

# 5814 IH-10 East

IH-10 E access road between Ackerman and Foster Rd

For Lease



**C. Michael Morse**  
Vice President, Brokerage Services  
Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**210 524 4000**

8023 Vantage Drive, Suite 1200  
San Antonio TX 78230  
[reocsanantonio.com](http://reocsanantonio.com)



# Table of Contents

<b>SECTION 1</b>	Property Summary
<b>SECTION 2</b>	Quote Sheet
<b>SECTION 3</b>	Maps
<b>SECTION 4</b>	Plan
<b>SECTION 5</b>	Photos
<b>SECTION 6</b>	San Antonio Overview
<b>SECTION 7</b>	Demographics
<b>SECTION 8</b>	TREC Agency Disclosure

**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**210 524 4000**



# Property Summary

Address	5814 IH-10 East	<b>Comments</b>
Location	IH-10 east access road between Ackerman and Foster Rd	<ul style="list-style-type: none"> <li>▪ Excellent visibility</li> <li>▪ Quick access to IH-10</li> </ul>
Property Details	13,000 SF Building 3/4 Acres	<ul style="list-style-type: none"> <li>▪ Easy access off of IH-10 E to Ackerman Rd on frontage just east of Ackerman Rd</li> <li>▪ 12' - 16' clear height</li> </ul>
Legal Description	NCB 17322 P-33 (REASSIGNED P-32E) & BLK 1 LOT 5 (INSURANCE AUTO SALVAGE)	<ul style="list-style-type: none"> <li>▪ Roll up doors (front and back) and retail doors for each bay - drive-in/drive-out</li> </ul>
Zoning	I-2	<ul style="list-style-type: none"> <li>▪ Brand new shell construction</li> </ul>
Year Built	2017	<ul style="list-style-type: none"> <li>▪ Heavy truck sales/maintenance industrial area</li> <li>▪ IH-10 E frontage</li> </ul>
Road Frontage	305.9 ft on IH-10 frontage road	
Utilities	Stubbed into building	

**C. Michael Morse**  
 Vice President,  
 Brokerage Services  
 Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**210 524 4000**



# Quote Sheet

Square Footage Available	Total Available Area	9,000
	Largest Contiguous Area	9,000
	Smallest Available Space	4,000

Base Rental                      Negotiable

First Month's Rental      Due upon execution of lease document by Tenant

Improvements                Negotiable

Deposit                         Equal to one (1) month's Base Rental (typical)

Financial Information      Required prior to submission of lease document by Landlord

Disclosure                     A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

