



MISSION PLAZA

3600-3610 NOGALITOS ST | SAN ANTONIO TX 78211

CONFIDENTIALITY & DISCLAIMER

Foresite Real Estate, Inc. ("Broker") has been retained as the exclusive advisor and broker for the sale of the property located at: 3600-3610 Nogalitos St. San Antonio TX 78211 (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 [JB1] 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:

LEX LUTTO

Senior Vice President
llutto@foresitecre.com
(210) 816-2734

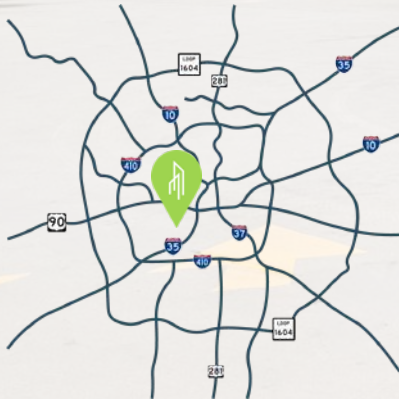
XAVIER ALVARADO

Associate
xalvarado@foresitecre.com
(210) 816-2734



INVESTMENT OVERVIEW

Nestled in a well-established neighborhood, Mission Plaza is ideally situated at the highly visible northeast corner of Nogalitos Boulevard and Division Road. Positioned at a bustling, signalized intersection, the property enjoys high traffic counts in a densely populated area. Anchored by Family Dollar, the center also features nationally recognized tenants such as Wingstop and Cricket. With current rents below market value, the property offers significant upside potential for investors looking to capitalize on future growth.



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INVESTMENT SUMMARY

OFFERING

PRICING	\$4,488,000
CAP RATE	6.75%
NET OPERATING INCOME	\$302,975
LEASE TYPE	NNN
NUMBER OF SPACES	6
OCCUPANCY	100%

PROPERTY STATS

BUILDING SIZE	19,562 SF
LOT SIZE	1.56 ACRES
YEAR BUILT	2006
VEHICLE COUNTS	29,511 VPD
DAYTIME POPULATION	122,040 - 3 MILE RADIUS

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INVESTMENT HIGHLIGHTS

PRIME LOCATION

Highly visible northeast corner of Nogalitos Boulevard and Division Road with easy access to major highways, including I-35 and Highway 90, enhancing connectivity to the rest of the city.

STRONG PERFORMING TENANTS

Anchored by a high-performing Family Dollar store. Recent tenant renewals demonstrate strong commitment to the site and a history of low vacancy rates.

EXCEPTIONAL VISIBILITY

Located at the intersection of Nogalitos, Carislee, Division Ave and Illg Ave, providing premium visibility, exposing the property to approximately 30,000 vehicles per day, ensuring high traffic and brand exposure.

ROBUST DEMOGRAPHICS

Situated in a densely populated area with a strong Hispanic community, with over 122,000 people in a 3 mile radius.

EASY ACCESS

Positioned at a signalized intersection with four entry and exit points, facilitating smooth ingress and egress for customers and deliveries.

