

# Self Serve Car Wash

10203 Ironside Dr., San Antonio, TX 78230

Income producing property (5+% cap on existing income)

0.62 Acre Pad  
For Sale



**C. Michael Morse**  
Vice President, Brokerage Services  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)  
Direct Line 210 524 1312

8023 Vantage Drive, Suite 1200  
San Antonio TX 78230  
[reocsanantonio.com](http://reocsanantonio.com)  
210 524 4000



# Table of Contents

<b>SECTION 1</b>	Property Summary
<b>SECTION 2</b>	Quote Sheet
<b>SECTION 3</b>	Maps
<b>SECTION 4</b>	Photos
<b>SECTION 5</b>	San Antonio Overview
<b>SECTION 6</b>	Retail Market Snapshot
<b>SECTION 7</b>	Demographics
<b>SECTION 8</b>	TREC Agency Disclosure

**C. Michael Morse**  
Vice President,  
Brokerage Services  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)  
**Direct Line 210 524 1312**



# Property Summary

Address	10203 Ironside Dr, San Antonio, TX 78230
Location	Ironside Dr and Colony Dr
Property Details	3,036 SF 0.62 Acres
Legal Description	NCB 13558 BLK 23 LOT 14
Zoning	C3
Year Built	1998
Bldg. Class	C

## Comments

- Good visibility from Colonies North parking lot
- Easy access to IH-10
- Situated at the intersection of Ironside and Colony Dr
- Easy ingress/egress to adjacent thoroughfares
- Recently renovated
- Ideal for a wide variety of commercial uses
- Adjacent to high density residential development

## Traffic Counts

Wurzbach Rd, at IH-10; 37,402 vpd (2019)

Source: TxDOT Traffic Count Database System (TCDS)

**C. Michael Morse**  
Vice President,  
Brokerage Services  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)  
Direct Line 210 524 1312



# Quote Sheet

<b>Sale Price</b>	Call broker for pricing
<b>Title Commitment</b>	Delivered to Buyer within fourteen (14) days of contract Effective Date
<b>Survey</b>	Current survey delivered to Buyer within fourteen (14) days of contract Effective Date
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

