

THE WOODS

4419 E EVANS RD, SAN ANTONIO, TX 78259

AT TPC



OFFERING MEMORANDUM | BUILDING 1



FORESITE[®]
INVESTMENT SALES

CONFIDENTIALITY & DISCLAIMER

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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.

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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.

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INVESTMENT SUMMARY

BUILDING 1

OFFERING

PRICING	\$ 7,642,800
CAP RATE*	7.50%
NET OPERATING INCOME*	\$573,210
NUMBER OF SUITES	8
OCCUPANCY*	100%

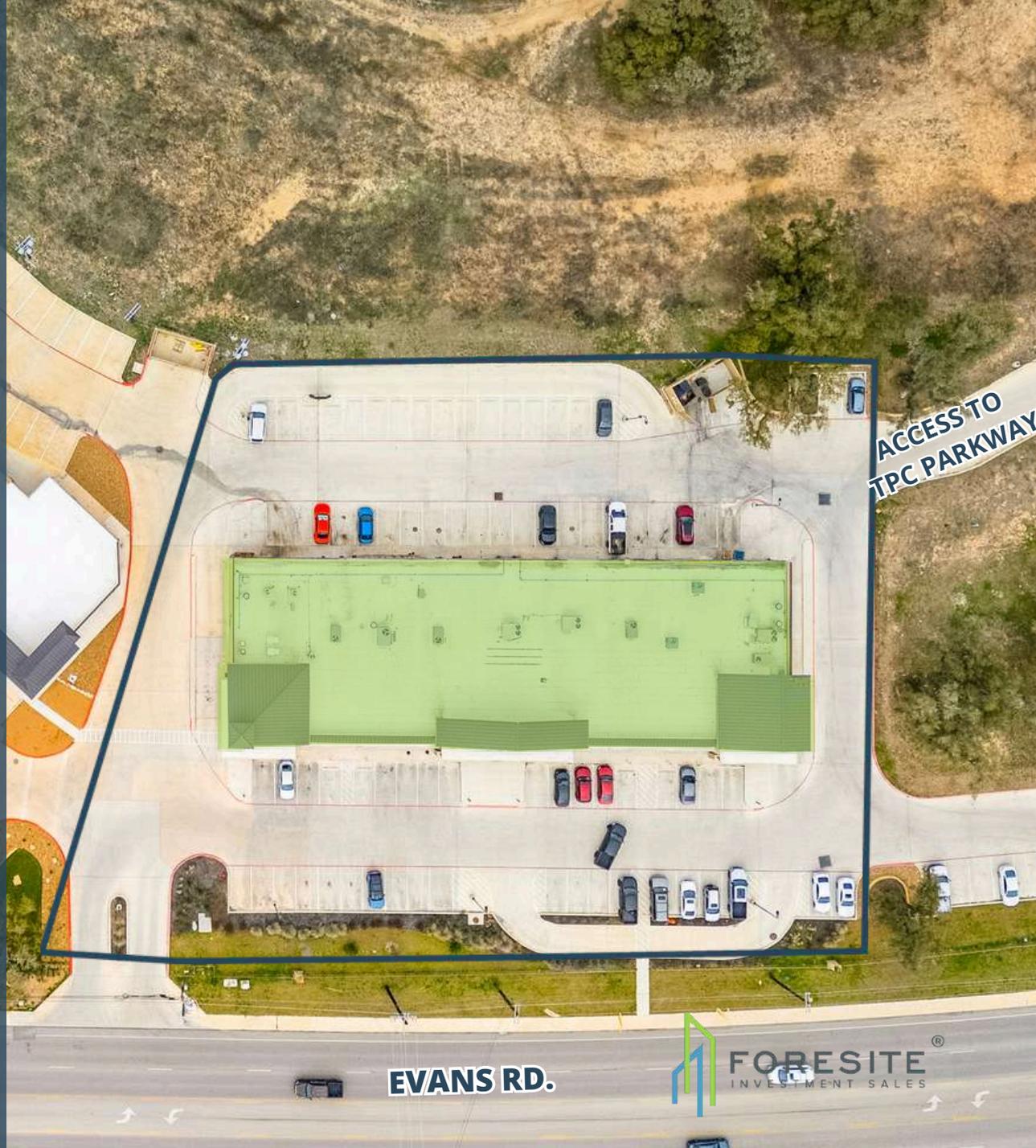
PROPERTY STATS

GROSS LEASABLE AREA	15,102 SF
TOTAL BUILDING SIZE	15,141 SF
LOT SIZE	1.60 ACRES
YEAR BUILT	2022

*Occupancy includes a master lease on end cap drive-thru

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Buyer must verify the information and bears all risk of any inaccuracies



EVANS RD.