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FAMILY  **DOLLAR**

FAMILY
DOLLAR



LOCATION MAP

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\$57,860

Avg HH income
1-Mile

\$56,778

Avg HH income
3-Mile

\$56,901

Avg HH income
5-Mile

17,116

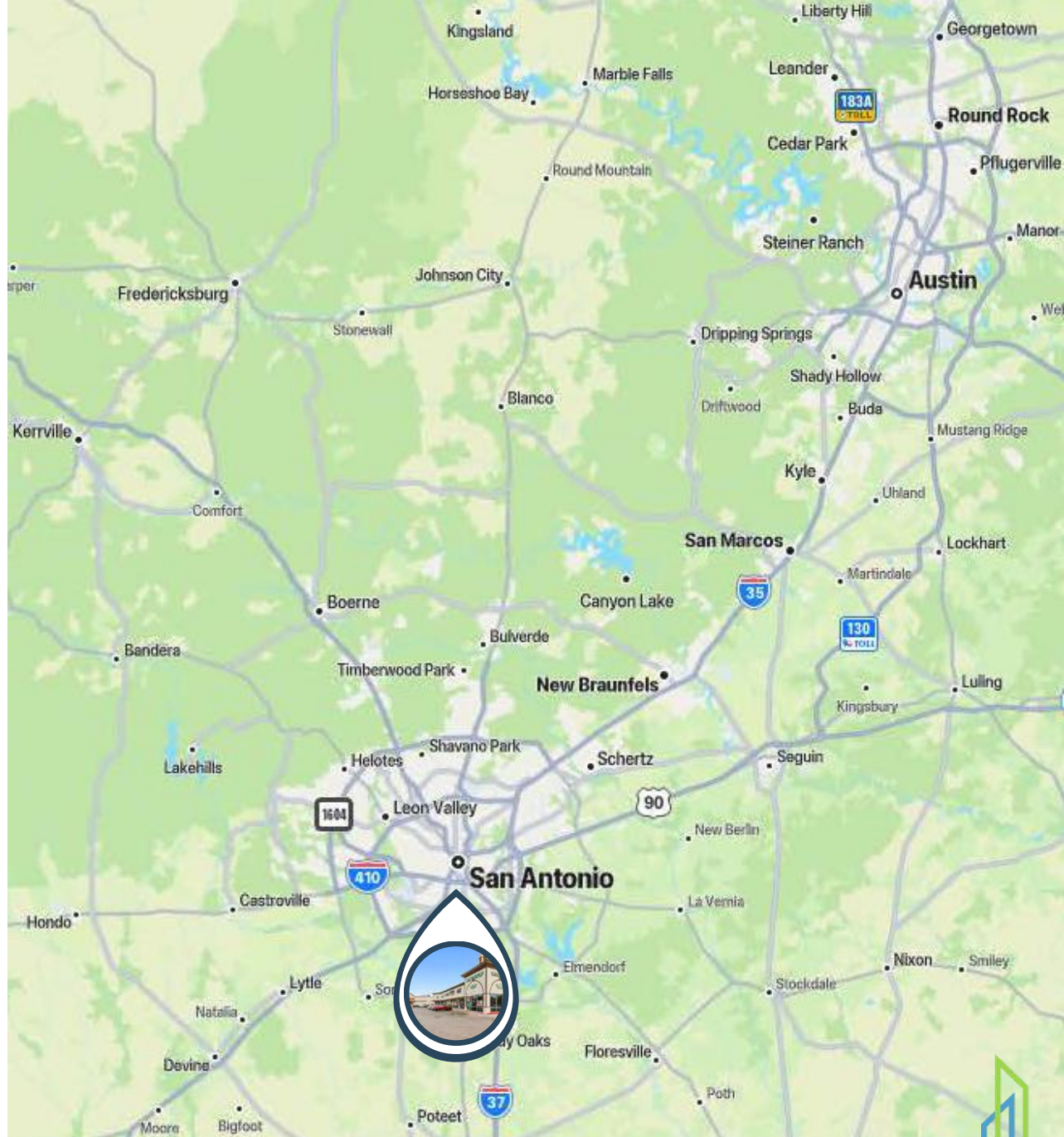
Population
1-Mile

122,040

Population
3-Mile

286,457

Population
5-Mile



