# Montessori School

San Antonio, TX

**Retail / Office**
**Investment Opportunity**

Offering Memorandum


MATTHEWS™

# EXCLUSIVELY LISTED BY


**Spencer Vise**
Associate
**(972) 474-8964**
**spencer.vise@matthews.com**
License No. 809846 (TX)

**Kevin McKenna**
VP & Associate Director
**(214) 295-6517**
**kevin.mckenna@matthews.com**
License No. 742093 (TX)

**Josh Bishop**
EVP & Senior Director
**(315) 730-6228**
**josh.bishop@matthews.com**
License No. 688810 (TX)

**Patrick Graham**
**Broker of Record**
Broker Lic. No.: 528005 (TX)
Firm Lic. No.: 9005919 (TX)


**MATTHEWS™**

# PROPERTY OVERVIEW

**Montessori School**
San Antonio, TX

# INVESTMENT HIGHLIGHTS

| ±11,328 SF | 2019 | ±0.84 AC |
|---|---|---|
| Building Size | Year Built | Lot Size |

## Property Highlights

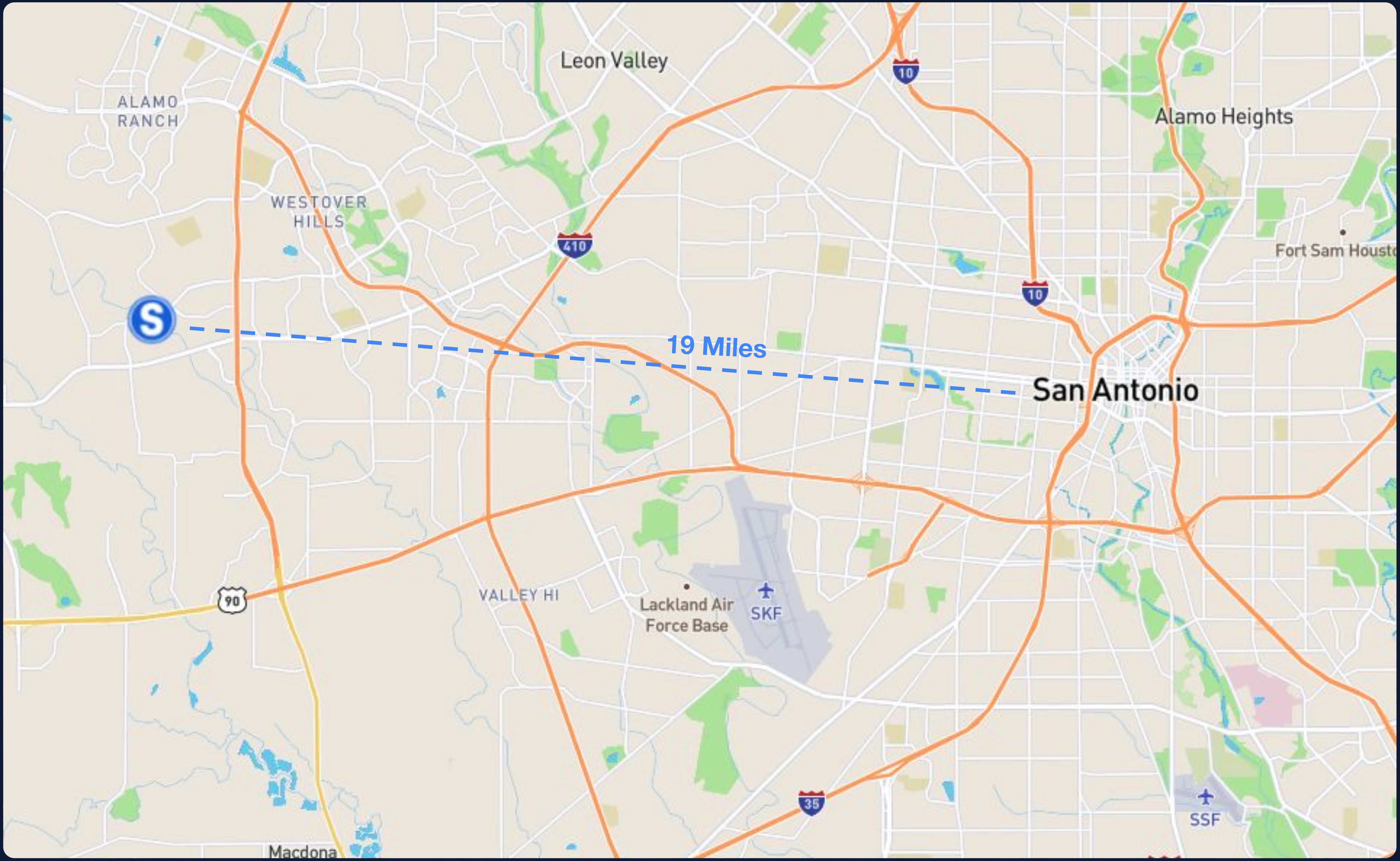
- **Prime Location –** Situated just off Potranco Road, which sees over 26,400 vehicles per day, providing strong visibility and accessibility.
- **Modern Construction (2019 Build) –** Recently constructed facility minimizes near-term capital expenditures and appeals to users seeking newer, purpose-built space**.**
- **Flexible Acquisition Structure –** Currently operating as a childcare facility with the option to acquire the business with enrolled students in place or purchase the real estate vacant. Financials available upon request.
- **Strong Retail Synergy –** Located near major national retailers including Costco, H-E-B, Walmart, and Walgreens, driving consistent daily traffic to the area.
- **Growth Corridor –** Significant new residential and commercial development underway along Potranco Road, with the surrounding population expected to grow more than 15% in the next five years.
- **Affluent Trade Area –** Average household income exceeds $136,589 within a 1 - mile radius, supporting strong demand for service-oriented uses.
- **Dense Population Base –** Over 241,000 residents within a 5-mile radius, providing a deep customer and labor pool.


