

FOR SALE OR LEASE

HILLPOINT OFFICE FLEX

10876 HILLPOINT DRIVE, SAN ANTONIO TX



CONFIDENTIALITY & DISCLAIMER

Foresite Real Estate, Inc. ("Broker") has been retained as the exclusive advisor and broker for the sale of the property located at: 10876 Hillpoint Drive, San Antonio, TX, (the "Property") on behalf of the Seller of the property ("Seller").

An Offering Memorandum is a legal document that states the objectives, risks, and terms of an investment involved in the private placement of commercial real estate. It contains sensitive, confidential, and proprietary information not available to the public, including financial statements, market data, product descriptions, customer lists, and intellectual property. It is fundamentally a document used to advertise a given transaction and cannot be relied upon in lieu of independent due diligence.

Capacity: Any person in possession of the attached Offering Memorandum ("You/Your") has received the same because they have expressed interest in receiving information regarding the above referenced Property. By acceptance of the Offering Memorandum You agree to treat as confidential any information that You or your representatives are furnished in connection with the Property, including, but not limited to the attached Offering Memorandum. You represent and warrant that you are reviewing the confidential material for your own account or in a representative capacity for your employer, investment group, or closely held entity or another broker representing a party who has been previously identified in writing. Any use or possession of this Operating Memorandum by any other party is strictly prohibited.

Confidentiality and Disclaimer: The Offering Memorandum and its contents, except such information which is a matter of public record or is provided in sources available to the public, are of a confidential nature. By accepting the Offering Memorandum, You agree that You will hold and treat it in the strictest confidence, that You will not photocopy or duplicate it, that You will not disclose the Offering Memorandum or any of the contents to any other person or entity (except to outside advisors retained by You, if necessary, for your determination of whether or not to make an offer and from whom You have obtained a similar agreement of confidentiality) without prior written authorization of the Seller or Broker, and that You will not use the Offering Memorandum or any of the contents in any fashion or manner detrimental to the interest of the Seller or Broker.

The attached Offering Memorandum has been prepared by Broker for use by a limited number of parties and does not purport to provide a necessarily accurate summary of the Property or any of the documents related thereto, nor does it purport to be all-inclusive or to contain all of the information which You may need or desire when entering a transaction involving commercial real estate. All projections have been developed by Broker and designated sources and are based upon assumptions relating to the general economy, competition, and other factors beyond the control of the Seller and therefore are subject to variation. No representation is made by Broker or the Seller as to the accuracy or completeness of the information contained herein, and nothing contained herein shall be relied on as a promise or representation as to the future performance of the Property. Although the information contained herein is believed to be correct, the Seller and its employees disclaim any responsibility for inaccuracies and expect prospective purchasers to exercise independent due diligence in verifying all such information. AS SUCH, THE USE OR RELIANCE OF THE INFORMATION PROVIDED HEREIN IS ASSUMED AT YOUR OWN RISK AND MAY NOT BE RELIED UPON FOR ANY PURPOSE OTHER THAN GENERAL SALES INQUIRIES. Further, Broker, the Seller and its employees disclaim any and all liability for representations and warranties, expressed and implied, contained in or omitted from the Offering Memorandum or any other written or oral communication transmitted or made available to the Buyer. The Offering Memorandum does not constitute a representation that there has been no change in the business or affairs of the Property or the Owner since the date of preparation of the Offering Memorandum. Analysis and verification of the information contained in the Offering Memorandum are solely Your responsibility. Additional information and an opportunity to inspect the Property will be made available upon full execution of an agreed upon Earnest Money Contract.

Indemnity / Remedies: By accepting the Offering Memorandum, You agree to indemnify, defend, protect and hold Seller and Broker and any, officer, director, employee, agent, or affiliate of Seller or Broker harmless from and against any and all claims, damages, demands, liabilities, losses, costs or expenses (including reasonable attorney's fees, collectively "Claims") arising out of or in any way related to any acts or omissions of any party to this agreement (except for the gross negligence or intentional misconduct of Broker or Seller), the Property, the Offering Memorandum, or any agreement arising therefrom.