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**Downtown
San Antonio**

H-E-B

Advance Auto Parts

WSS

boost mobile

McDonald's

metro

DQ

EZ PAWN

Walgreens

DOLLAR GENERAL

O'Reilly AUTO PARTS

PIZZA PATRON

FRED LOYA INSURANCE

World Finance

H&R BLOCK

Super Mercado

MANNY G

St James Catholic Church

San Antonio Water System

Charles Graebner Elementary School

ILLG AVE

**NOGALITOS ST.
16,840 VPD**

CARLISLE AVE

**DIVISION AVE.
11,765 VPD**

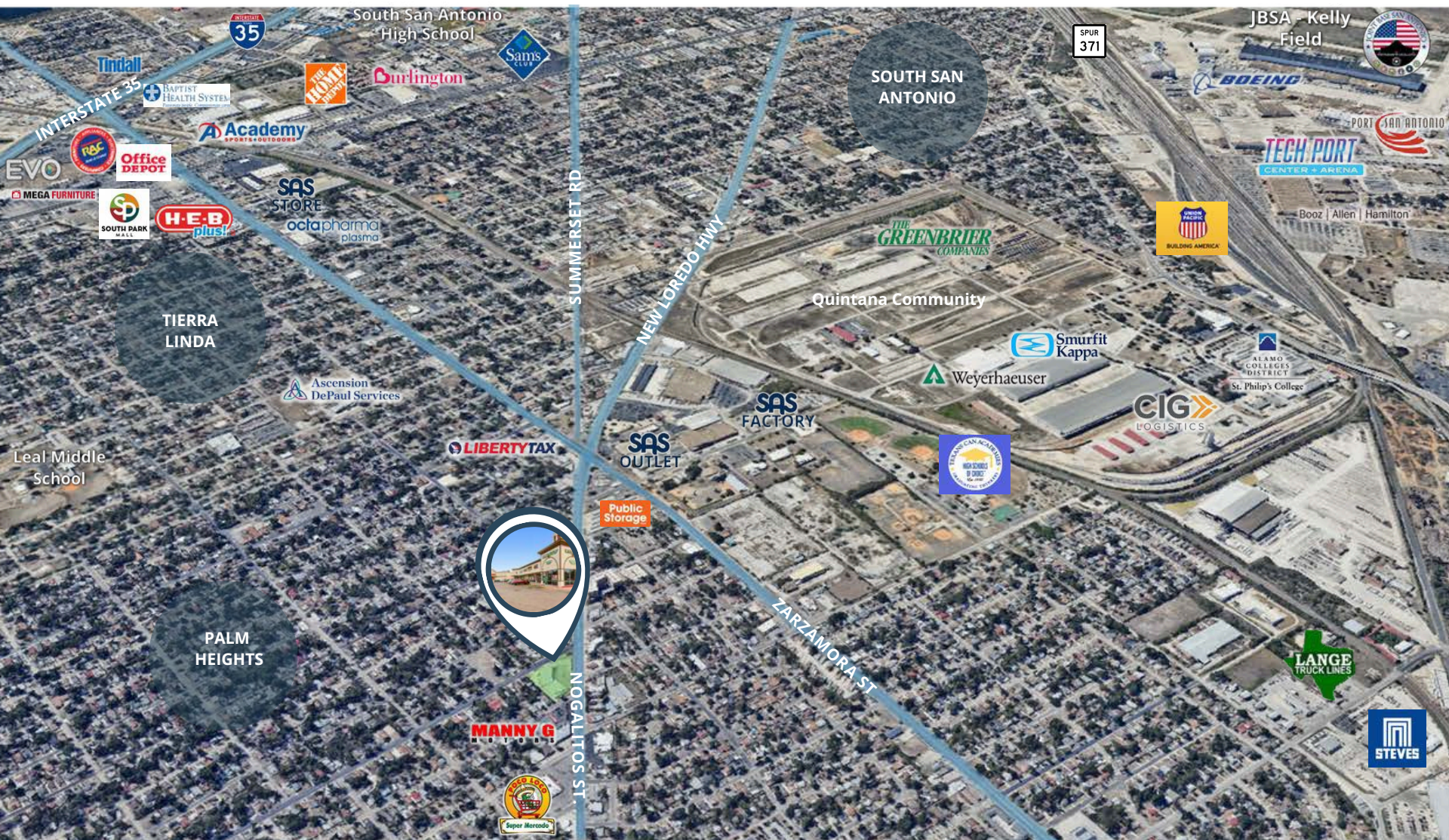
REMCO AUTO INSURANCE

CentroMed

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AERIAL

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SITE VIEW

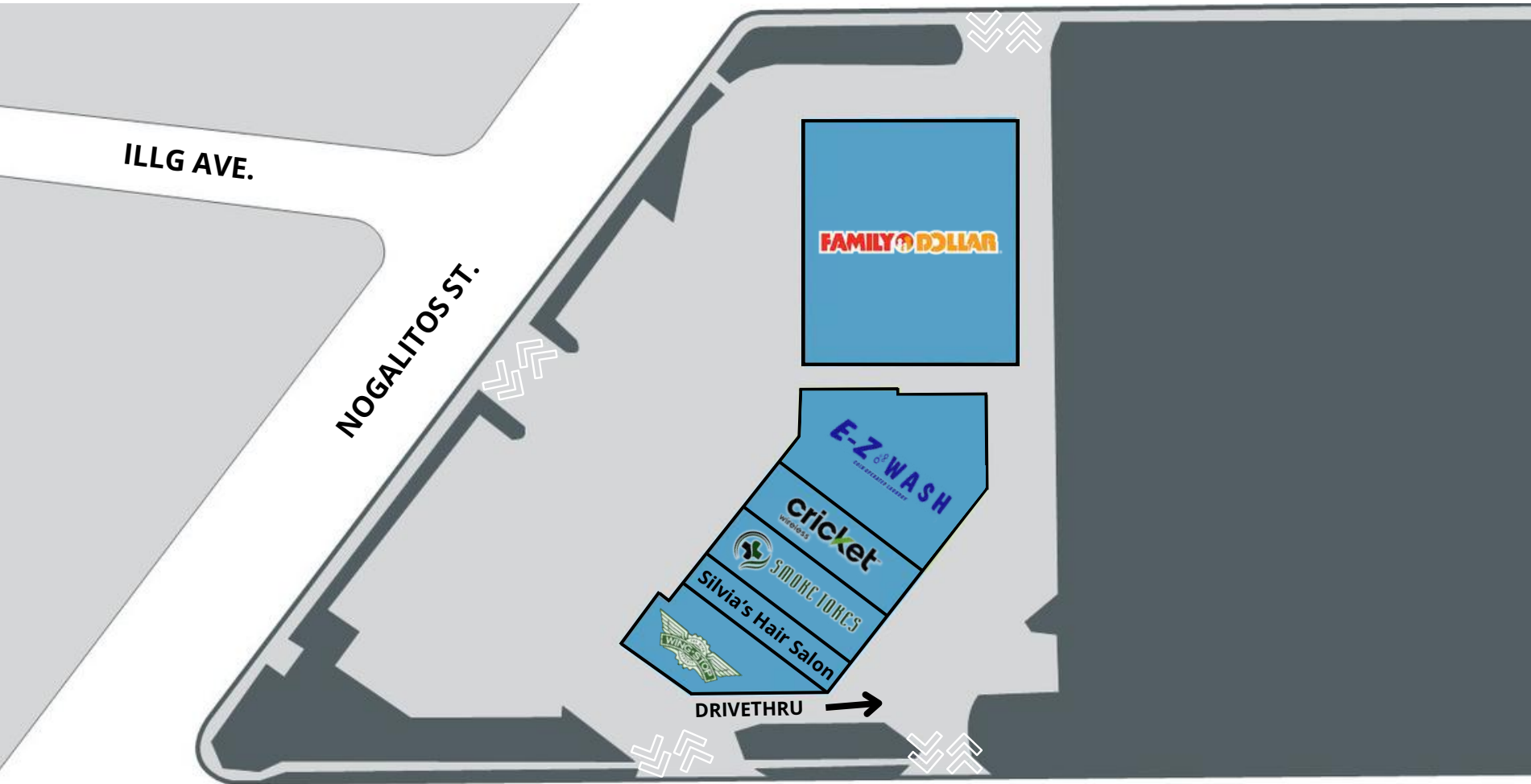
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SITE PLAN

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Division Ave.

