



10401 W IH-10

SAN ANTONIO, TX 78256

For Lease - Full Floor



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

DAVID HELD
210.918.6401 direct
210.846.6666 mobile
dheld@endurasa.com

ALBERT MCNEEL, SIOR
210.918.6397 direct
210.410.4590 mobile
amcnell@endurasa.com

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SAN ANTONIO, TX 78256

Office Space For Lease

PROPERTY OVERVIEW

Address:	10401 W IH-10 San Antonio, TX 78256
Building Size:	±40,000 SF
Availability:	2nd Floor: 10,000 SF - 20,000 SF
Land:	±2.44 acres
Year Built:	1982
Zoning:	C-3 (general commercial)
Parking:	5.75 per 1,000 RSF 168 Surface 67 Covered/Reserved
Rental Rate:	Contact Broker



	<u>1 MILE</u>	<u>3 MILE</u>	<u>5 MILE</u>
Population:	24,675	146,258	368,744
Households:	11,349	66,367	153,258
Mediun HH Inc:	\$52,804	\$55,962	\$55,044
Traffic Count: IH-10 @ Huenber Rd:	168,866 vpd		

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

3.8.23

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PHOTOS



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2ND FLOOR: 10,000 SF - 20,000 SF

Click to View
360° Tour



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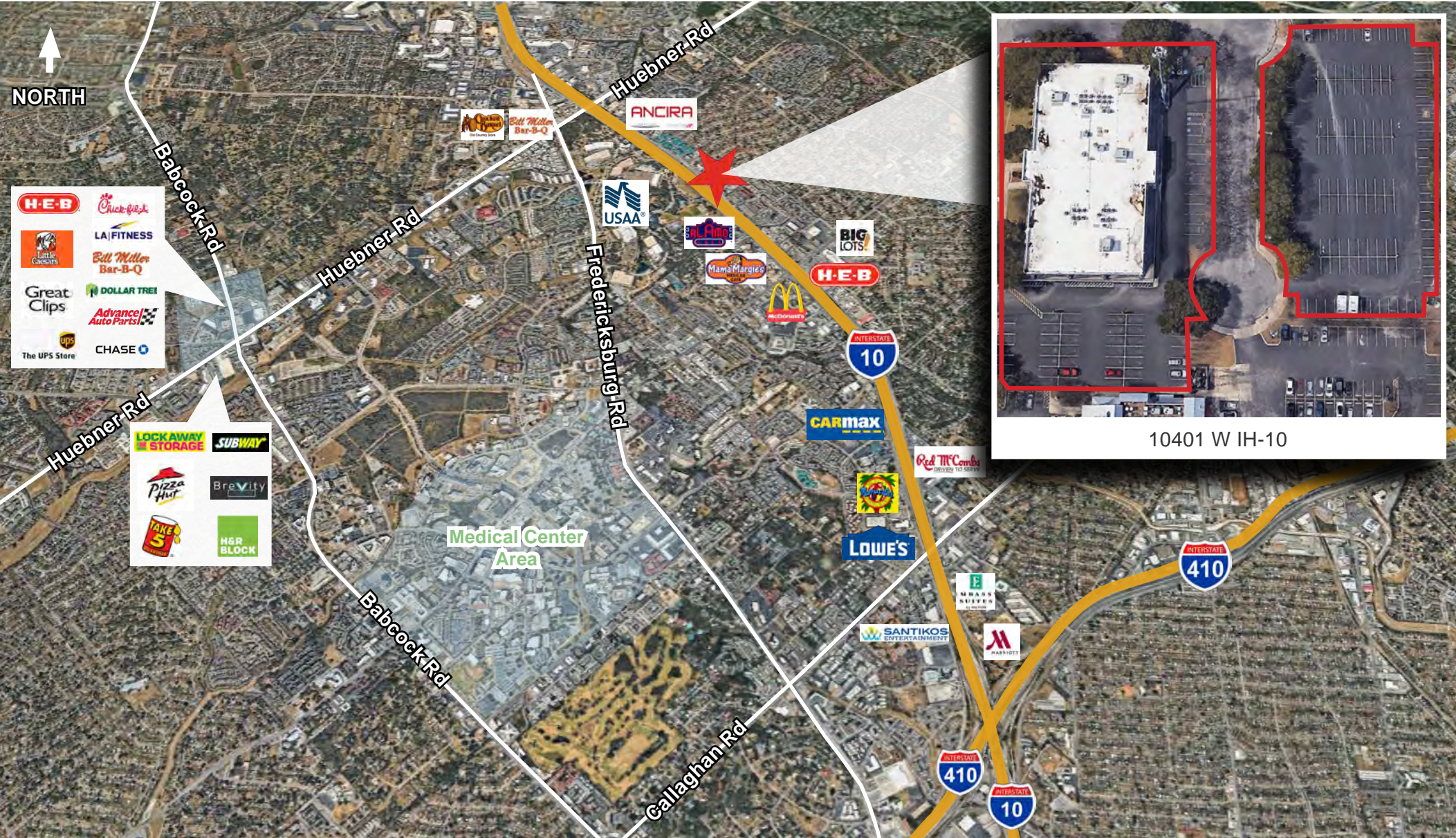
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SAN ANTONIO

