


Green Wing II

12902-12906 Flagship Dr., San Antonio, TX 78247

For Sale or Lease
Office/Flex
Buildings Totaling 25,587 SF

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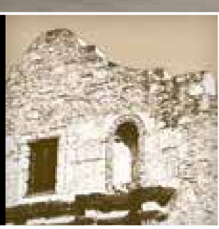

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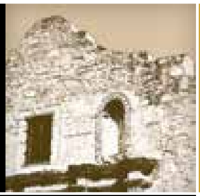

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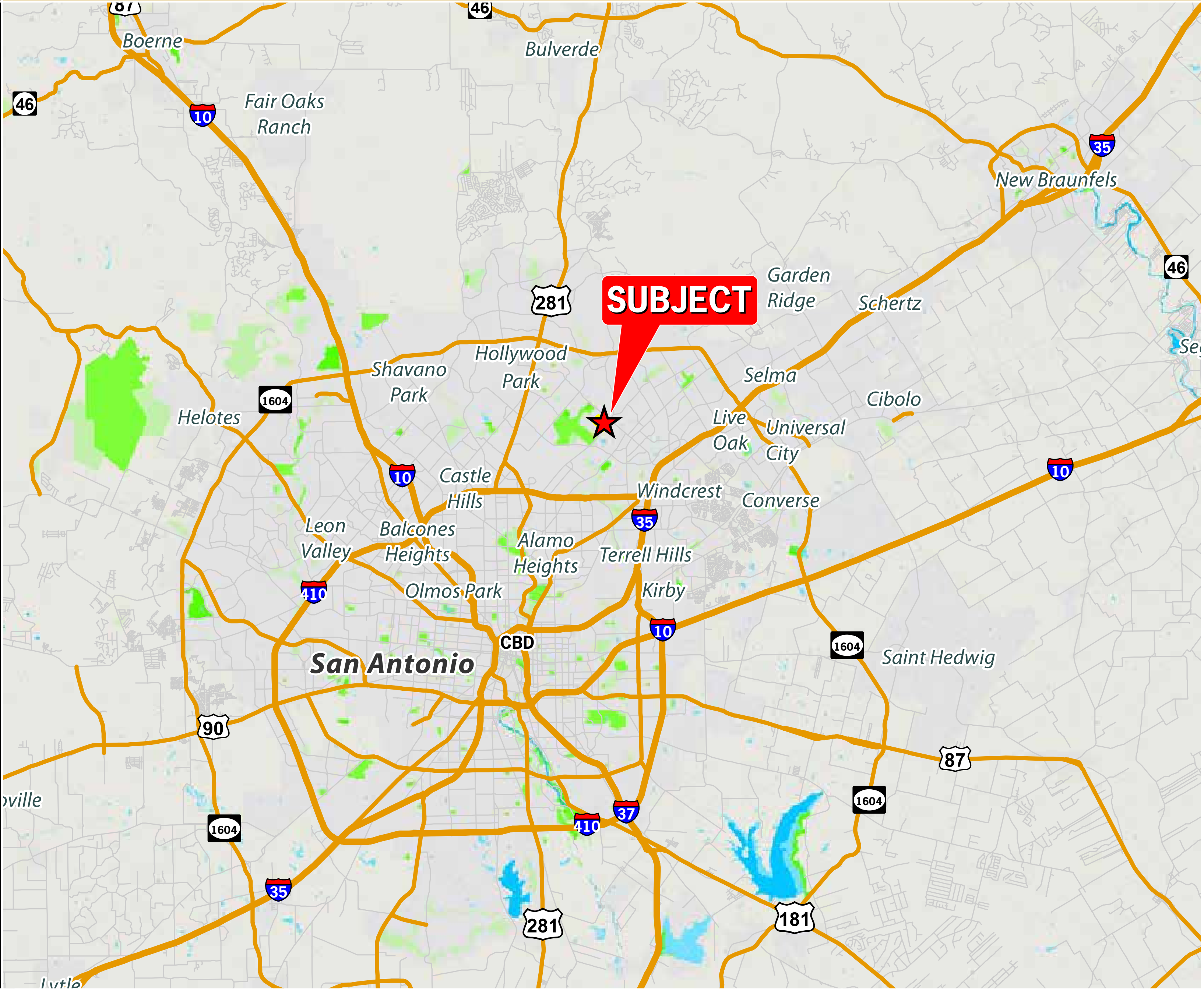
City Location Map



