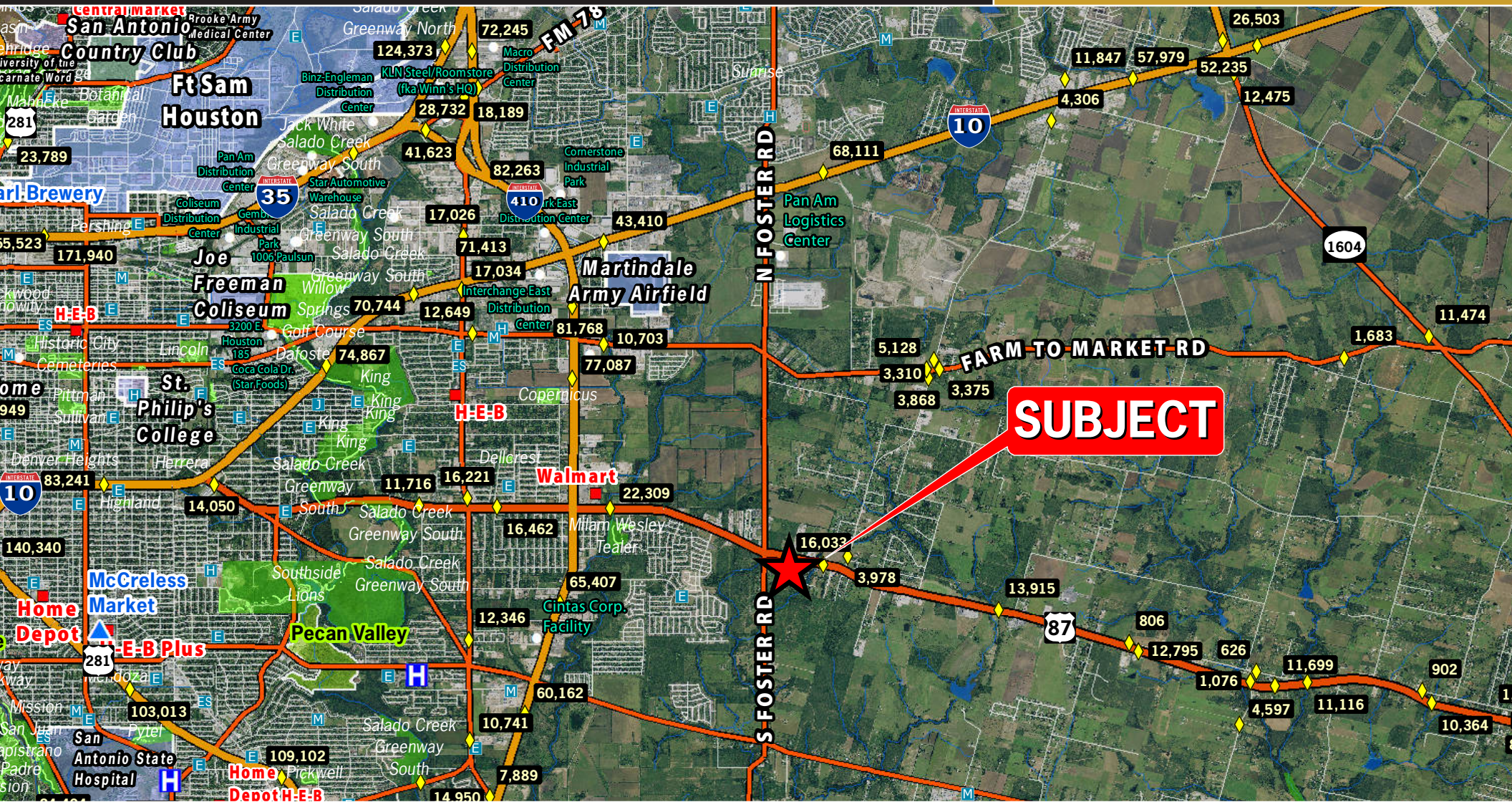


# 6750 Rigsby Ave

Between Foster Rd and Seiler

Office / Warehouse  
with Yard  
For Sale/Lease



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© 2022 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

