

3507 Copeland Dr.



For More Information Contact:

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FOR LEASE

- 15,000 RSF Concrete Block Building.
- Tar & gravel roof.
- Total of 2 fenced acres.
- Building has 12' Clear Ceiling Height with 2 Dock Height doors in Front & 2 Ramp Entry Dock Doors at Rear of Building.
- Interior includes 4,000 SF of updated Office space & Inside storage. Offices newly painted, Includes Central Heat/AC, M/W Restrooms, Large Break room w/sink, Refrigerator & Microwave.
- Huge carport area across back of building.
- Easy access on/off I-35.
- Move In Ready Condition
- 3-5 year lease Terms Available.



A Glance Inside



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LOCATION MAPS



Demographics



3507 Copeland Dr
 San Antonio, TX 78219
 Property Type: Industrial
 Specific Use: Light Industrial
 Building Size: 20,455 SF
 Year Built: 1968

Population	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Population	947	68,669	236,240	1,000	76,347	255,104
Total Census 2010 Population	976	63,882	223,735	976	63,878	223,731
Population Change %	-20%	3.2%	2.8%	-14.1%	13.2%	9.4%
Population Density (People/SQ Mile)	513	4,555	4,712	541	4,966	4,982
Median Age	35	39	41	38	40	42
Total Males	397	33,142	115,508	418	37,033	125,094
Total Females	550	35,527	120,732	582	39,314	130,010

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
4 Years Old and Younger	48	4,688	15,765	55	5,110	16,651
5 - 9 Years Old	54	5,463	17,971	61	5,786	18,864
10 - 14 Years Old	56	5,409	17,216	60	5,790	18,500
15 - 19 Years Old	59	5,349	16,667	64	5,741	17,905
20 - 24 Years Old	60	5,579	17,679	65	6,014	18,716
25 - 29 Years Old	52	5,200	17,287	61	5,770	18,116
30 - 34 Years Old	47	4,797	16,747	54	5,441	17,645
35 - 39 Years Old	44	4,410	15,688	49	4,948	16,481
40 - 44 Years Old	53	4,548	16,366	51	4,974	17,222
45 - 49 Years Old	57	4,501	16,209	57	4,909	17,091
50 - 54 Years Old	51	3,955	14,431	54	4,535	16,113
55 - 59 Years Old	47	3,468	12,986	51	4,091	14,709
60 - 64 Years Old	50	2,637	9,782	49	3,301	11,772
65 - 69 Years Old	63	2,174	7,896	54	2,665	9,580
70 - 74 Years Old	68	1,850	6,581	57	2,113	7,532
75 - 79 Years Old	59	1,609	5,801	54	1,670	5,887

Population By Age Group	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
80 – 84 Years Old	39	1,273	4,668	43	1,317	4,743
85 Years Old and Older	40	1,759	6,500	61	2,172	7,577

Population By Ethnicity	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
White	192	43,529	180,979	184	46,836	189,734
Black	750	21,636	42,503	803	25,628	50,859
Native American	N/A	741	2,858	N/A	822	3,070
Asian	5	1,233	5,093	13	1,753	7,143
Pacific Islander	N/A	88	448	N/A	123	419
2 or More Races	N/A	1,442	4,359	N/A	1,185	3,879
Hispanic	140	31,129	126,403	155	35,407	139,058
White Non-Hispanic	75	15,059	63,741	66	15,554	64,235

Housing	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Estimated Households	357	23,838	87,055	373	26,398	93,599
Total Census 2010 Households	369	22,328	82,622	369	22,324	82,618
Average Household Size	2.6	2.7	2.6	N/A	.1	.3
Total Housing Units	419	26,757	97,902	419	28,330	103,031
Owner	354	13,561	48,378	354	14,244	50,625
Renter	38	10,637	41,047	38	11,381	43,435
Vacant Housing Units	27	2,554	8,463	27	2,702	8,970

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Under \$10,000	30	4,171	12,731	32	4,684	13,806
\$10,000 – \$14,999	14	2,127	7,441	15	2,337	7,960
\$15,000 – \$19,999	38	2,295	7,491	40	2,542	8,070
\$20,000 – \$24,999	27	1,890	6,819	28	2,084	7,304
\$25,000 – \$29,999	65	1,917	6,940	68	2,146	7,521
\$30,000 – \$34,999	12	1,773	6,095	13	1,987	6,583
\$35,000 – \$39,999	7	1,366	5,336	8	1,532	5,791
\$40,000 – \$44,999	16	1,249	4,594	17	1,394	4,960
\$45,000 – \$49,999	15	922	3,907	16	1,038	4,222
\$50,000 – \$59,999	21	1,796	6,648	22	2,005	7,173
\$60,000 – \$74,999	58	1,378	5,975	60	1,514	6,430
\$75,000 – \$99,999	34	1,178	5,057	35	1,297	5,417
\$100,000 – \$124,999	10	546	2,598	11	591	2,747

