

5814 IH-10 East

IH-10 E access road between Ackerman and Foster Rd

For Lease

Lease rate
\$12 NNN



C. Michael Morse
Vice President, Brokerage Services
mmorse@reocsanantonio.com
Direct Line 210 524 1312

8023 Vantage Drive, Suite 1200
San Antonio TX 78230
reocsanantonio.com
210 524 4000



Table of Contents

- SECTION 1** Property Summary
- SECTION 2** Quote Sheet
- SECTION 3** Maps
- SECTION 4** Plan
- SECTION 5** Photos
- SECTION 6** San Antonio Overview
- SECTION 7** Demographics
- SECTION 8** TREC Agency Disclosure

C. Michael Morse
Vice President,
Brokerage Services
mmorse@reocsanantonio.com
Direct Line 210 524 1312

© 2016 REOC San Antonio. REOC San Antonio is a licensed Real Estate broker in the State of Texas operating under REOC General Partner, LLC. The information contained herein is deemed accurate as it has been reported to us by reliable sources. As such, we can make no warranty or representation as to the accuracy or completeness thereof. Further, the property is presented subject to availability, change in price or terms, prior sale or lease, or withdrawal from the market.



Property Summary

Address	5814 IH-10 East	Comments
Location	IH-10 east access road between Ackerman and Foster Rd	<ul style="list-style-type: none">▪ Excellent visibility▪ Quick access to IH-10
Property Details	13,000 SF Building 3/4 Acres	<ul style="list-style-type: none">▪ Easy access off of IH-10 E to Ackerman Rd on frontage just east of Ackerman Rd▪ 12' - 16' clear height
Legal Description	NCB 17322 P-33 (REASSIGNED P-32E) & BLK 1 LOT 5 (INSURANCE AUTO SALVAGE)	<ul style="list-style-type: none">▪ Roll up doors (front and back) and retail doors for each bay - drive-in/drive-out
Zoning	I-2	<ul style="list-style-type: none">▪ Brand new shell construction
Year Built	2017	<ul style="list-style-type: none">▪ Heavy truck sales/maintenance industrial area▪ IH-10 E frontage
Road Frontage	305.9 ft on IH-10 frontage road	
Utilities	Stubbed into building	

C. Michael Morse
Vice President,
Brokerage Services
mmorse@reocsanantonio.com
Direct Line 210 524 1312



Quote Sheet

Square Footage Available	Total Available Area Largest Contiguous Area Smallest Available Space	4,000 4,000 4,000
Base Rental	\$12 NNN	
First Month's Rental	Due upon execution of lease document by Tenant	
Improvements	Negotiable	
Deposit	Equal to one (1) month's Base Rental (typical)	
Financial Information	Required prior to submission of lease document by Landlord	
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.	

