THE SILVER GROUP
Single Tenant Solutions

Primer Microschool

8710 Potranco Road, San Antonio, Texas

Primer
School for what's ahead.



For additional information contact:
Barry Silver
Email: Barry@TheSilver-Group.com
Phone: (415) 518-8060

The Silver Group
1050 Northgate Drive #245
San Rafael, CA 94903
www.thesilver-group.com

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Bang Realty-Texas Inc.
Lic: 9007017

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Investment Summary - Primer Microschools

8710 Potranco Road, San Antonio, Texas

Purchase Price: $3,060,000

Initial Cap Rate: 6.25%

Lease Terms:

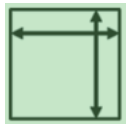
- Ten (10) Year Primary Term
- Triple Net Lease - Landlord responsible for structural and roof
- Rent Increases Annually By 2.5%
- Two x 5 year Renewal Options

Annual Rent Schedule:

$191,237	Year 1	
$196,018	Year 2	(+2.5%)
$200,918	Year 3	(+2.5%)
$205,941	Year 4	(+2.5%)
$211,090	Year 5	(+2.5%)
$216,367	Year 6	(+2.5%)
$221,776	Year 7	(+2.5%)
$227,321	Year 8	(+2.5%)
$233,004	Year 9	(+2.5%)
$238,830	Year 10	(+2.5%)

The subject property is a new, single tenant **Primer Microschool** located at 8710 Potranco Road in San Antonio, Texas. Our **Tenant is The Texas Education Company, LLC dba Primer Microschools**, **with a full term lease guaranty from Spark Learning, Inc.** Primer Microschools is a network of alternative schools expanding across the country. They currently operate 23 microschools in Florida, Alabama, Arizona and Texas. The Potranco Road school is one of three new locations opening in San Antonio. The property consists of a freestanding ± 5,094 sf building on ± 0.99 acres of land. Primer Microschools is currently under construction with a November 23rd rent start date. Microschools are targeted to children who benefit from smaller classrooms and more individualized instruction. Our site is west of downtown, between Loop 410 and Loop 1604 near a number of traffic generators that include **Autozone, Bojangles, Sonic Drive In, Quick Quack Car Wash, Krispy Kreme, Bush's Chicken, Freddy's Frozen Custard, Popeye's, Raising Cane's, McDonald's** and **Gold's Gym**. Nearby feeder schools include Meadow Village Elementary, Thomas Hatchett Elementary, Winn Murnin Elementary, Christian Evers Elementary and Jack Jordan Middle and John Paul Stevens High School. This is an opportunity to own a management free, educational asset in one of the nation's most populous cities.

Lease Commencement: November 23, 2026



Land Area:	± 0.99 Acre	(± 43,124 SF)
Building Area:	± 5,094 SF	(w/ fenced play area)