INVESTMENT HIGHLIGHTS

VALUE-ADD THROUGH LEASE-UP OF NEW SHELL BUILDING

The offering presents a clear, executable value-add plan by lease-up of the newly completed shell building adding incremental NOI and re-tenanting of the recently recaptured suite in the occupied building.

PREMIER RETAIL LOCATION IN AFFLUENT GROWTH CORRIDOR

Strategically located just minutes from TPC San Antonio in one of the city's most affluent and fastest-growing residential areas. The property is surrounded by high-income households (avg. HH income over \$140,000 within 3 miles) and benefits from strong visibility and accessibility.

STRONG DEMOGRAPHICS AND TENANT DEMAND

Dense population of over 47,000 residents within 3 miles. Tenants benefit from a built-in customer base and limited retail competition nearby. Inline rents average \$37.33 PSF, reflecting strong demand.

85% LEASED (2022 BUILD) + STRONG BUILT-IN RENT GROWTH

15,102 SF multi-tenant retail center built in 2022 with 85% occupancy. Diverse mix of daily-needs tenants, including dental, QSR, beauty, and specialty retail. All leases are NNN long-term leases with structured escalations of 2-3% or CPI per year, whichever is higher, ensuring consistent income growth. Minimal near-term rollover, with only one lease expiring before 2029.

STRATEGIC PLACEMENT NEXT TO WHATABURGER AND FISCHER'S CONVENIENCE CORNER

Ideally positioned next to a Fischer's gas station (at the hard corner) and a soon-to-open Whataburger. This retail center benefits from powerful built-in co-tenancy and high daily traffic. The sequence, gas, QSR, then daily-needs retail, creates a compelling, high-utility stop pattern for consumers. This pattern is further accentuated by the fact that there is only one other gas station within a 3.5 mile driving distance and the high-end nature of Fischer's gas stations.