<b>Address</b>	6750 Rigsby	<b>Comments</b>
<b>Location</b>	Foster Rd and Seiler	<ul style="list-style-type: none"><li>▪ Just outside Loop 410 on Highway 87 in China Grove</li></ul>
<b>Property Details</b>	5,000 +/- SF Building 3.0 +/- acres	<ul style="list-style-type: none"><li>▪ 5,000 +/- SF of office warehouse space (interior space build-to-suit)</li><li>▪ 3 +/- acres of fenced yard space (part or whole) for lease</li></ul>
<b>Legal Description</b>	CB 5134B BLK LOT PTS OF 5 & 6 OR TR 1 /C/ and CB 5134B BLK LOT PTS OF 6 OR TR 2	<ul style="list-style-type: none"><li>▪ Excellent visibility</li><li>▪ Quick access to Hwy 87</li></ul>
<b>Zoning</b>	San Antonio - OCL China Grove - Commercial zone - Class II	<ul style="list-style-type: none"><li>▪ Immediate ingress to Hwy 87</li><li>▪ China Grove is a great town to do business</li></ul>
<b>Year Built</b>	1986	
<b>Utilities</b>	Stubbed into site Septic, no sewer	

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REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



# Quote Sheet

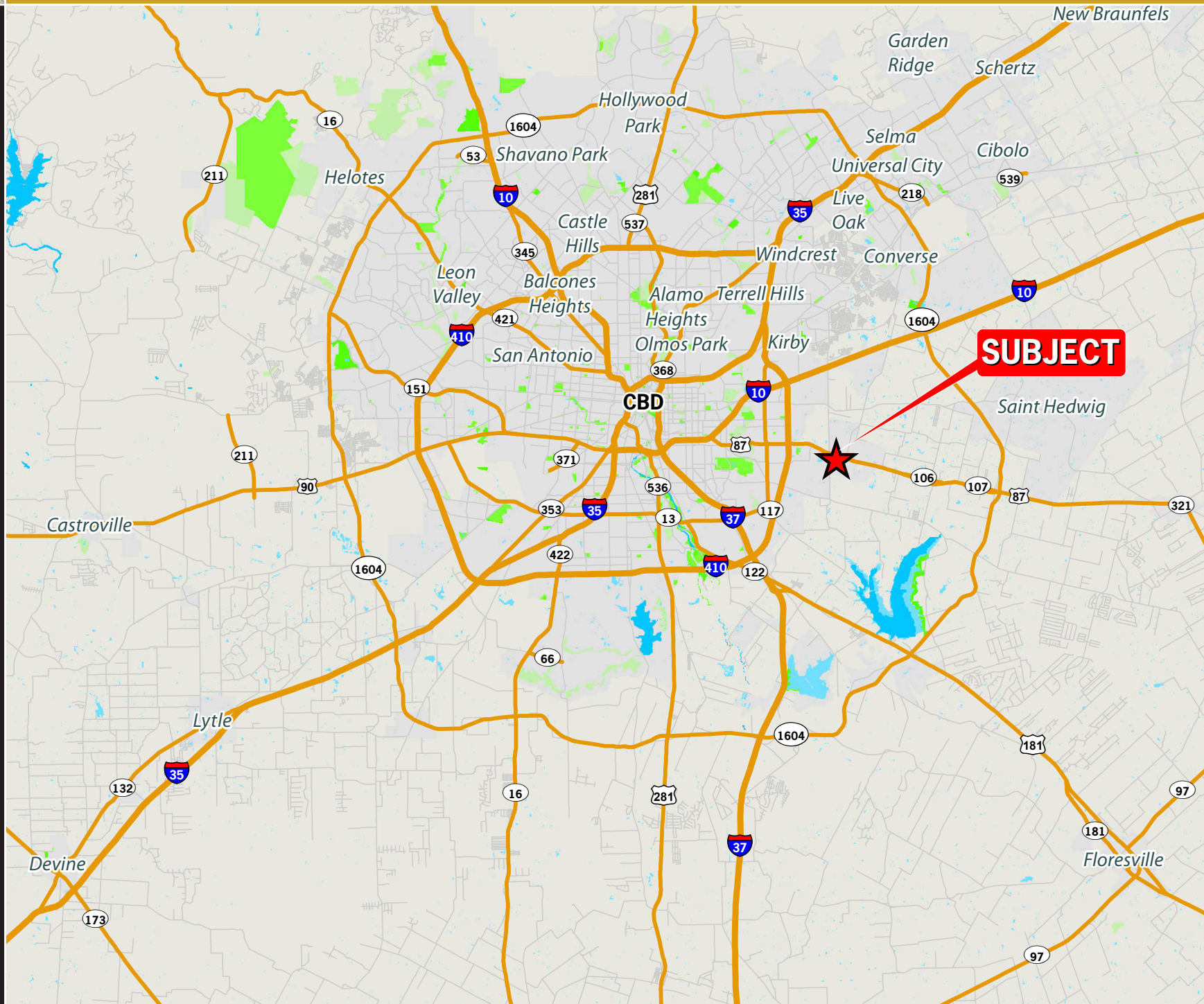
Square Footage Available	Largest Available Area	5,000
	Smallest Available Space	500
	(Note: All above figures in Rentable Square Feet)	
Sale Price	Negotiable	
Base Rental	Negotiable (contingent on tenant improvements)	
First Month's Rental	Due upon execution of lease document by Tenant	
Triple Net	To be determined	
Term	Five (5) to ten (10) years	
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 purchase contract/lease is a function of the relationship of expense and income characteristics, credit worthiness of buyer/tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Seller/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 sale/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.