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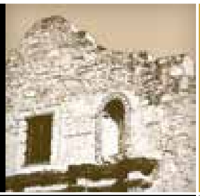
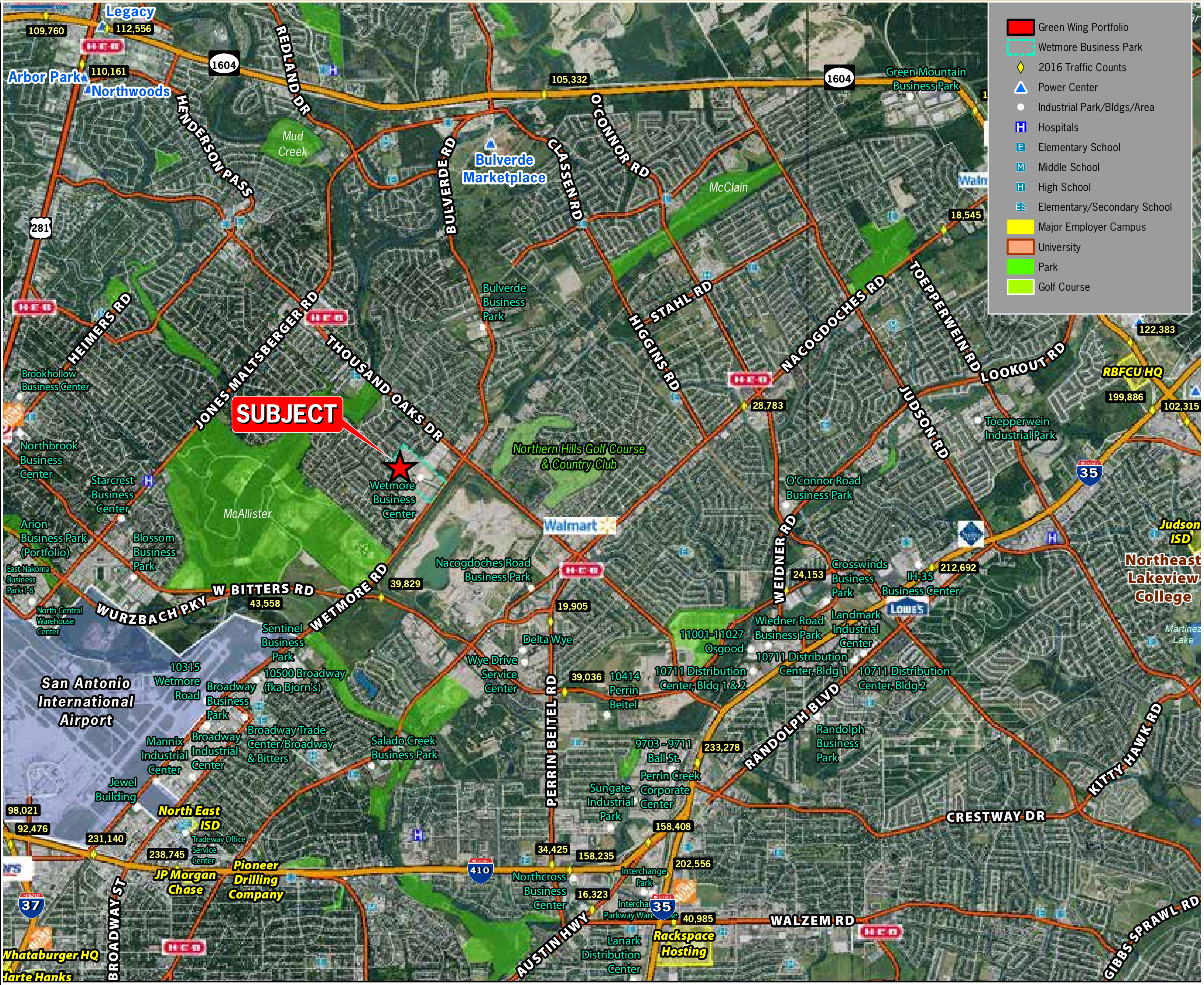


Aerial Map



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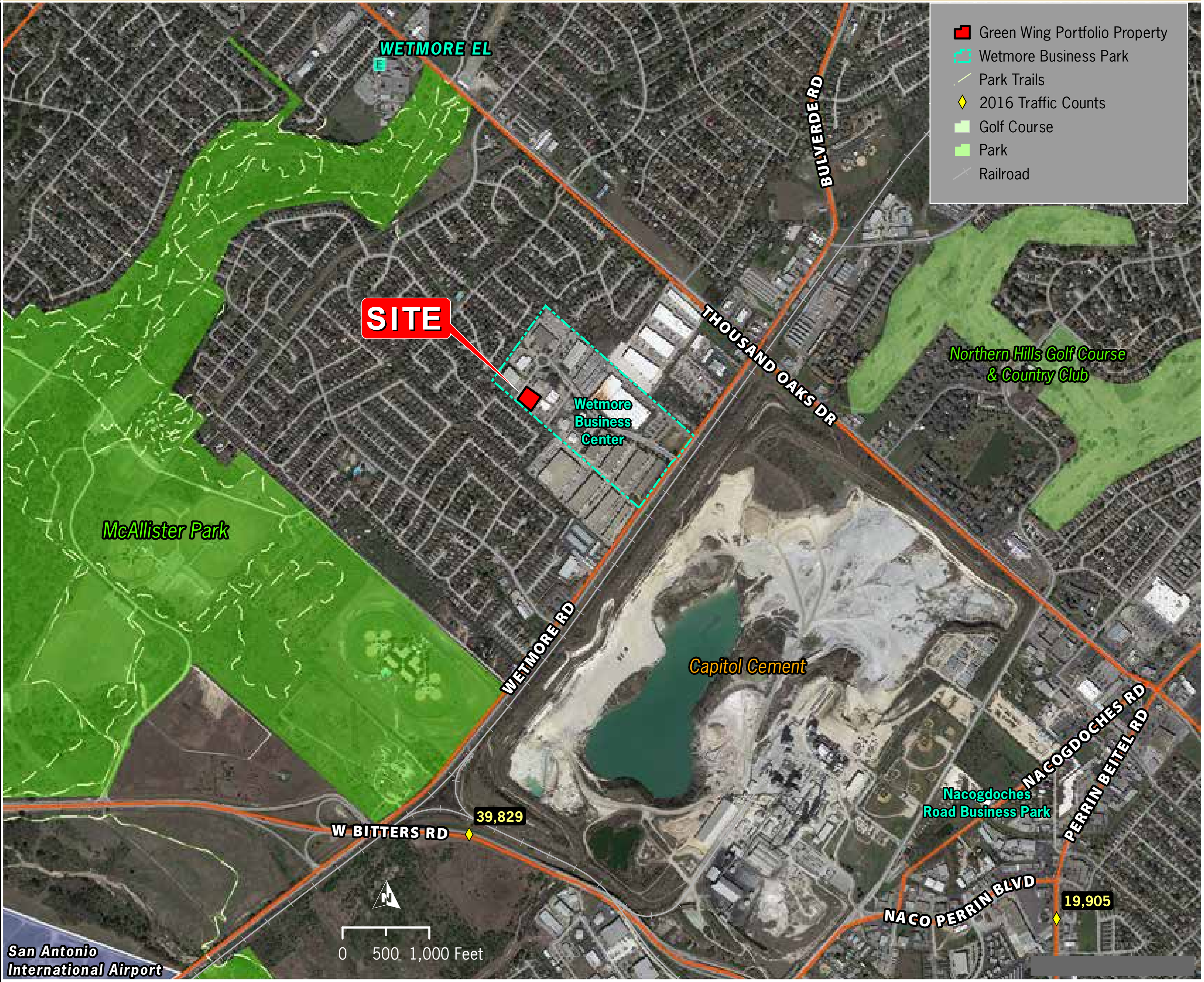