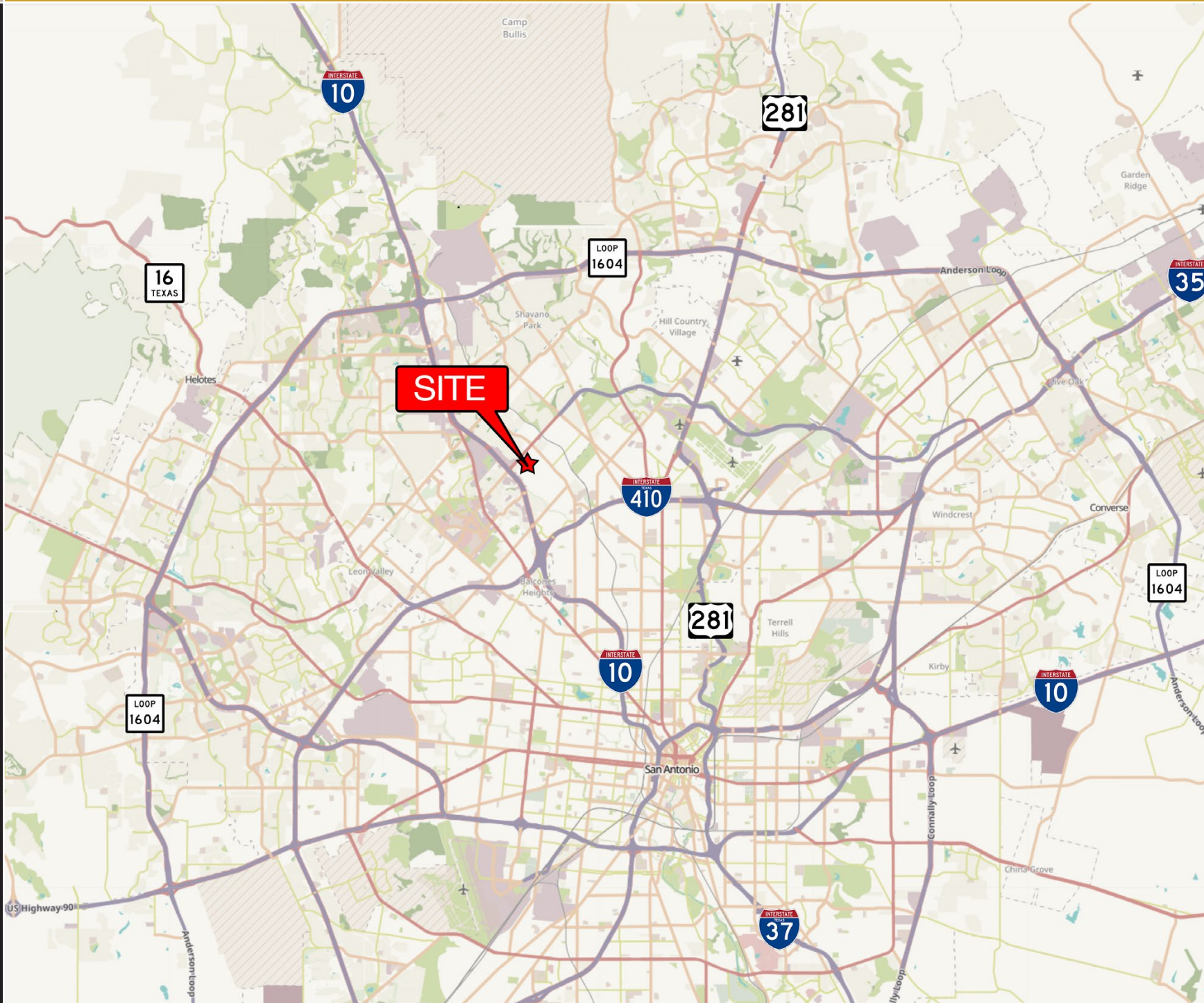
Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

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](mailto:mmorse@reocsanantonio.com)  
Direct Line 210 524 1312