# City Location Map

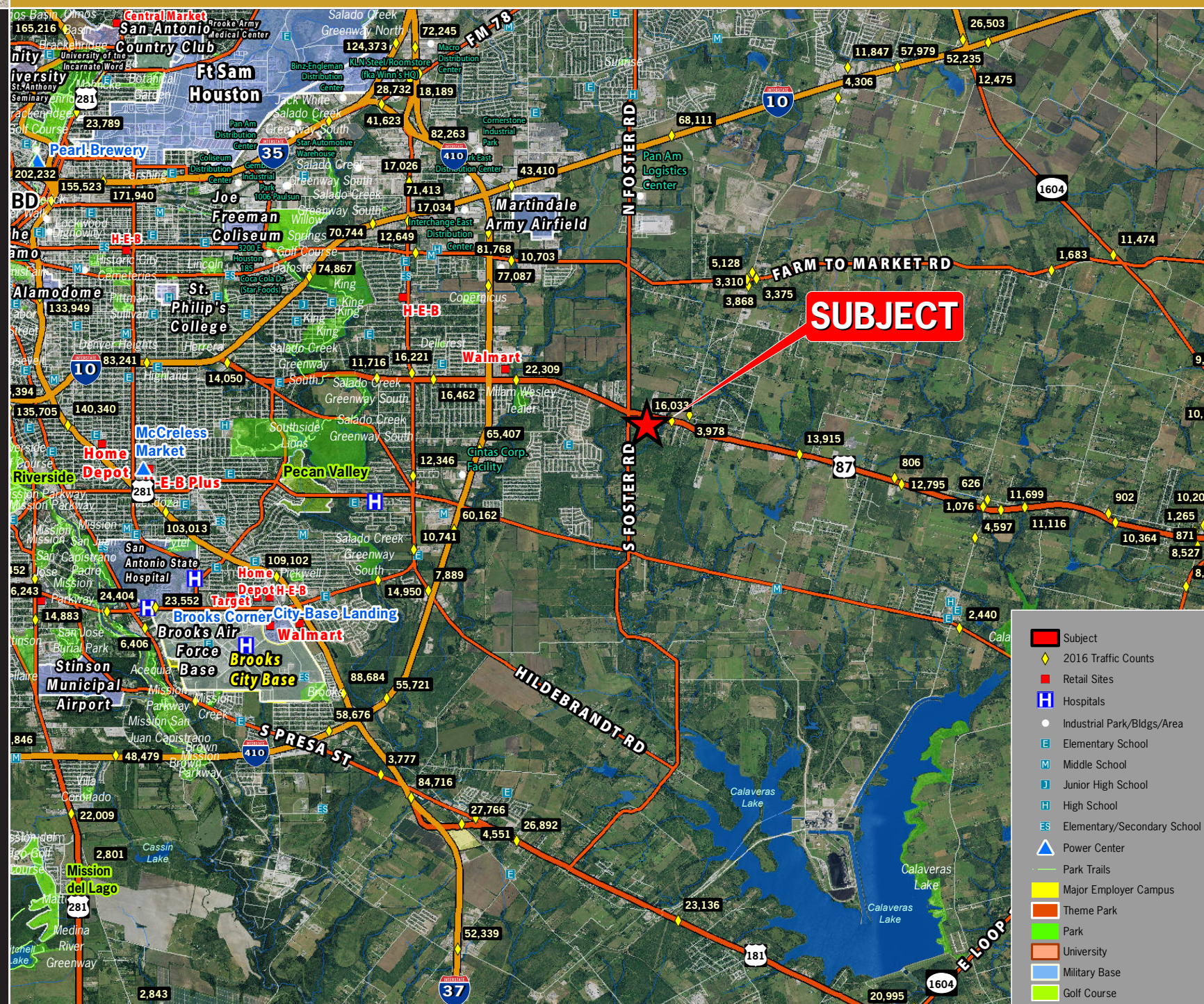


**SUBJECT**

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# Aerial Map

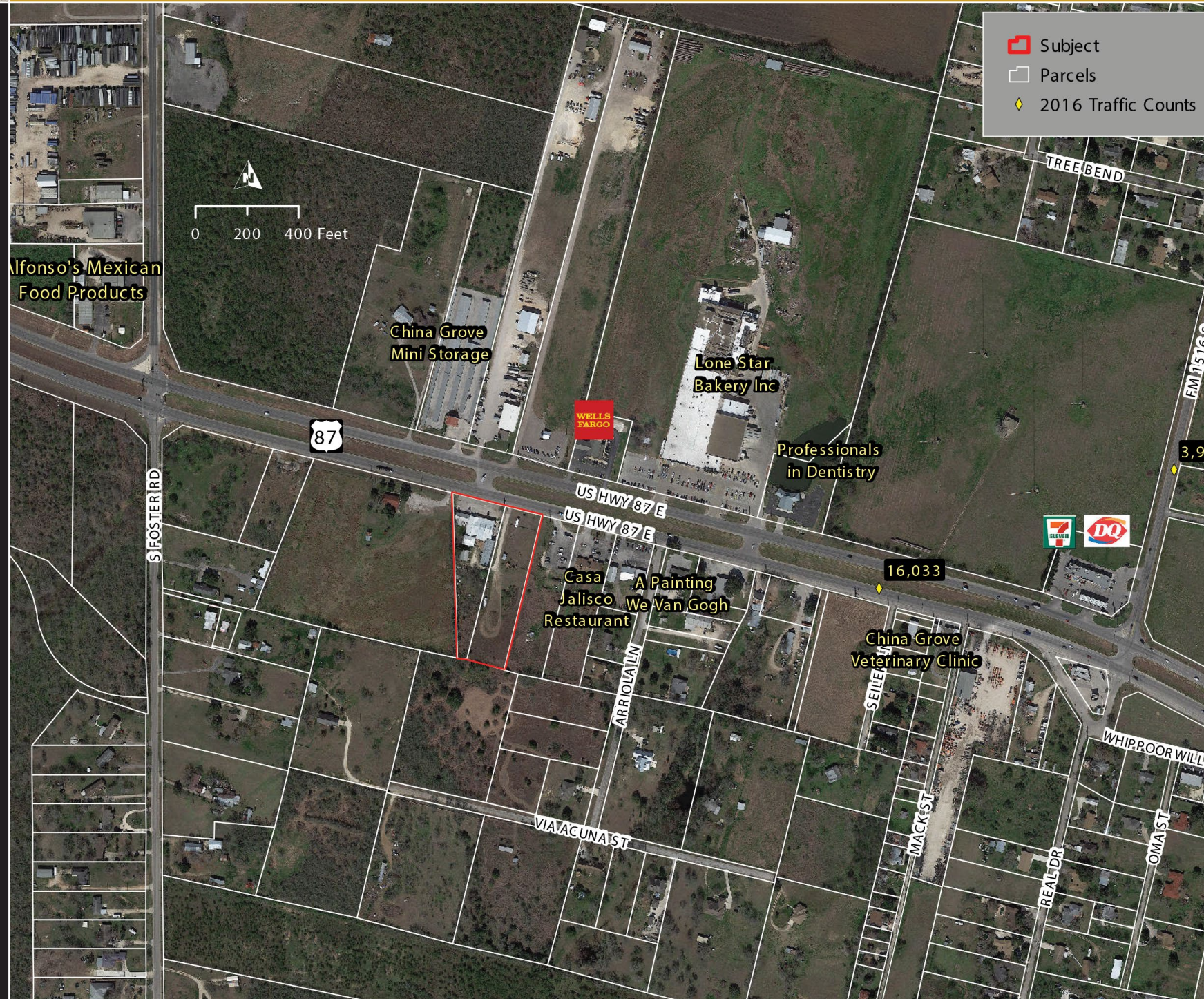


- Subject
- ◆ 2016 Traffic Counts
- Retail Sites
- H Hospitals
- Industrial Park/Bldgs/Area