By accepting the Offering Memorandum You agree and that money damages would not be a sufficient remedy for any unlawful dissemination of the Offering Memorandum or any related confidential information provided by Broker or the Seller, and that the Broker or Seller will be entitled to seek specific performance and injunctive relief as remedies for any such breach, including via ex parte action as may be necessary or advisable. Such remedies will not be deemed to be the exclusive remedies but will be in addition to all other remedies available at law or in equity to Seller and Broker. Broker and Seller expressly reserve any and all rights, remedies, claims and actions that they may have now or in the future to protect the Offering Memorandum or confidential information or to seek damages from You, Your agents or representatives for any failure to comply with the requirements herein stated.

EXCLUSIVELY
OFFERED BY:

STEPHEN BERCHELMANN

Vice President Urban Developments

/ Special Projects

sberchermann@foresitecre.com

(210) 262-0161



INVESTMENT SUMMARY



OFFERING

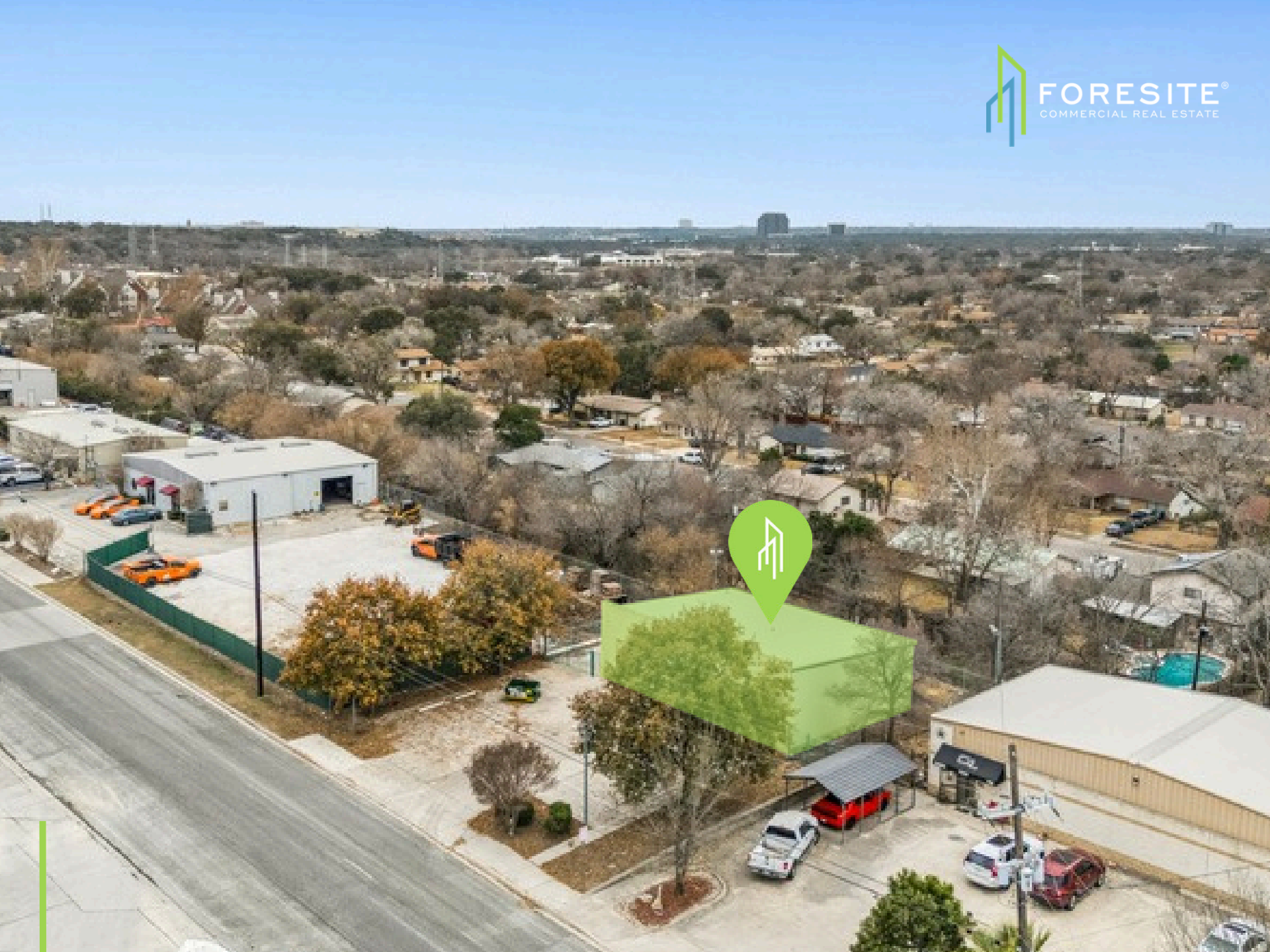
PRICING	\$600,000
NUMBER OF SPACES	7
OCCUPANCY	Vacant
ZONING	C-3
LEASE RATE	Contact Broker

