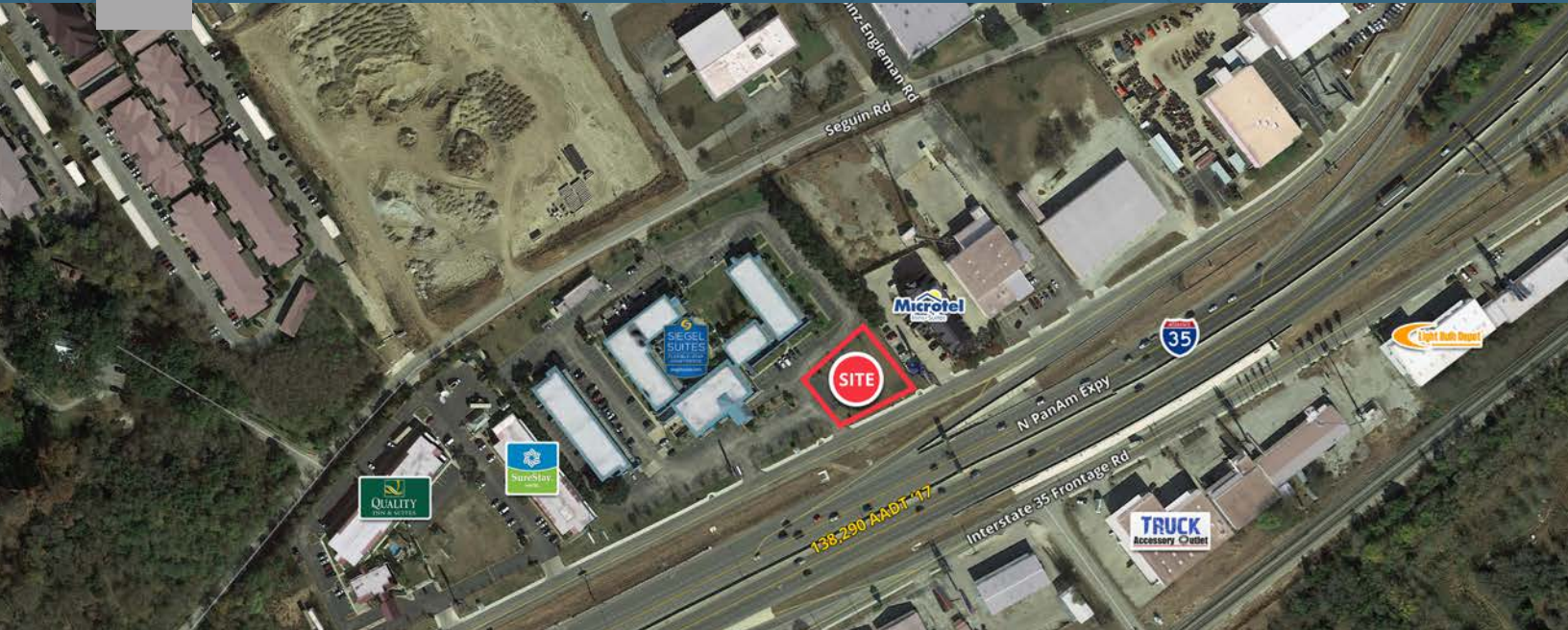


FOR SALE/FOR LEASE

Siegel Suites Hotel Pad Site

3855 North Pan Am Expressway | San Antonio, TX



Overview

AVAILABLE +/- 0.33 AC

RATE Contact for Pricing



Description

Hotel outparcel pad site located on Interstate 35 Frontage Road just west of Loop 410 and FM 78. Close proximity to Brooks Army Medical Center and the south entrance to Fort Sam Houston. The site is surrounded by many industrial businesses that provide a heavy daytime population to the area.

Nearby Retailers



AT&T
CENTER



Demographics

	1 MILE	3 MILES	5 MILES
2018 Population	1,864	67,685	236,925
2018 Total Households	604 Mile	23,537	88,750
2018 Average Household Income	\$39,165	\$65,599	\$70,875