- E Elementary School
- M Middle School
- J Junior High School
- H High School
- ES Elementary/Secondary School
- ⚡ Power Center
- Park Trails
- Major Employer Campus
- Theme Park
- Park
- University
- Military Base
- Golf Course

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# Aerial Map



- Subject
- Parcels
- 2016 Traffic Counts



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# Site Aerial



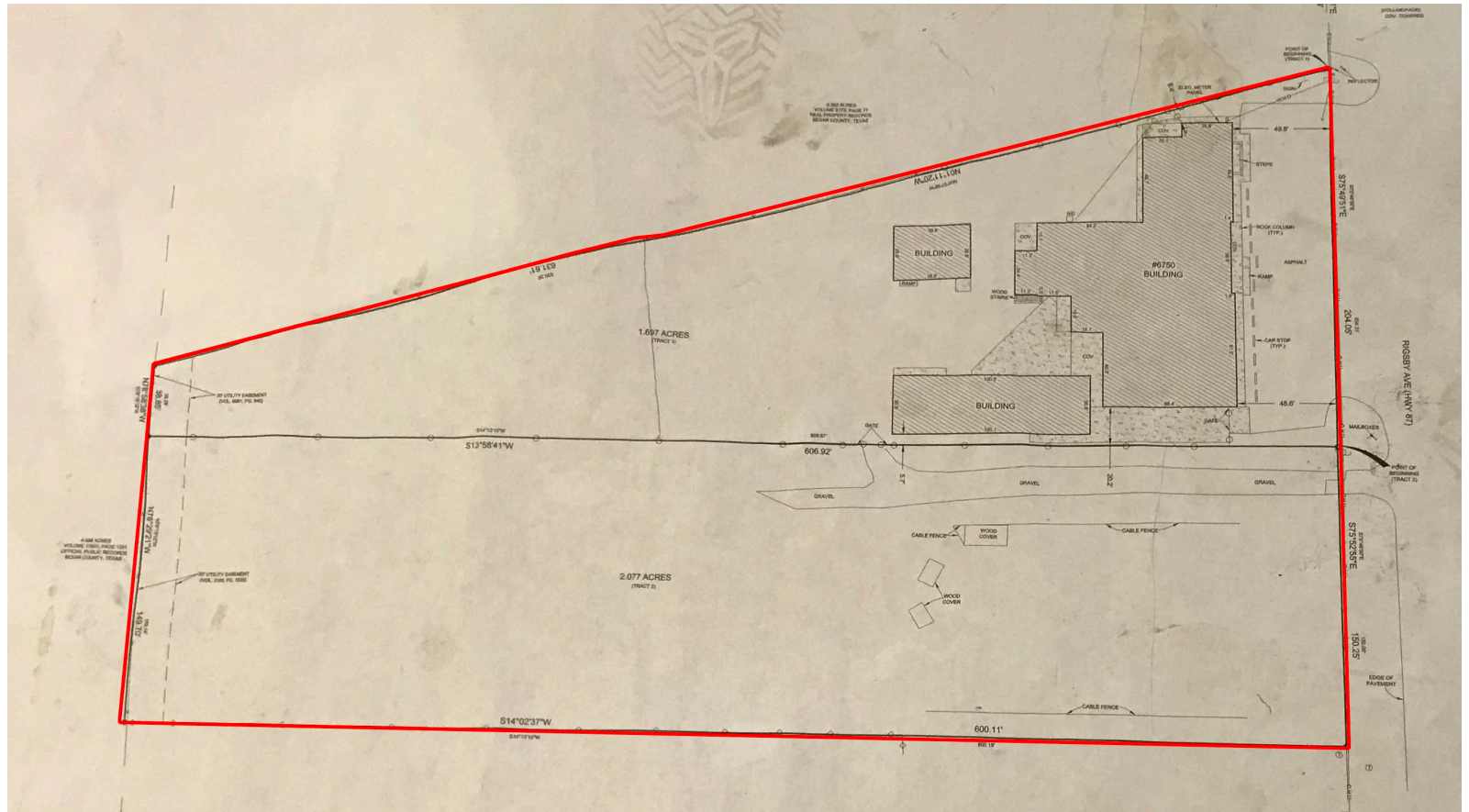
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# Renderings



