REATA
REAL ESTATE

BABCOCK NORTH
8822 HUEBNER ROAD
SAN ANTONIO, TX 78240

LOUIS "LEX" LUTTO III / ANDREW POLUNSKY

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EXECUTIVE SUMMARY

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PROPERTY HIGHLIGHTS	Babcock North is conveniently located at the corner of Babcock and Huebner Roads near the South Texas Medical Center. The center boasts a stable tenant mix, excellent visibility, convenient ingress/egress, pylon signage and ample parking.
GLA	29,285 SF
SIZE AVAILABLE	• Suite 8832 2,367 SF • Suite 8834 1,697 SF • Suite 8846 2,407 SF (2nd Gen. Restaurant)
TRIPLE NET CHARGES	CAM $2.84 PSF Insurance $0.53 PSF Taxes $4.39 PSF TOTAL $7.76 PSF
KEY TENANTS	H&R Block, Subway, Cricket, Allstate Insurance, Vegas Bar, Alamo Pawn & Jewelry, Capparelli's Pizza, Don's and Ben's Liquor and Taco Island
AREA RETAILERS	H-E-B Plus, Dollar Tree, Starbucks and Advance Auto
TRAFFIC COUNTS	NW Military Highway 16,293 CPD Huebner Road, west of IH-10 47,594 CPD Huebner Road, west of Babcock 29,528 CPD Babcock Road, north of Huebner 28,556 CPD Babcock Road, south of Huebner 29,667 CPD

DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
2017 Estimated Population	14,465	145,689	375,288
2017 Estimated Households	6,871	62,485	145,319
Daytime Population	5,577	110,370	204,676
Average Household Income	$58,188	$62,405	$68,376

CONTACTS

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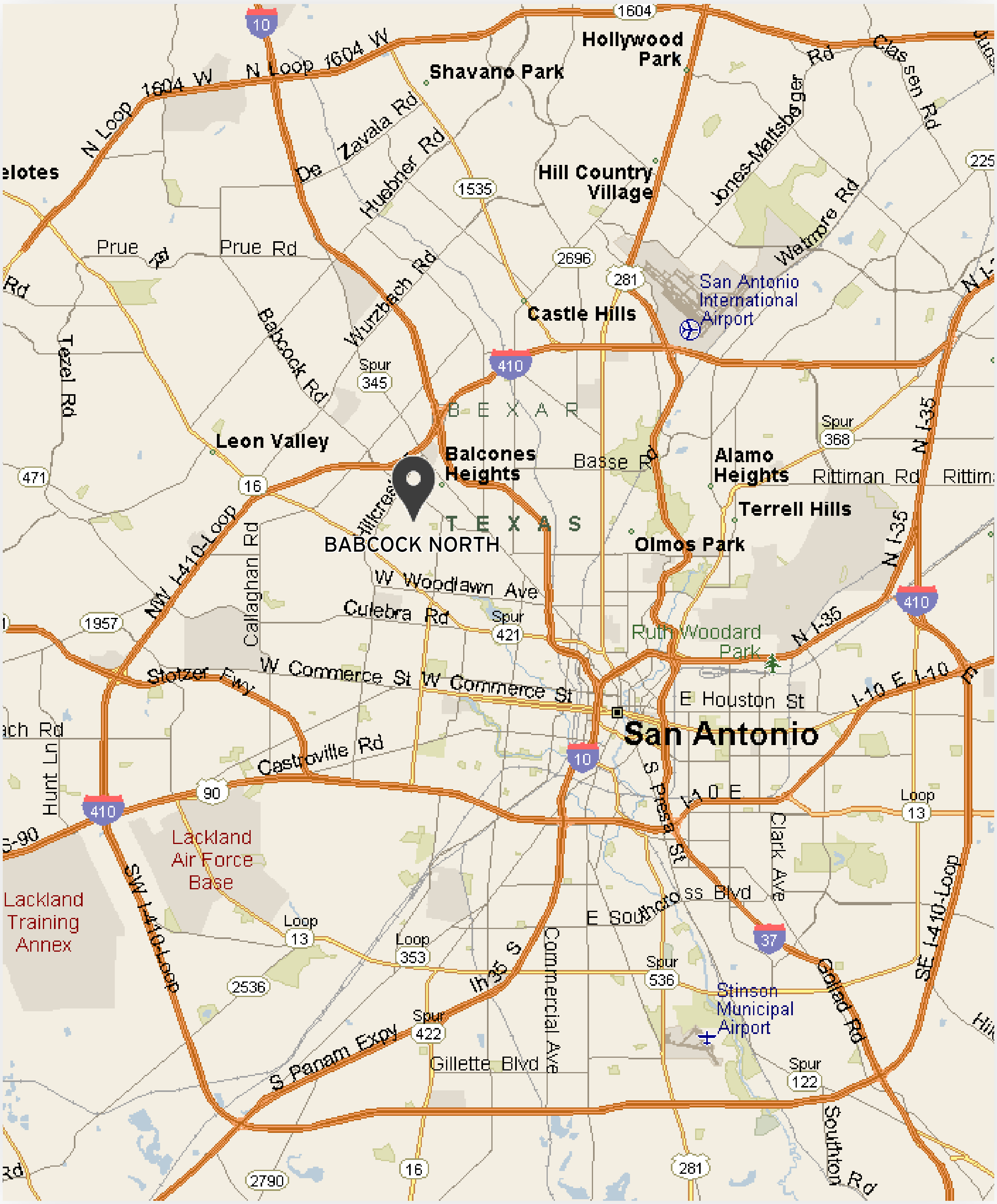
Hollywood Park
Shavano Park
Hill Country Village
San Antonio International Airport
Castle Hills
Leon Valley
Balcones Heights
BABCOCK NORTH
B E X A R
T E X A S
Alamo Heights
Terrell Hills
Olmos Park
Ruth Woodard Park
San Antonio
Lackland Air Force Base
Lackland Training Annex
Stinson Municipal Airport
N Loop 1604 W
Prue Rd
Babcock Rd
Wurzbach Rd
Huebner Rd
De Zavala Rd
Tezel Rd
Callaghan Rd
NW I-410-Loop
W Woodlawn Ave
Culebra Rd
W Commerce St
Stotzer Fwy
Castroville Rd
Basse Rd
Rittiman Rd
E Houston St
S Presa St
Clark Ave
E Southcross Blvd
Commercial Ave
S Panam Expy
Gillette Blvd
Goliad Rd
Southton Rd
SW I-410-Loop
SE I-410-Loop
Jones-Maltsberger
Wetmore Rd
Hunt Ln