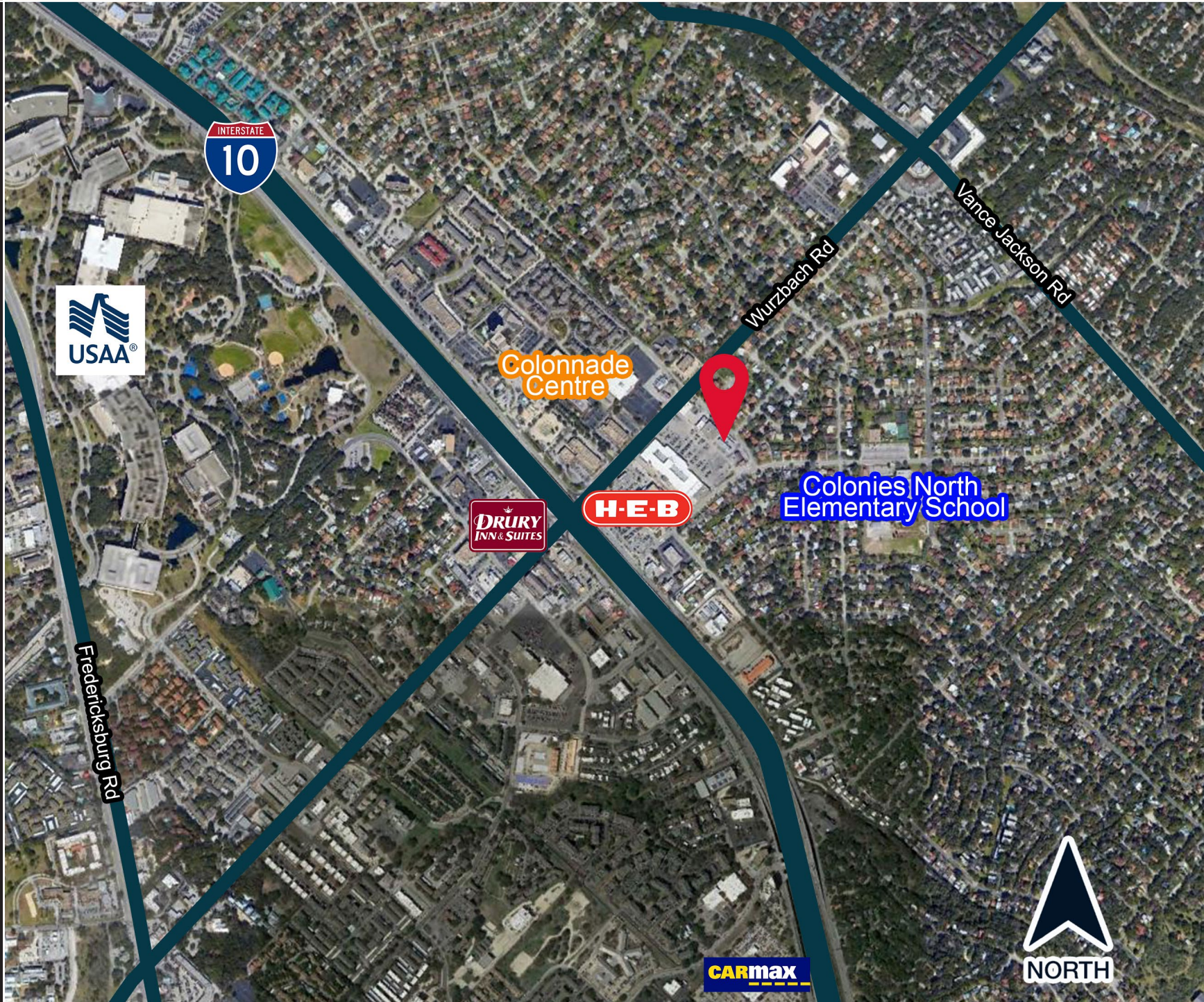
# City Location Map



C. Michael Morse  
Vice President,  
Brokerage Services  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)  
Direct Line 210 524 1312



# Aerial Map



**C. Michael Morse**  
Vice President,  
Brokerage Services  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)  
Direct Line 210 524 1312



# Site Aerial



**Colony Dr**

**C. Michael Morse**  
Vice President,  
Brokerage Services  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)  
Direct Line 210 524 1312



# Photos



**C. Michael Morse**  
Vice President,  
Brokerage Services  
[mmorse@reocsanantonio.com](mailto: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

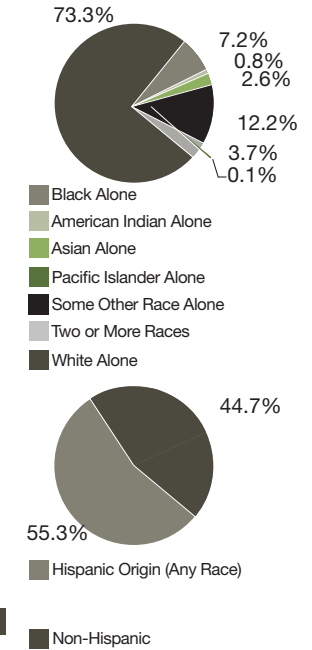
## San Antonio-New Braunfels Metro Area

	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

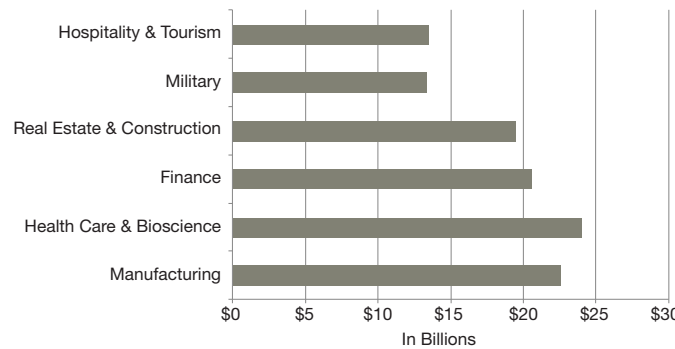
  

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2021 Estimate	\$83,925	\$61,131	\$30,121
2026 Projection	\$93,430	\$67,188	\$33,557