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# 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

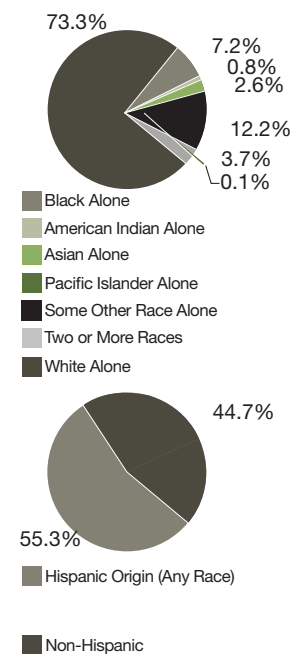
## San Antonio-New Braunfels Metro Area

	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

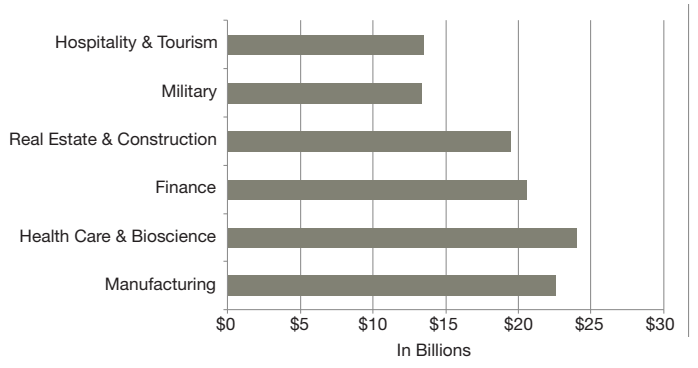
  

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

## 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.

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Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2019 & 2024; Fortune