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RENT ROLL

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TENANT NAME	SUITE NUMBER	UNIT SIZE (SF)	% OF TOTAL	LEASE START	LEASE END	ANNUAL RENT	RENT PSF	LEASE TYPE
Family Dollar	3600	9,180	46.9%	11/30/2004	12/31/2030	\$99,825	\$10.87	NNN (5% CAP on CAM)
		Options	2nd Option	01/01/2031	12/31/2035	\$109,807	\$11.96	
EZ Wash	101	5,000	25.6%	04/01/2017	05/31/2034	\$71,250	\$14.25	NNN + Mgt
		Scheduled Rent Step		06/01/2029	05/31/2034	\$77,500	\$15.50	
Cricket Wireless	103	1,166	5.96%	02/01/2013	07/31/2027	\$31,482	\$27.00	NNN + Mgt
Smoke Tokes	104	1,200	6.13%	02/01/2021	04/30/2029	\$27,600	\$23.00	NNN + Mgt
Silvia's Hair Salon	105	1,200	6.13%	09/01/2021	08/31/2026	\$25,452	\$21.21	NNN + Mgt
		Scheduled Rent Step		09/01/2025	08/31/2026	\$25,956	\$21.63	
Wing Stop	106	1,816	9.28%	09/01/2023	08/31/2028	\$54,480	\$30.00	NNN + Mgt
		Options	1st Option	09/01/2028	08/31/2033	\$56,296	\$31.00	
			2nd Option	09/01/2033	08/31/2038	\$61,526	\$33.88	
			3rd Option	09/01/2038	08/31/2043	\$67,682	\$37.27	
Averages & Totals		19,562	100%			\$310,089	\$15.85	



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TENANT OVERVIEW

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Family Dollar, a staple in discount retail, operates over 8,000 locations across the United States. Founded in 1959, the company offers a wide range of products including household items, food, health and beauty products, and more, all at affordable prices. Family Dollar is a subsidiary of Dollar Tree, and while its revenue fluctuates, the brand is estimated to generate billions annually. Headquartered in Chesapeake, Virginia, Family Dollar has become a go-to destination for budget-conscious shoppers looking for everyday essentials.



LEASE ABSTRACT	
Tenant:	Family Dollar
Guarantor:	Corporate
Suite Size	9,180 Square Feet
Base Rent:	\$99,825 Annually + Percentage Rent
Rent Commencement:	01/01/2006
Lease Expiration:	12/31/2030
Lease Term Remaining:	6 Years
Renewal Options:	(1) 5-Years
	2nd Option Jan. 2031-Dec. 2035
	\$109,807 Annually
Lease Type:	NNN Lease
Property Taxes:	Tenant's Pro Rata Share
Insurance:	Tenant's Pro Rata Share
Common Area:	Tenant's Pro Rata Share (5% Cap on CAM)
Roof & Structure:	Landlord Responsibility
Repairs & Maintenance:	Landlord Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Mangement	Landlord Responsibility

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LEASE ABSTRACT	
Tenant:	E-Z Wash
Guarantor:	Corporate
Suite Size	5,000 Square Feet
Base Rent:	\$14.25/SF
Rent Commencement:	04/01/2017
Lease Expiration:	05/31/2034
Lease Term Remaining:	9.5 Years
Renewal Options:	None
Lease Type:	NNN Lease
Property Taxes:	Tenant's Pro Rata Share
Insurance:	Tenant's Pro Rata Share
Common Area:	Tenant's Pro Rata Share
Roof & Structure:	Landlord Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Mangement	Tenant's Pro Rata Share



EZ Wash is a self-service laundromat that prides itself on providing an efficient and convenient laundry experience. With 60 locations across Texas, EZ Wash offers a variety of services including coin-operated washing machines, dryers, and wash-and-fold options. The company's user-friendly approach makes laundry days simpler for its customers. Founded to meet the needs of those in search of reliable, affordable laundry services, EZ Wash continues to serve the San Antonio community. Though specific revenue figures are not available, it is a local favorite in the laundry industry.