Year: 2018 | Source: Esri

Contact

DREW ALLEN

210.504.2782 | drew.allen@srsre.com

WEBB SELLERS

210.504.2781 | webb.sellers@srsre.com

Traffic Counts

N PanAm Expy

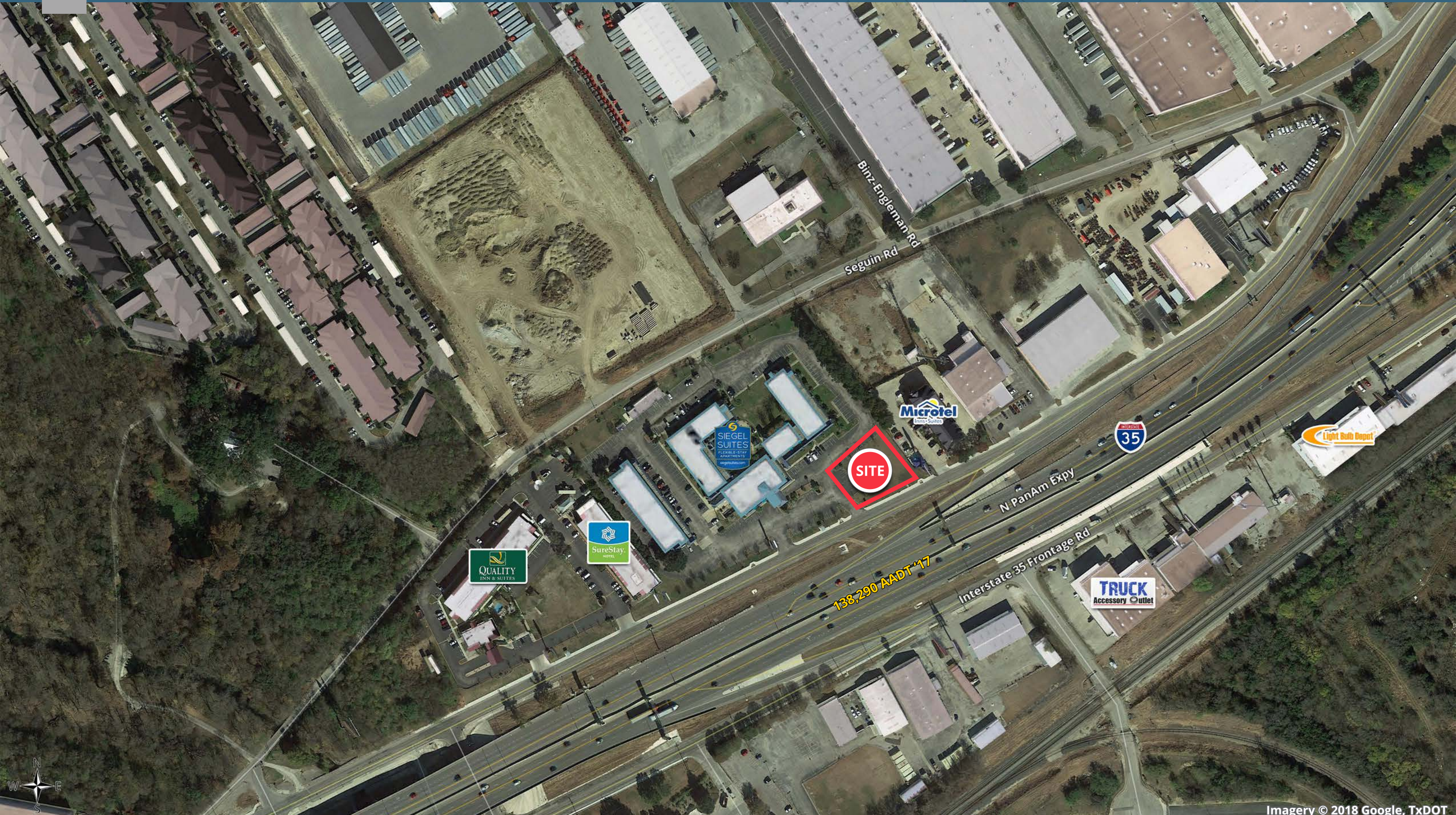
138,290 AADT VPD

Year: 2017 | Source: TxDot

SRS REAL ESTATE PARTNERS | 3511 Broadway Street, | San Antonio, TX 78209 | 210.504.2782