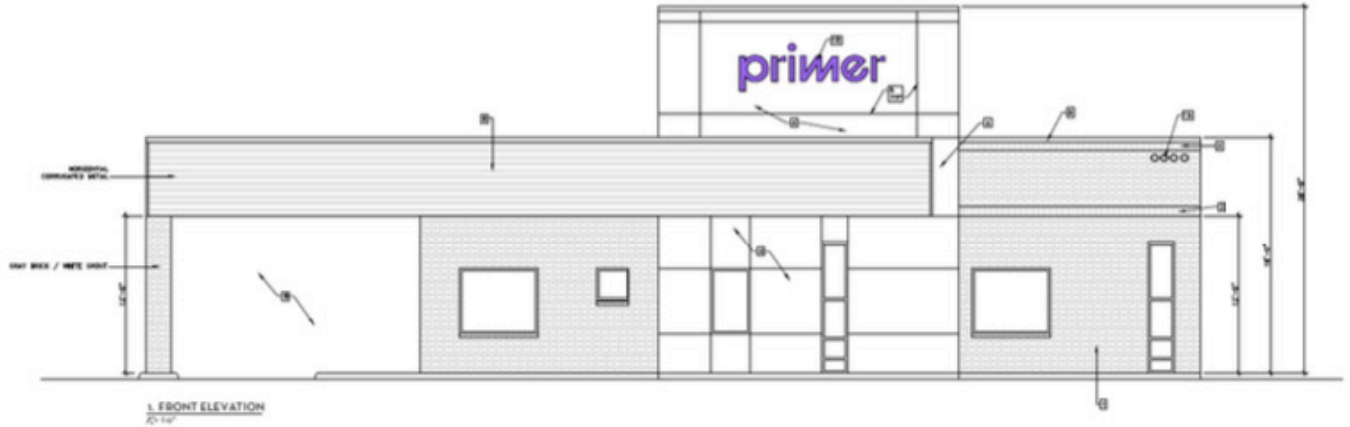


	3 miles	5 miles
2026 Population:	124,118	334,000
Average HH Income:	**$88,602**	**$88,996**

The information contained herein has been received from sources we believe to be reliable, but The Silver Group has made no independent investigation of the accuracy or completeness and make no representation thereto. The above is subject to errors, omissions, or withdrawal from the market. The Silver Group encourages all interested parties to complete their own due diligence investigation.

Primer Microschools

8710 Potranco Road, San Antonio, Texas



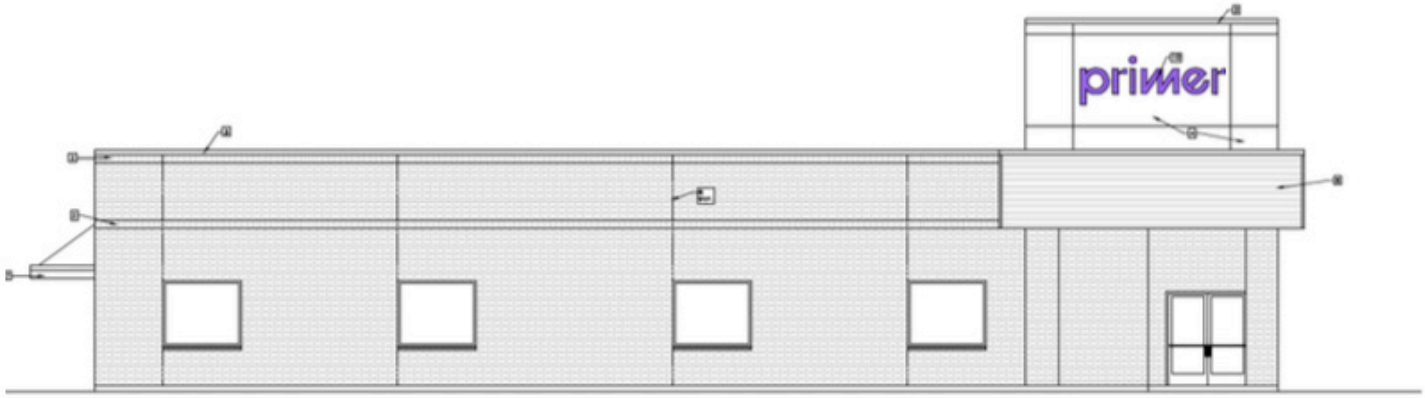
1. FRONT ELEVATION

FINISH LEGEND:





