



Discount Tire

BRAND NEW CONSTRUCTION - ABSOLUTE NNN GROUND LEASE

SAN ANTONIO, TX



CP PARTNERS
COMMERCIAL REAL ESTATE

In Association with Scott Reid & ParaSell, Inc. | A Licensed Texas Broker #9009637

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Discount Tire

14338 POTRANCO ROAD, SAN ANTONIO, TX 78253 [↗](#)

\$2,722,000

PRICE

4.50%

CAP RATE

NOI	\$122,500
LEASE TYPE	Ground Lease - Abs. NNN
LEASE TERM	20 Years
RENT INCREASES	10% Every 5 Years
LAND AREA	1.18 AC

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New Abs. NNN, Corporate Ground Lease - 20 Year Term

New construction Discount Tire located on a **primary retail corridor** directly **across from a top performing H-E-B anchored center**. Excellent demographics with household incomes of \$131,493 (1-mile radius) and population of 124,187 (5-mile radius) with projected growth to 160,340 in 2029. In **income tax-free Texas**.

Passive Investment Opportunity

- Nations' most trusted tire retailer, Discount Tire has over 1,250 locations and an estimated \$3.3 billion in annual revenue (FY 2025)
- New Absolute NNN, 20-year ground lease with 10% rental increases every 5 years
- Seven (7), 5-year options
- Zero landlord maintenance or expense obligations

High Traffic Location

- Across from high performing H-E-B Center, surrounded by residential neighborhoods and growing businesses
- Potranco Road and Highway 211 corridor is at the center of San Antonio's explosive growth, with a proliferation of new office parks, medical facilities, and retail centers
- Close proximity to Lackland Air Force Base, a part of Joint Base San Antonio (U.S. Dept. of Defense's largest joint base)
- San Antonio (SAT) International Airport (25 miles)

Explosive Economic Growth

- It's projected that the Potranco Road and Highway 211 area is growing 5.2 times faster than the growth rate of San Antonio overall
- Joint Base San Antonio's (JBSA) state economic impact is estimated at \$39 billion, with over 35,000 graduating airmen annually and a daily base population exceeding 50,000
- Medina Valley Independent School District has 7 Elementary, 2 Middle and 1 High School (8,700 students, ~600 professionals & staff)

Representative Photo



Nearby Residential Developments

- **Arcadia Ridge by Meritage Homes** – A ~700-acre master-planned single-family home community offering approximately 233 homes in San Antonio's Far Northwest, with quick access to Loop 1604 and US-90 ([Read more here](#))
- **KB Home Hidden Canyons at TRP** – A master-planned residential community offering a range of customizable single-family homes in San Antonio's Far West Side, featuring on-site amenities including a pool, playground, and picnic pavilion ([Read more here](#))
- **Redbird Ranch by D.R. Horton** – A large-scale master-planned residential community offering a mix of single-family homes with community amenities including a resort-style pool, clubhouse, trails, and parks ([Read more here](#))
- **Ascend on Potranco** – A newly developed multifamily residential community featuring modern apartment homes with resort-style amenities, including a pool, fitness center, and clubhouse ([Read more here](#))
- **The Residences at Landon Ridge** – A newly constructed multifamily residential community offering contemporary apartment homes with upscale amenities such as a resort-style pool, fitness center, and clubhouse ([Read more here](#))
- **Redbird Ridge Apartments** – A modern multifamily apartment community featuring a resort-style pool, fitness center, and outdoor gathering areas ([Read more here](#))
- **Esperanza Apartments** – A newly developed multifamily residential community along Potranco Road offering modern apartment homes with resort-style amenities, including a pool, fitness center, and resident clubhouse ([Read more here](#))



		CURRENT
Price		\$2,722,000
Capitalization Rate		4.50%
Building Size (SF)*		7,020
Lot Size (AC)		1.179
Stabilized Income	\$/SF	
Scheduled Rent	\$17.45	\$122,500
Less	\$/SF	
Taxes	NNN	\$0.00
Insurance	NNN	\$0.00
CAM	NNN	\$0.00
Total Operating Expenses		\$0.00
Net Operating Income		\$122,500

*Ground Lease – Estimated square footage

Disclaimer

The details contained within the Lease Abstract are provided as a courtesy to the recipient for purposes of evaluating the subject property's initial suitability. While every effort is made to accurately reflect the terms of the lease document(s), many of the items represented herein have been paraphrased, may have changed since the time of publication, or are potentially in error. CPP and its employees explicitly disclaim any responsibility for inaccuracies and it is the duty of the recipient to exercise an independent due diligence investigation in verifying all such information, including, but not limited to, the actual lease document(s).