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

SRSRE.COM



138,290 AADT '17

SITE

SIEGEL SUITES
FLEXIBLE STAY
APARTMENTS

Microtel
Inns & Suites

SureStay
HOTEL

QUALITY
INN & SUITES

TRUCK
Accessory Outlet

Light Bulb Depot

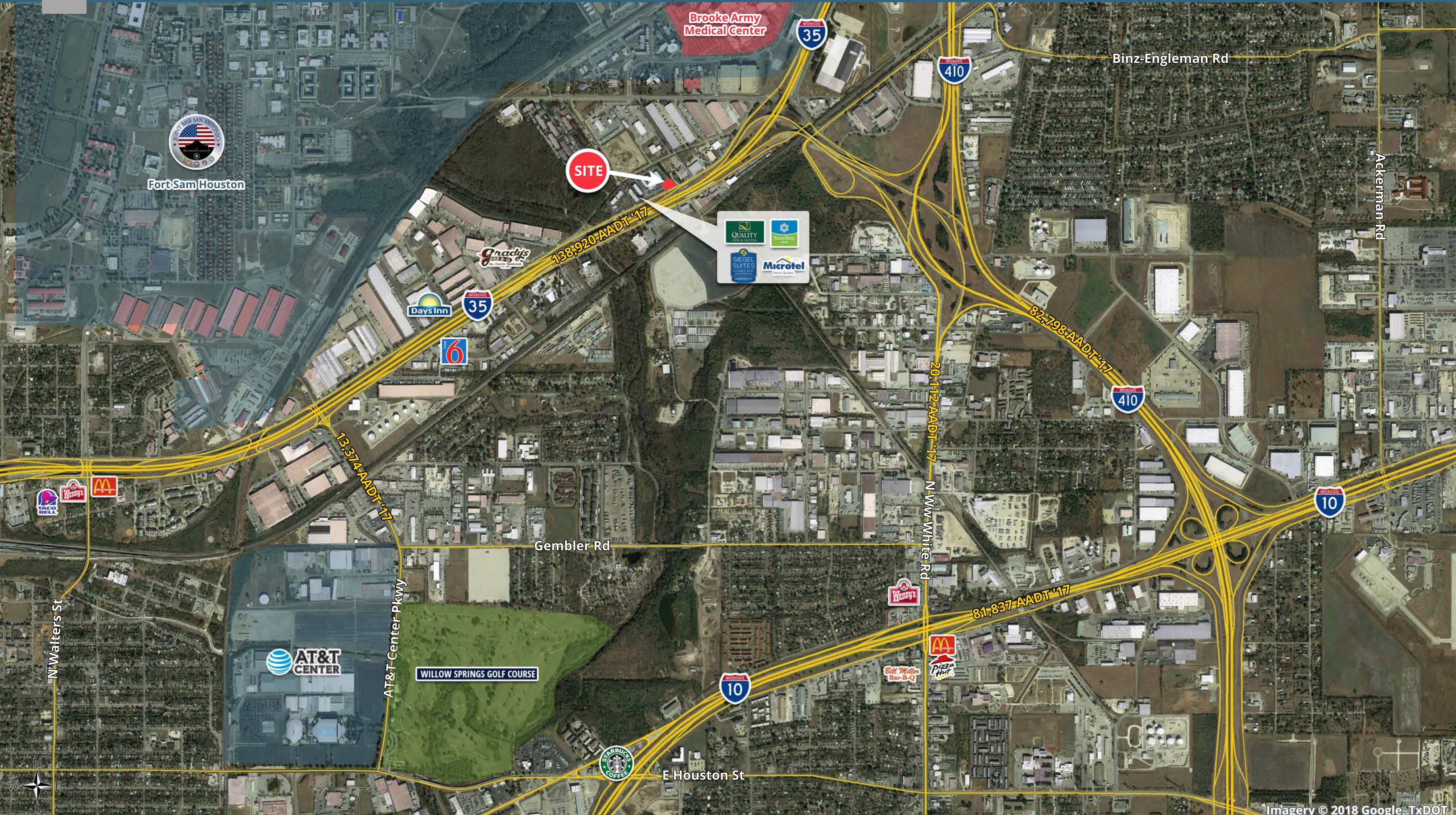
INTERSTATE
35

N PanAm Expy

Interstate 35 Frontage Rd

Binz-Engleman Rd
Seguin Rd





Imagery © 2018 Google, TxDOT

Siegel Suites Hotel Pad Site

3855 North Pan Am Expressway | San Antonio, TX



	1 mile	3 miles	5 miles
Population			
2000 Population	851	61,193	202,931
2010 Population	1,827	63,873	215,260
2018 Population	1,864	67,685	236,925
2023 Population	1,899	70,749	252,081
2000-2010 Annual Rate	7.94%	0.43%	0.59%
2010-2018 Annual Rate	0.24%	0.71%	1.17%
2018-2023 Annual Rate	0.37%	0.89%	1.25%
2018 Male Population	45.2%	49.5%	48.8%
2018 Female Population	54.7%	50.5%	51.2%
2018 Median Age	24.9	32.7	35.4

In the identified area, the current year population is 236,925. In 2010, the Census count in the area was 215,260. The rate of change since 2010 was 1.17% annually. The five-year projection for the population in the area is 252,081 representing a change of 1.25% annually from 2018 to 2023. Currently, the population is 48.8% male and 51.2% female.

Median Age

The median age in this area is 24.9, compared to U.S. median age of 38.3.

Race and Ethnicity

2018 White Alone	29.4%	54.8%	61.3%
2018 Black Alone	56.4%	24.7%	18.1%
2018 American Indian/Alaska Native Alone	0.4%	0.9%	0.9%
2018 Asian Alone	1.0%	1.9%	2.0%
2018 Pacific Islander Alone	0.2%	0.2%	0.2%
2018 Other Race	7.9%	13.7%	13.8%
2018 Two or More Races	4.7%	3.9%	3.7%
2018 Hispanic Origin (Any Race)	29.1%	47.1%	52.7%

Persons of Hispanic origin represent 52.7% of the population in the identified area compared to 18.3% 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 79.5 in the identified area, compared to 64.3 for the U.S. as a whole.