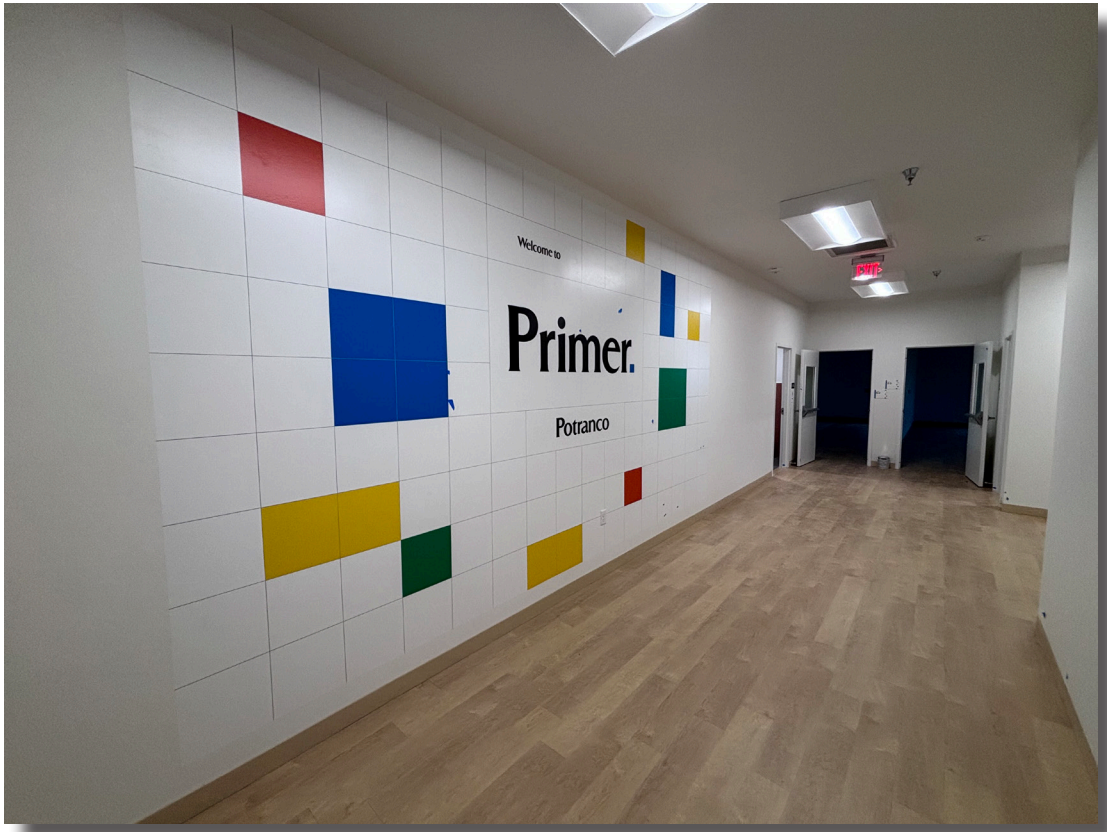




2. SIDE ELEVATION

Interior Pictures - Primer Microschools

8710 Potranco Road, San Antonio, Texas