E
San Antonio
±21 Miles Away
Bob Lewis Elementary
±486 Students
Potranco Village
LA|FITNESS
WHATABURGER
Academy
SPORTS+OUTDOORS
SeaWorld
SAN ANTONIO
H-E-B
KOHL'S
T·J·maxx
OLD NAVY
HomeGoods
ROSS
DRESS FOR LESS
PETSMART
Michaels
Sienna at Westover Hills
±306 Units
Walmart
Supercenter
Tacara Dove Creek
±321 Units
FLIX
BREWHOUSE
COSTCO
WHOLESALE
POTRANCO AUTOMOTIVE, INC.
We Go the Extra Mile...
Adrenaline
Subject Property
Swig
Potranco Rd ± 26,400 VPD

# PROPERTY PHOTOS


# MARKET OVERVIEW

**Montessori School**
San Antonio, TX



# SAN ANTONIO , TX

Market Demographics


**2.6 M**
Total Population

**$62,917**
Median HH Income

**701,000**
Employed Population

**34.6**
Median Age

## Market Overview

San Antonio is one of Texas' most stable and steadily expanding metropolitan economies, supported by a diverse employment base that includes military and defense, healthcare, cybersecurity, tourism, and financial services. With a population exceeding 2.6 million and continued in-migration driven by affordability and job growth, the region benefits from sustained household formation and rising consumer spending. Major anchors such as Joint Base San Antonio, the South Texas Medical Center, and USAA provide long-term economic stability, while ongoing residential development and highway expansions continue to broaden and strengthen retail trade areas.

Retail demand in San Antonio is reinforced by consistent population growth, expanding rooftops, and more than 30 million annual visitors who support both necessity and experiential retail formats. The market has maintained healthy occupancy levels and disciplined new supply, contributing to stable rents and durable performance across grocery-anchored centers, power centers, and neighborhood strip retail. Strong daily-needs spending patterns and continued suburban expansion have supported long-term tenant demand across primary corridors.