## Ethnicity



## Major Industries



## Fortune 500 Companies

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

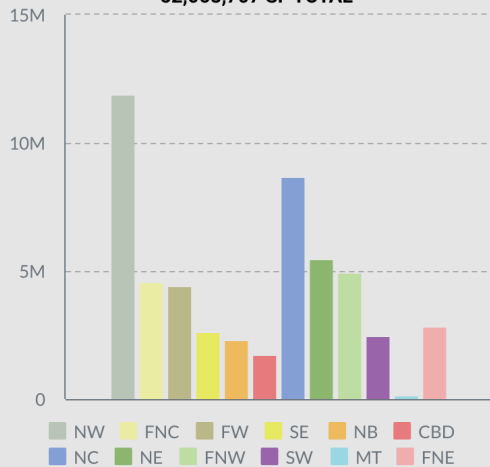
Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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

# Retail Market Snapshot - 1Q 2022

## Citywide Inventory

52,068,707 SF TOTAL



## Development

166,788 SF UNDER CONSTRUCTION

### PROJECTS DELIVERED Q1 2022

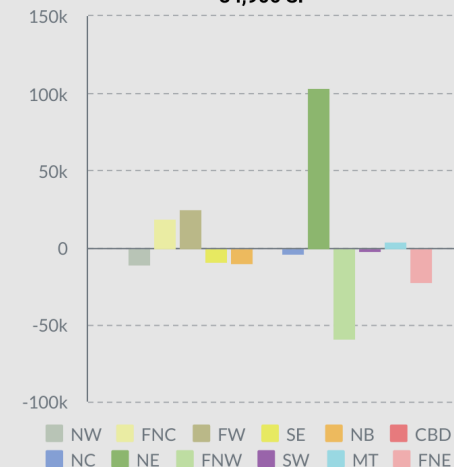
Tacara Stone Oak	FNC	19,512 SF
Dove Creek Highlands	FW	20,138 SF

### PROJECTS UNDER CONSTRUCTION

Escala Phase I	FW	48,487 SF
Napa Oaks	NW	47,500 SF
Culebra Square	FW	36,800 SF
The Shops at Redland Road	FNC	34,001 SF