# Demographics: 1-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>			
Population	2,398		4,914		5,725			
Households	802		1,593		1,852			
Families	632		1,254		1,454			
Average Household Size	2.99		3.08		3.09			
Owner Occupied Housing Units	678		1,427		1,670			
Renter Occupied Housing Units	124		166		181			
Median Age	34.7		34.9		35.3			
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>			
Population	3.10%		1.54%		0.71%			
Households	3.06%		1.53%		0.71%			
Families	3.00%		1.49%		0.64%			
Owner HHs	3.19%		1.79%		0.91%			
Median Household Income	1.34%		2.15%		2.41%			
<b>Households by Income</b>			<b>2021</b>		<b>2026</b>			
	Number	Percent	Number	Percent	Number	Percent		
<\$15,000	116	7.3%	109	5.9%	109	5.9%		
\$15,000 - \$24,999	67	4.2%	61	3.3%	61	3.3%		
\$25,000 - \$34,999	105	6.6%	97	5.2%	97	5.2%		
\$35,000 - \$49,999	274	17.2%	281	15.2%	281	15.2%		
\$50,000 - \$74,999	473	29.7%	577	31.2%	577	31.2%		
\$75,000 - \$99,999	216	13.6%	272	14.7%	272	14.7%		
\$100,000 - \$149,999	219	13.7%	287	15.5%	287	15.5%		
\$150,000 - \$199,999	76	4.8%	107	5.8%	107	5.8%		
\$200,000+	48	3.0%	61	3.3%	61	3.3%		
Median Household Income	\$59,318		\$63,408		\$63,408			
Average Household Income	\$74,939		\$82,940		\$82,940			
Per Capita Income	\$24,312		\$26,815		\$26,815			
<b>Population by Age</b>			<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
0 - 4	174	7.3%	349	7.1%	402	7.0%	402	7.0%
5 - 9	175	7.3%	354	7.2%	417	7.3%	417	7.3%
10 - 14	215	9.0%	351	7.1%	430	7.5%	430	7.5%
15 - 19	208	8.7%	318	6.5%	385	6.7%	385	6.7%
20 - 24	128	5.3%	343	7.0%	327	5.7%	327	5.7%
25 - 34	308	12.8%	746	15.2%	880	15.4%	880	15.4%
35 - 44	315	13.1%	641	13.0%	780	13.6%	780	13.6%
45 - 54	371	15.5%	564	11.5%	638	11.1%	638	11.1%
55 - 64	291	12.1%	604	12.3%	629	11.0%	629	11.0%
65 - 74	140	5.8%	438	8.9%	537	9.4%	537	9.4%
75 - 84	58	2.4%	164	3.3%	243	4.2%	243	4.2%
85+	16	0.7%	41	0.8%	56	1.0%	56	1.0%
<b>Race and Ethnicity</b>			<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent	Number	Percent
White Alone	1,475	61.5%	2,767	56.3%	3,184	55.6%	3,184	55.6%
Black Alone	495	20.7%	1,108	22.6%	1,324	23.1%	1,324	23.1%
American Indian Alone	21	0.9%	41	0.8%	47	0.8%	47	0.8%
Asian Alone	21	0.9%	49	1.0%	64	1.1%	64	1.1%
Pacific Islander Alone	6	0.3%	17	0.3%	22	0.4%	22	0.4%
Some Other Race Alone	318	13.3%	774	15.8%	894	15.6%	894	15.6%
Two or More Races	61	2.5%	157	3.2%	189	3.3%	189	3.3%
Hispanic Origin (Any Race)	1,175	49.0%	2,814	57.3%	3,370	58.9%	3,370	58.9%

**Data Note:** Income is expressed in current dollars.

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



# Demographics: 3-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
Population	18,762		24,205		26,749	
Households	6,429		8,132		8,942	
Families	4,750		6,010		6,617	
Average Household Size	2.90		2.96		2.98	
Owner Occupied Housing Units	5,101		6,716		7,493	
Renter Occupied Housing Units	1,328		1,415		1,449	
Median Age	36.6		37.3		37.7	
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	2.02%		1.54%		0.71%	
Households	1.92%		1.53%		0.71%	
Families	1.94%		1.49%		0.64%	
Owner HHs	2.21%		1.79%		0.91%	
Median Household Income	1.76%		2.15%		2.41%	
<b>Households by Income</b>			<b>2021</b>		<b>2026</b>	
		Number	Percent	Number	Percent	
<\$15,000		939	11.5%	895	10.0%	
\$15,000 - \$24,999		663	8.2%	634	7.1%	
\$25,000 - \$34,999		800	9.8%	690	7.7%	
\$35,000 - \$49,999		1,365	16.8%	1,332	14.9%	
\$50,000 - \$74,999		1,932	23.8%	2,298	25.7%	
\$75,000 - \$99,999		939	11.5%	1,153	12.9%	
\$100,000 - \$149,999		976	12.0%	1,265	14.1%	
\$150,000 - \$199,999		323	4.0%	440	4.9%	
\$200,000+		195	2.4%	236	2.6%	
Median Household Income		\$52,523		\$57,321		
Average Household Income		\$66,177		\$74,379		
Per Capita Income		\$22,191		\$24,811		
<b>Population by Age</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	1,338	7.1%	1,612	6.7%	1,775	6.6%
5 - 9	1,367	7.3%	1,662	6.9%	1,832	6.8%
10 - 14	1,495	8.0%	1,644	6.8%	1,905	7.1%
15 - 19	1,460	7.8%	1,513	6.3%	1,725	6.4%
20 - 24	1,083	5.8%	1,517	6.3%	1,492	5.6%
25 - 34	2,290	12.2%	3,460	14.3%	3,682	13.8%
35 - 44	2,323	12.4%	2,940	12.1%	3,447	12.9%
45 - 54	2,708	14.4%	2,774	11.5%	2,968	11.1%
55 - 64	2,240	11.9%	3,094	12.8%	3,128	11.7%
65 - 74	1,304	7.0%	2,434	10.1%	2,853	10.7%
75 - 84	825	4.4%	1,133	4.7%	1,474	5.5%
85+	327	1.7%	422	1.7%	468	1.7%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	10,689	57.0%	13,169	54.4%	14,508	54.2%
Black Alone	4,543	24.2%	5,915	24.4%	6,558	24.5%
American Indian Alone	186	1.0%	236	1.0%	257	1.0%
Asian Alone	108	0.6%	179	0.7%	224	0.8%
Pacific Islander Alone	26	0.1%	47	0.2%	59	0.2%
Some Other Race Alone	2,637	14.1%	3,835	15.8%	4,204	15.7%
Two or More Races	572	3.0%	824	3.4%	938	3.5%
Hispanic Origin (Any Race)	9,567	51.0%	13,607	56.2%	15,465	57.8%