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LOCATION MAP/DEMOS

THE WOODS AT TPC



\$142,860

Avg HH income
1-Mile

\$144,893

Avg HH income
3-Mile

\$132,961

Avg HH income
5-Mile

6,227

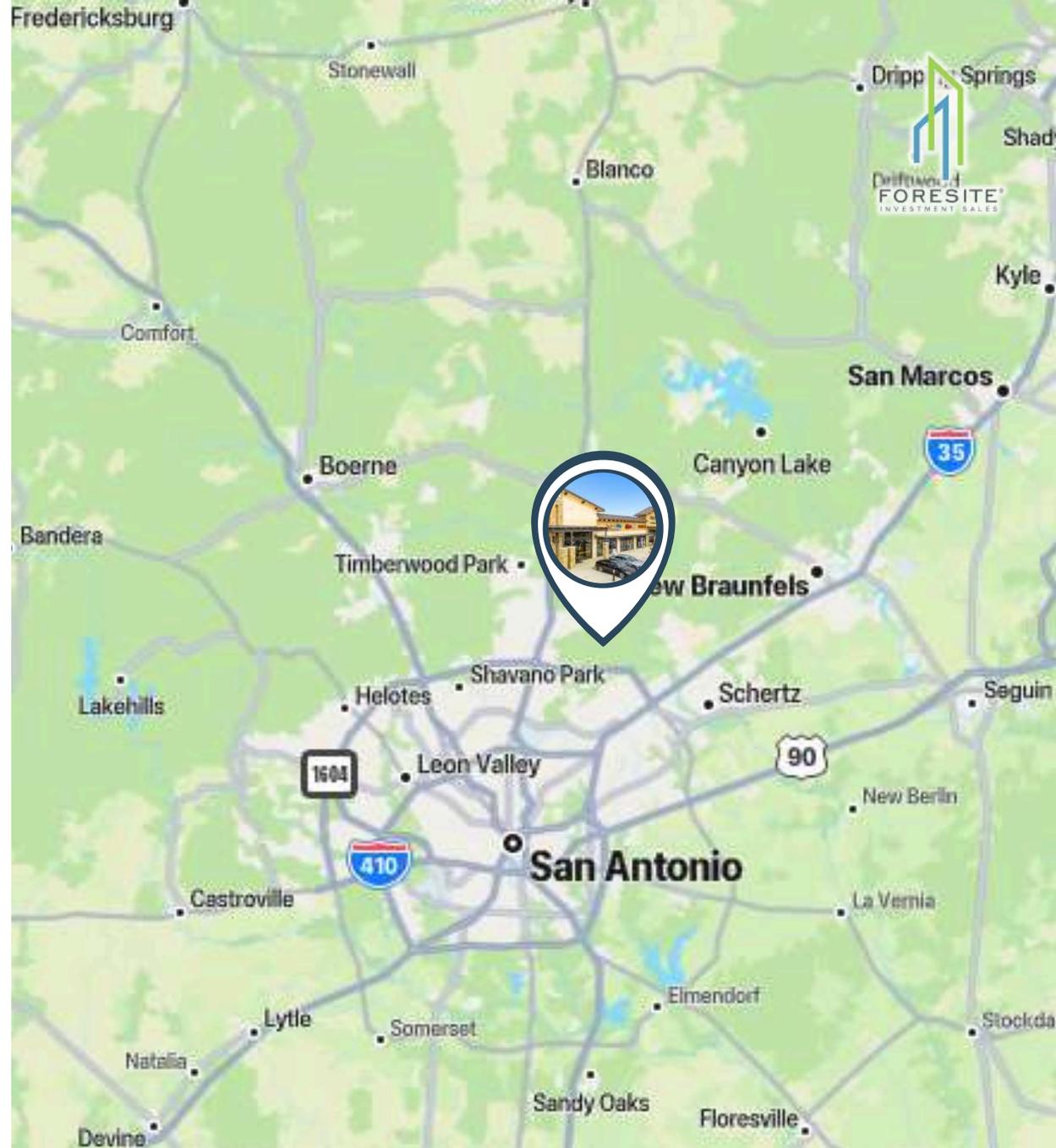
Population
1-Mile

47,491

Population
3-Mile

136,096

Population
5-Mile



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AERIAL

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AERIAL

THE WOODS AT TPC



Bulverde Village neighborhood
(3,750 homes)

Cibolo Canyons neighborhood
(1,800 homes)

TPC PARKWAY (12,298 VPD)



RESORT PARKWAY

The View
AT TPC



MARQUIS
AT TPC



EVANS RD (27,764 VPD)

TPC PARKWAY (12,298 VPD)
TPC PARKWAY (12,298 VPD)



SUMMIT
AT TPC

LANGDON

EVANS RD (27,764 VPD)

Fox Grove neighborhood
(934 homes)

Echo Creek neighborhood
(500 homes)

Dusty Canyon
(5,755 VPD)

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AERIAL

THE WOODS AT TPC



LANGDON

SUMMIT
AT TPC

TPC PARKWAY
12,298 CARS PER DAY

FISCHER'S



DUSTY CANYON
5,753 CARS PER DAY

Building 1

Building 2
Also Available

Fox Grove
neighborhood
(934 homes)

EVANS RD
27,764 CARS PER DAY

SITE OVERVIEW

THE WOODS AT TPC



Building 2
11,300 SF
Also Available

83 Parking Spaces

Building 1
15,141 SF

Drive Thru

Drive Thru

ACCESS TO
TPC PARKWAY



EVANS RD.