## YTD Absorption

34,906 SF

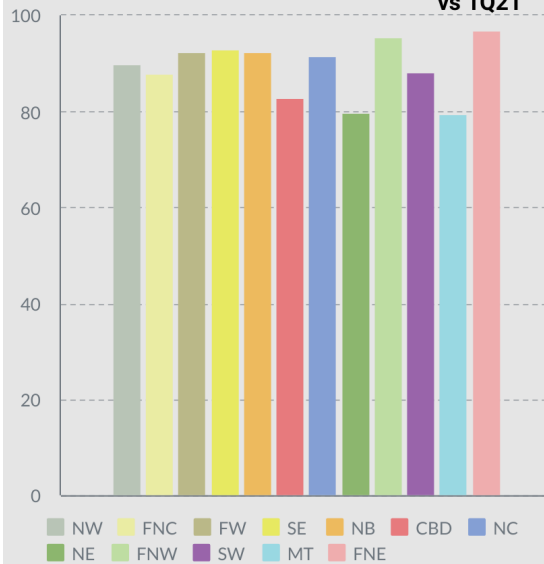


## Direct Occupancy

46,848,876 SF  
90.0%



vs 1Q21

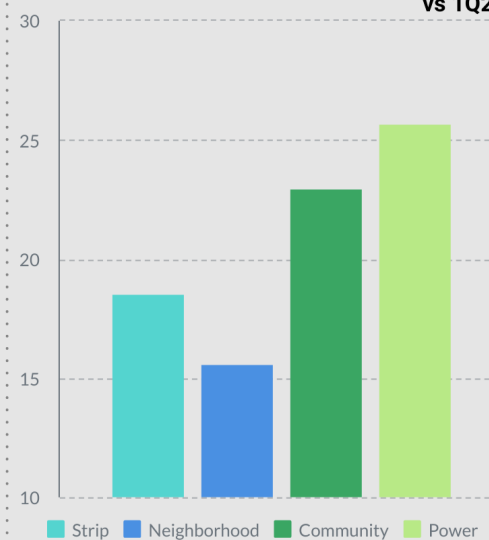


## Average Quoted Rent

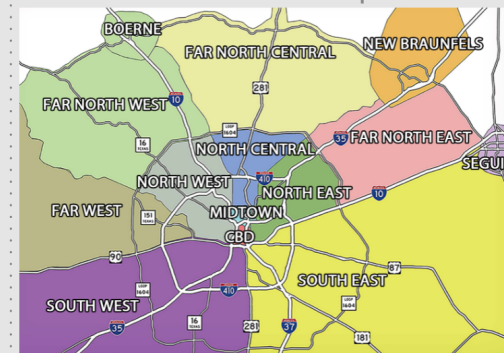
\$18.69/SF/YR  
NNN



vs 1Q21



## Submarket Map



**Submarkets**  
 MT: Midtown  
 NW: North West  
 FNC: Far North Central  
 FW: Far West  
 FNW: Far North West  
 SE: South East  
 SW: South West  
 NB: New Braunfels  
 CBD: Central Business District  
 NC: North Central  
 NE: North East  
 FNE: Far North East

### Market Intelligence Guided by Experience

Kimberly S. Gately  
 Senior Vice President & Director of Research  
 kgately@reocsanantonio.com  
 P 210 524 4000 | F 210 524 4029



# Demographics: 1-Mile

Summary	Census 2010		2021		2026	
Population	16,065		16,517		16,886	
Households	7,026		7,235		7,406	
Families	3,772		3,794		3,870	
Average Household Size	2.27		2.26		2.26	
Owner Occupied Housing Units	3,052		3,045		3,231	
Renter Occupied Housing Units	3,974		4,190		4,175	
Median Age	33.3		36.3		37.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.44%		1.54%		0.71%	
Households	0.47%		1.53%		0.71%	
Families	0.40%		1.49%		0.64%	
Owner HHs	1.19%		1.79%		0.91%	
Median Household Income	1.45%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	736	10.2%	639	8.6%	639	8.6%
\$15,000 - \$24,999	594	8.2%	522	7.0%	522	7.0%
\$25,000 - \$34,999	912	12.6%	839	11.3%	839	11.3%
\$35,000 - \$49,999	1,079	14.9%	1,058	14.3%	1,058	14.3%
\$50,000 - \$74,999	1,515	20.9%	1,641	22.2%	1,641	22.2%
\$75,000 - \$99,999	1,006	13.9%	1,118	15.1%	1,118	15.1%
\$100,000 - \$149,999	804	11.1%	924	12.5%	924	12.5%
\$150,000 - \$199,999	313	4.3%	370	5.0%	370	5.0%
\$200,000+	277	3.8%	295	4.0%	295	4.0%
Median Household Income	\$53,378		\$57,364		\$57,364	
Average Household Income	\$70,941		\$77,831		\$77,831	
Per Capita Income	\$31,482		\$34,573		\$34,573	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	998	6.2%	926	5.6%	975	5.8%
5 - 9	892	5.6%	843	5.1%	846	5.0%
10 - 14	838	5.2%	803	4.9%	780	4.6%
15 - 19	888	5.5%	897	5.4%	825	4.9%
20 - 24	1,867	11.6%	1,407	8.5%	1,523	9.0%
25 - 34	2,964	18.5%	3,022	18.3%	2,733	16.2%
35 - 44	1,805	11.2%	2,418	14.6%	2,697	16.0%
45 - 54	1,834	11.4%	1,634	9.9%	1,819	10.8%
55 - 64	1,592	9.9%	1,606	9.7%	1,550	9.2%
65 - 74	1,264	7.9%	1,477	8.9%	1,477	8.7%
75 - 84	793	4.9%	1,042	6.3%	1,149	6.8%
85+	328	2.0%	442	2.7%	510	3.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	12,134	75.5%	11,941	72.3%	12,073	71.5%
Black Alone	988	6.2%	1,107	6.7%	1,153	6.8%
American Indian Alone	102	0.6%	108	0.7%	109	0.6%
Asian Alone	881	5.5%	1,084	6.6%	1,214	7.2%
Pacific Islander Alone	6	0.0%	6	0.0%	6	0.0%
Some Other Race Alone	1,341	8.3%	1,558	9.4%	1,575	9.3%
Two or More Races	612	3.8%	713	4.3%	756	4.5%
Hispanic Origin (Any Race)	7,708	48.0%	8,824	53.4%	9,349	55.4%