## Property Demographics

| Population | 1-Mile | 3-Mile | 5-Mile |
|---|---|---|---|
| Five-Year Projection | 16,068 | 102,799 | 270,362 |
| Current Year Estimate | 13,828 | 90,835 | 241,114 |
| 2020 Census | 11,982 | 77,783 | 205,500 |
| Growth Current Year-Five-Year | 16.20% | 13.17% | 12.13% |
| Growth 2020-Current Year | 15.41% | 16.78% | 17.33% |
| **Households** | **1-Mile** | **3-Mile** | **5-Mile** |
| Five-Year Projection | 5,104 | 33,814 | 93,583 |
| Current Year Estimate | 4,279 | 29,128 | 81,171 |
| 2020 Census | 3,551 | 24,486 | 67,094 |
| Growth Current Year-Five-Year | 19.26% | 16.09% | 15.29% |
| Growth 2020-Current Year | 20.50% | 18.96% | 20.98% |
| **Income** | **1-Mile** | **3-Mile** | **5-Mile** |
| Average Household Income | $136,589 | $133,595 | $122,031 |

## Local Market Overview

San Antonio’s commercial landscape is characterized by expansive suburban growth corridors, particularly along Loop 1604, U.S. 281, and the I-10 West corridor, where residential expansion continues to redefine retail trade areas. These submarkets have attracted a concentration of new mixed-use projects, master-planned communities, and national retail tenancy, reinforcing long-term consumer traffic patterns. Retail sales volumes across Bexar County consistently rank among the top in Texas, reflecting both scale and depth of spending activity across discretionary and necessity categories.

Development activity remains measured relative to demand, supporting stable occupancy across well-positioned centers. New construction has largely followed rooftop expansion, with limited speculative overbuilding in most submarkets. This disciplined pipeline, combined with strong pre-leasing activity in high-growth nodes, underscores sustained tenant confidence and supports long-term rent durability.

## Economic Drivers

San Antonio’s economy is anchored by a significant public-sector and institutional presence, with major military installations and federal agencies supporting thousands of civilian and uniformed jobs. The city also maintains one of the largest concentrations of cybersecurity and intelligence operations in the country, fostering a stable base of high-skilled employment and continued federal investment.

The healthcare and bioscience sector continues to expand through major hospital systems, research institutions, and medical education facilities, positioning the region as a leading hub for medical services in South Texas. Ongoing capital investment in hospital expansions and specialty care facilities contributes to steady professional employment growth and supports surrounding commercial demand.

Additionally, advanced manufacturing, logistics, and energy-related industries play an important role in the regional economy, supported by proximity to the Eagle Ford Shale and strong highway connectivity throughout South and Central Texas. Continued investment in air cargo facilities and regional infrastructure improvements further enhances distribution capabilities, reinforcing the city’s role as a strategic economic center with diversified long-term growth drivers.

# MATTHEWS™

## EXCLUSIVELY LISTED BY

**Spencer Vise**
Associate
**(972) 474-8964**
**spencer.vise@matthews.com**
License No. 809846 (TX)

**Kevin McKenna**
VP & Associate Director
**(214) 295-6517**
**kevin.mckenna@matthews.com**
License No. 742093 (TX)

**Josh Bishop**
EVP & Senior Director
**(315) 730-6228**
**josh.bishop@matthews.com**
License No. 688810 (TX)

**Patrick Graham |** Broker Lic. No.: 528005 (TX) | Firm Lic. No.: 9005919 (TX)

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at 111 Exeter Place Drive, San Antonio, TX, 78253 ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™. has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property.  All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;

2. You will hold it and treat it in the strictest of confidence; and

3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews™.  is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum.  The presence of any entity's name or logo, including any commercial tenant's name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews™., the property, or the seller by such entity.

Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

Net Lease Disclaimer – There are many different types of leases, including gross, net, single net ("N"), double net ("NN"), and triple net ("NNN") leases. The distinctions between different types of leases or within the same type of leases, such as "Bondable NNN," "Absolute NNN," "True NNN," or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant's respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers' particular needs.

11-2-2015

# 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.*

**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.

| | | | |
|---|---|---|---|
| Matthews Real Estate Investment Services, Inc. | 9005919 | transactions@matthews.com | 866-889-0050 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Patrick Graham | 528005 | licensing@matthews.com | 866-889-0050 |
| Designated Broker of Firm | License No. | Email | Phone |
| Patrick Graham | 528005 | licensing@matthews.com | 866-889-0050 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| | | | |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials Date