Income	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
\$125,000 – \$149,999	1	234	1,086	1	242	1,138
\$150,000 – \$199,999	N/A	180	985	N/A	184	1,040
Over \$200,000	N/A	384	1,914	N/A	402	2,021
Median Household Income	\$60,113	\$32,013	\$33,688	\$65,041	\$32,126	\$33,635
Aggregate Household Income	\$14, 310,106	\$949, 923,789	\$4, 022,535,915	\$14, 886,809	\$1, 031,296,348	\$4, 280,944,833
Average Household Income	\$76,680	\$41,348	\$44,957	\$76,599	\$41,342	\$44,634
Per Capita Household Income	\$30,216	\$15,341	\$17,629	\$28,039	\$15,349	\$17,471

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Total Annual Household	\$13, 647,187	\$805, 986,864	\$3, 139,869,379	\$14, 403,590	\$894, 941,868	\$3, 392,456,555
Average Annual Household	\$42,796	\$32,930	\$34,635	\$43,075	\$33,210	\$34,883
Food	\$5,365	\$4,547	\$4,721	\$5,324	\$4,505	\$4,679
Cereals & Bakery Products	\$383	\$364	\$373	\$377	\$360	\$368
Cereals & Cereal Products	\$135	\$132	\$135	\$136	\$132	\$135
Bakery Products	\$276	\$254	\$261	\$264	\$247	\$254
Meats, Poultry, Fish & Eggs	\$841	\$742	\$766	\$873	\$750	\$774
Dairy Products	\$334	\$298	\$308	\$344	\$303	\$313
Housing	\$13,655	\$11,179	\$11,681	\$13,827	\$11,315	\$11,809
Owned Dwellings	\$5,613	\$3,781	\$4,052	\$5,715	\$3,831	\$4,103
Mortgage Interest & Charges	\$2,910	\$1,863	\$2,010	\$2,771	\$1,790	\$1,924
Property Taxes	\$1,583	\$1,119	\$1,191	\$1,545	\$1,113	\$1,178
Rented Dwellings	\$1,963	\$2,553	\$2,539	\$1,906	\$2,487	\$2,468
Utilities, Fuels & Public Services	\$3,028	\$2,611	\$2,715	\$3,042	\$2,657	\$2,756
Natural Gas	\$444	\$393	\$409	\$426	\$380	\$393
Electricity	\$1,081	\$975	\$1,009	\$1,084	\$994	\$1,026
Fuel Oil or Other Fuels	\$110	\$102	\$105	\$112	\$103	\$106
Telephone Services	\$1,023	\$863	\$896	\$1,075	\$890	\$925
Water & Other Public Services	\$323	\$271	\$283	\$335	\$279	\$291
Household Operations	\$697	\$520	\$554	\$696	\$513	\$546
Personal Services	\$268	\$196	\$209	\$270	\$200	\$212
Other Household Expenses	\$492	\$349	\$371	\$507	\$352	\$375
Housekeeping Supplies	\$567	\$484	\$503	\$541	\$474	\$491
Household Furnishings & Equipment	\$1,485	\$1,077	\$1,145	\$1,420	\$1,052	\$1,113
Furniture	\$415	\$270	\$290	\$404	\$266	\$284
Floor Coverings	\$42	\$28	\$30	\$41	\$28	\$30
Major Appliances	\$203	\$158	\$169	\$206	\$157	\$167

Household Expenditures	2015			2016 Projection		
	< 1 Mile	< 3 Miles	< 5 Miles	< 1 Mile	< 3 Miles	< 5 Miles
Sm. Appliances & Misc Housewares	\$92	\$78	\$82	\$93	\$78	\$82
Apparel & Services	\$1,523	\$1,236	\$1,290	\$1,530	\$1,258	\$1,311
Transportation	\$8,085	\$5,789	\$6,126	\$8,294	\$5,930	\$6,268
Maintenance & Repairs	\$607	\$474	\$496	\$596	\$481	\$501
Vehicle Insurance	\$1,077	\$848	\$893	\$1,076	\$876	\$919
Public Transportation	\$405	\$275	\$293	\$403	\$274	\$292
Health Care	\$2,752	\$2,370	\$2,472	\$2,713	\$2,355	\$2,448
Entertainment	\$2,326	\$1,661	\$1,762	\$2,393	\$1,692	\$1,796
Tobacco & Smoking Related	\$249	\$250	\$256	\$258	\$259	\$264
Cash Contributions	\$1,407	\$990	\$1,060	\$1,404	\$993	\$1,061
Personal Insurance & Pensions	\$4,794	\$2,834	\$3,100	\$4,685	\$2,819	\$3,073
Life & Other Personal Insurance	\$357	\$254	\$271	\$364	\$257	\$273
Pensions & Social Security	\$4,445	\$2,601	\$2,849	\$4,345	\$2,573	\$2,810

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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.

11-2-2015



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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Buyer/Tenant/Seller/Landlord Initials

Date