The Alamo City is a desirable place to do business due to its location in the central time zone, a low cost of living, favorable tax structure, and a young, bilingual workforce. Over the last ten years, San Antonio's economy has diversified and now features a healthy mix of business services, health care, government/defense, information technology, manufacturing, and a robust leisure and tourism industry. In addition, the city hosts five Fortune 500 company headquarters, as well as numerous corporate and regional offices, and premier government agencies.

San Antonio's Northwest corridor has become a hub for the city's best and brightest. The neighborhood is home to corporate headquarters of USAA, Valero, Security Service Federal Credit Union and Nustar Energy, the Medical Center district of San Antonio, Camp Bullis, the main campus of University of Texas San Antonio and University of Texas Health Science Center. Northwest San Antonio has also become home to the city's most exclusive leisure and shopping, La Cantera boasts the city's most exclusive shopping, while Six Flags Fiesta Texas and world-class golf courses allow for plenty of play.





San Antonio is one of the largest and fastest growing cities in the U.S. with the Northwest submarket in particular experiencing impressive growth during the past few years. The Northwest submarket is bounded by the Bexar County Line to the northwest, Northwest Military Hwy/FM 1535 to the northeast, and US Hwy 90 to the south. The submarket's proximity to all major infrastructure arteries, including Interstate 10, Loop 410 and Loop 1604. Business in the submarket are comprised of 39% of all employees in Bexar County. Residents in the northwest submarket have an estimated median household income of \$63,693, above the Bexar County estimated median of \$56,797.