PROPERTY STATS

BUILDING SIZE	2,080 SF
LOT SIZE	0.3 ACRES
YEAR BUILT	2002
VEHICLE COUNTS	29,040 CARS PER DAY ON WURZBACH
DAYTIME POPULATION	135,791 PEOPLE WITHIN A 3 MILE RADIUS

The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies





INTERIOR PHOTOS

HILLPOINT OFFICE FLEX



LOCATION MAP

HILLPOINT OFFICE FLEX

\$82,745

Avg HH income
1-Mile

\$93,482

Avg HH income
3-Mile

\$102,654

Avg HH income
5-Mile

3,697

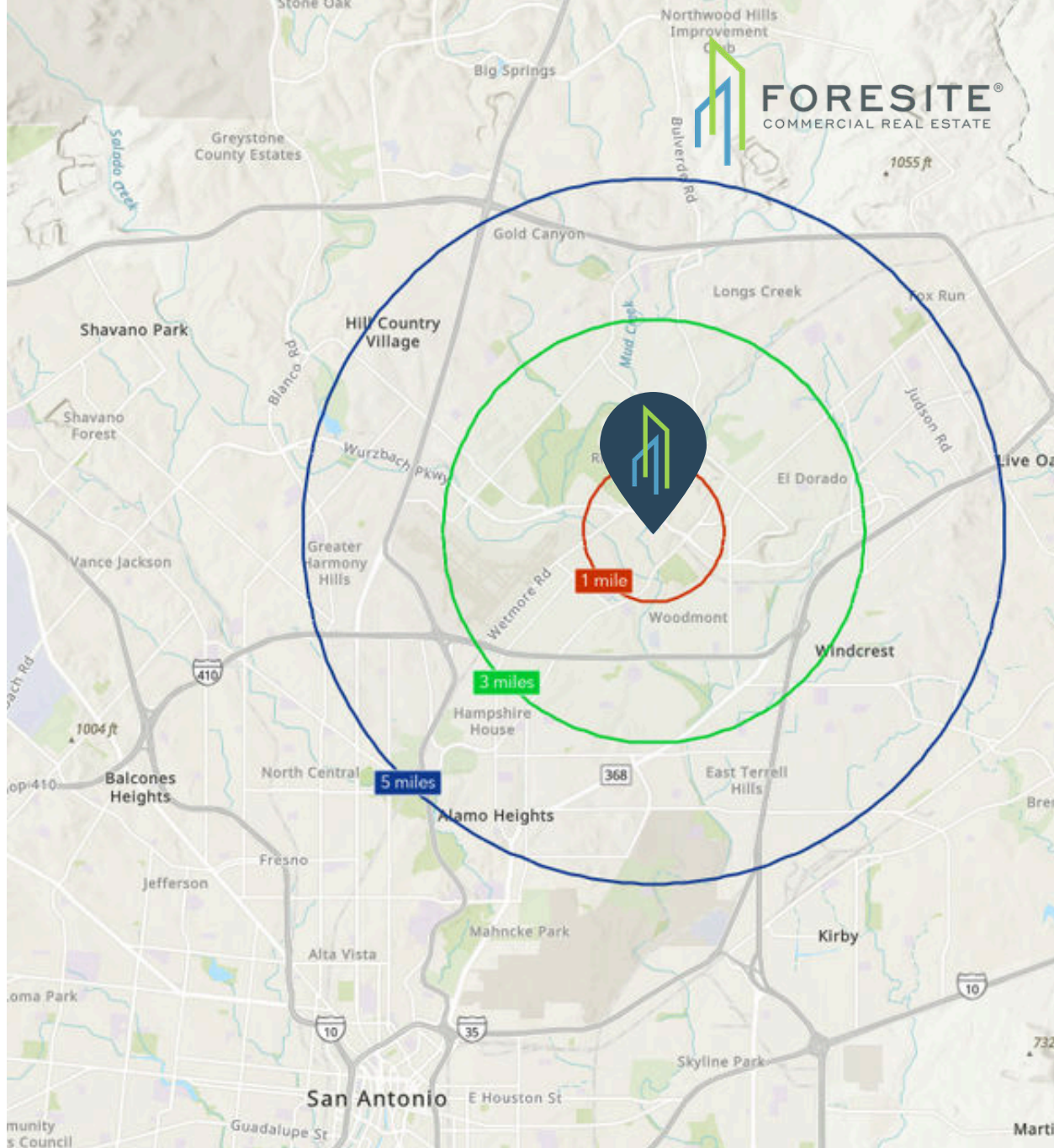
Population
1-Mile

88,292

Population
3-Mile

269,451

Population
5-Mile



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AERIAL

HILLPOINT OFFICE FLEX



HUNTERS MILL
(175 HOMES)

STONERIDGE
(200 HOMES)



Thousand Oaks Dr (21,265 VPD)

Nacogdoches Rd (20,675 VPD)

Wurzbach Parkway (44,409 AADT)

ALBERT URESTI
TAX ASSESSOR - COLLECTOR

SCP
SPECIALTY COATING PRODUCTS

GOODWILL SAN ANTONIO

DOLLAR GENERAL

EINSTEIN MOVING CO.



Winsupply
OF SAN ANTONIO



MARYMONT
(400 HOMES)