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HOLLYHOCK RD
HUEBNER RD
CARILLON HILLS
OneMain Financial
FIREHOUSE SUBS
DOLLAR TREE
Little Caesars
FLOYD CURL DR
Luby's
BABCOCK RD
OAKLAND RD
H-E-B
LA FITNESS
Advance Auto Parts
GOLDEN CHICK
UNDER CONSTRUCTION
Chick-fil-A
47,594 CPD
58,556 CPD
CHASE
ABE LINCOLN
UPS
BABCOCK NORTH
cricket wireless
SUBWAY
H&R BLOCK
WHITBY RD
Church's
TEXACO
Pizza Hut
Wendy's
29,528 CPD
29,667 CPD
AutoZone
Pizza Patrón
HUEBNER RD
ECKHERT RD
CVS
BABCOCK RD
FAMILY DOLLAR
O'Reilly
Firestone
SONIC
HAMILTON WOLFE RD
FLOYD CURL DR
MEDICAL CENTER
ECKHERT RD
STARBUCKS COFFEE

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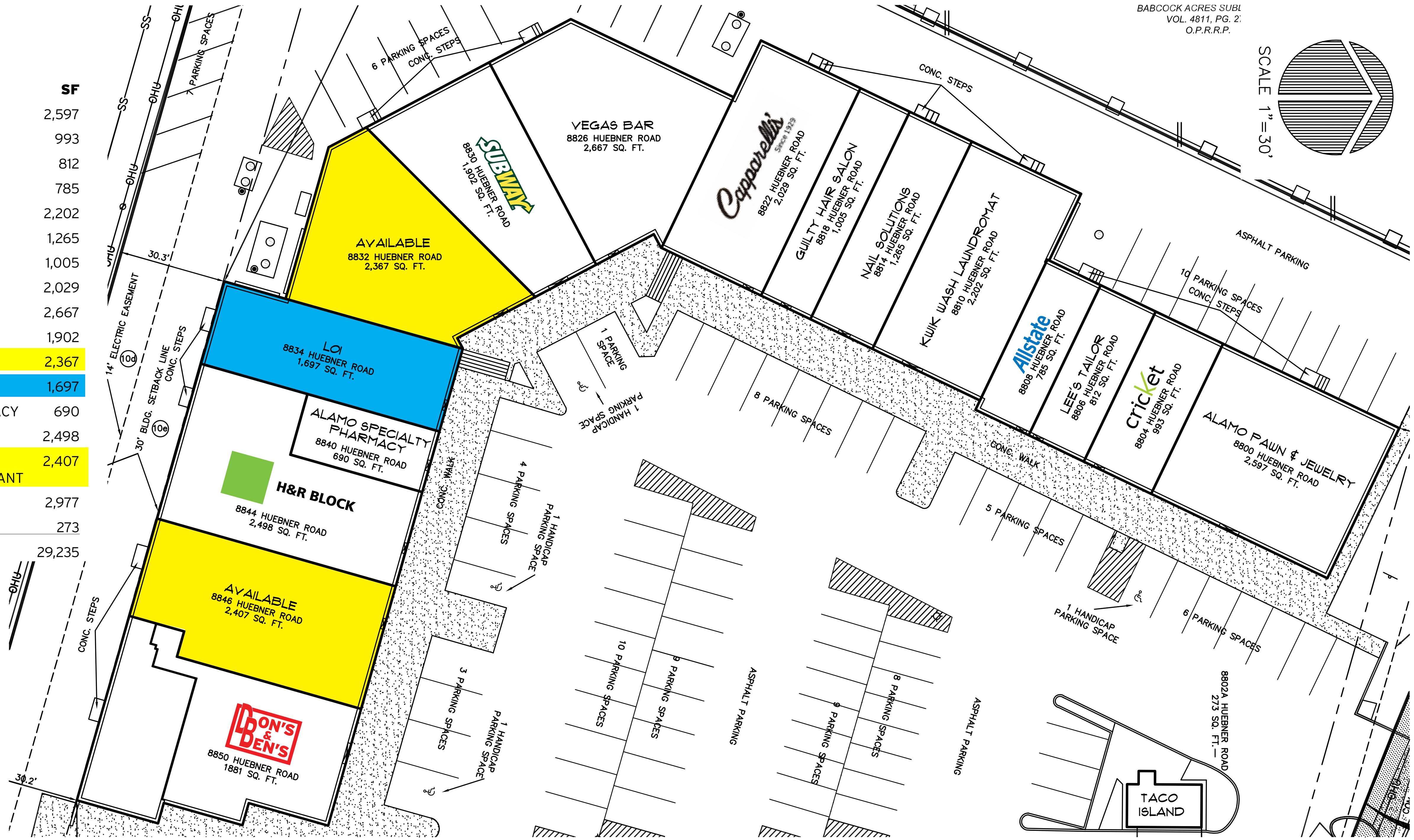
SUITE	TENANT	SF
8802	ALAMO PAWN & JEWELRY	2,597
8804	CRICKET WIRELESS	993
8806	LEE'S TAILOR	812
8808	ALLSTATE	785
8810	KWIK WASH LAUNDROMAT	2,202
8814	NAIL SOLUTIONS	1,265
8818	GUILTY HAIR SALON	1,005
8822	CAPPARELLI'S PIZZA	2,029
8826	VEGAS BAR	2,667
8830	SUBWAY	1,902
8832	AVAILABLE	2,367
8834	LOI	1,697
8840	ALAMO SPECIALTY PHARMACY	690
8844	H&R BLOCK	2,498
8846	AVAILABLE – 2ND GENERATION RESTAURANT	2,407
8850	DON & BEN'S	2,977
	TACO ISLAND	273
	TOTAL	29,235