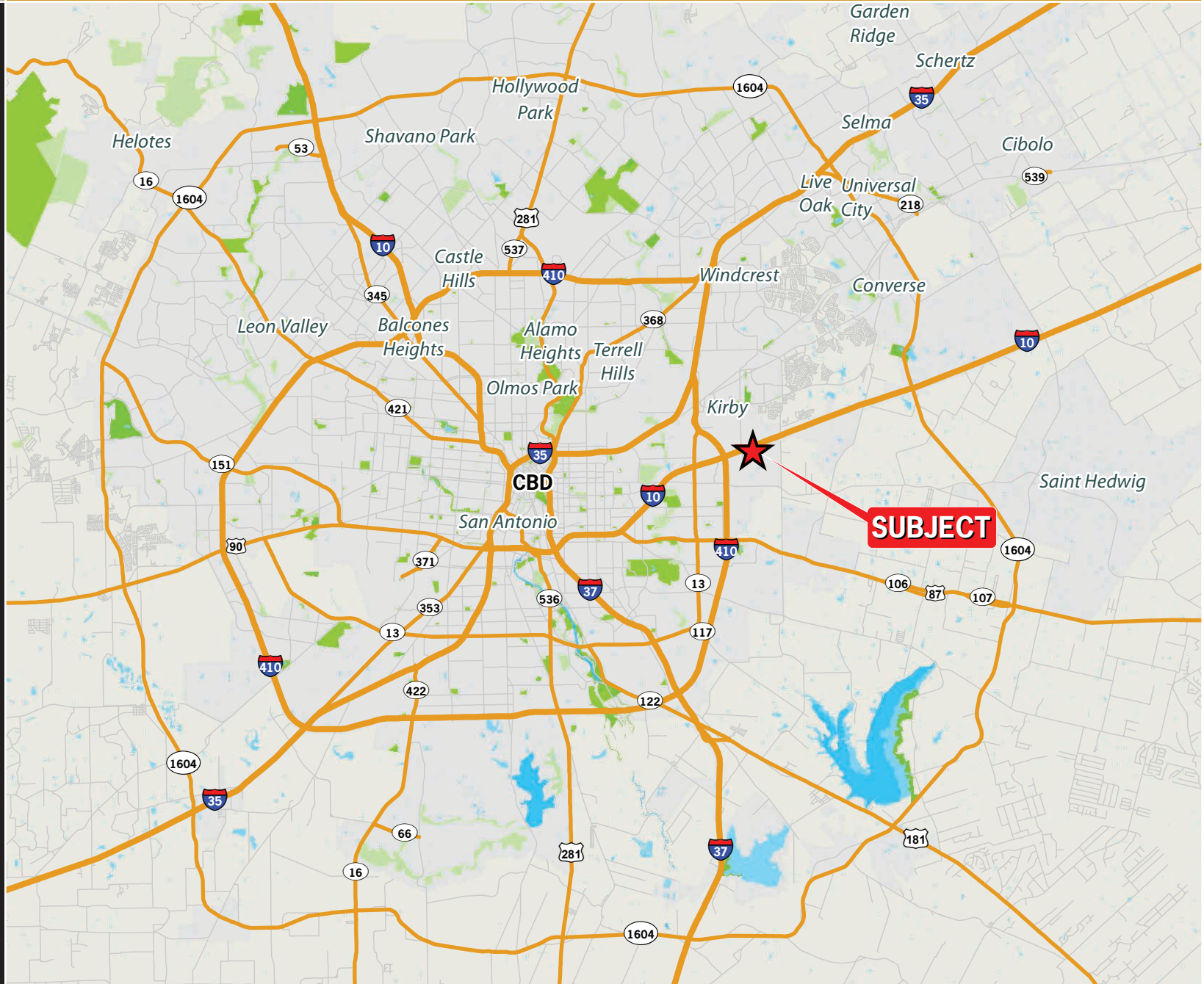
**210 524 4000**

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, credit worthiness of tenant, condition of space leased, leasehold input allowances, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.



