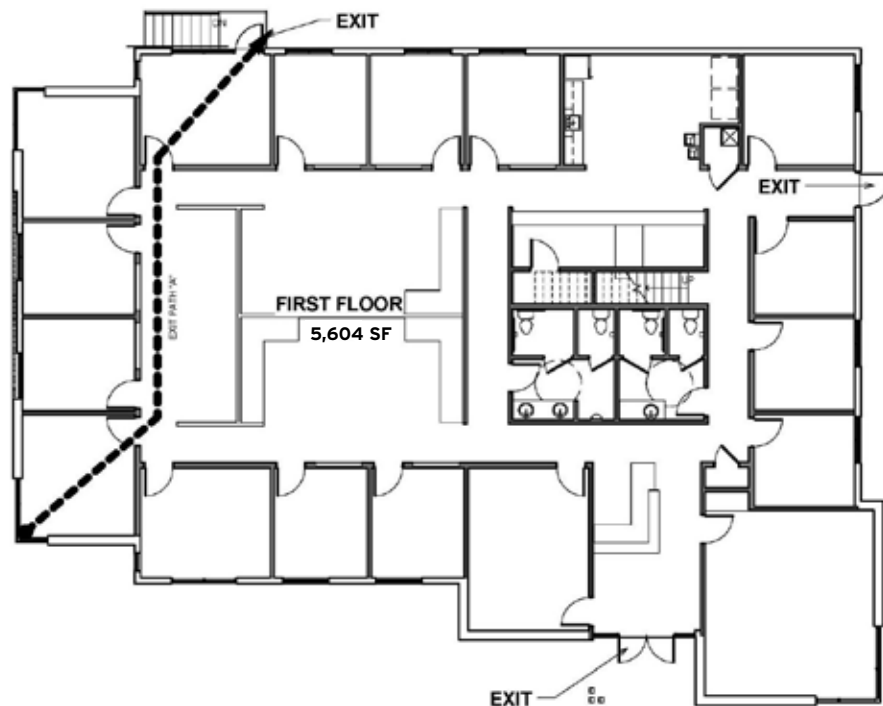
SITE PLAN



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2 MEZZANINE
G102 SCALE: 1/8" = 1'-0"



1 FIRST FLOOR
G102 SCALE: 1/8" = 1'-0"

PHOTOS



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PHOTOS



DEMOGRAPHICS



14603 Huebner Rd		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78230				
POPULATION	2017 Estimated Population	9,056	109,095	257,097
	2022 Projected Population	9,915	120,237	282,169
	2010 Census Population	7,864	93,306	220,463
	2000 Census Population	7,634	78,233	182,598
	Projected Annual Growth 2017 to 2022	1.9%	2.0%	2.0%
	Historical Annual Growth 2000 to 2017	1.1%	2.3%	2.4%
HOUSEHOLDS	2017 Estimated Households	3,580	47,754	108,540
	2022 Projected Households	3,775	50,468	114,768
	2010 Census Households	3,182	42,295	96,071
	2000 Census Households	2,747	33,769	79,290
	Projected Annual Growth 2017 to 2022	1.1%	1.1%	1.1%
	Historical Annual Growth 2000 to 2017	1.8%	2.4%	2.2%
AGE	2017 Est. Population Under 10 Years	10.9%	12.0%	12.0%
	2017 Est. Population 10 to 19 Years	13.6%	11.9%	13.0%
	2017 Est. Population 20 to 29 Years	10.2%	17.9%	19.3%
	2017 Est. Population 30 to 44 Years	17.4%	21.0%	20.8%
	2017 Est. Population 45 to 59 Years	23.2%	19.0%	17.5%
	2017 Est. Population 60 to 74 Years	18.7%	13.5%	12.1%
	2017 Est. Population 75 Years or Over	6.1%	4.8%	5.3%
	2017 Est. Median Age	42.3	35.7	34.4
MARITAL STATUS & GENDER	2017 Est. Male Population	48.3%	48.9%	49.0%
	2017 Est. Female Population	51.7%	51.1%	51.0%
	2017 Est. Never Married	26.7%	37.5%	40.1%
	2017 Est. Now Married	56.7%	42.0%	39.4%
	2017 Est. Separated or Divorced	10.4%	16.9%	16.1%
	2017 Est. Widowed	6.2%	3.6%	4.4%
INCOME	2017 Est. HH Income \$200,000 or More	20.6%	11.1%	8.4%
	2017 Est. HH Income \$150,000 to \$199,999	6.7%	7.1%	6.2%
	2017 Est. HH Income \$100,000 to \$149,999	18.8%	13.2%	12.8%
	2017 Est. HH Income \$75,000 to \$99,999	11.9%	11.7%	11.7%
	2017 Est. HH Income \$50,000 to \$74,999	22.8%	19.2%	18.9%
	2017 Est. HH Income \$35,000 to \$49,999	8.3%	13.2%	13.6%
	2017 Est. HH Income \$25,000 to \$34,999	5.0%	9.3%	9.5%
	2017 Est. HH Income \$15,000 to \$24,999	2.5%	8.0%	8.8%
	2017 Est. HH Income Under \$15,000	3.4%	7.3%	10.2%
	2017 Est. Average Household Income	\$135,443	\$91,815	\$82,783
	2017 Est. Median Household Income	\$110,614	\$78,004	\$68,507
	2017 Est. Per Capita Income	\$53,556	\$40,196	\$35,033
	2017 Est. Total Businesses	274	6,360	18,246
	2017 Est. Total Employees	1,859	46,804	223,309