ROCK CANYON
APARTMENTS

NEWPORT
APARTMENTS

Vistas Two 52

gotTrucks?

WIRE FIX
ROTO-ROOTER
HERITAGE
CLARIOS
bator
Accu-tech
nd4c
ENTERPRISE ELECTRICAL

ALLTERRA MANUEL SONS
BRALIN
US Immigration and Customs Enforcement
GLAMIFIED PAPER
MADE PEOPLE
STORAGE 4U SELF STORAGE

VALERO
ANIMAL DEFENSE LEADER
USCA SERVICE, INC.
THE SHAW BROTHERS
BLACK SHIP SERVICES
PRECISION HAUL
LEGACY
Aramco
DDC
SUNCOAST POST-TENSION
ASBESTOS CONTROL

Auto Zone
TEXAS Health and Nutrition Services
MAXIMUM MINI STORAGE
LONESTAR ELECTRIC SUPPLY

Public Storage
CAMPBELL LUMBER CO.
FedEx
QUALITY
Johnson Controls
ford
WIRE SOURCE
HERITAGE
USA
USA
USA

AB
SERVICES
got Service?



AERIAL

HILLPOINT OFFICE FLEX



Wurzbach Parkway (44,409 AADT)



CLAMPITT PAPER

STORAGE 4U SELF STORAGE



cover warehouse



TWC SERVICES

Beverage Solutions

CAVALRY CONSTRUCTION & RESTORATION

VETERAN'S BEST MOVERS

SUNSHINE OF SAN ANTONIO Hospitality & Healthcare Supplies

MANUEL SONS SERVICE CO.