# City Location Map

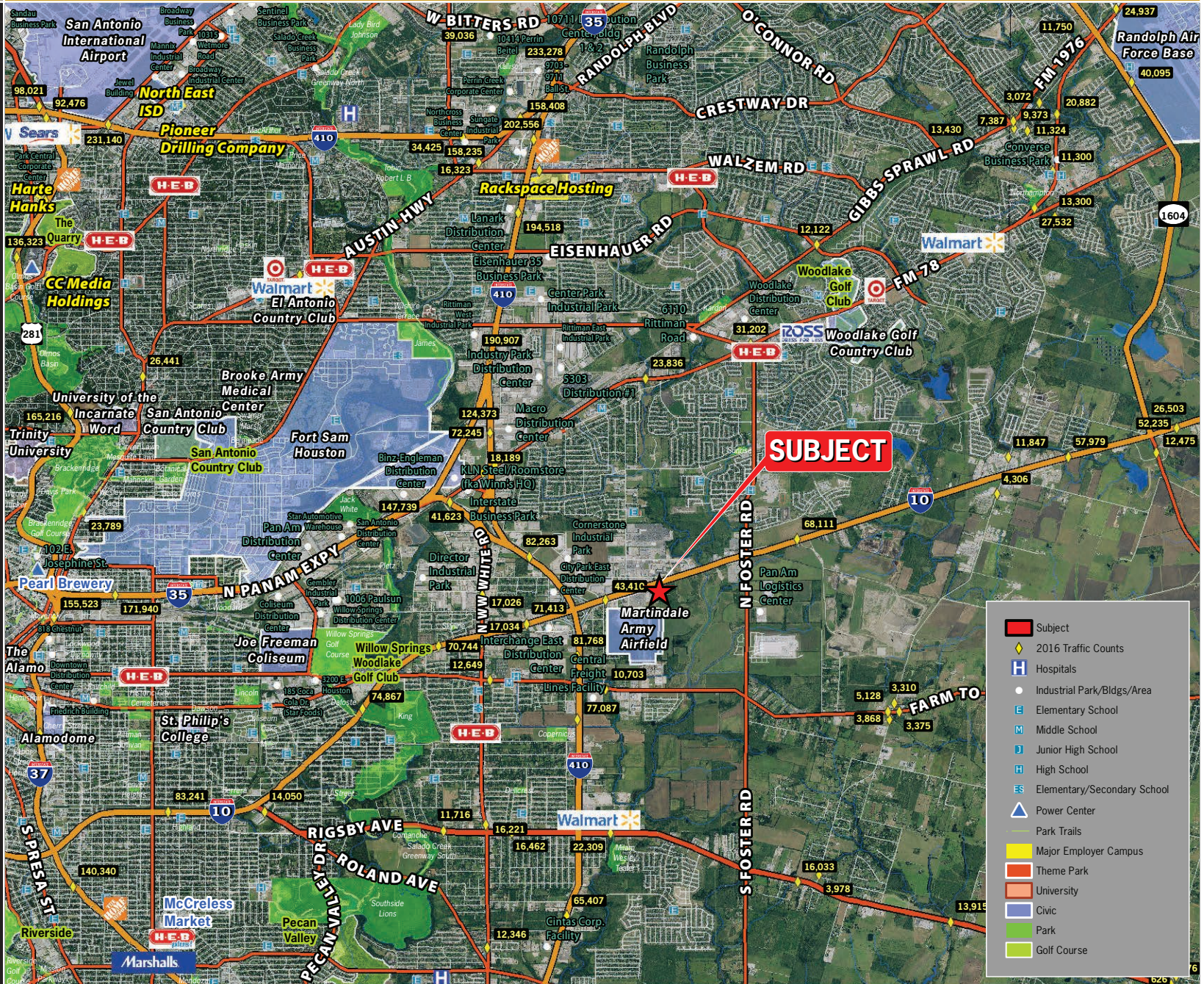


**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**210 524 4000**



# Aerial Map



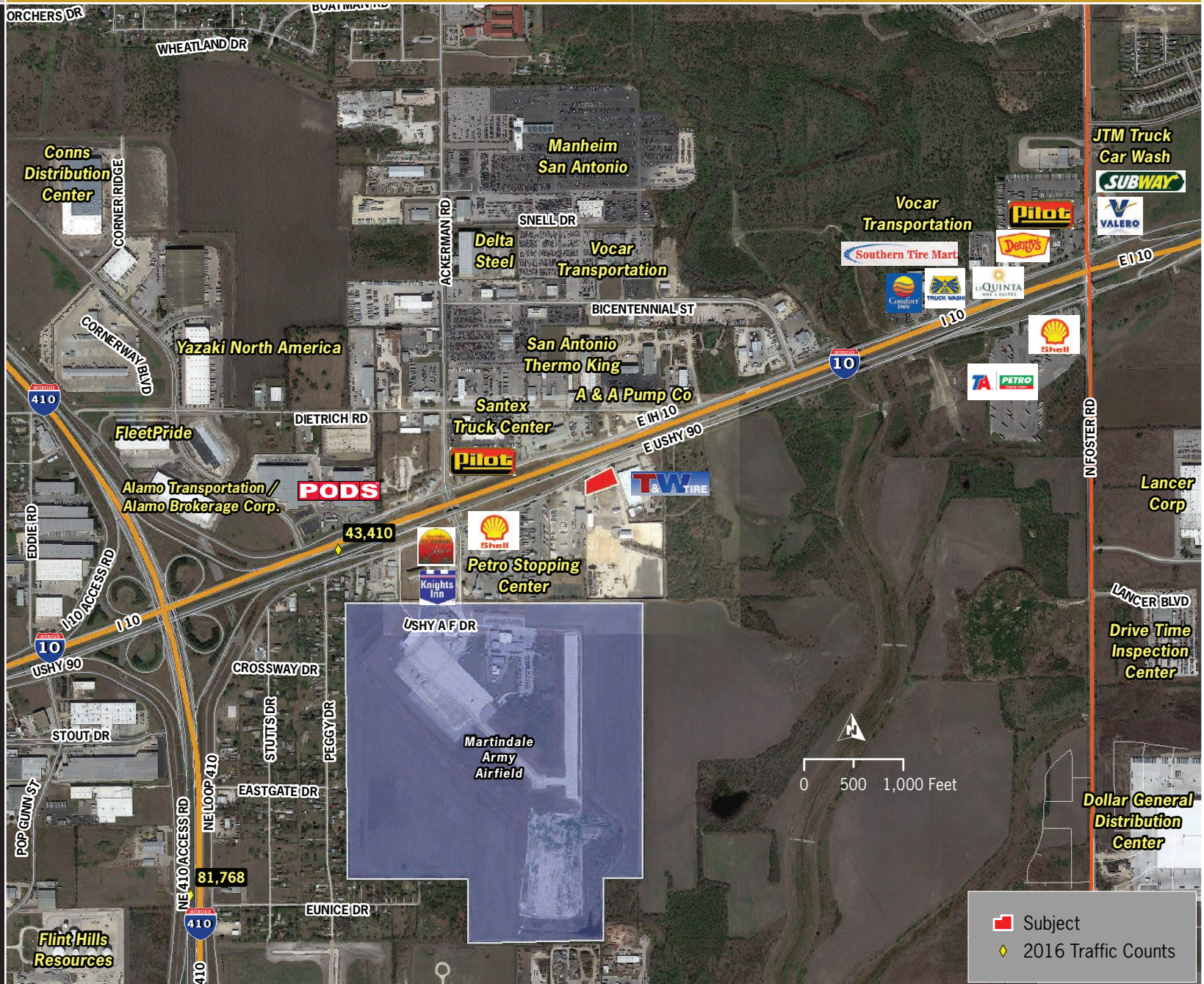
- ★ Subject
- ◆ 2016 Traffic Counts
- H Hospitals
- Industrial Park/Bldgs/Area
- E Elementary School
- M Middle School
- J Junior High School
- H High School
- ES Elementary/Secondary School
- ▲ Power Center
- ▲ Park Trails
- Major Employer Campus
- Theme Park
- University
- Park
- Golf Course