TENANT OVERVIEW

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Cricket Wireless has established itself as a leading provider of prepaid wireless service in the United States, with over 10,000 locations. Founded in 1999, Sun Com Mobile operates over 400 locations in 13 states. Cricket Wireless offers affordable cell phone plans, mobile hotspots, and the latest smartphone devices. It operates as a subsidiary of AT&T and is known for its commitment to delivering value and customer service. With an extensive network and competitive pricing, Cricket Wireless continues to attract customers seeking affordable alternatives to traditional phone service, with annual revenues estimated in the billions. The company is headquartered in Atlanta, Georgia.



LEASE ABSTRACT	
Tenant:	Cricket Wireless
Guarantor:	Sun Com Mobile, LLC
Suite Size	1,166 Square Feet
Base Rent:	\$27.00/SF
Rent Commencement:	02/01/2013
Lease Expiration:	07/31/2027
Lease Term Remaining:	2.67 Years
Renewal Options:	None
Lease Type:	NNN Lease
Property Taxes:	Tenant's Pro Rata Share
Insurance:	Tenant's Pro Rata Share
Common Area:	Tenant's Pro Rata Share
Roof & Structure:	Landlord Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Mangement	Tenant's Pro Rata Share

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LEASE ABSTRACT	
Tenant:	Smoke Tokes
Guarantor:	Personal
Suite Size	1,200 Square Feet
Base Rent:	\$23.00/SF
Rent Commencement:	02/01/2021
Lease Expiration:	04/30/2029
Lease Term Remaining:	4.42 Years
Renewal Options:	None
Lease Type:	NNN Lease
Property Taxes:	Tenant's Pro Rata Share
Insurance:	Tenant's Pro Rata Share
Common Area:	Tenant's Pro Rata Share
Roof & Structure:	Landlord Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Mangement	Tenant's Pro Rata Share



Smoke Tokes is a retailer specializing in smoking accessories, offering products such as vaporizers, CBD products, and other lifestyle items related to smoking and wellness. Founded with the goal of providing customers with high-quality products for relaxation and personal enjoyment, Smoke Tokes has expanded its offerings to include a variety of wellness-based products. Smoke Tokes has grown to operate 13 locations in the San Antonio and Austin markets. While it remains a smaller, niche business compared to larger retailers, Smoke Tokes has garnered a loyal following and continues to serve its customer base with unique products. The company is headquartered in San Antonio, Texas.



TENANT OVERVIEW

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Silvia's Hair Salon

Silvia's Hair Salon is a locally owned salon in San Antonio, Texas, providing hairstyling, cutting, coloring, and other beauty services. The salon has built a solid reputation for its friendly atmosphere and exceptional customer service. Whether clients are seeking a quick trim or a complete transformation, Silvia's Hair Salon delivers quality results at affordable prices. Although specific revenue details are not available, the salon is known to be a popular destination for locals in need of a reliable and skilled stylist. Silvia's Hair Salon is a proud part of the San Antonio beauty scene, helping clients look and feel their best.