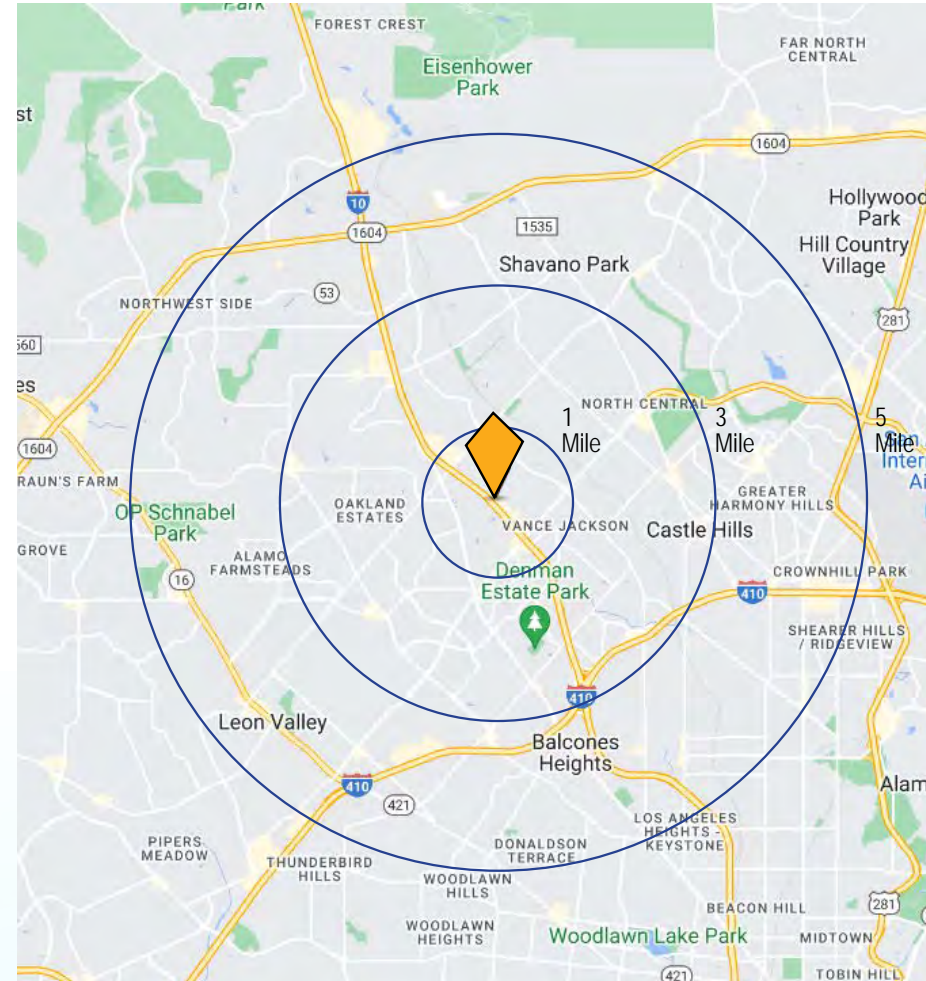


COMPANY HEADQUARTERS IN SAN ANTONIO

- Broadway Bank
- Carenet Healthcare Services
- Frost Bank
- Harte-Hanks
- Kinetic Concepts
- NewTek
- Rackspace Technology
- Randolph-Brooks Federal Credit Union
- Rush Enterprises
- Security Service Federal Credit Union
- SWBC
- Taco Cabana
- Bill Miller Bar-B-Q Enterprises
- CST Brands
- Eye Care Centers of America
- iHeartMedia
- Tesoro Corporation
- USAA
- NuStar Energy
- Valero Energy Corporation
- Whataburger
- Zachry Holdings

DEMOGRAPHICS

				
1 MILE	ESTIMATED POPULATION 24,675	ESTIMATED HOUSEHOLDS 11,349	ESTIMATED MEDIAN HOUSEHOLD INCOME \$52,804	ESTIMATED MEDIAN HOME VALUE & YEAR BUILT \$187,176 1984
3 MILE	ESTIMATED POPULATION 146,258	ESTIMATED HOUSEHOLDS 66,367	ESTIMATED AVG. HOUSEHOLD INCOME \$55,962	ESTIMATED MEDIAN HOME VALUE & YEAR BUILT \$239,697 1987
5 MILE	ESTIMATED POPULATION 368,744	ESTIMATED HOUSEHOLDS 153,258	ESTIMATED AVG. HOUSEHOLD INCOME \$55,044	ESTIMATED MEDIAN HOME VALUE & YEAR BUILT \$214,626 1985



TRAFFIC COUNT

Source: 2022 Costar

IH-10 @ HUEBNER RD: 168,866 VPD

WURZBACH @ DATAPOINT: 41,954 VPD

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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.

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
David Held Sales Agent/Associate's Name	319600 License No.	dheld@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____



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 Licensed Broker /Broker Firm Name or Primary Assumed Business Name License No. Email Phone

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James G. Lundblad _____ 337803 _____ jlundblad@endurasa.com _____ (210) 366-2222
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Albert McNeel _____ 451316 _____ amcneel@endurasa.com _____ (210) 366-2222
 Sales Agent/Associate's Name License No. Email Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date