**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
mmorse@reocsanantonio.com

**210 524 4000**



# Aerial Map



**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
mmorse@reocsanantonio.com

**210 524 4000**

- Subject
- ◆ 2016 Traffic Counts



# Site Aerial



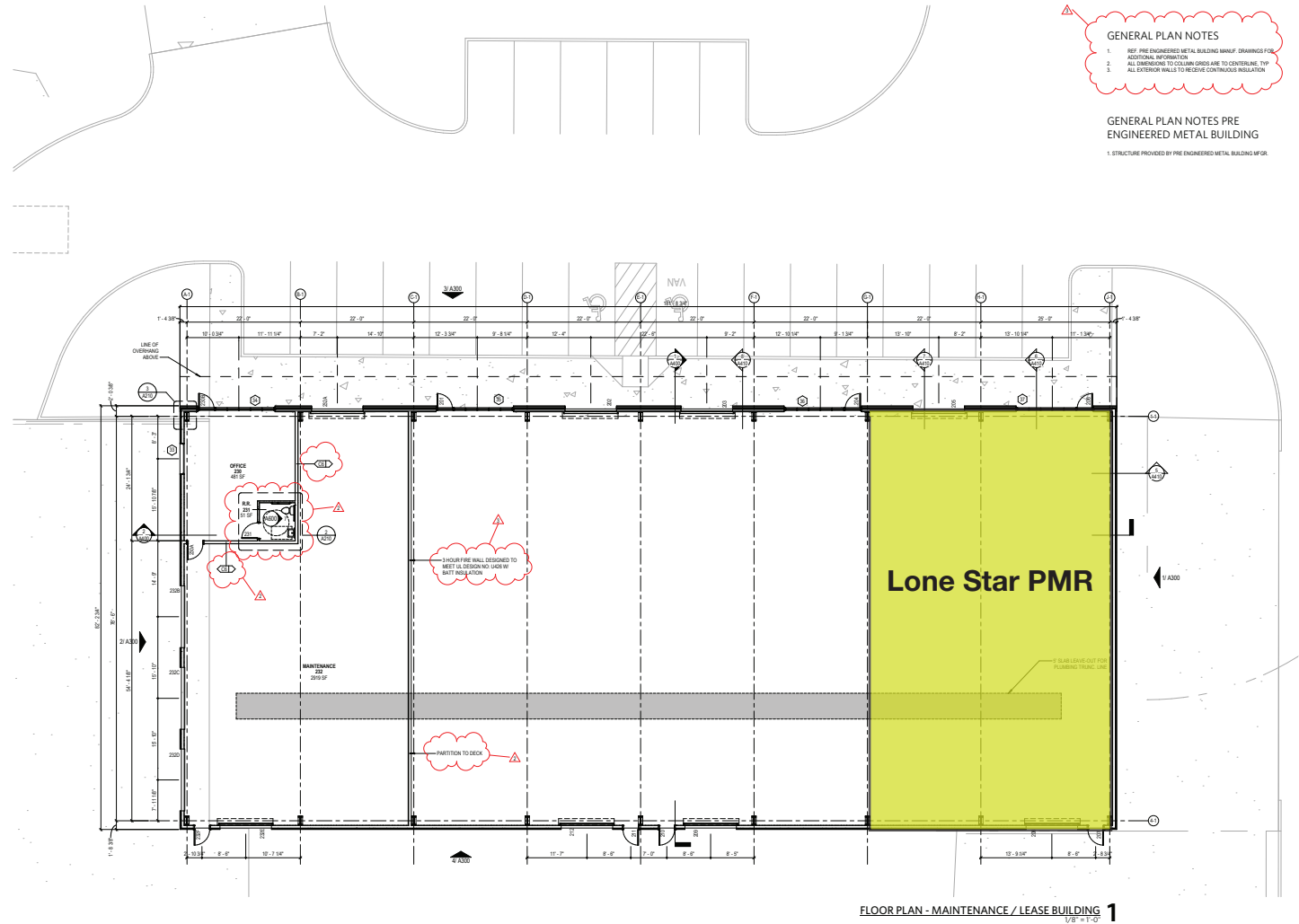
**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
mmorse@reocsanantonio.com

**210 524 4000**





# Site Plan



**GENERAL PLAN NOTES**

1. REF. PRE-ENGINEERED METAL BUILDING MANUFACTURER DRAWINGS FOR ADDITIONAL INFORMATION.
2. ALL DIMENSIONS TO COLUMN SPINDLES UNLESS NOTED OTHERWISE. THE ALL EXTERIOR WALLS TO RECEIVE CONTINUOUS INSULATION.

**GENERAL PLAN NOTES PRE-ENGINEERED METAL BUILDING**

1. STRUCTURE PROVIDED BY PRE-ENGINEERED METAL BUILDING MANUFACTURER.

**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
mmorse@reocsanantonio.com

**210 524 4000**



# Photos



**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**210 524 4000**



# San Antonio Overview

## Largest U.S. Cities

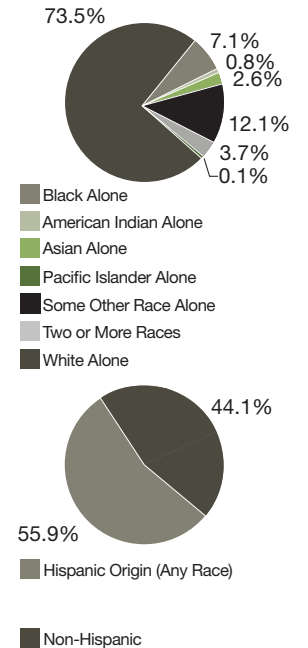
- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Philadelphia
- 6 Phoenix
- 7 San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