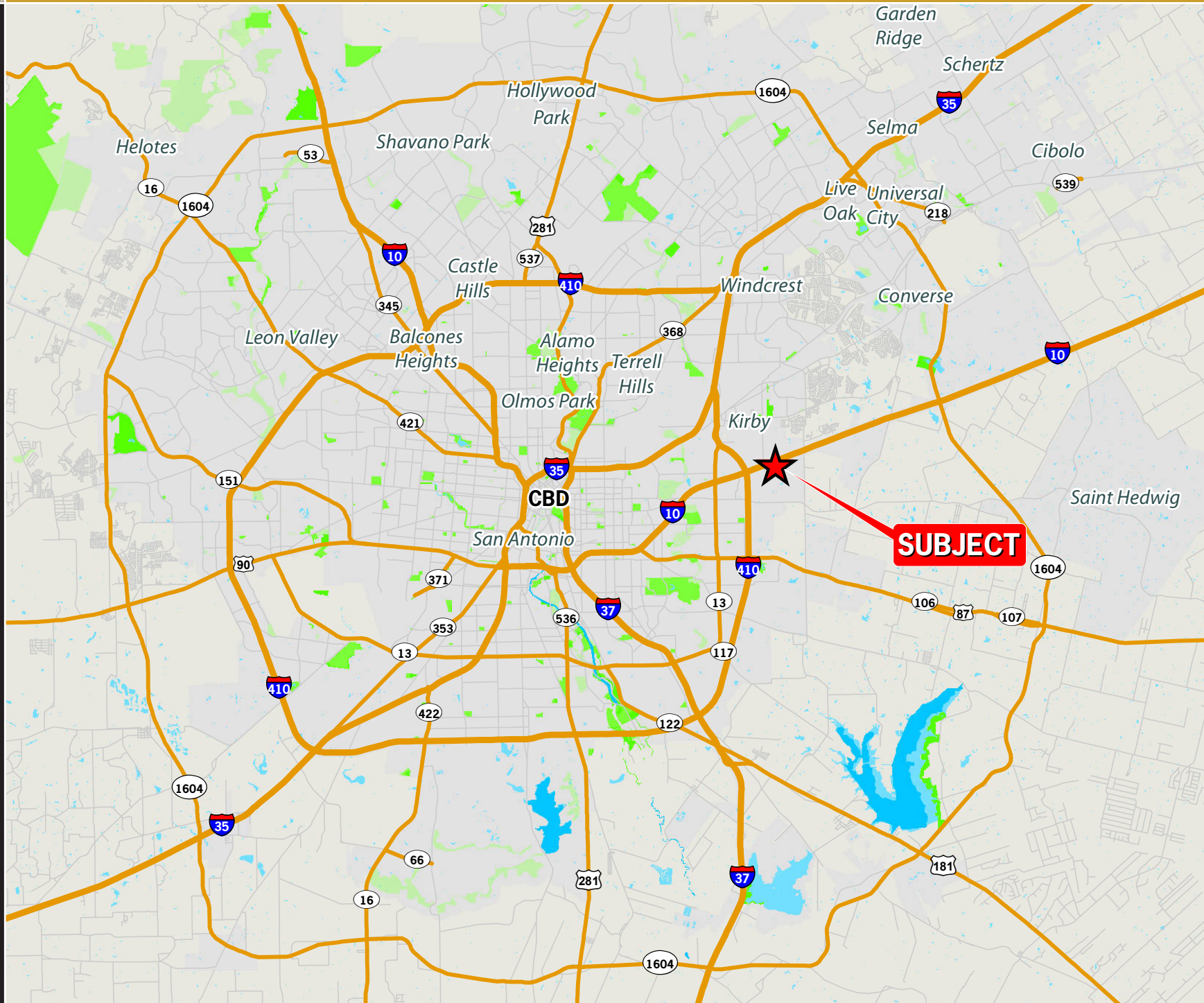
Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