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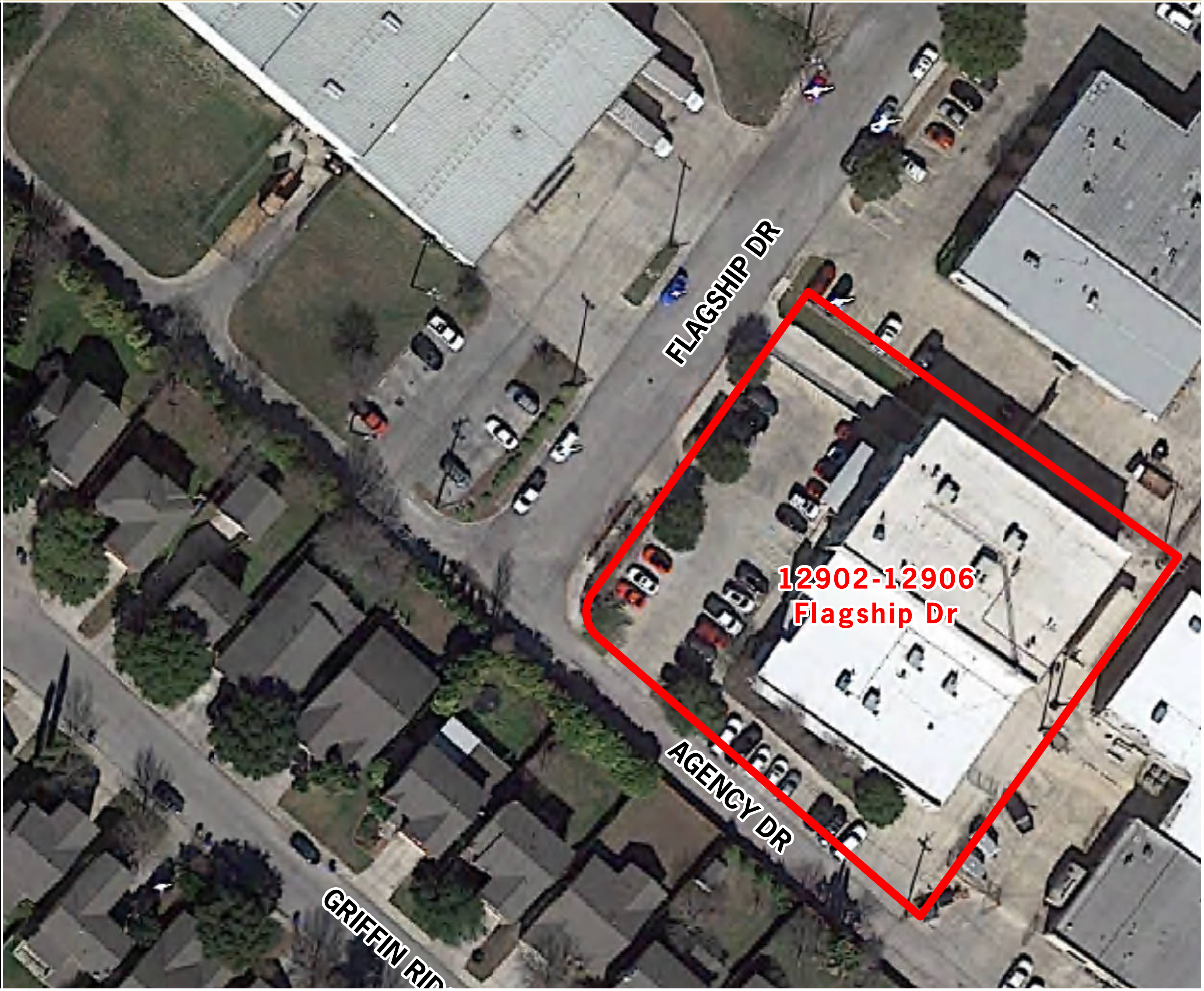
Site Aerial