LEASE ABSTRACT	
Premise & Term	
Tenant & Lease Signatory	Corporate
Lease Type	Ground Lease - Abs. NNN
Lease Term	20 Years
Rent Commencement	February 5, 2026
Options	Seven (7), 5-year
Rent Increases	10% every 5 years
Year Built	2026
Expenses	
CAM	Tenant's Responsibility
Property Taxes	Tenant's Responsibility
Insurance	Tenant's Responsibility
Utilities	Tenant's Responsibility
HVAC	Tenant's Responsibility
Repairs & Maintenance	Tenant's Responsibility
Roof & Structure	Tenant's Responsibility

Tenant Info		Lease Terms		Rent Summary					
TENANT NAME	SQ. FT.		TERM YEARS		CURRENT RENT	MONTHLY RENT	YEARLY RENT	MONTHLY RENT/FT	YEAR RENT/FT
Discount Tire	7,020	*	11/7/2025	2/28/2031	\$122,500	\$10,208	\$122,500	\$1.45	\$17.45
			3/1/2031	2/29/2036		\$11,229	\$134,750	\$1.60	\$19.20
			3/1/2036	2/28/2041		\$12,352	\$148,225	\$1.76	\$21.11
			3/1/2041	2/28/2046		\$13,587	\$163,048	\$1.94	\$23.23
		Option 1	3/1/2046	2/28/2051		\$14,946	\$179,352	\$2.13	\$25.55
		Option 2	3/1/2051	2/29/2056		\$16,441	\$197,287	\$2.34	\$28.10
		Option 3	3/1/2056	2/28/2061		\$18,085	\$217,016	\$2.58	\$30.91
		Option 4	3/1/2061	2/28/2066		\$19,893	\$238,718	\$2.83	\$34.01
		Option 5	3/1/2066	2/28/2071		\$21,882	\$262,590	\$3.12	\$37.41
Option 6	3/1/2071	2/29/2076		\$24,071	\$288,849	\$3.43	\$41.15		
Option 7	3/1/2076	2/28/2081		\$26,478	\$317,733	\$3.77	\$45.26		
TOTALS:	7,020				\$122,500	\$10,208	\$122,500	\$1.45	\$17.45