DEMOGRAPHICS



14603 Huebner Rd		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78230				
RACE	2017 Est. White	87.6%	77.9%	73.9%
	2017 Est. Black	2.5%	5.5%	6.5%
	2017 Est. Asian or Pacific Islander	3.9%	4.9%	6.4%
	2017 Est. American Indian or Alaska Native	0.4%	0.5%	0.6%
	2017 Est. Other Races	5.5%	11.2%	12.6%
HISPANIC	2017 Est. Hispanic Population	2,977	46,221	116,357
	2017 Est. Hispanic Population	32.9%	42.4%	45.3%
	2022 Proj. Hispanic Population	35.0%	44.1%	46.6%
	2010 Hispanic Population	29.3%	38.9%	42.6%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	6,407	73,885	168,265
	2017 Est. Elementary (Grade Level 0 to 8)	1.6%	3.1%	3.8%
	2017 Est. Some High School (Grade Level 9 to 11)	1.7%	2.5%	4.0%
	2017 Est. High School Graduate	11.2%	15.1%	17.2%
	2017 Est. Some College	13.8%	21.0%	21.8%
	2017 Est. Associate Degree Only	7.8%	7.9%	8.2%
	2017 Est. Bachelor Degree Only	33.2%	30.2%	27.7%
	2017 Est. Graduate Degree	30.7%	20.1%	17.3%
HOUSING	2017 Est. Total Housing Units	3,660	49,310	112,312
	2017 Est. Owner-Occupied	74.7%	43.1%	40.1%
	2017 Est. Renter-Occupied	23.1%	53.7%	56.5%
	2017 Est. Vacant Housing	2.2%	3.2%	3.4%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.3%	1.5%	1.3%
	2010 Homes Built 2000 to 2004	15.7%	21.5%	19.8%
	2010 Homes Built 1990 to 1999	15.8%	25.8%	22.4%
	2010 Homes Built 1980 to 1989	39.6%	27.7%	26.6%
	2010 Homes Built 1970 to 1979	21.9%	19.7%	20.3%
	2010 Homes Built 1960 to 1969	4.1%	6.1%	9.3%
	2010 Homes Built 1950 to 1959	4.5%	2.1%	4.5%
	2010 Homes Built Before 1949	1.3%	2.1%	2.5%
HOME VALUES	2010 Home Value \$1,000,000 or More	1.7%	0.7%	0.4%
	2010 Home Value \$500,000 to \$999,999	11.2%	7.5%	5.4%
	2010 Home Value \$400,000 to \$499,999	4.8%	6.9%	5.1%
	2010 Home Value \$300,000 to \$399,999	10.7%	15.1%	13.0%
	2010 Home Value \$200,000 to \$299,999	37.6%	31.4%	27.2%
	2010 Home Value \$150,000 to \$199,999	20.1%	21.1%	21.5%
	2010 Home Value \$100,000 to \$149,999	7.4%	12.2%	16.7%
	2010 Home Value \$50,000 to \$99,999	5.0%	8.2%	11.5%
	2010 Home Value \$25,000 to \$49,999	1.1%	1.4%	1.6%
	2010 Home Value Under \$25,000	1.1%	1.6%	1.9%
	2010 Median Home Value	\$301,004	\$247,212	\$216,318
	2010 Median Rent	\$782	\$842	\$818