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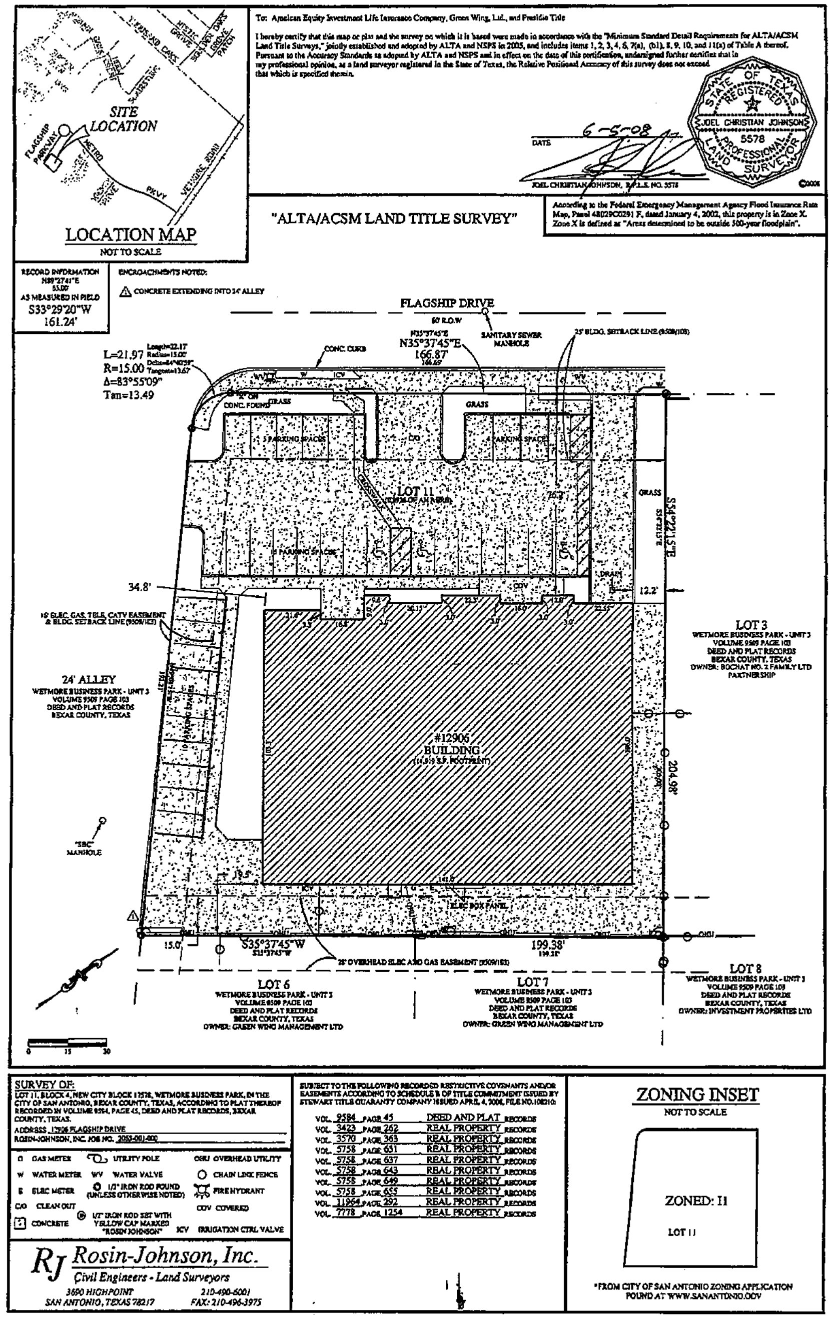
Survey