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BUILDING 1 - SITE PLAN

THE WOODS AT TPC



TENANT NAME / SPACE CONDITION	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA
PHO ASIAN CUISINE	101	1,758	11.64%
VANITY Nails Lounge	102	1,788	11.84%
Game Changers RESTAURANT	104	1,800	11.92%
LOCAL DENTAL DENTAL CARE FOR CHILDREN	105	3,773	24.98%
MR. LIQUER	106	1,188	7.87%
Sofia's PIZZERIA	107	1,200	7.95%
Fuzzel Sky VAPE & SMOKE	108	1,399	9.26%
2nd Gen End Cap Drive Thru	109	2,196	14.54%



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EVANS RD.

RENT ROLL

THE WOODS AT TPC



TENANT NAME	UNIT NUMBER	UNIT SIZE (SF)	% OF GLA	LEASE START	LEASE END	ANNUAL RENT*	RENT PSF	OPTIONS
Pho Star	101	1,758	11.64%	14-Sep-22	31-Dec-30	\$69,845	\$39.73	(2) 5-Year Options @ FMV w/ Annual CPI-U increases
		Scheduled Rent Steps		March Annual Increase		> of 2.5% or CPI		
Vanity Nail	102	1,788	11.84%	16-Jul-22	31-Aug-32	\$67,104	\$37.53	(2) 5-Year Options @ FMV w/ Annual CPI-U increases
		Scheduled Rent Steps		August Annual Increase		> of 2% or CPI		
Game Changer	104	1,800	11.92%	16-Jul-22	31-Aug-27	\$68,868	\$38.26	(1) 5-Year Option @ FMV w/ Annual CPI-U increases
		Scheduled Rent Steps		August Annual Increase		> of 3% or CPI		
Local Dental	105	3,773	24.98%	7-Dec-22	31-Mar-33	\$140,167	\$37.15	(2) 5-Year Options @ FMV w/ Annual CPI-U increases
		Scheduled Rent Steps		December Annual Increase		3%		
Mr. Liquor	106	1,188	7.87%	15-Aug-22	30-Sep-32	\$45,453	\$38.26	(2) 5-Year Options @ FMV w/ Annual CPI-U increases
		Scheduled Rent Steps		September Annual Increase		> of 3% or CPI		
Sofia's Pizza	107	1,200	7.95%	16-Jul-22	31-Aug-32	\$44,592	\$37.16	(2) 5-Year Options @ FMV w/ Annual CPI-U increases
		Scheduled Rent Steps		October Annual Increase		> of 2% or CPI		
Hazel Sky	108	1,399	9.26%	16-Jul-22	31-Oct-29	\$52,504	\$37.53	(1) 7-Year Option @ FMV w/ Annual CPI-U increases
		Scheduled Rent Steps		August Annual Increase		> of 2% or CPI		
2nd Gen End Cap Drive Thru Master Lease	109	2,196	14.54%	COE	1 Year	\$76,860	\$35.00	
Total/ Average		15,102	85.5%			\$565,393	\$37.58	