LEASE ABSTRACT	
Tenant:	Silvia's Hair Salon
Guarantor:	Personal
Suite Size	1,200 Square Feet
Base Rent:	\$21.21/SF
Rent Commencement:	09/01/2021
Lease Expiration:	08/31/2026
Lease Term Remaining:	1.75 Years
Renewal Options:	None
Lease Type:	NNN Lease
Property Taxes:	Tenant's Pro Rata Share
Insurance:	Tenant's Pro Rata Share
Common Area:	Tenant's Pro Rata Share
Roof & Structure:	Landlord Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Tenant's Responsibility
Mangement	Tenant's Pro Rata Share

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Wingstop is a popular American chain that specializes in chicken wings, offering a wide variety of flavors and dipping sauces. Established in 1994, Wingstop has rapidly grown into an internationally recognized brand with over 1,500 locations across the U.S. and beyond. Known for its signature wings and casual, laid-back dining experience, Wingstop generates hundreds of millions of dollars in revenue annually. The company has made a name for itself with its unique flavor offerings and a strong emphasis on quality. Newly headquartered in Dallas, Texas, Wingstop continues to expand its global presence, satisfying wing lovers everywhere.



LEASE ABSTRACT	
Tenant:	Wingstop
Guarantor:	CNL Wings XXXIII, LLC
Suite Size	1,816 Square Feet
Base Rent:	\$30.00/SF
Rent Commencement:	09/01/2023
Lease Expiration:	08/31/2028
Lease Term Remaining:	3.75 Years
Renewal Options:	(3) 5-Years
1st option Sept.2028-Oct 2033	\$31.00/SF
2nd Option Sept.2023-Oct 2038	\$33.88/SF
3rd Option Sept.2038-Oct 2043	\$37.27/SF
Lease Type:	NNN Lease
Property Taxes:	Tenant's Pro Rata Share
Insurance:	Tenant's Pro Rata Share
Common Area:	Tenant's Pro Rata Share
Roof & Structure:	Landlord Responsibility
Repairs & Maintenance:	Tenant's Responsibility
HVAC:	Tenant's Responsibility
Utilities:	Landlord Responsible for Water, Sewer and Trash
Mangement	Tenant's Pro Rata Share



FINANCIAL SUMMARY

MISSION PLAZA



GENERAL

- The analysis time frame begins on January 1, 2025
- Hair Salon and Smoketokes are paying \$100/Month each for signage.
- Model excludes Family Dollar's Percentage rent income.



EXPENSES

- Property Taxes are based on Bexar County Appraisal District's 2024 Tax figures.
- All expenses outside of property taxes were based on 2024 operating budget.

Income and Expenses		Current	
Base Rental Income		\$310,089	\$15.85
Sign Income		\$2,400	\$0.12
Expense Reimbursements		\$177,859	\$9.09
Effective Gross Income		\$490,348	\$25.07
Taxes		\$96,459	\$4.93
Insurance		\$17,000	\$0.87
CAM		\$54,300	\$2.78
Management	4%	\$19,614	\$1.00
Total Expenses		\$187,373	\$9.58
Net Operating Income		\$302,975	\$15.49

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E-Z WASH
COIN OPERATED LAUNDRY

cricket

SMOKE TONES
CBD AND VAPE SHOP
GRAB&GOKE

SILVIA'S
HAIR
SALON
PARA TODA LA FAMILIA

WING-STOP



3610

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



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

Senior Investment Sales Associate / 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



Leroy Sanchez

Investment Sales Associate

Leroy Sanchez earned a Bachelor's degree in Psychology from Southwestern University and a Master's in Industrial and Organizational Psychology from St. Mary's University. After graduating he worked for the United States Air Force as a Occupational Analyst with a top secret clearance. After nine years supporting the Air Force, Leroy spent the last two decades owning and managing a successful insurance agency, with a focus on business and commercial insurance.

LSANCHEZ@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.

KGUMPRECHT@FORESITECRE.COM

OFFERING MEMORANDUM

San Antonio, Texas | 78253

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LEX LUTTO
Sr. Vice President

(210) 816-2734
LLutto@foresitecre.com

XAVIER ALVARADO
Associate

(210) 816-2734
XAlvarado@foresitecre.com