## San Antonio-New Braunfels Metro Area

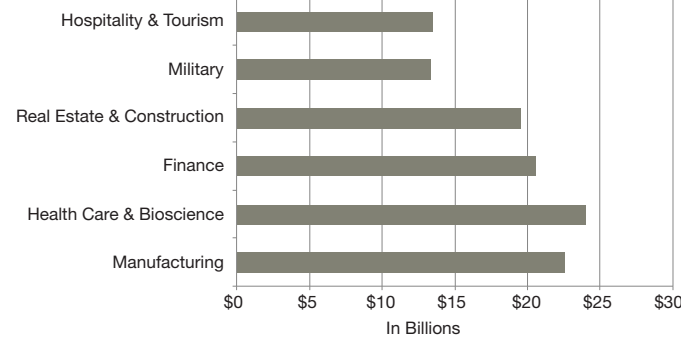
	Population	Median Age	Total Households
2000 Census	1,711,703	32.9	601,265
2010 Census	2,142,508	34.1	763,022
2018 Estimate	2,511,792	35.4	892,489
2023 Projection	2,748,963	36.1	976,679

	Avg. Household Income	Median Household Income	Per Capita Income
2000 Census	\$51,426	\$39,029	\$18,443
2010 Census	\$62,458	\$50,146	\$22,135
2018 Estimate	\$80,162	\$57,234	\$29,019
2023 Projection	\$90,187	\$63,405	\$32,533



## Major Industries



## Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	31
2	Tesoro Corp	90
3	USAA	100
4	iHeartMedia	426

Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

**C. Michael Morse**  
Vice President,  
Brokerage Services  
Direct Line 210 524 1312  
mmorse@reocsanantonio.com

**210 524 4000**



# Demographics: 1-Mile

Summary	Census 2010		2018		2023	
Population	780		821		855	
Households	286		301		313	
Families	224		233		242	
Average Household Size	2.73		2.73		2.73	
Owner Occupied Housing Units	206		207		220	
Renter Occupied Housing Units	80		94		94	
Median Age	30.2		31.3		32.4	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	0.81%		1.65%		0.83%	
Households	0.78%		1.62%		0.79%	
Families	0.76%		1.58%		0.71%	
Owner HHs	1.23%		2.09%		1.16%	
Median Household Income	1.82%		2.23%		2.50%	
Households by Income	2018				2023	
	Number		Percent		Number	Percent
<\$15,000	27		9.0%		23	7.3%
\$15,000 - \$24,999	51		16.9%		45	14.4%
\$25,000 - \$34,999	31		10.3%		29	9.3%
\$35,000 - \$49,999	49		16.3%		49	15.7%
\$50,000 - \$74,999	87		28.9%		96	30.7%
\$75,000 - \$99,999	45		15.0%		55	17.6%
\$100,000 - \$149,999	8		2.7%		11	3.5%
\$150,000 - \$199,999	4		1.3%		6	1.9%
\$200,000+	0		0.0%		0	0.0%
Median Household Income	\$47,192		\$51,647			
Average Household Income	\$51,234		\$57,139			
Per Capita Income	\$16,482		\$18,352			
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	70	9.0%	69	8.4%	71	8.3%
5 - 9	69	8.8%	65	7.9%	70	8.2%
10 - 14	69	8.8%	65	7.9%	68	8.0%
15 - 19	68	8.7%	63	7.7%	63	7.4%
20 - 24	62	7.9%	63	7.7%	59	6.9%
25 - 34	97	12.4%	125	15.3%	132	15.4%
35 - 44	106	13.6%	96	11.7%	104	12.2%
45 - 54	105	13.5%	97	11.9%	95	11.1%
55 - 64	72	9.2%	88	10.8%	88	10.3%
65 - 74	42	5.4%	64	7.8%	70	8.2%
75 - 84	16	2.1%	18	2.2%	30	3.5%
85+	4	0.5%	5	0.6%	5	0.6%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	479	61.4%	489	59.6%	507	59.3%
Black Alone	137	17.6%	147	17.9%	155	18.1%
American Indian Alone	8	1.0%	9	1.1%	9	1.1%
Asian Alone	5	0.6%	6	0.7%	7	0.8%
Pacific Islander Alone	2	0.3%	2	0.2%	2	0.2%
Some Other Race Alone	123	15.8%	139	16.9%	144	16.8%
Two or More Races	26	3.3%	29	3.5%	31	3.6%
Hispanic Origin (Any Race)	471	60.4%	522	63.6%	557	65.1%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