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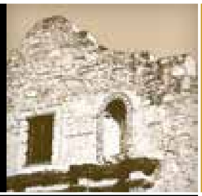
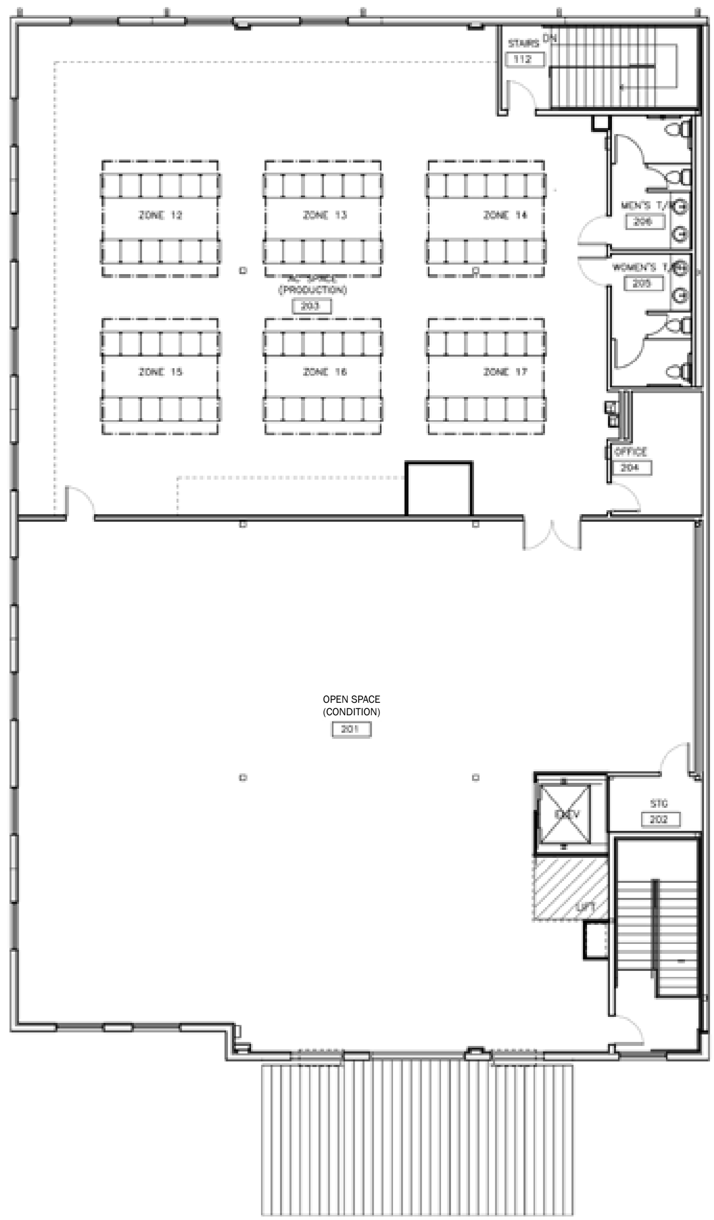


Floor Plans - 12906 Flagship Dr.

FLOOR 2



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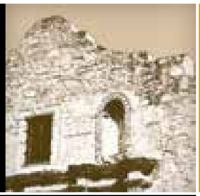
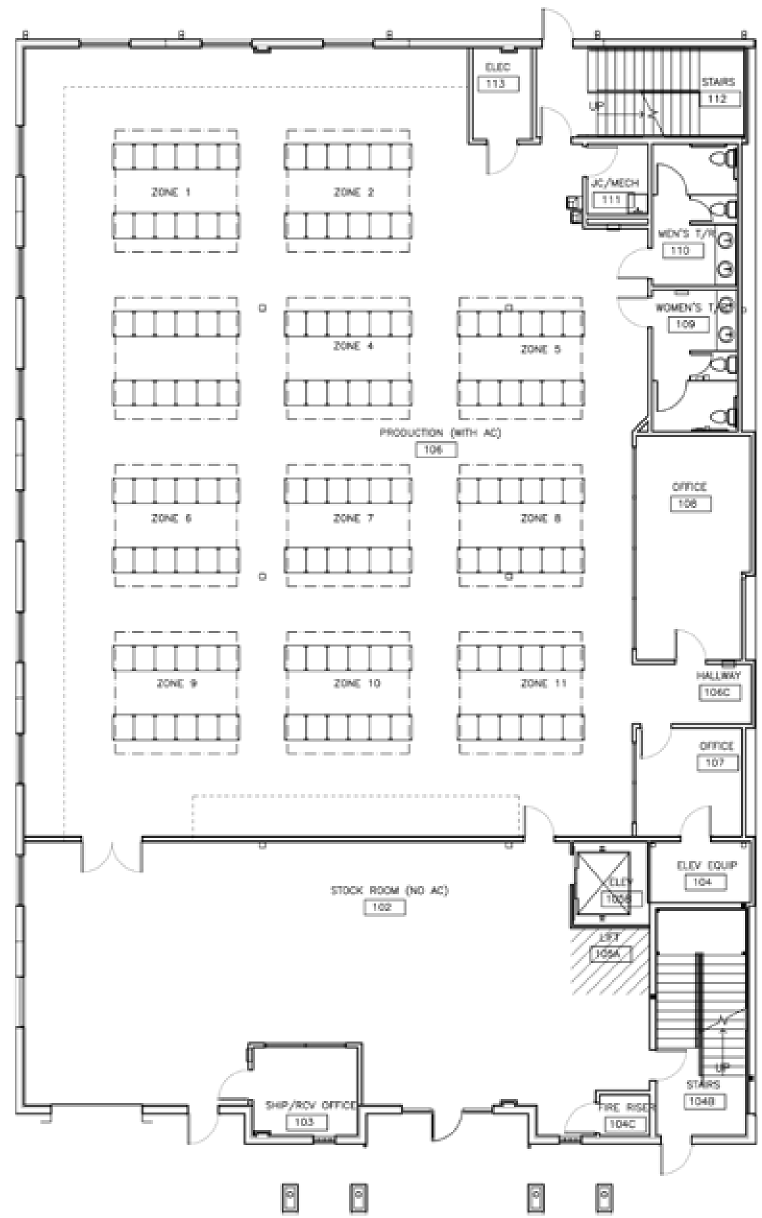


Floor Plans - 12906 Flagship Dr.