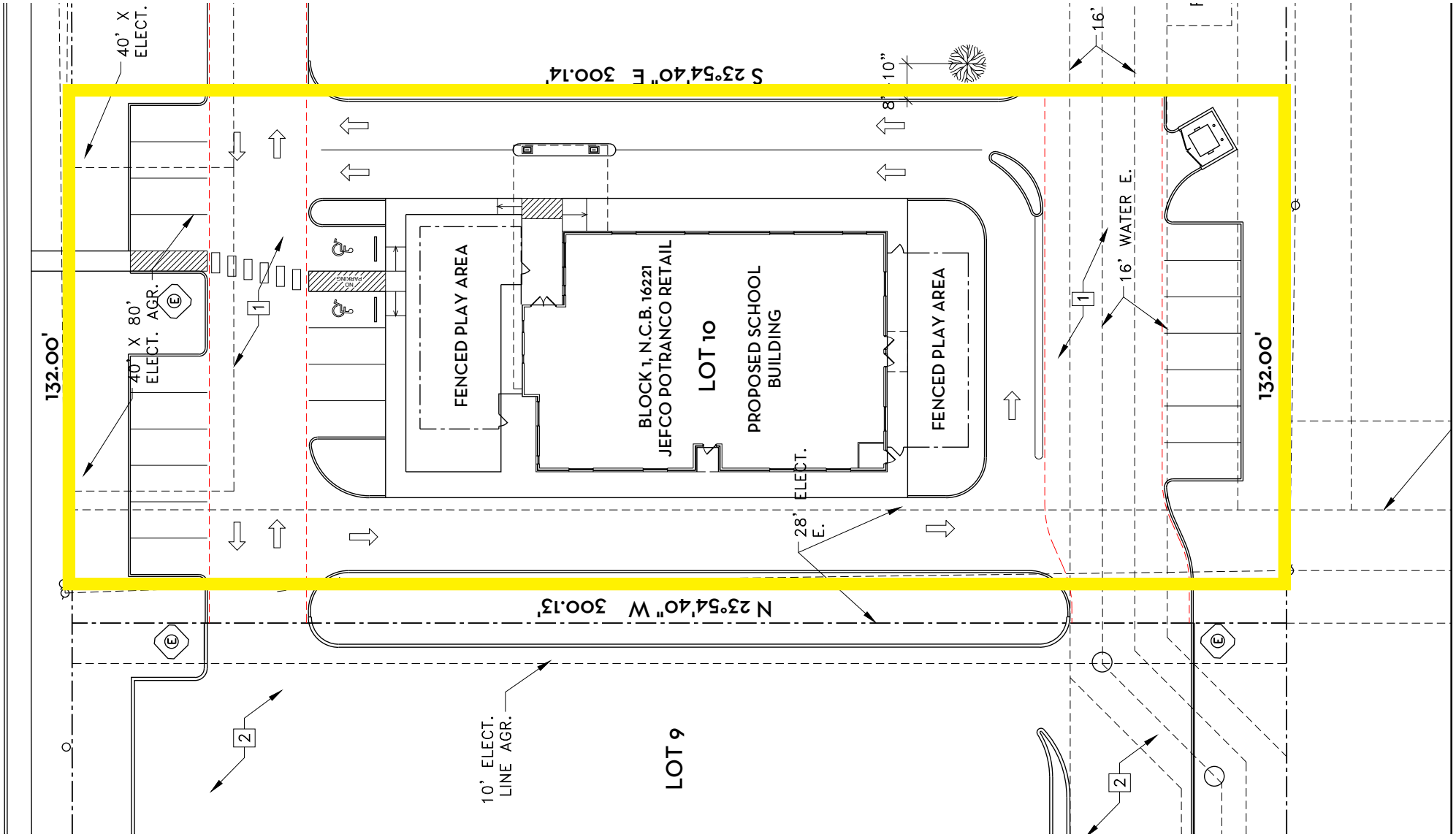




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Site Plan - Primer Microschools