**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](mailto:mmorse@reocsanantonio.com)  
 Direct Line 210 524 1312



# Demographics: 3-Mile

Summary	Census 2010		2021		2026	
Population	125,216		134,632		140,821	
Households	57,720		62,638		65,762	
Families	29,086		30,284		31,476	
Average Household Size	2.15		2.13		2.12	
Owner Occupied Housing Units	20,443		20,707		22,053	
Renter Occupied Housing Units	37,277		41,931		43,709	
Median Age	32.1		34.4		34.6	
Trends: 2021-2026 Annual Rate	Area		State		National	
Population	0.90%		1.54%		0.71%	
Households	0.98%		1.53%		0.71%	
Families	0.78%		1.49%		0.64%	
Owner HHs	1.27%		1.79%		0.91%	
Median Household Income	1.16%		2.15%		2.41%	
Households by Income	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	7,004	11.2%	6,330	9.6%	6,330	9.6%
\$15,000 - \$24,999	6,447	10.3%	5,894	9.0%	5,894	9.0%
\$25,000 - \$34,999	6,717	10.7%	6,548	10.0%	6,548	10.0%
\$35,000 - \$49,999	9,590	15.3%	9,901	15.1%	9,901	15.1%
\$50,000 - \$74,999	13,536	21.6%	14,953	22.7%	14,953	22.7%
\$75,000 - \$99,999	7,416	11.8%	8,321	12.7%	8,321	12.7%
\$100,000 - \$149,999	6,482	10.3%	7,516	11.4%	7,516	11.4%
\$150,000 - \$199,999	2,832	4.5%	3,466	5.3%	3,466	5.3%
\$200,000+	2,615	4.2%	2,835	4.3%	2,835	4.3%
Median Household Income	\$51,894		\$54,963		\$54,963	
Average Household Income	\$71,023		\$77,514		\$77,514	
Per Capita Income	\$32,988		\$36,131		\$36,131	
Population by Age	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	8,474	6.8%	8,105	6.0%	8,751	6.2%
5 - 9	7,122	5.7%	7,374	5.5%	7,461	5.3%
10 - 14	6,615	5.3%	6,997	5.2%	6,837	4.9%
15 - 19	6,812	5.4%	7,163	5.3%	7,373	5.2%
20 - 24	14,066	11.2%	12,956	9.6%	14,572	10.3%
25 - 34	25,479	20.3%	26,146	19.4%	26,272	18.7%
35 - 44	14,998	12.0%	19,793	14.7%	20,534	14.6%
45 - 54	15,025	12.0%	13,831	10.3%	15,135	10.7%
55 - 64	12,222	9.8%	13,151	9.8%	13,082	9.3%
65 - 74	7,105	5.7%	10,526	7.8%	10,975	7.8%
75 - 84	5,004	4.0%	5,910	4.4%	6,979	5.0%
85+	2,294	1.8%	2,681	2.0%	2,850	2.0%
Race and Ethnicity	Census 2010		2021		2026	
	Number	Percent	Number	Percent	Number	Percent
White Alone	91,781	73.3%	93,786	69.7%	96,666	68.6%
Black Alone	7,916	6.3%	9,126	6.8%	9,778	6.9%
American Indian Alone	992	0.8%	1,088	0.8%	1,132	0.8%
Asian Alone	6,683	5.3%	9,137	6.8%	10,725	7.6%
Pacific Islander Alone	125	0.1%	155	0.1%	174	0.1%
Some Other Race Alone	13,103	10.5%	15,698	11.7%	16,219	11.5%
Two or More Races	4,616	3.7%	5,642	4.2%	6,125	4.3%
Hispanic Origin (Any Race)	63,938	51.1%	75,058	55.8%	80,727	57.3%

