



University Business Park

User / Investor Opportunity

5727 Farinon Drive
San Antonio, Texas





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The Offering

JLL is marketing the fee simple interest in 5727 Farinon Drive (the “Property”), a 53,250 SF, single-story vacant office building in the highly desirable Northwest San Antonio submarket.

Located within the master planned University Business Park, the project is within close proximity to the South Texas Medical Center, the University of Texas at San Antonio and multiple restaurants, retail and other area amenities. The site provides excellent access to Loop 1604, IH-10 and Loop 410. With a large parking field and dock high loading, the building is flexible purpose and could serve many types of users from manufacturers to high density call centers. The interior finishes are Class A and have been impeccably maintained, as has the parking lot and exterior landscaping.

PROPERTY HIGHLIGHTS

- **Flexibility.** The flexible nature of 5727 Farinon lends itself to many different uses, thus appealing to a wide range of users and investors.
- **Location.** The property is located in the desirable University Business Park, and has multiple points of ingress and egress. Numerous corporate users call University Business Park home, and there are several public transportation options for employees within the park.
- **Existing Condition.** The property has been very well maintained. The interior and exterior construction is of high quality and is aesthetically pleasing, providing a competitive cost advantage over constructing interior space from shell condition.
- **Infrastructure.** The existing furniture, generators, and other infrastructure will provide value for an investor or a user looking for a “speed to market” option.
- **Current Use/Expansion.** The large land tract associated with the property provides flexibility to expand operations.
- **Visibility.** The structure sits at the corner of Silicon Drive and Farinon Road, which is one of the most visible intersections within University Business Park. There is also prominent monument signage on the hard corner.

PROPERTY SUMMARY

| | |
|-----------------------|--|
| Address | 5727 Farinon Drive |
| Product Type | Office Flex |
| Square Footage | 53,250 rsf |
| Site Size | 8.56 acres |
| Year Built | 1983 |
| Zoning | I-1 |
| Interior Construction | 2006 Completion |
| Floors | Single story |
| Parking | 370 surface spaces 7.19 : 1,000 ratio |



Property Details

5727 Farinon Drive is a 53,250 square foot office flex building located on 8.56 acres with associated parking. The building is a tilt wall structure situated on a concrete slab foundation. The site is located in Northwest San Antonio just off of Interstate 10 in University Business Park.

DETAILED BUILDING SPECIFICATIONS

| | |
|----------------------|---|
| Address | 5727 Farinon Drive San Antonio, TX 78249 |
| Land Size | 8.56 acres |
| Rentable Square Feet | 53,250 RSF |
| Total Floors | One (1) |
| Floor Plate Sizes | 53,250 RSF |
| Parking | 370 surface spaces (7.19 : 1,000 ratio) |
| Structural System | Concrete slab with tilt wall concrete walls and glass panels |
| HVAC | A total of nineteen (19) rooftop package units |
| Power | CPS Energy provides redundant power service to the building |
| Emergency Power | There are two Generac MD0400, 400kW generators on-site with 493 gallon fuel capacity each |

DETAILED BUILDING SPECIFICATIONS (CONTINUED)

| | |
|------------------------------|---|
| Signage | Illuminated monument signage at the hard corner of Silicon Drive and Farinon Drive |
| Additional Interior Features | 421 workstations total 21 private offices, 3 conference rooms and 1 large board room Interior dining areas with colorful twisted glass design features Large kitchen with spacious seating area Lecture hall with advanced audio-visual technology Three training rooms with Smart Board technology Distribution center with mail sorting and scanning stations and a receiving dock Large server room conditioned with two Liebert HVAC units Exterior dining / break area with shaded patio bench seating Energy-efficient indirect light fixtures throughout the building |



Property details



Building floor plan



VIRTUALLY TOUR THE BUILDING

The Location





The Location

The San Antonio metro area

With a population of 1.5 million people, the San Antonio Metropolitan Statistical Area is the 24th largest in the country and the 7th largest city in the United States. Our city is one of the nation’s fastest growing metropolitan areas and ranked 2nd in suburban millennial growth. San Antonio has a dynamic & diverse economy, with a focus on technology, education, government and health services. San Antonio is known as “Military City” due to its long history of multiple military installations. San Antonio is home to numerous Fortune 500 companies with headquarters or major footprints in the city:



Rankings:

- #1** America’s Friendliest Cities
- #1** Hottest City for Millennials - Forbes
- #1** Best City for Young Graduates - Forbes
- #1** Cybersecurity Higher Education program in United States
- #2** Millennial Population Growth - Business Insider
- #2** Largest cyber ecosystem per the San Antonio Economic Development Foundation
- #3** Top 10 Largest Metro Growth -Headlight Data
- #4** New Hot Spots where Americans are Moving Now - Realtor.com

Demographics

5727 Farinon Drive

5-mile radius

Source: ESRI | 2020

KEY FACTS

280,262

Population



Average Household Size

34.2

Median Age

\$57,234

Median Household Income

EDUCATION

6%

No High School Diploma



17%

High School Graduate



31%

Some College



45%

Bachelor's / Grad / Prof Degree

BUSINESS



10,289

Total Businesses



164,265

Total Employees

EMPLOYMENT



74%

White Collar



12%

Blue Collar



13%

Services

9.7%

Unemployment Rate

INCOME



\$57,234

Median Household Income



\$34,971

Per Capita Income



\$24,772

Median Net Worth

Households By Income

The largest group: \$50,000 - \$74,999 (18.4%)

The smallest group: \$150,000 - \$199,999 (5.7%)

| Indicator | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 13.1% | 0 | |
| \$15,000 - \$24,999 | 8.4% | -1.1% | |
| \$25,000 - \$34,999 | 8.5% | -1.1% | |
| \$35,000 - \$49,999 | 13.0% | -0.7% | |
| \$50,000 - \$74,999 | 18.4% | +0.3% | |
| \$75,000 - \$99,999 | 12.6% | -0.1% | |
| \$100,000 - \$149,999 | 13.9% | +0.4% | |
| \$150,000 - \$199,999 | 5.7% | +0.7% | |
| \$200,000+ | 6.3% | +1.4% | |

Bars show deviation from Bexar County

Contact information

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