Hillpoint DR (3,184 AADT)

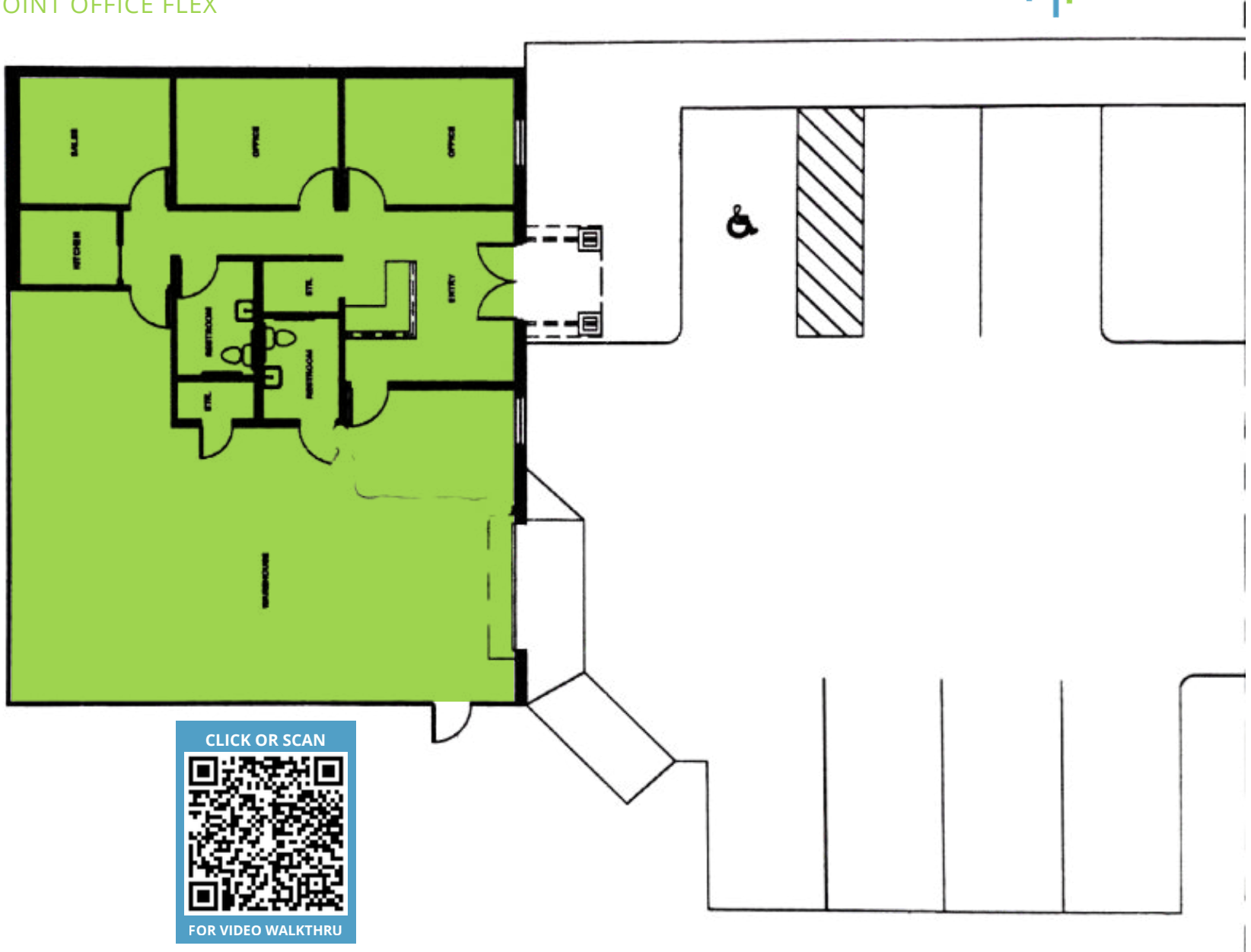
ALLTERRA

LandCare



SITE VIEW

HILLPOINT OFFICE FLEX



CLICK OR SCAN



FOR VIDEO WALKTHRU

FORESITE'S INVESTMENT SALES SPECIALISTS

Experience, focus and creativity is what makes Foresite Investment Sales so unique. Coming together from large firms to form our team, we offer decades of experience and a national reach.