*Building square footage is estimated - Ground lease

LEGEND

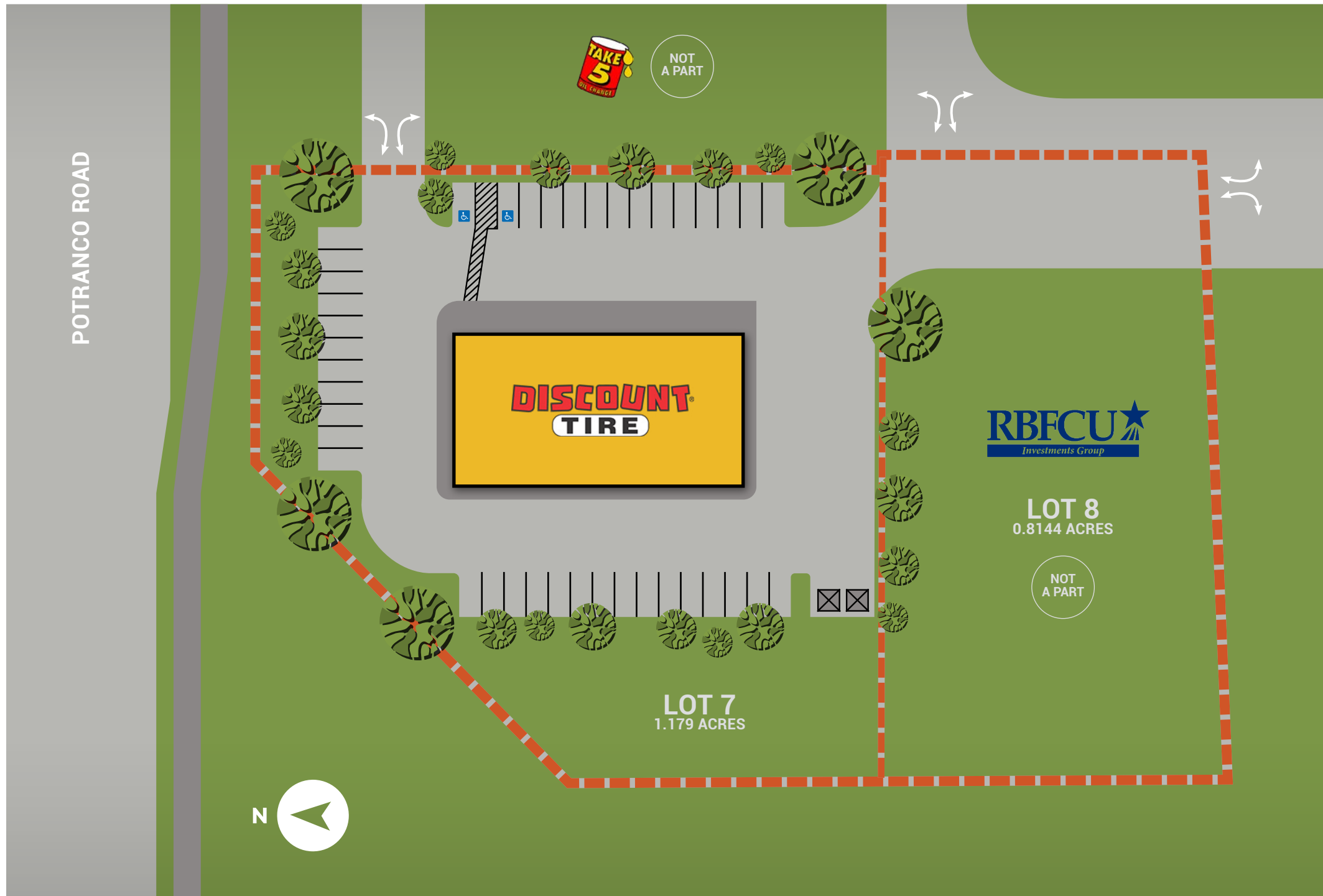

Property Boundary

7,020
Building Size SF
(est.)

1.179
Acres

40
Parking Spaces


Egress



The Nation's Most Trusted Tire and Wheel Retailer



1,250+

STORES IN
40 STATES

\$3.3 Billion

ANNUAL REVENUE IN FY2025
(ESTIMATED)