**C. Michael Morse**  
 Vice President,  
 Brokerage Services  
 Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**210 524 4000**



# Demographics: 3-Mile

Summary	Census 2010		2018		2023	
Population	41,751		46,137		49,003	
Households	13,851		15,157		16,024	
Families	10,251		11,154		11,771	
Average Household Size	2.99		3.02		3.03	
Owner Occupied Housing Units	9,228		9,984		10,866	
Renter Occupied Housing Units	4,623		5,173		5,158	
Median Age	32.2		33.3		33.5	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.21%		1.65%		0.83%	
Households	1.12%		1.62%		0.79%	
Families	1.08%		1.58%		0.71%	
Owner HHs	1.71%		2.09%		1.16%	
Median Household Income	1.98%		2.23%		2.50%	
Households by Income	2018		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	2,054	13.6%	1,893	11.8%	1,893	11.8%
\$15,000 - \$24,999	1,779	11.7%	1,647	10.3%	1,647	10.3%
\$25,000 - \$34,999	1,716	11.3%	1,655	10.3%	1,655	10.3%
\$35,000 - \$49,999	2,479	16.4%	2,527	15.8%	2,527	15.8%
\$50,000 - \$74,999	3,349	22.1%	3,619	22.6%	3,619	22.6%
\$75,000 - \$99,999	1,971	13.0%	2,306	14.4%	2,306	14.4%
\$100,000 - \$149,999	1,432	9.4%	1,897	11.8%	1,897	11.8%
\$150,000 - \$199,999	243	1.6%	303	1.9%	303	1.9%
\$200,000+	135	0.9%	175	1.1%	175	1.1%
Median Household Income	\$46,480		\$51,270		\$51,270	
Average Household Income	\$55,957		\$62,697		\$62,697	
Per Capita Income	\$18,730		\$20,834		\$20,834	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	3,559	8.5%	3,684	8.0%	3,938	8.0%
5 - 9	3,569	8.5%	3,581	7.8%	3,821	7.8%
10 - 14	3,546	8.5%	3,517	7.6%	3,773	7.7%
15 - 19	3,370	8.1%	3,274	7.1%	3,454	7.0%
20 - 24	2,745	6.6%	3,314	7.2%	3,138	6.4%
25 - 34	5,592	13.4%	6,799	14.7%	7,504	15.3%
35 - 44	5,294	12.7%	5,543	12.0%	6,283	12.8%
45 - 54	5,705	13.7%	5,374	11.6%	5,175	10.6%
55 - 64	4,110	9.8%	5,238	11.4%	5,154	10.5%
65 - 74	2,347	5.6%	3,568	7.7%	4,089	8.3%
75 - 84	1,424	3.4%	1,629	3.5%	2,031	4.1%
85+	492	1.2%	616	1.3%	643	1.3%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	19,762	47.3%	20,841	45.2%	21,817	44.5%
Black Alone	13,073	31.3%	14,696	31.9%	15,797	32.2%
American Indian Alone	341	0.8%	394	0.9%	421	0.9%
Asian Alone	773	1.9%	969	2.1%	1,149	2.3%
Pacific Islander Alone	94	0.2%	111	0.2%	125	0.3%
Some Other Race Alone	6,083	14.6%	7,180	15.6%	7,553	15.4%
Two or More Races	1,626	3.9%	1,945	4.2%	2,140	4.4%
Hispanic Origin (Any Race)	20,089	48.1%	23,229	50.3%	25,199	51.4%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

**C. Michael Morse**  
 Vice President,  
 Brokerage Services  
 Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**210 524 4000**