C. Michael Morse
Vice President,
Brokerage Services
mmorse@reocsanantonio.com
Direct Line 210 524 1312



City Location Map

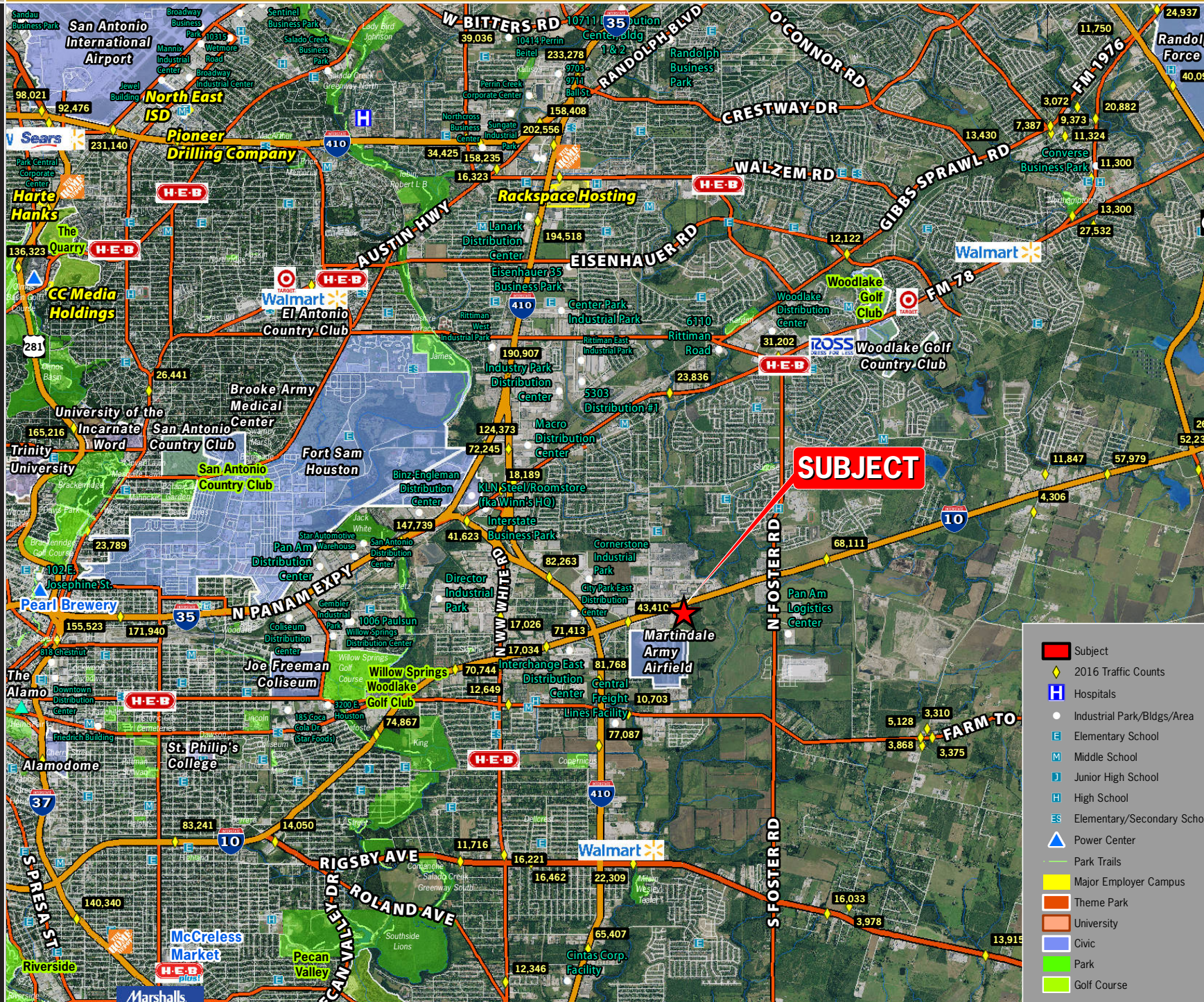


SUBJECT

C. Michael Morse
Vice President,
Brokerage Services
mmorse@reocsanantonio.com
Direct Line 210 524 1312



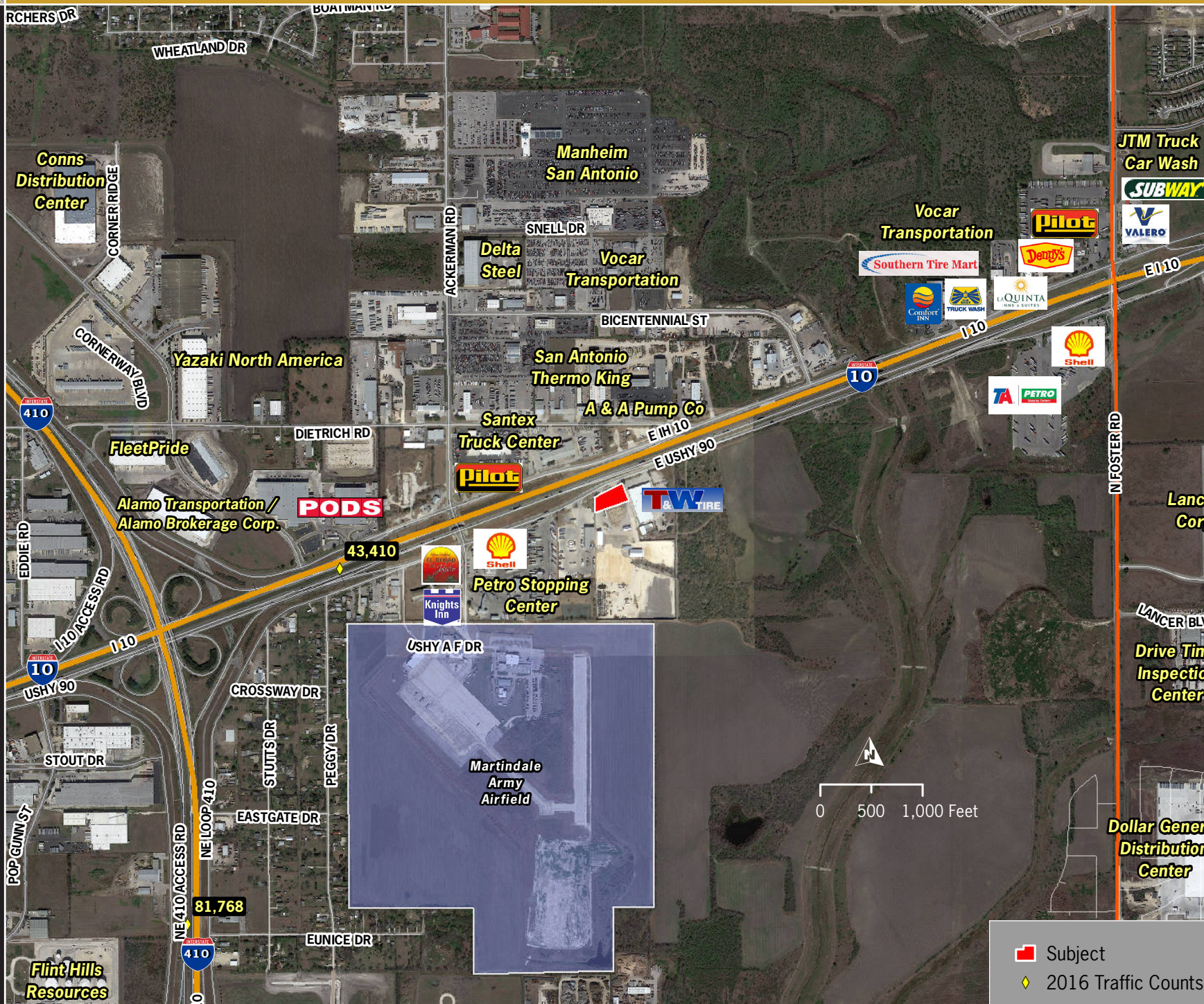
Aerial Map



C. Michael Morse