About Discount Tire

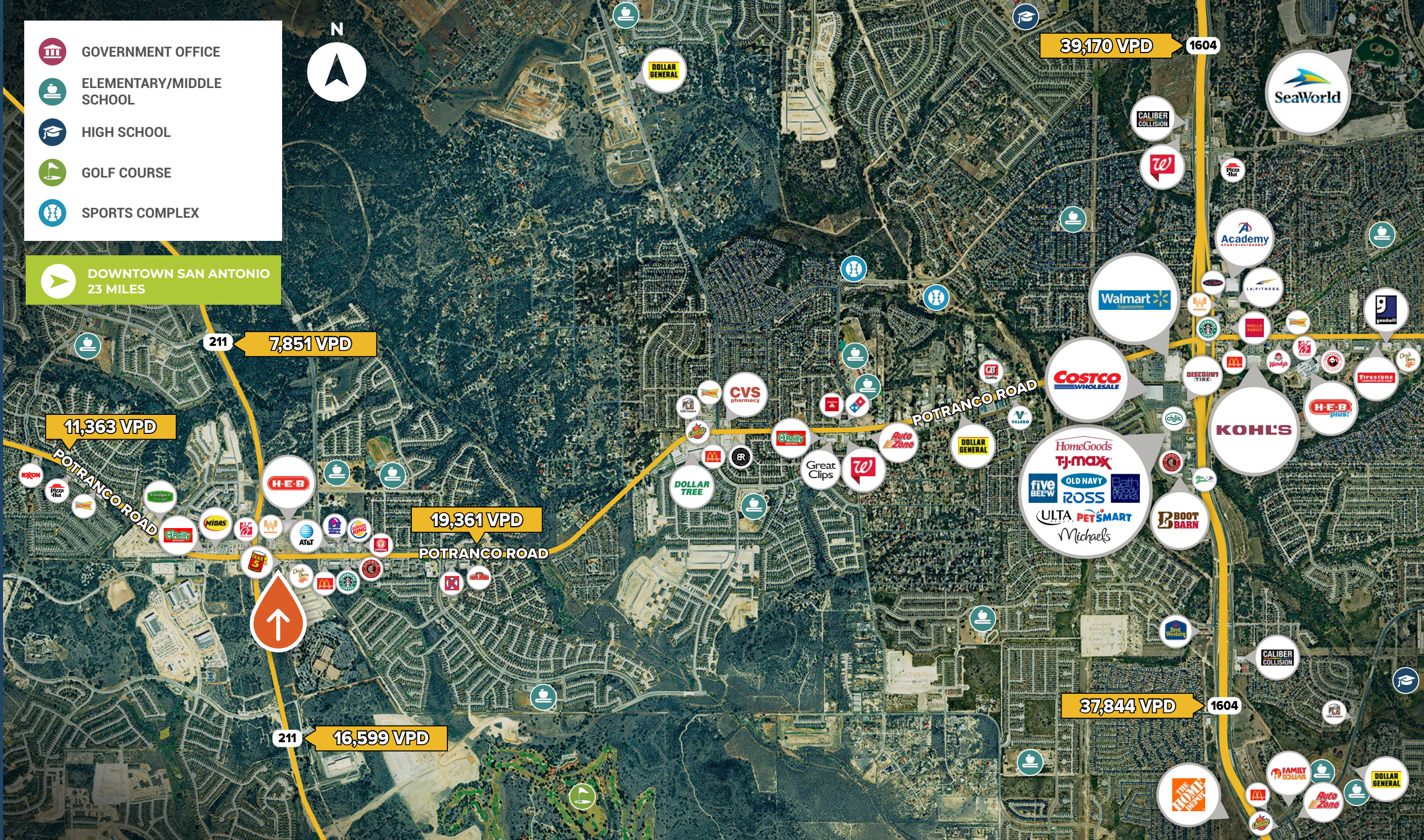
- Discount Tire, also operating as America's Tire in select markets, is one of the largest independent tire retailers in the U.S., founded in 1960 by Bruce Halle as a single store in Ann Arbor, Michigan
- In 2025, the company surpassed 1,250 stores with the Burlington, New Jersey store opening as its expansion into its 40th state
- Headquartered in Scottsdale, Arizona, Discount Tire has built a scaled, disciplined retail business model supported by significant growth over the past decade
- The company focuses exclusively on tire and wheel sales and services, offering leading national brands, including Michelin, Nitto, Goodyear, Bridgestone, BFGoodrich, Pirelli, Falken, Continental, and Cooper, along with installation, balancing, rotation, repair, and tire safety services
- Discount Tire's streamlined service model, customer-first culture, and competitive pricing have driven strong brand loyalty and repeat business across diverse markets

[Tenant Website](#) 

- GOVERNMENT OFFICE
- ELEMENTARY/MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