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8822 Huebner Rd San Antonio, TX 78240-1840		1 mi radius	3 mi radius	5 mi radius
POPULATION	2017 Estimated Population	14,465	145,689	375,288
	2022 Projected Population	16,005	159,717	410,513
	2010 Census Population	11,874	127,030	332,012
	2000 Census Population	9,113	111,277	285,435
	Projected Annual Growth 2017 to 2022	2.1%	1.9%	1.9%
	Historical Annual Growth 2000 to 2017	3.5%	1.8%	1.9%
HOUSEHOLDS	2017 Estimated Households	6,871	62,485	145,319
	2022 Projected Households	7,258	66,083	153,556
	2010 Census Households	5,813	56,543	132,938
	2000 Census Households	4,203	48,464	112,327
	Projected Annual Growth 2017 to 2022	1.1%	1.2%	1.1%
	Historical Annual Growth 2000 to 2017	3.7%	1.7%	1.7%
AGE	2017 Est. Population Under 10 Years	12.5%	12.7%	13.0%
	2017 Est. Population 10 to 19 Years	10.2%	11.3%	13.5%
	2017 Est. Population 20 to 29 Years	25.3%	22.1%	18.3%
	2017 Est. Population 30 to 44 Years	22.2%	22.0%	21.0%
	2017 Est. Population 45 to 59 Years	14.7%	16.1%	17.4%
	2017 Est. Population 60 to 74 Years	8.9%	10.7%	11.8%
	2017 Est. Population 75 Years or Over	6.1%	5.2%	5.0%
	2017 Est. Median Age	30.3	32.2	33.5
MARITAL STATUS & GENDER	2017 Est. Male Population	47.4%	48.6%	48.6%
	2017 Est. Female Population	52.6%	51.4%	51.4%
	2017 Est. Never Married	38.9%	41.5%	40.2%
	2017 Est. Now Married	30.5%	35.3%	37.7%
	2017 Est. Separated or Divorced	22.6%	18.5%	17.5%
	2017 Est. Widowed	7.9%	4.7%	4.6%
INCOME	2017 Est. HH Income $200,000 or More	3.6%	2.6%	3.8%
	2017 Est. HH Income $150,000 to $199,999	2.4%	3.8%	4.6%
	2017 Est. HH Income $100,000 to $149,999	9.6%	12.0%	13.5%
	2017 Est. HH Income $75,000 to $99,999	10.8%	13.1%	13.3%
	2017 Est. HH Income $50,000 to $74,999	22.5%	21.2%	19.9%
	2017 Est. HH Income $35,000 to $49,999	13.2%	14.9%	13.8%
	2017 Est. HH Income $25,000 to $34,999	14.5%	11.3%	10.2%
	2017 Est. HH Income $15,000 to $24,999	9.9%	10.1%	9.4%
	2017 Est. HH Income Under $15,000	13.3%	11.0%	11.4%
	2017 Est. Average Household Income	$58,188	$62,405	$68,376
	2017 Est. Median Household Income	$49,117	$54,740	$59,166
	2017 Est. Per Capita Income	$27,749	$26,810	$26,541
	2017 Est. Total Businesses	641	10,477	17,104
	2017 Est. Total Employees	5,577	110,370	204,676