 Vice President,
 Brokerage Services
mmorse@reocsanantonio.com
 Direct Line 210 524 1312



Aerial Map

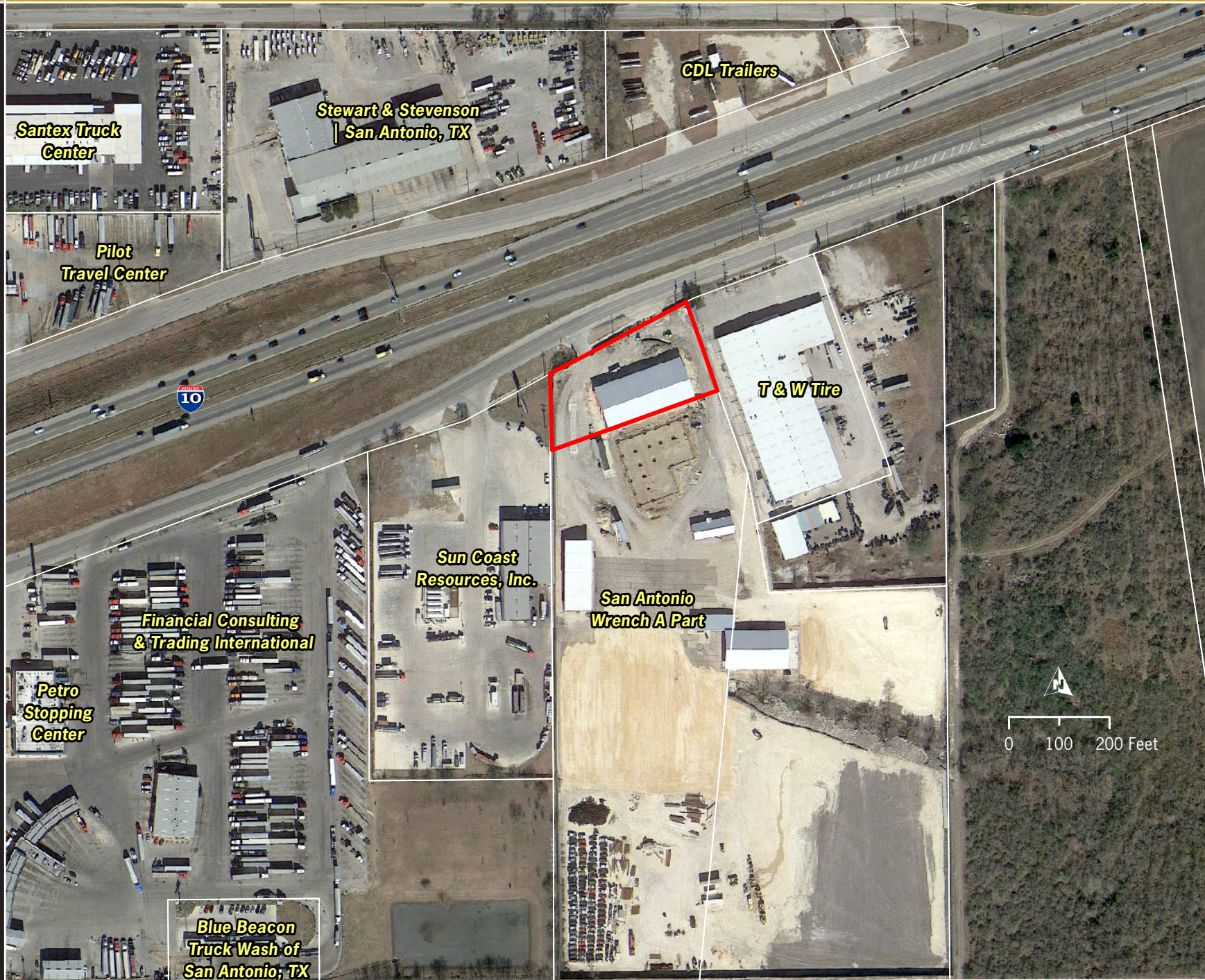


C. Michael Morse
 Vice President,
 Brokerage Services
mmorse@reocsanantonio.com
 Direct Line 210 524 1312

■ Subject
◆ 2016 Traffic Counts



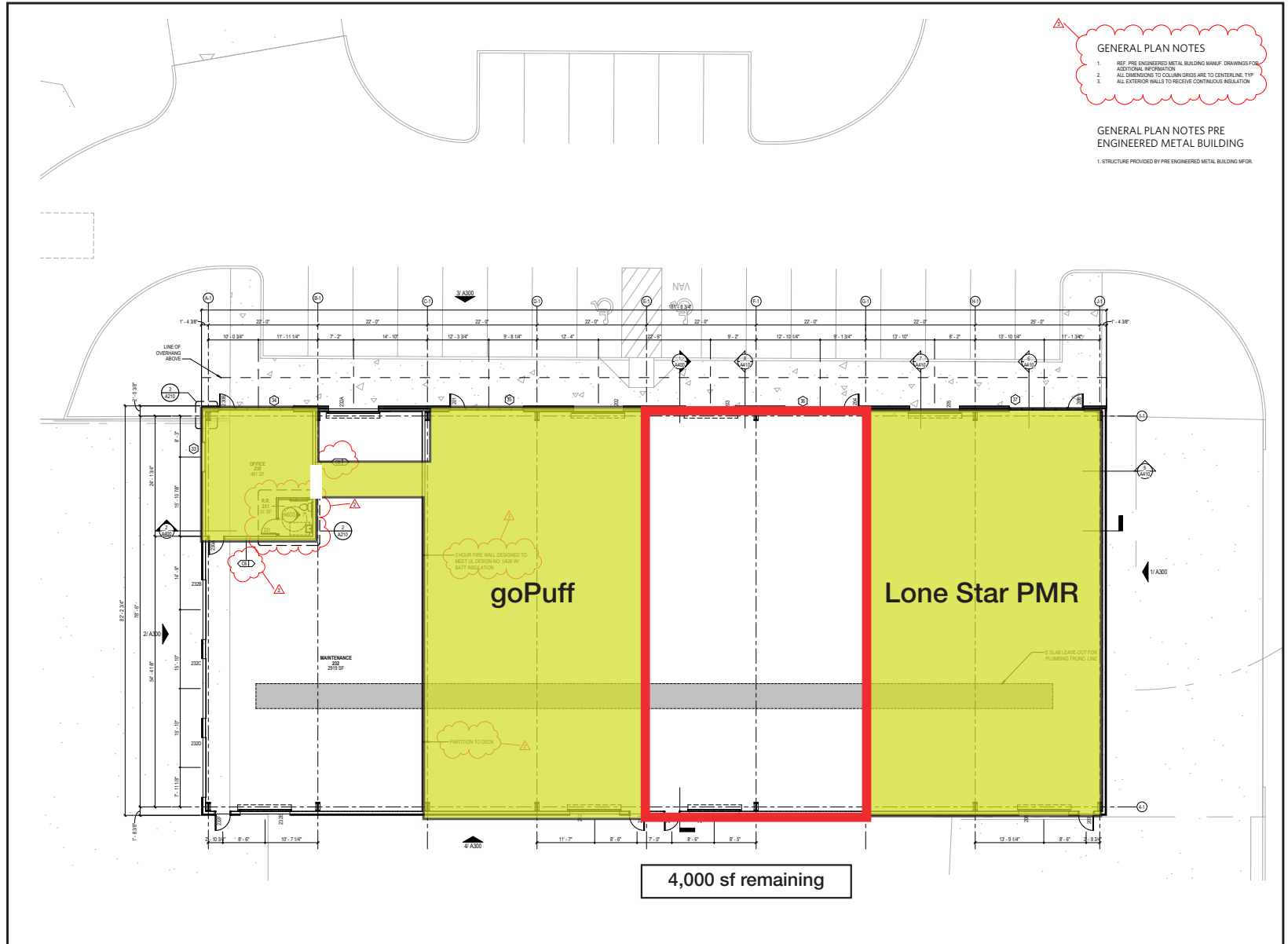
Site Aerial