DEMOGRAPHICS



14603 Huebner Rd		1 mi radius	3 mi radius	5 mi radius
San Antonio, TX 78230				
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	7,287	88,112	208,245
	2017 Est. Civilian Employed	63.6%	68.1%	65.4%
	2017 Est. Civilian Unemployed	1.0%	1.5%	1.9%
	2017 Est. in Armed Forces	0.2%	0.5%	0.3%
	2017 Est. not in Labor Force	35.2%	30.0%	32.4%
	2017 Labor Force Males	47.7%	48.2%	48.5%
	2017 Labor Force Females	52.3%	51.8%	51.5%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	4,367	60,420	135,692
	2010 Mgmt, Business, & Financial Operations	27.0%	19.4%	17.5%
	2010 Professional, Related	31.1%	26.8%	25.3%
	2010 Service	8.5%	14.4%	15.8%
	2010 Sales, Office	20.8%	26.5%	27.1%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	7.0%	6.7%	7.2%
	2010 Production, Transport, Material Moving	5.6%	6.2%	7.1%
	2010 White Collar Workers	78.9%	72.6%	69.8%
	2010 Blue Collar Workers	21.1%	27.4%	30.2%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	83.7%	83.4%	82.1%
	2010 Drive to Work in Carpool	4.7%	6.7%	7.2%
	2010 Travel to Work by Public Transportation	1.1%	2.2%	2.3%
	2010 Drive to Work on Motorcycle	0.4%	0.1%	0.1%
	2010 Walk or Bicycle to Work	0.8%	1.8%	2.6%
	2010 Other Means	1.2%	0.6%	0.6%
	2010 Work at Home	8.0%	5.3%	5.0%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	24.7%	24.0%	26.5%
	2010 Travel to Work in 15 to 29 Minutes	53.0%	58.1%	53.4%
	2010 Travel to Work in 30 to 59 Minutes	25.0%	29.2%	26.8%
	2010 Travel to Work in 60 Minutes or More	5.2%	5.1%	4.9%
	2010 Average Travel Time to Work	20.4	21.2	20.6
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	\$319 M	\$3.14 B	\$6.61 B
	2017 Est. Apparel	\$11.3 M	\$111 M	\$232 M
	2017 Est. Contributions, Gifts	\$26.1 M	\$236 M	\$478 M
	2017 Est. Education, Reading	\$14.7 M	\$134 M	\$275 M
	2017 Est. Entertainment	\$18.2 M	\$177 M	\$371 M
	2017 Est. Food, Beverages, Tobacco	\$46.3 M	\$468 M	\$996 M
	2017 Est. Furnishings, Equipment	\$11.5 M	\$110 M	\$229 M
	2017 Est. Health Care, Insurance	\$26.3 M	\$267 M	\$568 M
	2017 Est. Household Operations, Shelter, Utilities	\$98.4 M	\$969 M	\$2.04 B
	2017 Est. Miscellaneous Expenses	\$4.49 M	\$45.4 M	\$96.4 M
	2017 Est. Personal Care	\$4.09 M	\$40.5 M	\$85.6 M
	2017 Est. Transportation	\$57.9 M	\$579 M	\$1.23 B

AGENCY DISCLOSURE



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:
 - > 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.

Regulated by the Texas Real Estate Commission. Information available at www.trec.texas.gov

IABS 1-O 02/16/16

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Buyer/Tenant/Seller/Landlord Initials

Date