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](mailto:mmorse@reocsanantonio.com)  
 Direct Line 210 524 1312



# Demographics: 5-Mile

<b>Summary</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
Population	310,633		332,515		346,802	
Households	131,435		142,210		148,912	
Families	73,846		76,917		79,770	
Average Household Size	2.33		2.31		2.30	
Owner Occupied Housing Units	59,580		60,263		63,842	
Renter Occupied Housing Units	71,855		81,947		85,069	
Median Age	33.5		35.5		36.1	
<b>Trends: 2021-2026 Annual Rate</b>	<b>Area</b>		<b>State</b>		<b>National</b>	
Population	0.84%		1.54%		0.71%	
Households	0.93%		1.53%		0.71%	
Families	0.73%		1.49%		0.64%	
Owner HHs	1.16%		1.79%		0.91%	
Median Household Income	1.29%		2.15%		2.41%	
<b>Households by Income</b>			<b>2021</b>		<b>2026</b>	
			Number	Percent	Number	Percent
<\$15,000			16,356	11.5%	14,874	10.0%
\$15,000 - \$24,999			14,387	10.1%	13,281	8.9%
\$25,000 - \$34,999			15,227	10.7%	14,724	9.9%
\$35,000 - \$49,999			21,060	14.8%	21,470	14.4%
\$50,000 - \$74,999			28,775	20.2%	31,423	21.1%
\$75,000 - \$99,999			17,131	12.0%	19,015	12.8%
\$100,000 - \$149,999			16,194	11.4%	18,854	12.7%
\$150,000 - \$199,999			6,820	4.8%	8,422	5.7%
\$200,000+			6,260	4.4%	6,848	4.6%
Median Household Income			\$52,397		\$55,875	
Average Household Income			\$72,793		\$79,705	
Per Capita Income			\$31,112		\$34,193	
<b>Population by Age</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	20,575	6.6%	19,593	5.9%	20,838	6.0%
5 - 9	19,071	6.1%	18,760	5.6%	19,083	5.5%
10 - 14	18,169	5.8%	18,415	5.5%	18,381	5.3%
15 - 19	21,085	6.8%	20,825	6.3%	21,009	6.1%
20 - 24	30,316	9.8%	28,216	8.5%	30,466	8.8%
25 - 34	52,930	17.0%	58,104	17.5%	57,616	16.6%
35 - 44	38,525	12.4%	45,658	13.7%	49,731	14.3%
45 - 54	40,100	12.9%	35,681	10.7%	37,608	10.8%
55 - 64	32,903	10.6%	36,312	10.9%	35,071	10.1%
65 - 74	18,830	6.1%	28,900	8.7%	30,682	8.8%
75 - 84	12,544	4.0%	15,318	4.6%	19,076	5.5%
85+	5,583	1.8%	6,733	2.0%	7,242	2.1%
<b>Race and Ethnicity</b>	<b>Census 2010</b>		<b>2021</b>		<b>2026</b>	
	Number	Percent	Number	Percent	Number	Percent
White Alone	234,654	75.5%	240,828	72.4%	248,535	71.7%
Black Alone	15,327	4.9%	17,830	5.4%	19,193	5.5%
American Indian Alone	2,472	0.8%	2,691	0.8%	2,791	0.8%
Asian Alone	11,852	3.8%	16,303	4.9%	19,221	5.5%
Pacific Islander Alone	320	0.1%	394	0.1%	439	0.1%
Some Other Race Alone	35,226	11.3%	41,384	12.4%	42,464	12.2%
Two or More Races	10,782	3.5%	13,086	3.9%	14,158	4.1%
Hispanic Origin (Any Race)	173,664	55.9%	199,774	60.1%	213,374	61.5%

**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](mailto: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.

<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
---------------------------------------	------

Regulated by the Texas Real Estate Commission Information available at [www.trec.texas.gov](http://www.trec.texas.gov)