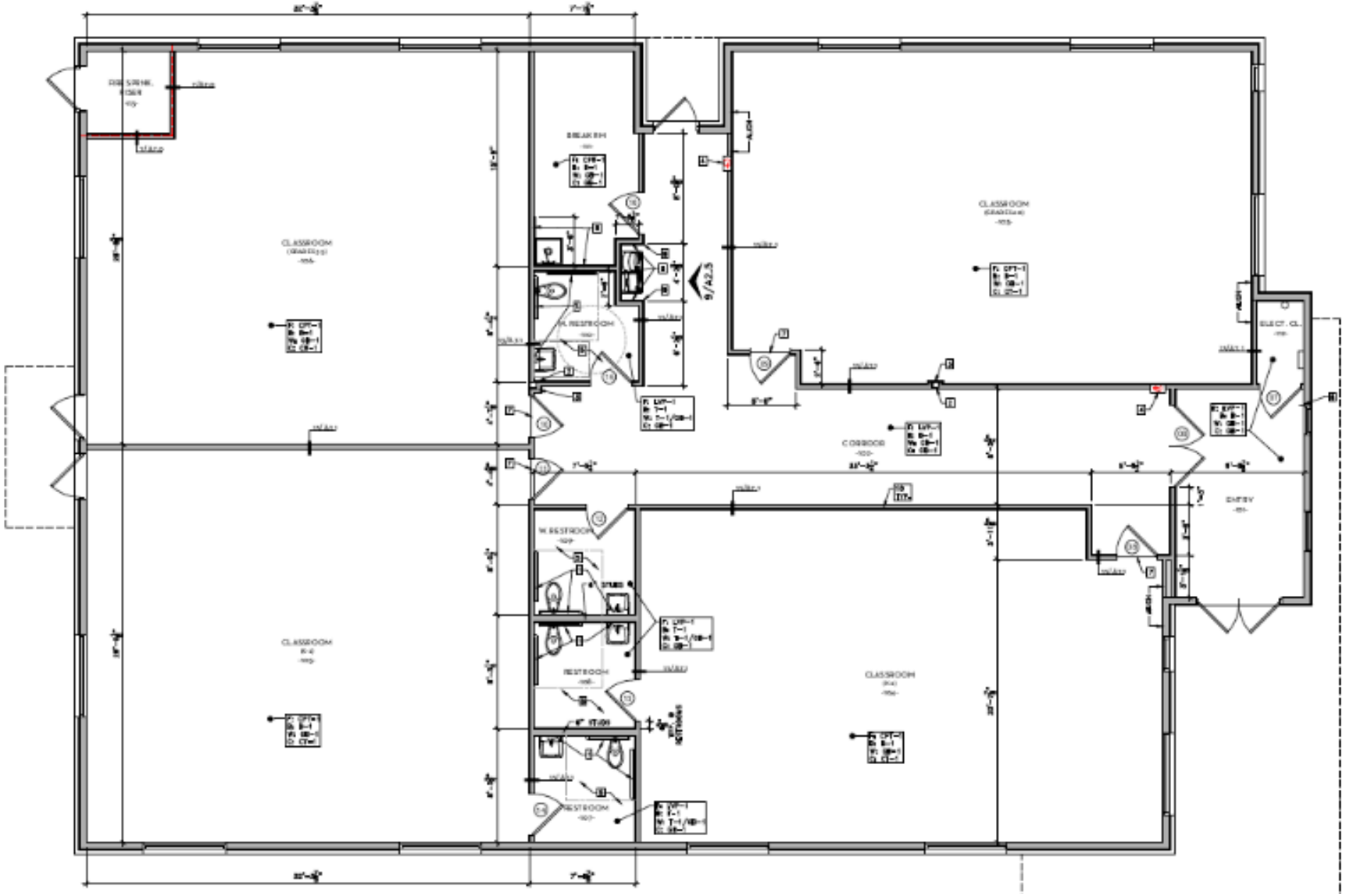
8710 Potranco Road, San Antonio, Texas



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Floor Plan - Primer Microschools

8710 Potranco Road, San Antonio, Texas



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Aerial View - Primer Microschools

8710 Potranco Road, San Antonio, Texas



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Wide Aerial - Primer Microschools