DEMOGRAPHICS

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8822 Huebner Rd San Antonio, TX 78240-1840		1 mi radius	3 mi radius	5 mi radius
RACE	2017 Est. White	67.6%	69.5%	72.4%
	2017 Est. Black	9.3%	7.7%	6.6%
	2017 Est. Asian or Pacific Islander	7.8%	7.8%	5.3%
	2017 Est. American Indian or Alaska Native	0.6%	0.7%	0.7%
	2017 Est. Other Races	14.7%	14.3%	15.0%
HISPANIC	2017 Est. Hispanic Population	7,235	76,948	216,602
	2017 Est. Hispanic Population	50.0%	52.8%	57.7%
	2022 Proj. Hispanic Population	50.9%	53.8%	58.7%
	2010 Hispanic Population	47.4%	50.8%	56.1%
EDUCATION (Adults 25 or Older)	2017 Est. Adult Population (25 Years or Over)	9,496	95,635	241,777
	2017 Est. Elementary (Grade Level 0 to 8)	3.8%	4.4%	5.3%
	2017 Est. Some High School (Grade Level 9 to 11)	3.9%	4.5%	5.7%
	2017 Est. High School Graduate	17.7%	19.4%	22.4%
	2017 Est. Some College	24.3%	25.4%	24.7%
	2017 Est. Associate Degree Only	11.2%	9.5%	8.6%
	2017 Est. Bachelor Degree Only	28.8%	24.5%	22.0%
	2017 Est. Graduate Degree	10.3%	12.3%	11.3%
HOUSING	2017 Est. Total Housing Units	7,123	64,667	149,651
	2017 Est. Owner-Occupied	22.8%	34.5%	46.0%
	2017 Est. Renter-Occupied	73.7%	62.2%	51.1%
	2017 Est. Vacant Housing	3.5%	3.4%	2.9%
HOMES BUILT BY YEAR	2010 Homes Built 2005 or later	1.1%	0.8%	1.0%
	2010 Homes Built 2000 to 2004	36.4%	17.0%	17.6%
	2010 Homes Built 1990 to 1999	28.2%	20.4%	19.3%
	2010 Homes Built 1980 to 1989	33.9%	30.0%	25.7%
	2010 Homes Built 1970 to 1979	9.1%	24.4%	21.2%
	2010 Homes Built 1960 to 1969	1.6%	8.1%	9.2%
	2010 Homes Built 1950 to 1959	2.7%	3.0%	7.1%
	2010 Homes Built Before 1949	2.4%	2.4%	3.4%
HOME VALUES	2010 Home Value $1,000,000 or More	0.2%	0.2%	0.3%
	2010 Home Value $500,000 to $999,999	1.6%	1.7%	2.2%
	2010 Home Value $400,000 to $499,999	1.6%	1.9%	2.1%
	2010 Home Value $300,000 to $399,999	3.8%	4.4%	5.4%
	2010 Home Value $200,000 to $299,999	13.4%	15.7%	18.0%
	2010 Home Value $150,000 to $199,999	26.5%	26.7%	23.5%
	2010 Home Value $100,000 to $149,999	39.0%	32.4%	29.5%
	2010 Home Value $50,000 to $99,999	11.1%	15.2%	18.1%
	2010 Home Value $25,000 to $49,999	2.0%	1.9%	1.9%
	2010 Home Value Under $25,000	4.6%	2.8%	2.3%
	2010 Median Home Value	$146,455	$150,423	$157,068
	2010 Median Rent	$848	$797	$791

