

# FOR SALE Pad Sites & Development Land

5001 Eisenhauer Rd | San Antonio, TX



## Overview

PRICE

Contact Broker



## Description

- Great visibility from Eisenhauer Road
- New class A industrial distribution product adjacent to site
- Corner location providing easier ingress and egress
- Infill location close to IH 35
- Close to Rackspace corporate headquarters

## Nearby Retailers



## Demographics

	1 MILE	3 MILES	5 MILES
2020 Population	11,619	101,567	259,845
Total Households	4,347	38,389	95,264
Average Household Income	\$44,766	\$60,038	\$73,603

Year: 2020 | Source: Esri

## Traffic Counts

Eisenhauer Rd	13,069 VPD
I-35 Frontage Rd	212,846 VPD
Austin Hwy	16,726 VPD

Year: 2018 | Source: TxDot

## Contact

WES BABB

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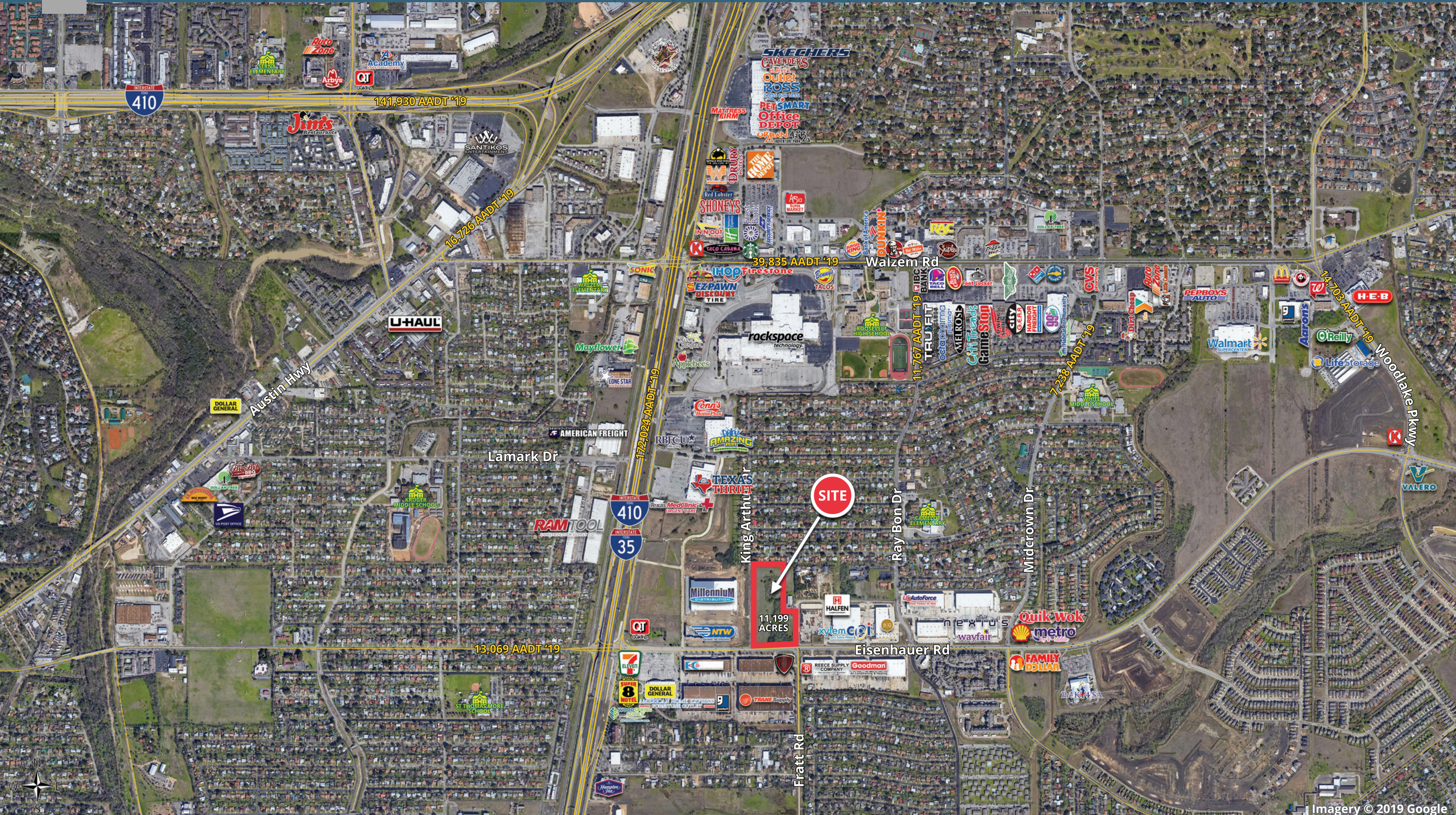
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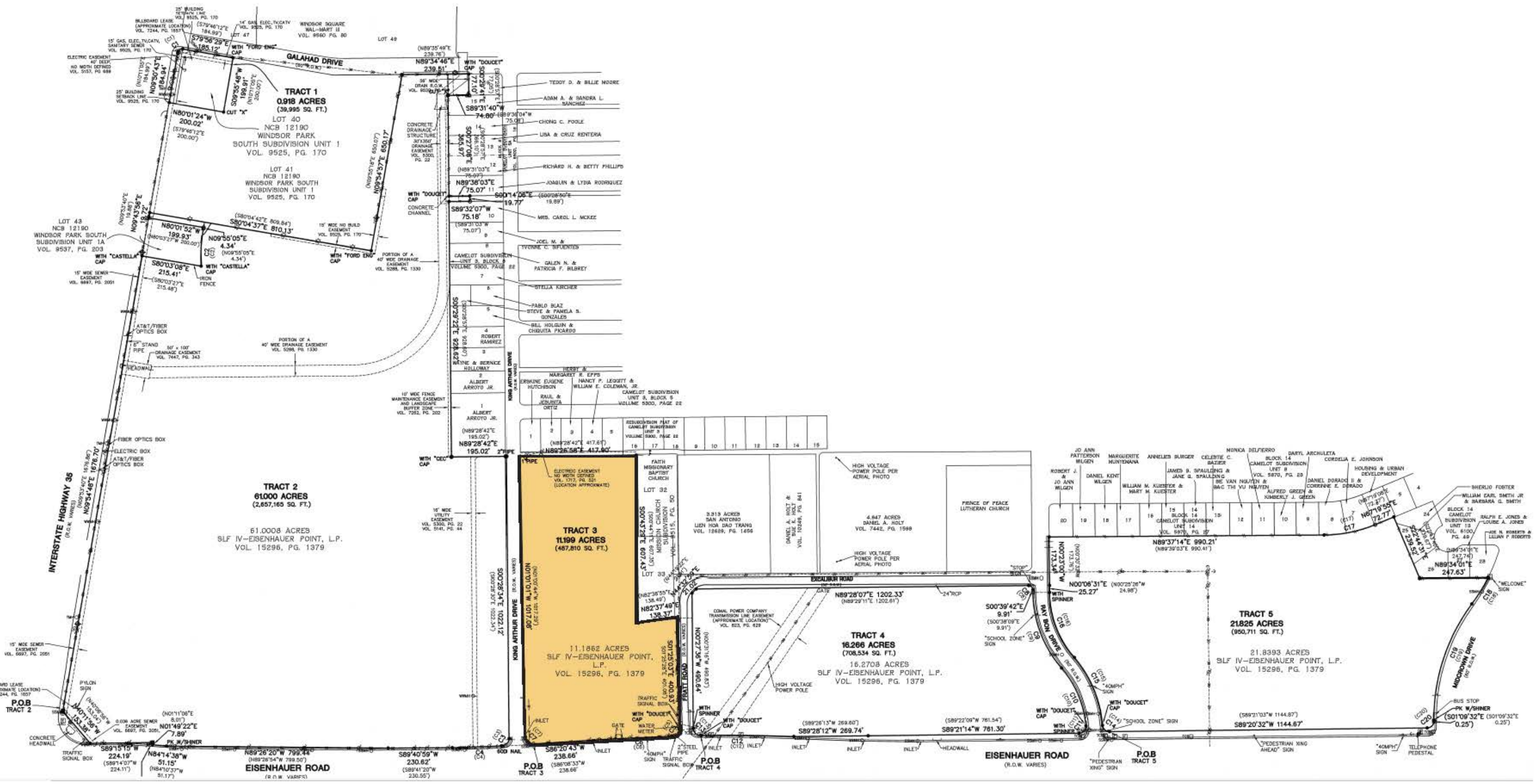


**SITE**

11,199 ACRES

# Pad Sites & Development Land

5001 Eisenhower Rd | San Antonio, TX



# Pad Sites & Development Land

5001 Eisenhower Rd | San Antonio, TX



	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	10,221	82,664	204,937
2010 Population	11,286	92,702	236,042
2020 Population	11,619	101,567	259,845
2025 Population	11,901	105,288	273,881
2000-2010 Annual Rate	1.00%	1.15%	1.42%
2010-2020 Annual Rate	0.28%	0.89%	0.94%
2020-2025 Annual Rate	0.48%	0.72%	1.06%
2020 Male Population	47.0%	48.4%	48.1%
2020 Female Population	53.0%	51.6%	51.9%
2020 Median Age	34.8	35.1	35.7

In the identified area, the current year population is 259,845. In 2010, the Census count in the area was 236,042. The rate of change since 2010 was 0.94% annually. The five-year projection for the population in the area is 273,881 representing a change of 1.06% annually from 2020 to 2025. Currently, the population is 48.1% male and 51.9% female.