Households

2000 Households	267	21,941	77,161
2010 Households	596	22,193	80,467
2018 Total Households	604	23,537	88,750
2023 Total Households	615	24,671	94,734
2000-2010 Annual Rate	8.36%	0.11%	0.42%
2010-2018 Annual Rate	0.16%	0.72%	1.19%
2018-2023 Annual Rate	0.36%	0.95%	1.31%
2018 Average Household Size	2.78	2.66	2.54

The household count in this area has changed from 80,467 in 2010 to 88,750 in the current year, a change of 1.19% annually. The five-year projection of households is 94,734, a change of 1.31% annually from the current year total. Average household size is currently 2.54, compared to 2.54 in the year 2010. The number of families in the current year is 53,119 in the specified area.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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February 22, 2019

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Siegel Suites Hotel Pad Site

3855 North Pan Am Expressway | San Antonio, TX



	1 mile	3 miles	5 miles
Median Household Income			
2018 Median Household Income	\$30,274	\$39,699	\$43,766
2023 Median Household Income	\$35,994	\$44,030	\$48,420
2018-2023 Annual Rate	3.52%	2.09%	2.04%
Average Household Income			
2018 Average Household Income	\$39,165	\$65,599	\$70,875
2023 Average Household Income	\$43,281	\$72,740	\$77,615
2018-2023 Annual Rate	2.02%	2.09%	1.83%
Per Capita Income			
2018 Per Capita Income	\$16,261	\$24,636	\$27,820
2023 Per Capita Income	\$17,661	\$27,077	\$30,341
2018-2023 Annual Rate	1.67%	1.91%	1.75%

Current median household income is \$43,766 in the area, compared to \$58,100 for all U.S. households. Median household income is projected to be \$48,420 in five years, compared to \$65,727 for all U.S. households

Current average household income is \$70,875 in this area, compared to \$83,694 for all U.S. households. Average household income is projected to be \$77,615 in five years, compared to \$96,109 for all U.S. households

Current per capita income is \$27,820 in the area, compared to the U.S. per capita income of \$31,950. The per capita income is projected to be \$30,341 in five years, compared to \$36,530 for all U.S. households

Housing			
2000 Total Housing Units	281	24,052	84,207
2000 Owner Occupied Housing Units	228	12,715	41,925
2000 Renter Occupied Housing Units	40	9,225	35,236
2000 Vacant Housing Units	13	2,112	7,046
2010 Total Housing Units	651	25,222	91,351
2010 Owner Occupied Housing Units	154	11,413	42,107
2010 Renter Occupied Housing Units	442	10,780	38,360
2010 Vacant Housing Units	55	3,029	10,884
2018 Total Housing Units	651	25,975	97,700
2018 Owner Occupied Housing Units	138	11,281	43,341
2018 Renter Occupied Housing Units	466	12,256	45,410
2018 Vacant Housing Units	47	2,438	8,950
2023 Total Housing Units	663	27,243	104,218
2023 Owner Occupied Housing Units	150	12,113	47,118
2023 Renter Occupied Housing Units	466	12,557	47,616
2023 Vacant Housing Units	48	2,572	9,484

Currently, 44.4% of the 97,700 housing units in the area are owner occupied; 46.5%, renter occupied; and 9.2% are vacant. Currently, in the U.S., 56.0% of the housing units in the area are owner occupied; 32.8% are renter occupied; and 11.2% are vacant. In 2010, there were 91,351 housing units in the area - 46.1% owner occupied, 42.0% renter occupied, and 11.9% vacant. The annual rate of change in housing units since 2010 is 3.03%. Median home value in the area is \$125,916, compared to a median home value of \$218,492 for the U.S. In five years, median value is projected to change by 3.35% annually to \$148,481.

Data Note: Income is expressed in current dollars

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023. Esri converted Census 2000 data into 2010 geography.

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.

SRS Real Estate Partners LLC Licensed Broker/Broker Firm Name or Primary Assumed Business Name	9003586 License No.	will.majors@srsre.com Email	512.236.4600 Phone
Will Majors Designated Broker of Firm	508128 License No.	will.majors@srsre.com Email	512.236.4600 Phone
R. Webb Sellers, Jr Licensed Supervisor of Sales Agent/Associate	589055 License No.	webb.sellers@srsre.com Email	210.504.2782 Phone
Drew Allen Sales Agent/Associate's Name	656732 License No.	drew.allen@srsre.com Email	Phone

Buyers Initials

Tenant Initials

Seller Initials

Landlord Initials

Date