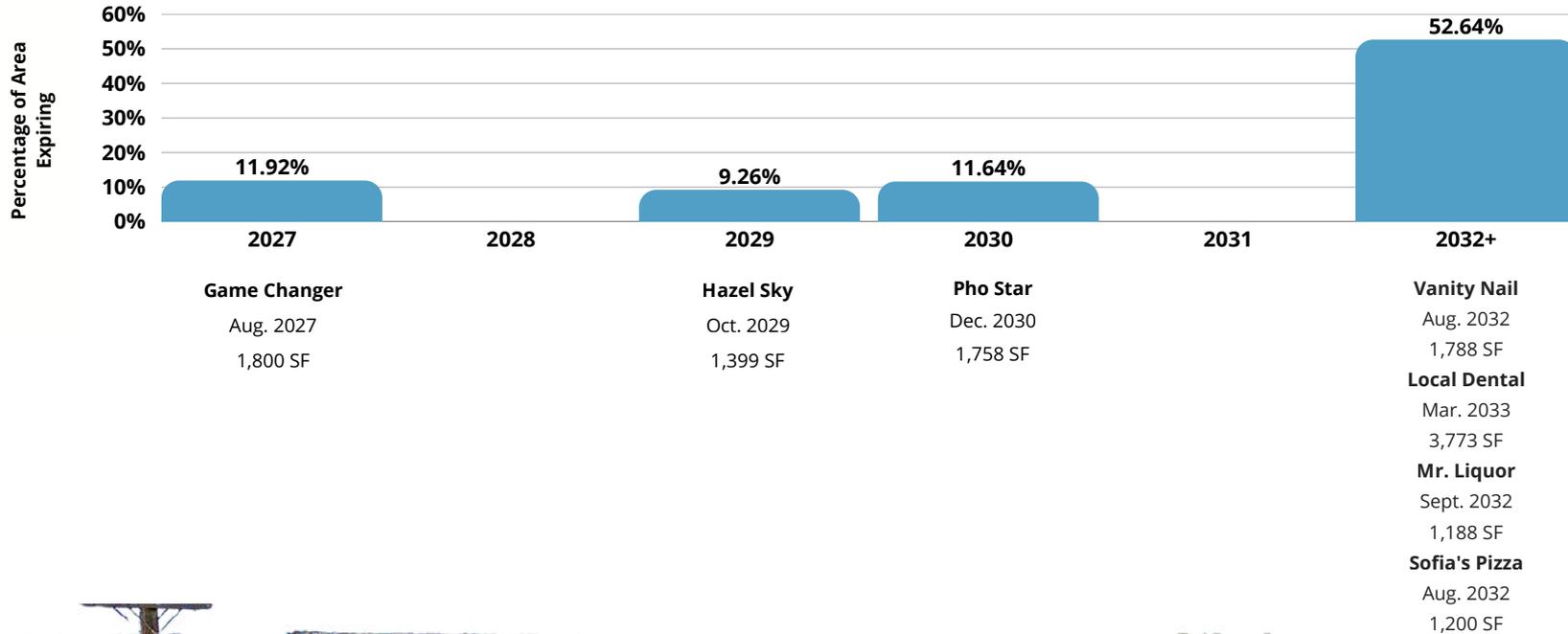
*Annualized Rent Roll as of August 1st 2026



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LEASE EXPIRATIONS

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Hazel Sky
VAPOR & SMOKE

Sofia's
PIZZERIA

MR. LIQUOR

CASHFLOW PROJECTIONS

THE WOODS AT TPC



GENERAL

- The current analysis was assumed to begin on August 1st, 2026.
- Inclusive of a \$35/SF + NNN Master Lease in the 2nd gen End Cap Drive thru space.
- Inflation was assumed to be 3% annually on a calendar year basis.

EXPENSES

- Property Taxes are based on Bexar County Appraisal District's appraisal notice for 2025.
- Admin Fee in Lieu of Management fee is charged 15% of CAM.
- All other expenses were modeled as per year end 2025 actual expenses, growing 3% annually by inflation.

Year 1		
<i>Occupancy</i>	<i>100% with Master Lease</i>	
Income		
Base Rental Income	\$573,210	\$37.96
Total Recovery Income	\$197,192	\$13.06
Effective Gross Income	\$770,402	\$51.01
Expenses		
Dumpster	\$11,160	\$0.74
HOA Fees	\$3,907	\$0.26
Landscaping	\$2,427	\$0.16
Dues and Subscriptions	\$828	\$0.05
Internet - Security Cameras	\$683	\$0.05
Repairs and Maintenance	\$3,889	\$0.26
Utilities	\$23,211	\$1.54
15% Administrative Fee	\$6,916	\$0.46
Property Taxes	\$137,654	\$9.11
Insurance	\$6,518	\$0.43
Total Expenses	\$197,192	\$13.06
Net Operating Income	\$573,210	\$37.96

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SAN ANTONIO

Rising above economic challenges since 1718.

With a diverse economy, skilled work force, and low cost of living, San Antonio's economy has fared well throughout history providing investors stability in uncertain times.

7th

Largest city in America and third fastest growing city in the U.S.

34M

San Antonio hosts more than 34 Million visitors per year for tourism and business events

\$109B

With a gross domestic product of approximately 109 Billion dollars per year, San Antonio hosts a diverse economy

2.36M

San Antonio MSA is home to more than 2.368 million residents and is consistently among the top 5 fastest growing cities in America

OFFERING MEMORANDUM

San Antonio, Texas | 78259

THE WOODS AT TPC

Building 1

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