TEXAS BASED. NATIONAL REACH.
TRANSACTIONS IN 15 STATES



Chad Knibbe, CCIM

President / Co - Owner

Chad was a key player in the launching of Foresite in 2014 and later founded the investment sales division of Foresite Commercial Real Estate in 2018. Prior to Foresite, Chad was a Senior Vice President at Marcus & Millichap where he ranked as the #1 retail agent for the central Texas region. He is a graduate of Baylor University and lives in Spring Branch with his wife, three daughters and son.

CKNIBBE@FORESITECRE.COM



Louis "Lex" Lutto

Senior Vice President

Lex Lutto brings more than 29 years of professional real estate experience to the Foresite team. He specializes in land, landlord representation and tenant representation in San Antonio, and the surrounding trade areas. He has leveraged his experience in the local retail sector to bring in a new book of business including a wide range of anchored and unanchored projects, multi-use projects, and land tracts, as well as pad sites opportunities.

LLUTTO@FORESITECRE.COM



Stephen Berchelmann

Vice President

Urban Developments / Special Projects

Stephen Berchelmann has worked in real estate for more than a decade. Prior to joining Foresite, Stephen worked at Marcus & Millichap as a senior agent and was a member of the #1 retail team in the central Texas Region. He is a member of ICSC and a graduate of St. Mary's University. Stephen lives in San Antonio with his wife and son and daughter.

SBERCHELMANN@FORESITECRE.COM



Alexandria Tatem

Investment Sales Assoc. Vice President & Head of Research

Alexandria Tatem joined Foresite as an Investment Sales Associate and was quickly promoted to Head of Research. She has a talent for sourcing data and compiling information in challenging markets. Alex is a graduate of the University of Central Arkansas, where she double-majored in Finance and Spanish. Her research has been used in testimonies to the state legislature, year-long studies, and published reports.

ATATEM@FORESITECRE.COM



Xavier Alvarado

Investment Sales Associate

Xavier Alvarado started his real estate career working with Marcus and Millichap, following his graduation from the University of Texas at San Antonio. After assisting his team in becoming the top team in the Central-South Texas market, he was granted the opportunity to join the Foresite Investment sales team. As a San Antonio Native, he loves watching the San Antonio Spurs. He currently resides in San Antonio with his wife and son.

XALVARADO@FORESITECRE.COM



Kevin Gumprecht

Investment Sales Associate

Kevin Gumprecht's career took him from financial evaluations and due diligence for MCI/Verizon Business in Atlanta to the management of multimillion-dollar construction projects with WKM. As an Operations Manager at Supa Doors/VT Industries, Kevin championed initiatives geared towards efficiency and quality, such as value stream mapping, workflow analysis, and lean manufacturing. These experiences have equipped him with a remarkable ability to identify and capitalize on investment opportunities.

KGUMPREDT@FORESITECRE.COM



Daryl Lange

Senior Vice President of Land Services

Daryl Lange is an experienced and detailed transaction broker / development project manager specializing in raw land in San Antonio and surrounding markets. He has completed sales to the following: Wal-Mart / Living Spaces / Frost Bank / Walgreens / Academy Sporting Goods / Lowes / Bill Miller BBQ / Lynd Corporation / Embrey Partners / Longhorn Steakhouse / Olive Garden and many more.

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OFFERING MEMORANDUM

San Antonio, Texas | 78240

HILLPOINT OFFICE FLEX

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Vice President

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