8710 Potranco Road, San Antonio, Texas

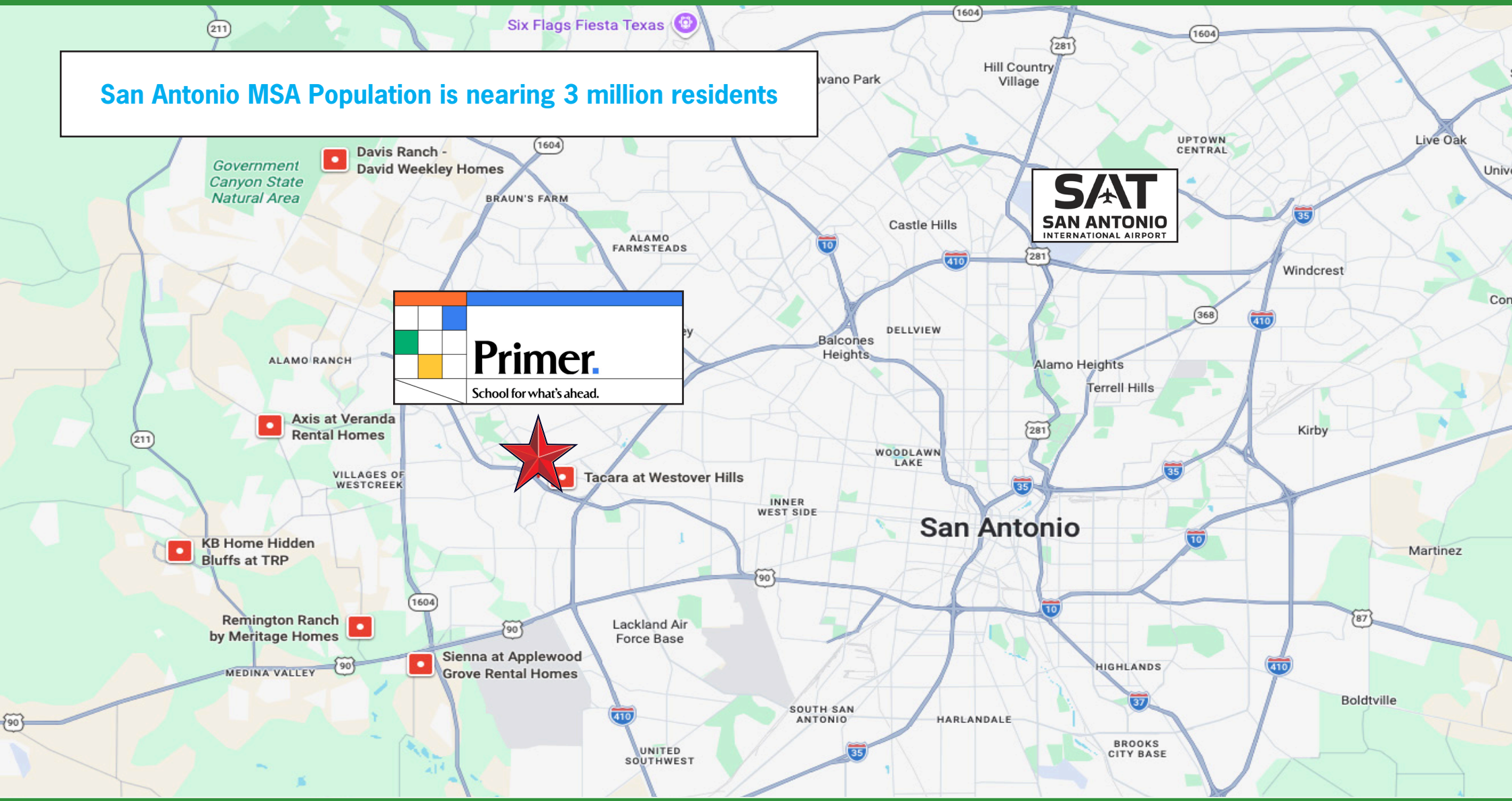


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City Map - Primer Microschools

8710 Potranco Road, San Antonio, Texas

San Antonio MSA Population is nearing 3 million residents



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Tenant Information - Primer Microschools

8710 Potranco Road, San Antonio, Texas

ABOUT THE TENANT

The Texas Education Co., LLC dba
Primer Microschools
Lease Guarantor: Spark Learning, Inc.
Operating 23 schools in Florida and Arizona
Currently Privately Held

Primer Microschools is a Florida based network of microschools expanding across the country. The Company currently operates 23 microschools in Florida and Arizona. Additional states targeted are Texas and Alabama. Our San Antonio school is one of three locations planned to open in 2026. Our Tenant is The Texas Education Company, LLC and our lease is fully guaranteed by Spark Learning, Inc. Spark Learning, Inc. is a privately-held company that developed an online community for kids to explore and discover new learning. Spark Learning, Inc. was founded in 2019 by Maksim Stepanenko and Ryan Delk. Spark Learning, Inc. headquarters are located in San Francisco, California. Spark Learning, Inc. ended 2025 with more than $30 million in cash. The company has enlisted numerous technology entrepeneurs as corporate advisors.

Microschools grew out of homeschooling and parents dissatisfaction with large classroom sizes. Benefits include smaller class size, highly personalized learning environment tailored to each student's pace and interests, flexible cirriculum and mixing different grade levels. It is estimated that between 750,000 to 2 million students attend microschools full time. Leveraging a cutting-edge tech platform called Prism, this advanced online conference platform tracks student's learning and utilizes AI to group students across campuses by specific skills, ensuring all students are getting what they need, when they need it.

