FOR SALE OR LEASE

FORMER SUN LOAN

4415 BLANCO RD, SAN ANTONIO, TEXAS 78212-1047

Established 1908

11503 NW Military, Suite 330
San Antonio, Texas 78231

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www.rohderealty.com
www.loopnet.com

TENANT IS RELOCATING

Total Square Footage
Approximately 1,757 SF

Lease Term
Five (5) Years to Ten (10) Years

Lease Rate
$5,000 per month
Includes NNN's

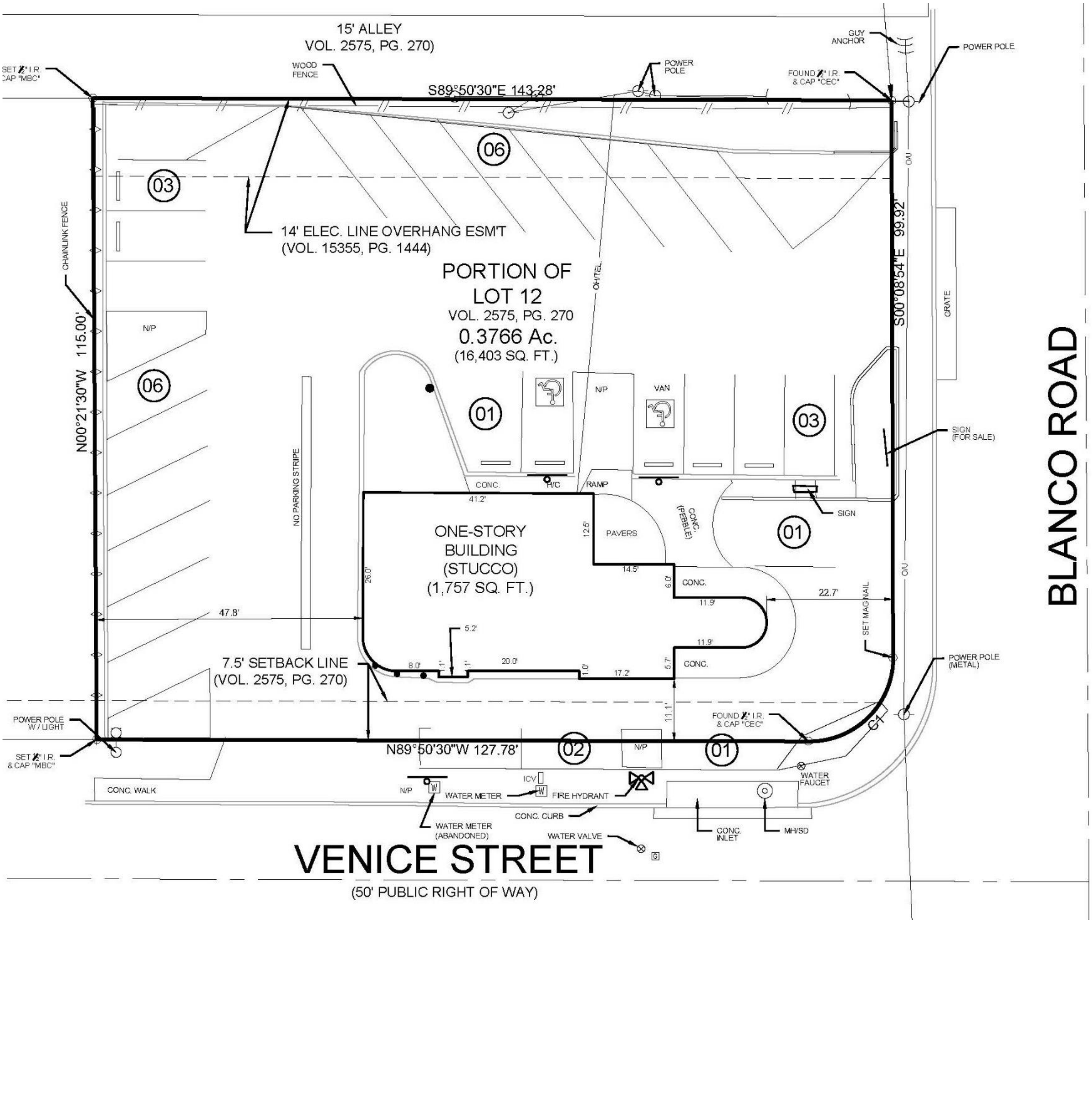
Sale Price
$600,000.00

Demographics:

Detail	1 Mile	3 Mile	5 Mile
Total Population	20,310	139,215	366,454
Average HH Income	$48,458	$67,695	$63,730


Blanco Rd
Haby Dr
Laurelwood Dr
Winewood Dr
Kinder Dr
Basse Rd
SITE
Milo Dr
Venice St
Aganier Ave
La Manda Blvd


Castle Hills
410
North Star Mall
Mama's Cafe
Horizon Hill Blvd
10
Woodcliffe St
Jackson Keller Rd
SHEARER HILLS / RIDGEVIEW
W Sunset Rd
Broadway St
Rockhill Dr
N Vandiver Rd
Harry Wurzbach Rd
Blanco Rd
Oblate Dr
281
Nacogdoches Rd
Vance Jackson Rd
The Quarry Golf Course
Eisenhauer Rd
368
Weizmann St
Basse Rd
Balcones Heights
Fort Sam Houston Joint Base San Antonio
Alamo Heights
Babcock Rd
Olmos Basin
San Pedro Ave
Olmos Park
345
Fresno
West Ave
Dora St
University of the Incarnate Word
Terrell Hills
Eldon Rd
N New Braunfels Ave
Burr Rd
St Cloud
San Antonio Zoo
Witte Museum
McCullough Ave
Wilson Blvd
San Antonio Botanical Garden
Binz-Engleman Rd
Woodlawn Ave
The DoSeum
Woodlawn Lake Park
WOODLAWN LAKE
San Antonio College
Fort Sam Houston Exchange
421
Splashtown
TOBIN HILL
35


15' ALLEY
VOL. 2575, PG. 270)
SET ½" I.R. CAP "MBC"
WOOD FENCE
S89°50'30"E 143.28'
POWER POLE
GUY ANCHOR
POWER POLE
FOUND ½" I.R. & CAP "CEC"
06
03
14' ELEC. LINE OVERHANG ESM'T
(VOL. 15355, PG. 1444)
CHAINLINK FENCE
N00°21'30"W 115.00'
S00°08'54"E 99.92'
PORTION OF
LOT 12
VOL. 2575, PG. 270
0.3766 Ac.
(16,403 SQ. FT.)
OH/TEL
N/P
06
NO PARKING STRIPE
01
N/P
VAN
03
GRATE
SIGN (FOR SALE)
CONC.
H/C
RAMP
SIGN
41.2'
ONE-STORY
BUILDING
(STUCCO)
(1,757 SQ. FT.)
12.5'
PAVERS
CONC. (PEBBLE)
01
26.0'
14.5'
6.0'
CONC.
11.9'
22.7'
47.8'
5.2'
11.9'
SET MAGNAIL
8.0'
20.0'
1.0'
17.2'
5.7'
CONC.
7.5' SETBACK LINE
(VOL. 2575, PG. 270)
11.1'
FOUND ½" I.R. & CAP "CEC"
C1
POWER POLE (METAL)
POWER POLE W / LIGHT
SET ½" I.R. & CAP "MBC"
N89°50'30"W 127.78'
02
N/P
01
CONC. WALK
N/P
ICV
WATER METER
FIRE HYDRANT
WATER FAUCET
CONC. CURB
WATER METER (ABANDONED)
WATER VALVE
CONC. INLET
MH/SD
O/U
BLANCO ROAD
(VARIABLE WIDTH PUBLIC RIGHT OF WAY)
VENICE STREET
(50' PUBLIC RIGHT OF WAY)