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8822 Huebner Rd San Antonio, TX 78240-1840		1 mi radius	3 mi radius	5 mi radius
LABOR FORCE	2017 Est. Labor Population Age 16 Years or Over	11,818	117,545	298,434
	2017 Est. Civilian Employed	64.8%	66.3%	64.1%
	2017 Est. Civilian Unemployed	2.0%	2.3%	2.1%
	2017 Est. in Armed Forces	0.2%	0.3%	0.3%
	2017 Est. not in Labor Force	32.9%	31.2%	33.5%
	2017 Labor Force Males	46.6%	48.0%	48.0%
	2017 Labor Force Females	53.4%	52.0%	52.0%
OCCUPATION	2010 Occupation: Population Age 16 Years or Over	7,831	77,823	191,149
	2010 Mgmt, Business, & Financial Operations	14.1%	14.0%	14.4%
	2010 Professional, Related	28.6%	24.9%	22.5%
	2010 Service	17.5%	17.4%	18.5%
	2010 Sales, Office	25.8%	27.2%	27.6%
	2010 Farming, Fishing, Forestry	-	0.1%	0.1%
	2010 Construction, Extraction, Maintenance	7.3%	8.2%	8.9%
	2010 Production, Transport, Material Moving	6.7%	8.3%	8.0%
	2010 White Collar Workers	68.4%	66.1%	64.5%
	2010 Blue Collar Workers	31.6%	33.9%	35.5%
TRANSPORTATION TO WORK	2010 Drive to Work Alone	84.6%	82.5%	82.7%
	2010 Drive to Work in Carpool	6.6%	8.3%	8.5%
	2010 Travel to Work by Public Transportation	3.7%	2.5%	2.6%
	2010 Drive to Work on Motorcycle	0.2%	0.2%	0.1%
	2010 Walk or Bicycle to Work	1.7%	2.5%	2.0%
	2010 Other Means	0.6%	0.6%	0.6%
	2010 Work at Home	2.7%	3.4%	3.5%
TRAVEL TIME	2010 Travel to Work in 14 Minutes or Less	29.3%	27.9%	23.5%
	2010 Travel to Work in 15 to 29 Minutes	43.3%	50.4%	48.6%
	2010 Travel to Work in 30 to 59 Minutes	34.1%	30.3%	31.0%
	2010 Travel to Work in 60 Minutes or More	5.7%	4.8%	5.2%
	2010 Average Travel Time to Work	22.2	21.4	22.3
CONSUMER EXPENDITURE	2017 Est. Total Household Expenditure	$333 M	$3.17 B	$7.82 B
	2017 Est. Apparel	$11.6 M	$111 M	$274 M
	2017 Est. Contributions, Gifts	$21.1 M	$203 M	$519 M
	2017 Est. Education, Reading	$12.4 M	$119 M	$303 M
	2017 Est. Entertainment	$18.4 M	$176 M	$437 M
	2017 Est. Food, Beverages, Tobacco	$52.1 M	$492 M	$1.21 B
	2017 Est. Furnishings, Equipment	$11.1 M	$107 M	$267 M
	2017 Est. Health Care, Insurance	$29.9 M	$281 M	$684 M
	2017 Est. Household Operations, Shelter, Utilities	$103 M	$980 M	$2.42 B
	2017 Est. Miscellaneous Expenses	$5.07 M	$47.5 M	$116 M
	2017 Est. Personal Care	$4.35 M	$41.4 M	$102 M
	2017 Est. Transportation	$63.6 M	$608 M	$1.49 B

AGENCY DISCLOSURE

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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.

EQUAL HOUSING OPPORTUNITY

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 1-0 02/16/16**

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Sales Agent	License Number	Email	Phone
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Sales Agent	License Number	Email	Phone
Sales Agent	License Number	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _______________ Date _______________