FLOOR 1



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Photos - 12902-12906 Flagship Dr.

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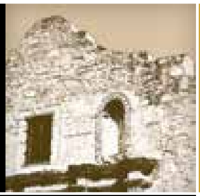

Property Summary

12902-12906 Flagship Dr.

Use Type	Office/Flex Building
Square Feet	25,587 Total 7,000 SF Office (12902 Flagship) 16,587 SF Office/ Open Space (12906 Flagship) 2,000 SF Non-Conditioned Open Space (12906 Flagship)
Land Size	0.8972 acres (39,085 SF)
Legal Desc.	NCB 17578 BLK 4 LOT 11 (Wetmore Business Park)
Location	Wetmore Business Park
Zoning	I-1
Year Built	1998 (12902 Flagship) 2008 (12906 Flagship)
# of Floors	1 (12902 Flagship) 2 (12906 Flagship) - separate interior passenger and freight elevators and stairwell for 2nd floor access
Construction Type	Reinforced concrete slab foundation; Steel frame; Concrete tilt wall; concrete floors with carpet and VTC floor covering; Painted 5/8 drywall on metal studs; suspended acoustical tile ceilings with recessed, parabolic lighting
Roof	Built up (sloping)
Windows	Fixed glass
Overhead Doors	1 Grade Level (12902 Flagship) 1 Subsurface dock-high (12906 Flagship)
HVAC	Central (100% air conditioned building)

Electrical	Three (3) phase, heavy power
Parking	Concrete paved and striped parking for 34 vehicles
Landscaping	Typical landscaping with sprinkler system
Restrooms	Six (6) public

Comments/Benefits

- Property features a lobby/reception area, offices, break room and conference room
- Stock room is located in the front with an open floor plan with dock high door

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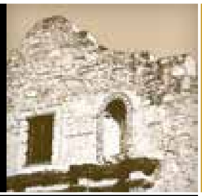

Market Summary

Market Area

- North central portion of San Antonio MSA
- Neighborhood includes single and multifamily developments, light industrial, retail and commercial
- Nearby recreational areas include Walter McAllister Park, LaQuinta Sports Complex and Virgil T. Blossom Athletic Center
- High growth area
- High traffic area
- Excellent access to and from IH-35, Loop 1604 and US 281
- 4.8 miles (8 minutes) from the entrance of Wetmore Business Park (Wetmore Rd. & Metro Pkwy.) to the San Antonio International Airport
- 1.0 mile (2 minutes) from the entrance of Wetmore Business Park (Wetmore Rd. & Metro Pkwy.) to Wurzbach Pkwy.

Traffic Counts

Wetmore Rd, east of Thousand Oaks; 22,998 vpd (2017)

Thousand Oaks south of Wetmore Rd; 23,650 vpd (2017)

Wurzbach Pkwy at Wetmore Rd; 41,685 vpd (2017)

Source: Traffic Count Database System (TCDS)

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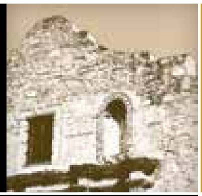

Quote Sheet

Sale Price	$2,975,000.00
Lease Rate	Contact broker
Title Commitment	Delivered to Buyer within fifteen (15) days of contract Effective Date
Survey	Current survey delivered to Buyer within ten (10) days of contract Effective Date
Feasibility Period	Thirty (30) days from the contract Effective Date
Closing	Thirty (30) days after the end of the Feasibility Period
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller's representative.

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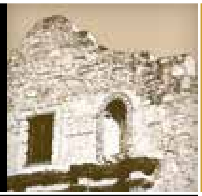


San Antonio Overview

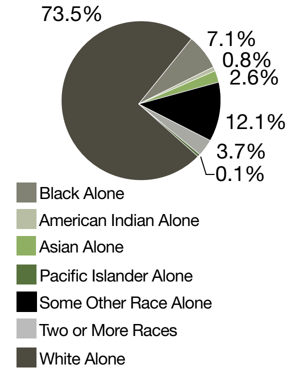
Largest U.S. Cities

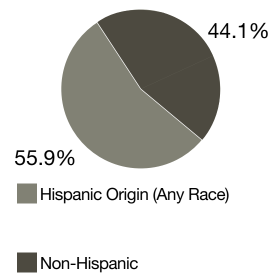
1	New York
2	Los Angeles
3	Chicago
4	Houston
5	Philadelphia
6	Phoenix
7	San Antonio
8	San Diego
9	Dallas
10	San Jose

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
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

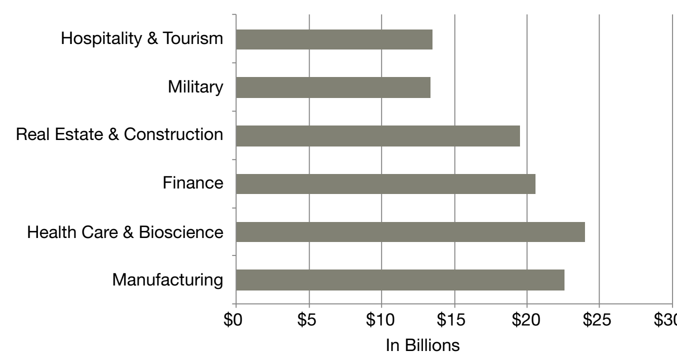
	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	$51,426	$39,029	$18,443
2010 Census	$62,458	$50,146	$22,135
2018 Estimate	$80,162	$57,234	$29,019
2023 Projection	$90,187	$63,405	$32,533





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.

Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

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Sources: U.S. Census; ESRI 2014 Estimates; U.S. Census Bureau 2010, ESRI forecasts for 2018 & 2023; Fortune

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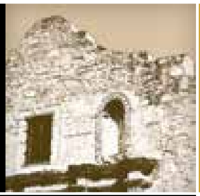

Demographics: 1-Mile

Summary	Census 2010	2018	2023
Population	8,981	9,133	9,330
Households	3,567	3,631	3,707
Families	2,369	2,380	2,417
Average Household Size	2.51	2.51	2.51
Owner Occupied Housing Units	2,568	2,507	2,610
Renter Occupied Housing Units	999	1,125	1,097
Median Age	36.1	38.1	38.7

Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.43%	1.65%	0.83%
Households	0.42%	1.62%	0.79%
Families	0.31%	1.58%	0.71%
Owner HHs	0.81%	2.09%	1.16%
Median Household Income	1.26%	2.23%	2.50%

	2018		2023	
Households by Income	Number	Percent	Number	Percent
<$15,000	171	4.7%	151	4.1%
$15,000 - $24,999	242	6.7%	215	5.8%
$25,000 - $34,999	324	8.9%	302	8.1%
$35,000 - $49,999	474	13.1%	463	12.5%
$50,000 - $74,999	885	24.4%	881	23.8%
$75,000 - $99,999	703	19.4%	739	19.9%
$100,000 - $149,999	629	17.3%	720	19.4%
$150,000 - $199,999	134	3.7%	151	4.1%
$200,000+	69	1.9%	84	2.3%
Median Household Income	$64,587		$68,760	
Average Household Income	$75,198		$81,901	
Per Capita Income	$30,252		$32,922	

	Census 2010		2018		2023	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	563	6.3%	517	5.7%	540	5.8%
5 - 9	590	6.6%	527	5.8%	512	5.5%
10 - 14	622	6.9%	554	6.1%	524	5.6%
15 - 19	569	6.3%	533	5.8%	514	5.5%
20 - 24	503	5.6%	569	6.2%	528	5.7%
25 - 34	1,488	16.6%	1,407	15.4%	1,516	16.2%
35 - 44	1,422	15.8%	1,378	15.1%	1,409	15.1%
45 - 54	1,400	15.6%	1,286	14.1%	1,208	12.9%
55 - 64	1,022	11.4%	1,181	12.9%	1,173	12.6%
65 - 74	460	5.1%	769	8.4%	869	9.3%
75 - 84	247	2.8%	298	3.3%	415	4.4%
85+	95	1.1%	115	1.3%	122	1.3%

	Census 2010		2018		2023	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	7,226	80.5%	7,103	77.8%	7,134	76.5%
Black Alone	436	4.9%	490	5.4%	529	5.7%
American Indian Alone	52	0.6%	56	0.6%	58	0.6%
Asian Alone	270	3.0%	324	3.5%	379	4.1%
Pacific Islander Alone	16	0.2%	19	0.2%	20	0.2%
Some Other Race Alone	681	7.6%	790	8.6%	825	8.8%
Two or More Races	300	3.3%	351	3.8%	385	4.1%
Hispanic Origin (Any Race)	3,507	39.0%	3,990	43.7%	4,325	46.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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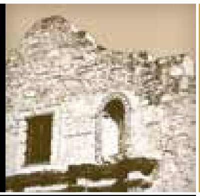

Demographics: 3-Mile

Summary	Census 2010	2018	2023
Population	95,002	98,416	102,734
Households	38,760	40,106	41,737
Families	24,746	25,271	26,193
Average Household Size	2.44	2.45	2.45
Owner Occupied Housing Units	23,931	23,534	24,818
Renter Occupied Housing Units	14,829	16,572	16,918
Median Age	36.8	38.3	39.0

Trends: 2018 - 2023 Annual Rate	Area	State	National
Population	0.86%	1.65%	0.83%
Households	0.80%	1.62%	0.79%
Families	0.72%	1.58%	0.71%
Owner HHs	1.07%	2.09%	1.16%
Median Household Income	1.72%	2.23%	2.50%

	2018		2023	
Households by Income	Number	Percent	Number	Percent
<$15,000	2,907	7.2%	2,524	6.0%
$15,000 - $24,999	3,334	8.3%	2,966	7.1%
$25,000 - $34,999	3,776	9.4%	3,550	8.5%
$35,000 - $49,999	5,654	14.1%	5,615	13.5%
$50,000 - $74,999	8,264	20.6%	8,533	20.4%
$75,000 - $99,999	5,887	14.7%	6,427	15.4%
$100,000 - $149,999	6,661	16.6%	7,895	18.9%
$150,000 - $199,999	2,170	5.4%	2,483	5.9%
$200,000+	1,452	3.6%	1,745	4.2%
Median Household Income	$60,711		$66,107	
Average Household Income	$77,661		$85,834	
Per Capita Income	$31,953		$35,193	