DOWNTOWN SAN ANTONIO
23 MILES





- GOVERNMENT OFFICE
- ELEMENTARY/ MIDDLE SCHOOL
- HIGH SCHOOL
- GOLF COURSE
- SPORTS COMPLEX



DOWNTOWN SAN ANTONIO
(23.1 MILES)

amazon
FULFILLMENT CENTER

LACKLAND AIR FORCE BASE

JBSA KELLY FIELD ANNEX

WILFORD HALL MILITARY HOSPITAL

ST. PHILLIPS COMMUNITY COLLEGE

TARGET

Burlington

FIVE BELOW

LOWE'S

macy's

JCPenney

DICK'S

ROSS

HomeGoods

ULTA

PETSMART

TI-MAX

HomeGoods

TI-MAX

ULTA

PETSMART

TI-MAX

HomeGoods

TI-MAX

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PETSMART



UTSA DOWNTOWN CAMPUS

CHRISTUS CHILDREN'S HOSPITAL

BAPTIST MEDICAL CENTER

METHODIST HOSPITAL METROPOLITAN

OUR LADY OF THE LAKE UNIVERSITY

ROSS

Burlington

DOLLAR TREE

HEB

Walmart

LOWE'S

Academy

ROSS

PETSMART

DOLLAR TREE

HEB

Walmart

COSTCO

ROSS

HomeGoods

TI-MAX

ULTA

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Ring Radius Population Data

	1-MILE	3-MILES	5-MILES
2024	11,751	33,774	124,187
2029 Projection	14,452	43,944	160,340

Ring Radius Income Data

	1-MILE	3-MILES	5-MILES
Average	\$131,493	\$129,849	\$119,805
Median	\$122,535	\$114,470	\$105,471

The nearby H-E-B is **ranked in the 70th percentile (top 30%) in Texas and nationwide** based on the number of visits in the last 12 months, drawing consistent foot traffic near the subject property