C. Michael Morse
Vice President,
Brokerage Services
mmorse@reocsanantonio.com
Direct Line 210 524 1312



Site Plan



C. Michael Morse
 Vice President,
 Brokerage Services
mmorse@reocsanantonio.com
 Direct Line 210 524 1312



Photos



C. Michael Morse
Vice President,
Brokerage Services
mmorse@reocsanantonio.com
Direct Line 210 524 1312



San Antonio Overview

Largest U.S. Cities

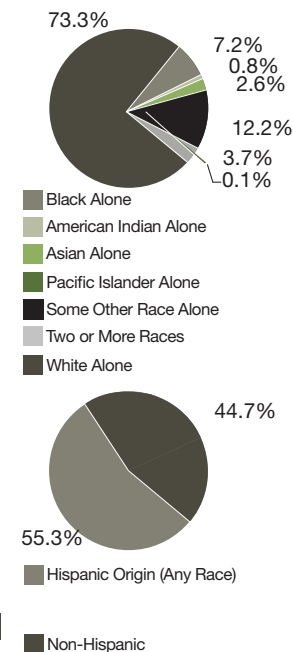
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

San Antonio-New Braunfels Metro Area

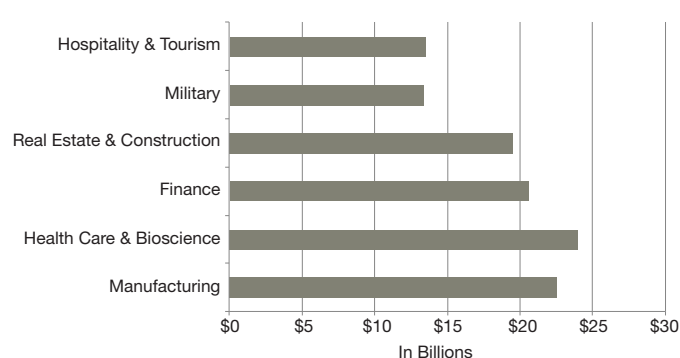
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2021 Estimate	2,605,310	36.0	930,556
2026 Projection	2,834,097	36.7	1,013,865