Primer.

This rapidly growing microschool network promotes diverse academic experiences for students with curricula that emphasizes mixed-age classrooms and incorporates project-based and play-based activities.

Company Timeline:

2019 Primer Is Founded A new model of education, inspired by the spirit of the original primers and the structure of the one-room schoolhouse.

2023 Primer Launches Its First Campus Primer opens in Miami, blending human connection with technology to make learning personal.

2025 A New Education Landscape Primer expands to Alabama while national test results reveal 70% of U.S. 8th graders are below grade level in math and reading - underscoring the need for new learning models.

2026 Primer Expands To Texas Primer extends its mission and expands its impact, bringing its model from Florida, Alabama and Arizona to Texas.

We Are Backed By The Best (source) Primer's Website

Sam Altman (Open AI)
Khosla Ventures
Founders of DOORDASH
Jed York (SF 49ers)
Founders of Airtable
Emilie Choi (Coinbase)
Keith Rabois
Lachey Groom
Kevin Kwok
SOMA Capital
Shane Parish
Max Altman
Founders of flexport
Scott Belsky
Cyan Banister
Jack Altman
Founders Fund
Naval Ravikant

ABOUT SAN ANTONIO







San Antonio is the seventh most populous city in the United States. The city of San Antonio has approximately 1.55 million residents reflecting a steady 1.4% annual growth driven by domestic migration. The greater San Antonio MSA boasts nearly 3 million residents. San Antonio has a diverse economy led by the U.S. Military, health care, government / civil services, oil & gas and tourism. More recently the city has become a significant location for American based call centers, automobile manufacturing (Toyota), technology (Rackspace, Accenture) and financial services (Frost Bank, SWBC). Top area employers include H-E-B Supermarkets, USAA, Joint Base San Antonio, Valero Energy, Tesoro, Methodist Health and University Health System.

The city is home to one of the largest concentrations of military bases in the U.S., and has been nicknamed “Military City, USA”. The city is home to several active military installations including Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base, and Fort Sam Houston.

San Antonio hosts over 100,000 students in its 31 higher-education institutions. Publicly supported schools include UT Health San Antonio, the University of Texas at San Antonio, Texas A&M University - San Antonio, Troy University - San Antonio Student Support Center, and the Alamo Community College District. The University of Texas at San Antonio is San Antonio’s largest university.

There are many tourist destinations including The Alamo, the River Walk, Arneson River Theater and SeaWorld as well as both college and professional sports teams.

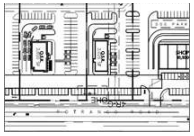
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Demographics - Primer Microschools