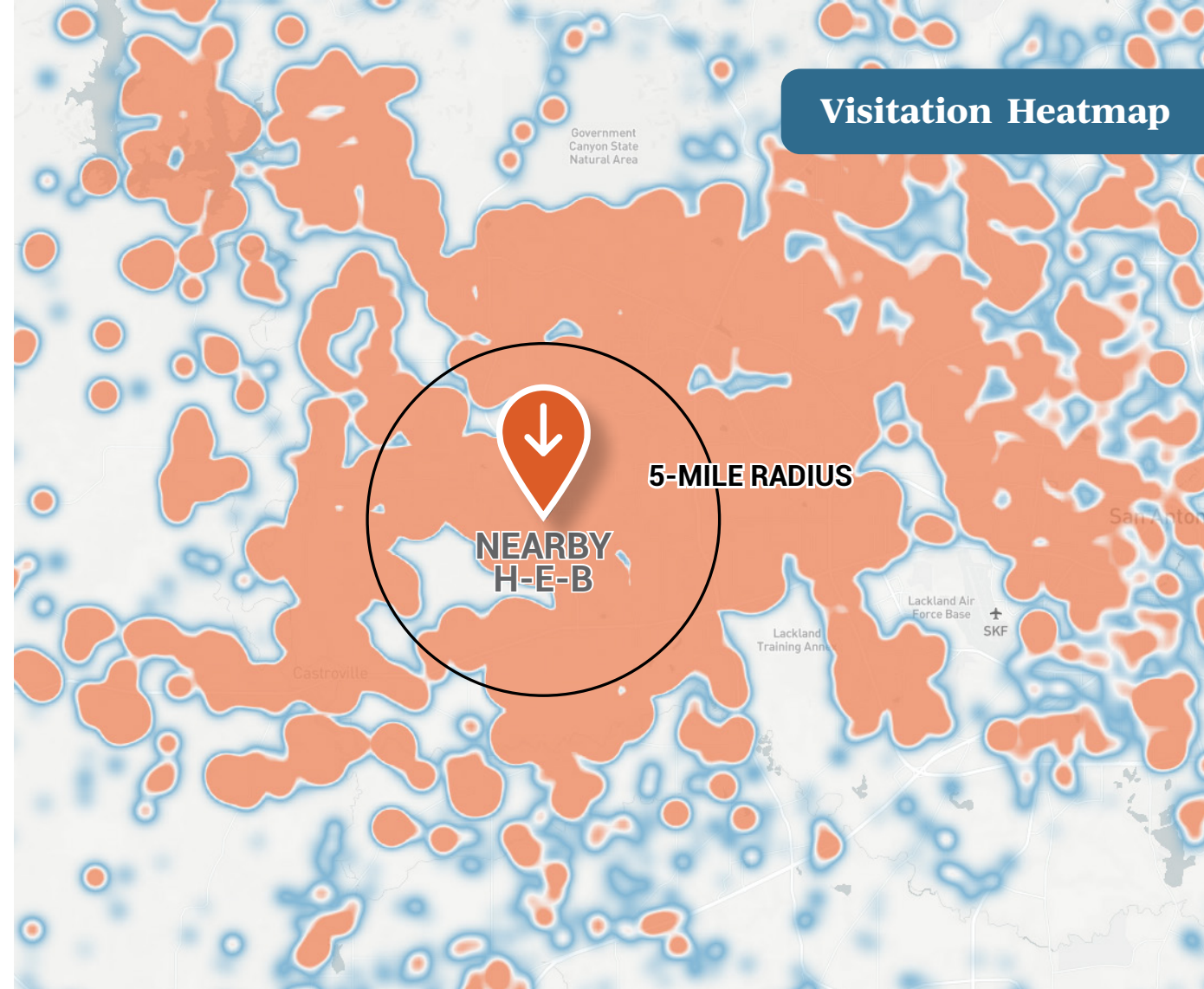
2.5M Visits

OVER PAST 12 MONTHS AT THE NEARBY H-E-B

27 Minutes

AVERAGE DWELL TIME AT THE NEARBY H-E-B

Visitation Heatmap



The shading on the map above shows the **home location of people who visited the nearby H-E-B over the past 12 months**. Orange shading represents the highest concentration of visits.

*Map and data on this page provided by Placer.ai. Placer.ai uses location data collected from mobile devices of consumers nationwide to model visitation and demographic trends at any physical location.

San Antonio, TX

A VIBRANT CITY STEEPED IN HISTORY AND CULTURE



An Iconic Texan City

- Nestled in Bexar County, San Antonio stands as the second-most populous city in Texas and the seventh-most populous in the United States with approximately 1.5 million residents
- The city is located in south-central Texas and encompasses approximately 465 square miles
- The iconic San Antonio River winds through the heart of the city, offering scenic views and recreational opportunities