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

Ethnicity



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2021 & 2026; Fortune

C. Michael Morse
 Vice President,
 Brokerage Services
mmorse@reocsanantonio.com
 Direct Line 210 524 1312



Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	780		1,426		1,784	
Households	286		457		562	
Families	224		354		435	
Average Household Size	2.73		3.12		3.17	
Owner Occupied Housing Units	206		346		451	
Renter Occupied Housing Units	80		112		112	
Median Age	30.2		31.3		32.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	4.58%		1.54%		0.71%	
Households	4.22%		1.53%		0.71%	
Families	4.21%		1.49%		0.64%	
Owner HHS	5.44%		1.79%		0.91%	
Median Household Income	2.74%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	34	7.4%	37	6.6%	37	6.6%
\$15,000 - \$24,999	106	23.2%	119	21.2%	119	21.2%
\$25,000 - \$34,999	64	14.0%	74	13.2%	74	13.2%
\$35,000 - \$49,999	58	12.7%	64	11.4%	64	11.4%
\$50,000 - \$74,999	92	20.1%	123	21.9%	123	21.9%
\$75,000 - \$99,999	67	14.7%	94	16.7%	94	16.7%
\$100,000 - \$149,999	28	6.1%	37	6.6%	37	6.6%
\$150,000 - \$199,999	7	1.5%	12	2.1%	12	2.1%
\$200,000+	2	0.4%	2	0.4%	2	0.4%
Median Household Income	\$40,363		\$46,207		\$46,207	
Average Household Income	\$50,993		\$56,293		\$56,293	
Per Capita Income	\$15,982		\$17,594		\$17,594	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	70	9.0%	118	8.3%	145	8.1%
5 - 9	69	8.8%	116	8.1%	145	8.1%
10 - 14	69	8.8%	108	7.6%	145	8.1%
15 - 19	68	8.7%	110	7.7%	126	7.1%
20 - 24	62	7.9%	104	7.3%	121	6.8%
25 - 34	97	12.4%	245	17.2%	282	15.8%
35 - 44	106	13.6%	168	11.8%	249	13.9%
45 - 54	105	13.5%	155	10.9%	187	10.5%
55 - 64	72	9.2%	155	10.9%	174	9.7%
65 - 74	42	5.4%	105	7.4%	134	7.5%
75 - 84	16	2.1%	33	2.3%	65	3.6%
85+	4	0.5%	9	0.6%	12	0.7%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	479	61.4%	785	55.0%	965	54.1%
Black Alone	137	17.6%	328	23.0%	435	24.4%
American Indian Alone	8	1.0%	12	0.8%	14	0.8%
Asian Alone	5	0.6%	11	0.8%	16	0.9%
Pacific Islander Alone	2	0.3%	7	0.5%	10	0.6%
Some Other Race Alone	123	15.8%	230	16.1%	276	15.5%
Two or More Races	26	3.3%	53	3.7%	69	3.9%
Hispanic Origin (Any Race)	471	60.4%	895	62.8%	1,132	63.5%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

C. Michael Morse
 Vice President,
 Brokerage Services
mmorse@reocsanantonio.com
 Direct Line 210 524 1312



Demographics: 3-Mile

Summary	Census 2010		2021		2026	
Population	41,895		50,861		54,789	
Households	13,915		16,664		17,876	
Families	10,296		12,222		13,103	
Average Household Size	2.98		3.03		3.04	
Owner Occupied Housing Units	9,245		11,279		12,452	
Renter Occupied Housing Units	4,670		5,384		5,424	
Median Age	32.2		33.4		33.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.50%		1.54%		0.71%	
Households	1.41%		1.53%		0.71%	
Families	1.40%		1.49%		0.64%	
Owner HHS	2.00%		1.79%		0.91%	
Median Household Income	1.99%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	1,930	11.6%	1,824	10.2%		
\$15,000 - \$24,999	2,150	12.9%	2,052	11.5%		
\$25,000 - \$34,999	2,020	12.1%	1,881	10.5%		
\$35,000 - \$49,999	2,400	14.4%	2,357	13.2%		
\$50,000 - \$74,999	3,365	20.2%	3,891	21.8%		
\$75,000 - \$99,999	2,237	13.4%	2,644	14.8%		
\$100,000 - \$149,999	1,922	11.5%	2,387	13.4%		
\$150,000 - \$199,999	382	2.3%	517	2.9%		
\$200,000+	257	1.5%	323	1.8%		
Median Household Income	\$48,606		\$53,643			
Average Household Income	\$59,904		\$67,099			
Per Capita Income	\$19,718		\$21,983			
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,578	8.5%	3,982	7.8%	4,355	7.9%
5 - 9	3,587	8.6%	3,970	7.8%	4,303	7.9%
10 - 14	3,557	8.5%	3,827	7.5%	4,254	7.8%
15 - 19	3,380	8.1%	3,516	6.9%	3,800	6.9%
20 - 24	2,757	6.6%	3,427	6.7%	3,426	6.3%
25 - 34	5,615	13.4%	7,894	15.5%	8,586	15.7%
35 - 44	5,308	12.7%	6,405	12.6%	7,392	13.5%
45 - 54	5,718	13.6%	5,542	10.9%	5,723	10.4%
55 - 64	4,118	9.8%	5,701	11.2%	5,402	9.9%
65 - 74	2,353	5.6%	4,059	8.0%	4,488	8.2%
75 - 84	1,430	3.4%	1,859	3.7%	2,347	4.3%
85+	493	1.2%	681	1.3%	714	1.3%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,798	47.3%	22,436	44.1%	23,951	43.7%
Black Alone	13,162	31.4%	16,274	32.0%	17,661	32.2%
American Indian Alone	341	0.8%	445	0.9%	471	0.9%
Asian Alone	774	1.8%	1,205	2.4%	1,449	2.6%
Pacific Islander Alone	94	0.2%	129	0.3%	153	0.3%
Some Other Race Alone	6,094	14.5%	8,104	15.9%	8,583	15.7%
Two or More Races	1,633	3.9%	2,268	4.5%	2,521	4.6%
Hispanic Origin (Any Race)	20,131	48.1%	25,971	51.1%	28,559	52.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