8710 Potranco Road, San Antonio, Texas

Secondary: **Freestanding**
GLA: **3,025 SF**
Year Built: **2027**

% Leased: **100%**
Rent/SF/Yr: **-**



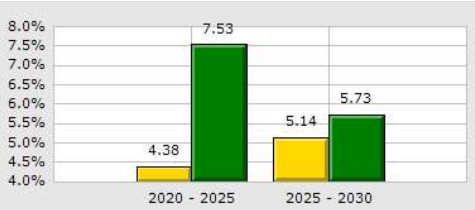
Radius	1 Mile		3 Mile		5 Mile	
Population						
2030 Projection	16,252		129,541		352,184	
2025 Estimate	15,458		124,118		334,852	
2020 Census	[illegible]		123,293		[illegible]	
Growth 2025 - 2030	5.14%		4.37%		5.18%	
Growth 2020 - 2025	4.38%		0.67%		4.59%	
2025 Population by Hispanic Origin	[illegible]		85,385		[illegible]	
2025 Population	15,458		124,118		334,852	
White	5,487	35.50%	43,742	35.24%	124,284	37.12%
Black	1,761	11.39%	10,976	8.84%	27,587	8.24%
Am. Indian & Alaskan	226	1.46%	2,101	1.69%	5,607	1.67%
Asian	683	4.42%	3,776	3.04%	9,616	2.87%
Hawaiian & Pacific Island	58	0.38%	364	0.29%	893	0.27%
Other	7,243	46.86%	63,159	50.89%	166,865	49.83%
U.S. Armed Forces	748		2,634		13,532	
Households						
2030 Projection	6,400		46,774		119,210	
2025 Estimate	6,074		44,730		113,267	
2020 Census	5,779		44,252		108,512	
Growth 2025 - 2030	5.37%		4.57%		5.25%	
Growth 2020 - 2025	5.10%		1.08%		4.38%	
Owner Occupied	2,435	40.09%	23,394	52.30%	66,665	58.86%
Renter Occupied	3,639	59.91%	21,336	47.70%	46,602	41.14%
2025 Households by HH Income	6,075		44,732		113,265	
Income: <$25,000	680	11.19%	5,438	12.16%	15,716	13.88%
Income: $25,000 - $50,000	1,244	20.48%	9,844	22.01%	23,825	21.03%
Income: $50,000 - $75,000	1,091	17.96%	8,304	18.56%	20,362	17.98%
Income: $75,000 - $100,000	1,218	20.05%	7,044	15.75%	16,544	14.61%
Income: $100,000 - $125,000	567	9.33%	4,809	10.75%	12,685	11.20%
Income: $125,000 - $150,000	525	8.64%	3,524	7.88%	9,273	8.19%
Income: $150,000 - $200,000	397	6.53%	3,215	7.19%	7,881	6.96%
Income: $200,000+	[illegible]	5.81%	2,554	5.71%	[illegible]	6.16%
2025 Avg Household Income	$89,416		$88,602		$88,996	
2025 Med Household Income	$75,462		$71,010		$70,764	

Demographic Market Comparison Report — **1 mile radius**

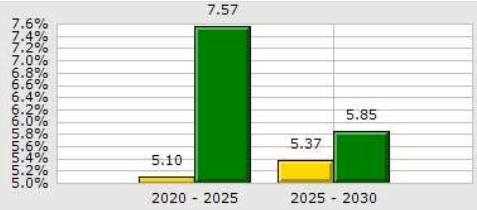
Potranco Corners Retail Pad Site
Potranco Rd, San Antonio, TX 78245

Type: **Retail/Freestanding (Strip Ctr)**
County: **Bexar**

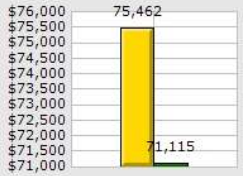
Population Growth



Household Growth



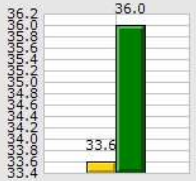
2025 Med Household Inc



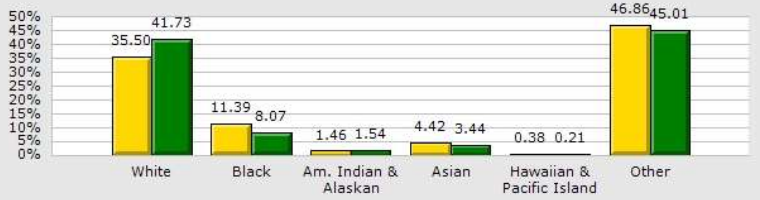
2025 Households by Household Income



2025 Median Age



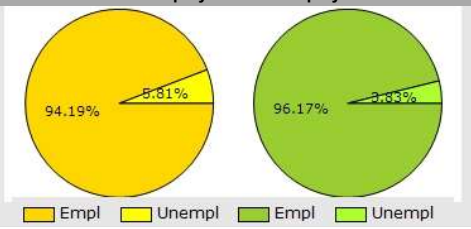
2025 Population by Race



2025 Renter vs. Owner



2025 Employed vs. Unemployed



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.

EQUAL HOUSING OPPORTUNITY

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.

Brian Brockman	701472	brian@bangrealty.com	513-898-1551
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Brian Brockman	701472	brian@bangrealty.com	513-898-1551
Designated Broker of Firm	License No.	Email	Phone