# Demographics: 5-Mile

Summary	Census 2010		2018		2023	
Population	143,793		161,939		174,029	
Households	47,822		53,369		57,145	
Families	34,385		38,242		40,921	
Average Household Size	2.91		2.95		2.96	
Owner Occupied Housing Units	29,239		32,488		36,019	
Renter Occupied Housing Units	18,583		20,881		21,126	
Median Age	31.4		32.7		33.2	
Trends: 2018 - 2023 Annual Rate	Area		State		National	
Population	1.45%		1.65%		0.83%	
Households	1.38%		1.62%		0.79%	
Families	1.36%		1.58%		0.71%	
Owner HHs	2.08%		2.09%		1.16%	
Median Household Income	2.28%		2.23%		2.50%	
Households by Income			2018		2023	
			Number	Percent	Number	Percent
<\$15,000			8,032	15.0%	7,459	13.1%
\$15,000 - \$24,999			6,631	12.4%	6,260	11.0%
\$25,000 - \$34,999			5,973	11.2%	5,939	10.4%
\$35,000 - \$49,999			8,078	15.1%	8,407	14.7%
\$50,000 - \$74,999			11,057	20.7%	12,090	21.2%
\$75,000 - \$99,999			6,187	11.6%	7,301	12.8%
\$100,000 - \$149,999			4,845	9.1%	6,394	11.2%
\$150,000 - \$199,999			1,282	2.4%	1,623	2.8%
\$200,000+			1,284	2.4%	1,671	2.9%
Median Household Income			\$45,262		\$50,668	
Average Household Income			\$59,942		\$67,592	
Per Capita Income			\$20,503		\$22,898	
Population by Age	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	12,109	8.4%	12,836	7.9%	13,826	7.9%
5 - 9	12,038	8.4%	12,482	7.7%	13,350	7.7%
10 - 14	11,695	8.1%	12,141	7.5%	13,113	7.5%
15 - 19	11,869	8.3%	11,916	7.4%	12,680	7.3%
20 - 24	10,756	7.5%	12,675	7.8%	12,305	7.1%
25 - 34	20,267	14.1%	24,191	14.9%	26,625	15.3%
35 - 44	17,968	12.5%	19,831	12.2%	22,578	13.0%
45 - 54	18,522	12.9%	18,217	11.2%	18,138	10.4%
55 - 64	13,871	9.6%	17,631	10.9%	17,708	10.2%
65 - 74	7,744	5.4%	11,818	7.3%	14,003	8.0%
75 - 84	5,013	3.5%	5,768	3.6%	7,144	4.1%
85+	1,941	1.3%	2,433	1.5%	2,555	1.5%
Race and Ethnicity	Census 2010		2018		2023	
	Number	Percent	Number	Percent	Number	Percent
White Alone	75,761	52.7%	81,828	50.5%	86,791	49.9%
Black Alone	38,369	26.7%	44,032	27.2%	47,899	27.5%
American Indian Alone	1,343	0.9%	1,545	1.0%	1,663	1.0%
Asian Alone	2,841	2.0%	3,641	2.2%	4,353	2.5%
Pacific Islander Alone	310	0.2%	396	0.2%	460	0.3%
Some Other Race Alone	19,491	13.6%	23,560	14.5%	25,125	14.4%
Two or More Races	5,678	3.9%	6,937	4.3%	7,738	4.4%
Hispanic Origin (Any Race)	70,011	48.7%	83,013	51.3%	91,485	52.6%

Data Note: Income is expressed in current dollars.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2018 and 2023.

**C. Michael Morse**  
 Vice President,  
 Brokerage Services  
 Direct Line 210 524 1312  
[mmorse@reocsanantonio.com](mailto:mmorse@reocsanantonio.com)

**210 524 4000**



# Information About Brokerage Services

11-2-2015

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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>N/A</u>
Designated Broker of Firm	License No.	Email	Phone
<u>N/A</u>	<u>N/A</u>	<u>N/A</u>	<u>N/A</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Christopher Michael Morse</u>	<u>629643</u>	<u>mmorse@reocsanantonio.com</u>	<u>N/A</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

**Regulated by the Texas Real Estate Commission** Information available at [www.trec.texas.gov](http://www.trec.texas.gov)