### Median Age

The median age in this area is 34.8, compared to U.S. median age of 38.5.

### Race and Ethnicity

2020 White Alone	55.0%	57.4%	61.1%
2020 Black Alone	21.0%	19.9%	18.3%
2020 American Indian/Alaska Native Alone	1.0%	1.0%	0.8%
2020 Asian Alone	4.6%	3.7%	3.2%
2020 Pacific Islander Alone	0.2%	0.3%	0.3%
2020 Other Race	14.2%	13.2%	11.6%
2020 Two or More Races	4.0%	4.6%	4.6%
2020 Hispanic Origin (Any Race)	55.7%	50.2%	45.6%

Persons of Hispanic origin represent 45.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 79.4 in the identified area, compared to 65.1 for the U.S. as a whole.

### Households

2020 Wealth Index	35	54	73
2000 Households	3,972	32,424	77,595
2010 Households	4,240	35,627	87,565
2020 Total Households	4,347	38,389	95,264
2025 Total Households	4,446	39,693	100,126
2000-2010 Annual Rate	0.66%	0.95%	1.22%
2010-2020 Annual Rate	0.24%	0.73%	0.83%
2020-2025 Annual Rate	0.45%	0.67%	1.00%
2020 Average Household Size	2.66	2.61	2.66

The household count in this area has changed from 87,565 in 2010 to 95,264 in the current year, a change of 0.83% annually. The five-year projection of households is 100,126, a change of 1.00% annually from the current year total. Average household size is currently 2.66, compared to 2.62 in the year 2010. The number of families in the current year is 62,531 in the specified area.

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	1 mile	3 miles	5 miles
<b>Mortgage Income</b>			
2020 Percent of Income for Mortgage	11.9%	12.7%	12.4%
<b>Median Household Income</b>			
2020 Median Household Income	\$35,891	\$45,480	\$54,288
2025 Median Household Income	\$36,628	\$48,558	\$57,096
2020-2025 Annual Rate	0.41%	1.32%	1.01%
<b>Average Household Income</b>			
2020 Average Household Income	\$44,766	\$60,038	\$73,603
2025 Average Household Income	\$47,090	\$64,527	\$79,480
2020-2025 Annual Rate	1.02%	1.45%	1.55%
<b>Per Capita Income</b>			
2020 Per Capita Income	\$16,710	\$22,613	\$27,176
2025 Per Capita Income	\$17,559	\$24,232	\$29,234
2020-2025 Annual Rate	1.00%	1.39%	1.47%

## Households by Income

Current median household income is \$54,288 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$57,096 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$73,603 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$79,480 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$27,176 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$29,234 in five years, compared to \$37,691 for all U.S. households

<b>Housing</b>			
2020 Housing Affordability Index	160	154	155
2000 Total Housing Units	4,174	34,933	82,766
2000 Owner Occupied Housing Units	2,260	17,620	47,419
2000 Renter Occupied Housing Units	1,713	14,804	30,176
2000 Vacant Housing Units	201	2,509	5,171
2010 Total Housing Units	4,716	39,875	96,236
2010 Owner Occupied Housing Units	2,142	18,832	52,326
2010 Renter Occupied Housing Units	2,098	16,795	35,239
2010 Vacant Housing Units	476	4,248	8,671
2020 Total Housing Units	4,835	42,203	102,613
2020 Owner Occupied Housing Units	2,029	19,481	54,750
2020 Renter Occupied Housing Units	2,318	18,908	40,514
2020 Vacant Housing Units	488	3,814	7,349
2025 Total Housing Units	4,945	43,550	107,490
2025 Owner Occupied Housing Units	2,065	20,320	58,065
2025 Renter Occupied Housing Units	2,381	19,373	42,062
2025 Vacant Housing Units	499	3,857	7,364

Currently, 53.4% of the 102,613 housing units in the area are owner occupied; 39.5%, renter occupied; and 7.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 96,236 housing units in the area - 54.4% owner occupied, 36.6% renter occupied, and 9.0% vacant. The annual rate of change in housing units since 2010 is 2.89%. Median home value in the area is \$161,019, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 2.22% annually to \$179,745.

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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyers Initials	Tenant Initials	Seller Initials	Landlord Initials	Date
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