	Census 2010		2018		2023	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	6,074	6.4%	5,752	5.8%	6,046	5.9%
5 - 9	6,022	6.3%	5,903	6.0%	5,998	5.8%
10 - 14	6,424	6.8%	6,001	6.1%	6,154	6.0%
15 - 19	6,228	6.6%	5,656	5.7%	5,786	5.6%
20 - 24	6,425	6.8%	6,365	6.5%	6,127	6.0%
25 - 34	13,963	14.7%	14,949	15.2%	15,254	14.8%
35 - 44	12,967	13.6%	13,099	13.3%	14,488	14.1%
45 - 54	14,416	15.2%	12,671	12.9%	12,311	12.0%
55 - 64	11,522	12.1%	12,762	13.0%	12,652	12.3%
65 - 74	6,327	6.7%	9,331	9.5%	10,522	10.2%
75 - 84	3,397	3.6%	4,316	4.4%	5,612	5.5%
85+	1,236	1.3%	1,610	1.6%	1,781	1.7%

	Census 2010		2018		2023	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	73,158	77.0%	73,013	74.2%	74,864	72.9%
Black Alone	6,837	7.2%	7,736	7.9%	8,504	8.3%
American Indian Alone	695	0.7%	763	0.8%	808	0.8%
Asian Alone	2,339	2.5%	2,864	2.9%	3,420	3.3%
Pacific Islander Alone	177	0.2%	218	0.2%	242	0.2%
Some Other Race Alone	8,384	8.8%	9,809	10.0%	10,425	10.1%
Two or More Races	3,413	3.6%	4,014	4.1%	4,469	4.4%
Hispanic Origin (Any Race)	37,506	39.5%	43,205	43.9%	47,683	46.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	231,545		247,020		259,410	
Households	94,724		100,701		105,466	
Families	59,601		62,766		65,563	
Average Household Size	2.42		2.43		2.44	
Owner Occupied Housing Units	56,253		56,362		60,473	
Renter Occupied Housing Units	38,471		44,340		44,993	
Median Age	36.9		38.5		39.0	
Trends: 2018 - 2023 Annual Rate	**Area**		**State**		**National**	
Population	0.98%		1.65%		0.83%	
Households	0.93%		1.62%		0.79%	
Families	0.88%		1.58%		0.71%	
Owner HHs	1.42%		2.09%		1.16%	
Median Household Income	1.80%		2.23%		2.50%	
			2018		**2023**	
Households by Income			Number	Percent	Number	Percent
<$15,000			8,232	8.2%	7,178	6.8%
$15,000 - $24,999			8,349	8.3%	7,460	7.1%
$25,000 - $34,999			9,436	9.4%	8,949	8.5%
$35,000 - $49,999			13,756	13.7%	13,768	13.1%
$50,000 - $74,999			20,076	19.9%	20,941	19.9%
$75,000 - $99,999			13,513	13.4%	14,828	14.1%
$100,000 - $149,999			16,168	16.1%	19,411	18.4%
$150,000 - $199,999			5,875	5.8%	6,666	6.3%
$200,000+			5,296	5.3%	6,265	5.9%
Median Household Income			$60,669		$66,317	
Average Household Income			$82,425		$91,192	
Per Capita Income			$33,819		$37,244	
	Census 2010		**2018**		**2023**	
Population by Age	Number	Percent	Number	Percent	Number	Percent
0 - 4	14,958	6.5%	14,557	5.9%	15,395	5.9%
5 - 9	15,028	6.5%	14,944	6.0%	15,306	5.9%
10 - 14	15,659	6.8%	15,345	6.2%	15,782	6.1%
15 - 19	15,107	6.5%	14,558	5.9%	14,936	5.8%
20 - 24	15,328	6.6%	16,022	6.5%	15,670	6.0%
25 - 34	33,771	14.6%	36,227	14.7%	38,278	14.8%
35 - 44	31,401	13.6%	32,484	13.2%	35,298	13.6%
45 - 54	33,976	14.7%	31,631	12.8%	30,890	11.9%
55 - 64	27,439	11.9%	31,839	12.9%	31,665	12.2%
65 - 74	15,389	6.6%	22,909	9.3%	26,361	10.2%
75 - 84	9,416	4.1%	11,307	4.6%	14,263	5.5%
85+	4,073	1.8%	5,196	2.1%	5,566	2.1%
	Census 2010		**2018**		**2023**	
Race and Ethnicity	Number	Percent	Number	Percent	Number	Percent
White Alone	176,782	76.3%	182,401	73.8%	188,402	72.6%
Black Alone	17,613	7.6%	20,182	8.2%	22,152	8.5%
American Indian Alone	1,603	0.7%	1,765	0.7%	1,870	0.7%
Asian Alone	6,063	2.6%	7,760	3.1%	9,369	3.6%
Pacific Islander Alone	396	0.2%	494	0.2%	566	0.2%
Some Other Race Alone	20,767	9.0%	24,424	9.9%	25,878	10.0%
Two or More Races	8,321	3.6%	9,993	4.0%	11,174	4.3%
Hispanic Origin (Any Race)	92,989	40.2%	108,938	44.1%	120,399	46.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

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Information About Brokerage Services

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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.

REOC General Partner, LLC	493853	bharris@reocsanantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone
N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Blake McFarlane Bonner	334780	bbonner@reocsanantonio.com	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ______ ______ Date ______