Tourism & Its Economic Impact

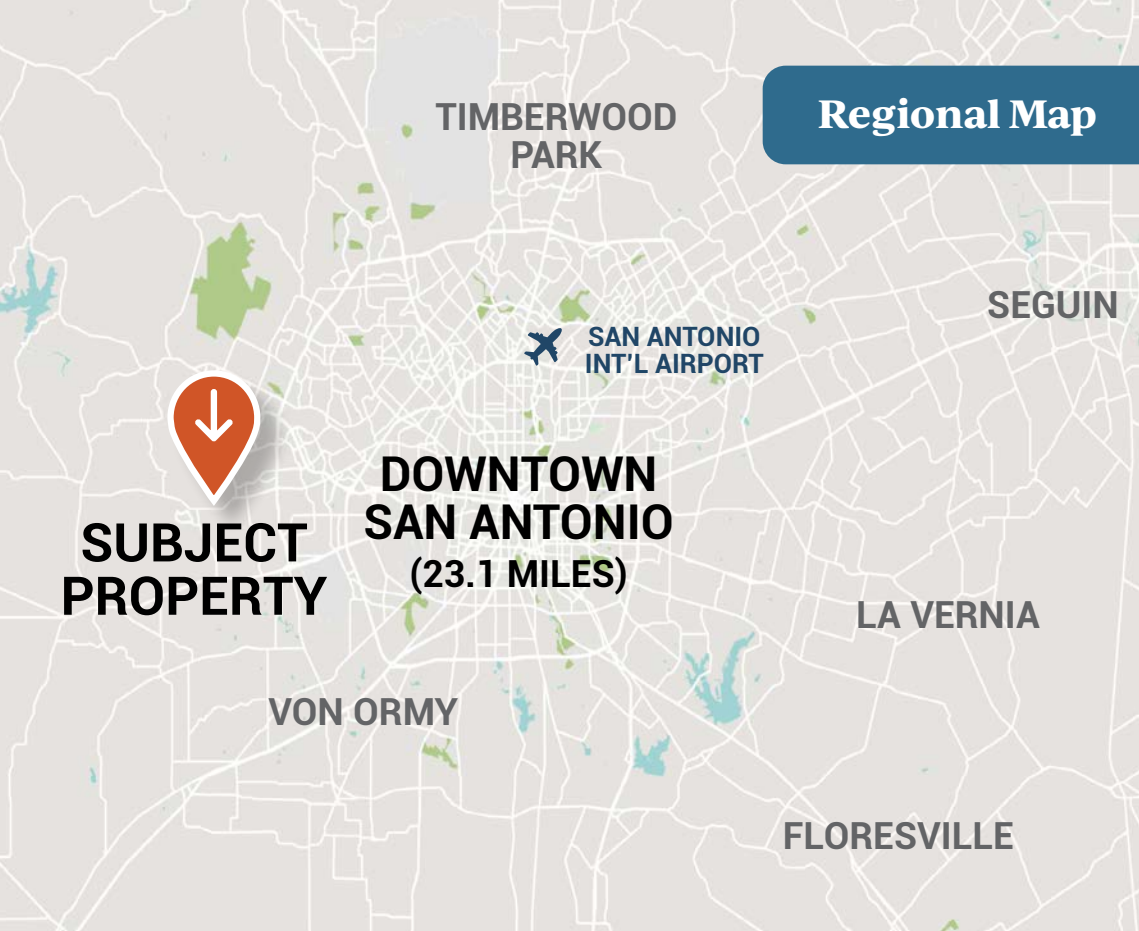
- San Antonio is home to iconic landmarks and cultural gems, including the historic Alamo, a symbol of Texas independence, and the vibrant River Walk, a network of pedestrian pathways along the San Antonio River
- Tourism and hospitality generates the highest-ever economic impact of \$21.5 billion in 2024, hosting more than 39 million visitors

The Defense Industry

- San Antonio hosts one of the largest concentrations of military bases in the United States
- The U.S. Army Fort Sam Houston, U.S. Air Force Randolph Air Force Base, and Lackland Air Force Base combine to create the Joint Base San Antonio (JBSA)
- JBSA services more Department of Defense students than any other installation, houses the DoD's largest hospital, and supports more than 250,000 personnel
- Lackland Air Force Base is the only Air Force location for basic training in the country, seeing over 35,000 new recruits each year

2.7 Million
SAN ANTONIO MSA
ESTIMATED POPULATION

\$182.1 B
SAN ANTONIO MSA GDP



Regional Map

SUBJECT PROPERTY
DOWNTOWN SAN ANTONIO
(23.1 MILES)



Largest joint base in the U.S. Department of Defense

50,000+

DAILY ON-BASE POPULATION

\$39+ Billion

STATEWIDE ANNUAL ECONOMIC IMPACT

35,000+

AIRMEN GRADUATING ANNUALLY

Formerly Lackland Air Force

- Established in 1941, Lackland Air Force Base later became part of Joint Base San Antonio (JBSA) in 2010
- The consolidation created the largest joint base in the U.S. Department of Defense, combining Air Force, Army, Navy, Marine Corps, and civilian missions under a single command

JBSA-Lackland By the Numbers

- Serves as the sole Basic Military Training location for the U.S. Air Force, graduating over 35,000 airmen annually
- Supports a daily population exceeding 50,000 personnel, including active-duty members, trainees, civilians, contractors, and families
- One of the largest employment centers in South Texas, with a sustained and expanding federal presence

Center for Training, Cyber, and National Defense

- Home to Air Education and Training Command (AETC) headquarters
- Hosts critical missions including cyber warfare, intelligence, cryptologic training, military law enforcement, and medical education



[Learn More](#)

Representative Photo



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date