**Data Note:** Income is expressed in current dollars.

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

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# Demographics: 5-Mile

Summary	Census 2010		2021		2026	
Population	64,036		80,369		87,868	
Households	21,813		27,107		29,544	
Families	15,892		19,618		21,377	
Average Household Size	2.91		2.95		2.96	
Owner Occupied Housing Units	14,919		19,166		21,465	
Renter Occupied Housing Units	6,894		7,941		8,080	
Median Age	34.1		34.9		35.3	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	1.80%		1.54%		0.71%	
Households	1.74%		1.53%		0.71%	
Families	1.73%		1.49%		0.64%	
Owner HHs	2.29%		1.79%		0.91%	
Median Household Income	1.96%		2.15%		2.41%	
Households by Income			2021		2026	
		Number	Percent	Number	Percent	
<\$15,000		3,641	13.4%	3,433	11.6%	
\$15,000 - \$24,999		3,215	11.9%	3,062	10.4%	
\$25,000 - \$34,999		3,070	11.3%	2,788	9.4%	
\$35,000 - \$49,999		3,724	13.7%	3,765	12.7%	
\$50,000 - \$74,999		5,565	20.5%	6,674	22.6%	
\$75,000 - \$99,999		3,155	11.6%	3,776	12.8%	
\$100,000 - \$149,999		3,309	12.2%	4,136	14.0%	
\$150,000 - \$199,999		1,017	3.8%	1,405	4.8%	
\$200,000+		409	1.5%	507	1.7%	
Median Household Income		\$49,476		\$54,511		
Average Household Income		\$61,152		\$68,946		
Per Capita Income		\$20,741		\$23,319		
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	5,101	8.0%	5,968	7.4%	6,541	7.4%
5 - 9	5,089	7.9%	5,988	7.5%	6,519	7.4%
10 - 14	5,165	8.1%	5,797	7.2%	6,569	7.5%
15 - 19	5,060	7.9%	5,285	6.6%	5,878	6.7%
20 - 24	4,113	6.4%	5,214	6.5%	5,190	5.9%
25 - 34	8,246	12.9%	12,045	15.0%	12,924	14.7%
35 - 44	7,883	12.3%	9,890	12.3%	11,530	13.1%
45 - 54	8,620	13.5%	8,851	11.0%	9,461	10.8%
55 - 64	6,797	10.6%	9,357	11.6%	9,221	10.5%
65 - 74	4,116	6.4%	7,063	8.8%	8,148	9.3%
75 - 84	2,812	4.4%	3,519	4.4%	4,408	5.0%
85+	1,034	1.6%	1,392	1.7%	1,478	1.7%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	36,166	56.5%	43,649	54.3%	47,782	54.4%
Black Alone	15,304	23.9%	19,215	23.9%	20,998	23.9%
American Indian Alone	586	0.9%	767	1.0%	829	0.9%
Asian Alone	476	0.7%	797	1.0%	975	1.1%
Pacific Islander Alone	78	0.1%	130	0.2%	160	0.2%
Some Other Race Alone	9,324	14.6%	12,822	16.0%	13,778	15.7%
Two or More Races	2,102	3.3%	2,990	3.7%	3,346	3.8%
Hispanic Origin (Any Race)	35,688	55.7%	47,794	59.5%	53,367	60.7%

**Data Note:** Income is expressed in current dollars.

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

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# 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.

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

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

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

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

Buyer/Tenant/Seller/Landlord Initials	Date
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