DEMOGRAPHICS

	1 mile	3 miles	5 miles
Population			
2000 Population	19,945	137,002	350,075
2010 Population	19,641	133,286	344,547
2019 Population	20,310	139,215	366,454
2024 Population	20,743	143,137	381,157
2000-2010 Annual Rate	-0.15%	-0.27%	-0.16%
2010-2019 Annual Rate	0.36%	0.47%	0.67%
2019-2024 Annual Rate	0.42%	0.56%	0.79%
2019 Male Population	49.7%	48.7%	49.9%
2019 Female Population	50.3%	51.3%	50.1%
2019 Median Age	34.2	38.0	35.6

In the identified area, the current year population is 366,454. In 2010, the Census count in the area was 344,547. The rate of change since 2010 was 0.67% annually. The five-year projection for the population in the area is 381,157 representing a change of 0.79% annually from 2019 to 2024. Currently, the population is 49.9% male and 50.1% female.

Median Age

The median age in this area is 34.2, compared to U.S. median age of 38.5.

	1 mile	3 miles	5 miles
Race and Ethnicity			
2019 White Alone	70.9%	76.7%	73.0%
2019 Black Alone	2.0%	2.7%	5.1%
2019 American Indian/Alaska Native Alone	1.0%	1.0%	1.0%
2019 Asian Alone	0.4%	1.2%	2.2%
2019 Pacific Islander Alone	0.0%	0.1%	0.1%
2019 Other Race	22.4%	15.2%	15.1%
2019 Two or More Races	3.2%	3.2%	3.5%
2019 Hispanic Origin (Any Race)	88.0%	72.4%	68.2%

Persons of Hispanic origin represent 68.2% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 69.6 in the identified area, compared to 64.8 for the U.S. as a whole.

	1 mile	3 miles	5 miles
Households			
2019 Wealth Index	37	70	64
2000 Households	6,944	52,889	134,250
2010 Households	6,628	51,513	133,270
2019 Total Households	6,801	53,756	142,289
2024 Total Households	6,930	55,314	148,784
2000-2010 Annual Rate	-0.46%	-0.26%	-0.07%
2010-2019 Annual Rate	0.28%	0.46%	0.71%
2019-2024 Annual Rate	0.38%	0.57%	0.90%
2019 Average Household Size	2.98	2.50	2.44

The household count in this area has changed from 133,270 in 2010 to 142,289 in the current year, a change of 0.71% annually. The five-year projection of households is 148,784, a change of 0.90% annually from the current year total. Average household size is currently 2.44, compared to 2.45 in the year 2010. The number of families in the current year is 79,682 in the specified area.

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	11.9%	18.3%	20.8%
Median Household Income			
2019 Median Household Income	$37,783	$43,319	$41,205
2024 Median Household Income	$42,477	$49,141	$47,046
2019-2024 Annual Rate	2.37%	2.55%	2.69%
Average Household Income			
2019 Average Household Income	$48,458	$67,695	$63,730
2024 Average Household Income	$55,596	$75,201	$71,526
2019-2024 Annual Rate	2.79%	2.13%	2.33%
Per Capita Income			
2019 Per Capita Income	$16,170	$26,448	$25,088
2024 Per Capita Income	$18,506	$29,393	$28,247
2019-2024 Annual Rate	2.74%	2.13%	2.40%

Households by Income

Current median household income is $41,205 in the area, compared to $60,548 for all U.S. households. Median household income is projected to be $47,046 in five years, compared to $69,180 for all U.S. households

Current average household income is $63,730 in this area, compared to $87,398 for all U.S. households. Average household income is projected to be $71,526 in five years, compared to $99,638 for all U.S. households

Information About Brokerage Services

11-2-2015

EQUAL HOUSING OPPORTUNITY

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.

ROHDE OTTMERS SIEGEL REALTY	0486112	tomrohde@rohderealty.com	(210)366-1400
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
ALFRED WILLIAM ROHDE, III	0146682	tomrohde@rohderealty.com	(210)366-1400
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
			(210)366-1400
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials ____________ Date ____________

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

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