C. Michael Morse
 Vice President,
 Brokerage Services
mmorse@reocsanantonio.com
 Direct Line 210 524 1312



Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	143,865		169,551		183,454	
Households	47,857		55,775		60,140	
Families	34,409		39,873		43,044	
Average Household Size	2.91		2.96		2.97	
Owner Occupied Housing Units	29,269		35,536		39,745	
Renter Occupied Housing Units	18,588		20,238		20,396	
Median Age	31.5		33.1		33.5	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.59%		1.54%		0.71%	
Households	1.52%		1.53%		0.71%	
Families	1.54%		1.49%		0.64%	
Owner HHS	2.26%		1.79%		0.91%	
Median Household Income	1.86%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		7,136	12.8%	6,682	11.1%	
\$15,000 - \$24,999		6,162	11.0%	5,882	9.8%	
\$25,000 - \$34,999		6,601	11.8%	6,213	10.3%	
\$35,000 - \$49,999		8,641	15.5%	8,793	14.6%	
\$50,000 - \$74,999		11,750	21.1%	13,350	22.2%	
\$75,000 - \$99,999		6,721	12.1%	8,035	13.4%	
\$100,000 - \$149,999		5,851	10.5%	7,472	12.4%	
\$150,000 - \$199,999		1,686	3.0%	2,271	3.8%	
\$200,000+		1,228	2.2%	1,442	2.4%	
Median Household Income		\$48,492		\$53,166		
Average Household Income		\$62,121		\$69,433		
Per Capita Income		\$20,662		\$22,979		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,112	8.4%	13,113	7.7%	14,256	7.8%
5 - 9	12,041	8.4%	12,995	7.7%	14,052	7.7%
10 - 14	11,697	8.1%	12,473	7.4%	13,832	7.5%
15 - 19	11,872	8.3%	12,142	7.2%	13,014	7.1%
20 - 24	10,758	7.5%	12,592	7.4%	12,673	6.9%
25 - 34	20,272	14.1%	26,154	15.4%	28,401	15.5%
35 - 44	17,974	12.5%	21,490	12.7%	24,526	13.4%
45 - 54	18,530	12.9%	17,977	10.6%	18,942	10.3%
55 - 64	13,883	9.7%	18,456	10.9%	17,959	9.8%
65 - 74	7,758	5.4%	13,335	7.9%	15,111	8.2%
75 - 84	5,022	3.5%	6,269	3.7%	7,962	4.3%
85+	1,944	1.4%	2,557	1.5%	2,727	1.5%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	75,820	52.7%	84,105	49.6%	90,092	49.1%
Black Alone	38,377	26.7%	46,246	27.3%	50,483	27.5%
American Indian Alone	1,344	0.9%	1,628	1.0%	1,745	1.0%
Asian Alone	2,843	2.0%	4,130	2.4%	4,970	2.7%
Pacific Islander Alone	310	0.2%	447	0.3%	538	0.3%
Some Other Race Alone	19,494	13.6%	25,440	15.0%	27,151	14.8%
Two or More Races	5,679	3.9%	7,554	4.5%	8,474	4.6%
Hispanic Origin (Any Race)	70,029	48.7%	88,637	52.3%	98,031	53.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2021 and 2026.

C. Michael Morse
 Vice President,
 Brokerage Services
mmorse@reocsanantonio.com
 Direct Line 210 524 1312



Information About Brokerage Services

11-2-2015

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.

REOC General Partner, LLC	4993853	bharris@reocsanantonio.com	N/A
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Brian Dale Harris	405243	bharris@reocsanantonio.com	N/A
Designated Broker of Firm	License No.	Email	Phone

N/A	N/A	N/A	N/A
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Christopher Michael Morse	629643	mmorse@reocsanantonio.com	N/A
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------

Regulated by the Texas Real Estate Commission Information available at www.trec.texas.gov