



Roalson Interests, Inc.  
Real Estate Services

**FOR SALE**  
**SINGLE TENANT LEASED COMMERCIAL BUILDING**  
**5001 WALZEM ROAD**  
**SAN ANTONIO, TX**



**INVESTMENT OPPORTUNITY:**

<b>TYPE:</b>	<b>NET LEASED</b>
<b>COMMENCE DATE:</b>	<b>10/15/2007</b>
<b>CURRENT LEASE RATE:</b>	<b>\$101,400 / YEAR</b>
<b>PRICE:</b>	<b>\$1,550,000.00</b>
<b>CAP RATE:</b>	<b>6.5%</b>
<b>TERM:</b>	<b>RENEWED: 10/1/17 then 9/30/22</b>

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



**LOCATION:** This property is located on the north side of Walzem Road, east of I-35 in the City of Windcrest.

**TENANT:** Welshire Financial Services

**DESCRIPTION:** **Building:** Approximately 2,900 Square Feet

**Land:** 17,250 Square Feet (.39 Acre)

**LAND DIMENSIONS:** **Frontage:** Approximately 115 feet along Walzem Road

**Depth:** Approximately 150 feet

**ZONING:** B1, Neighborhood Business District; City of Windcrest

*Prospective buyers should verify the zoning and permitted uses for the property with the appropriate governing authority.*

**DEMOGRAPHICS:**

2017 ESRI Estimates:	Population:	Average Household Income:
3-mile Radius	100,987	\$62,838
5-mile Radius	275,526	\$74,806

**AREA DEVELOPMENT:**

The property is surrounded by commercial development. It is also surrounded by mature residential neighborhoods.

**COMMENTS:**

- Long term national credit tenant
- Property is in Windcrest and not subject to City of San Antonio ordinances.
- Rackspace Headquarters is nearby.
- High traffic counts along Walzem Road

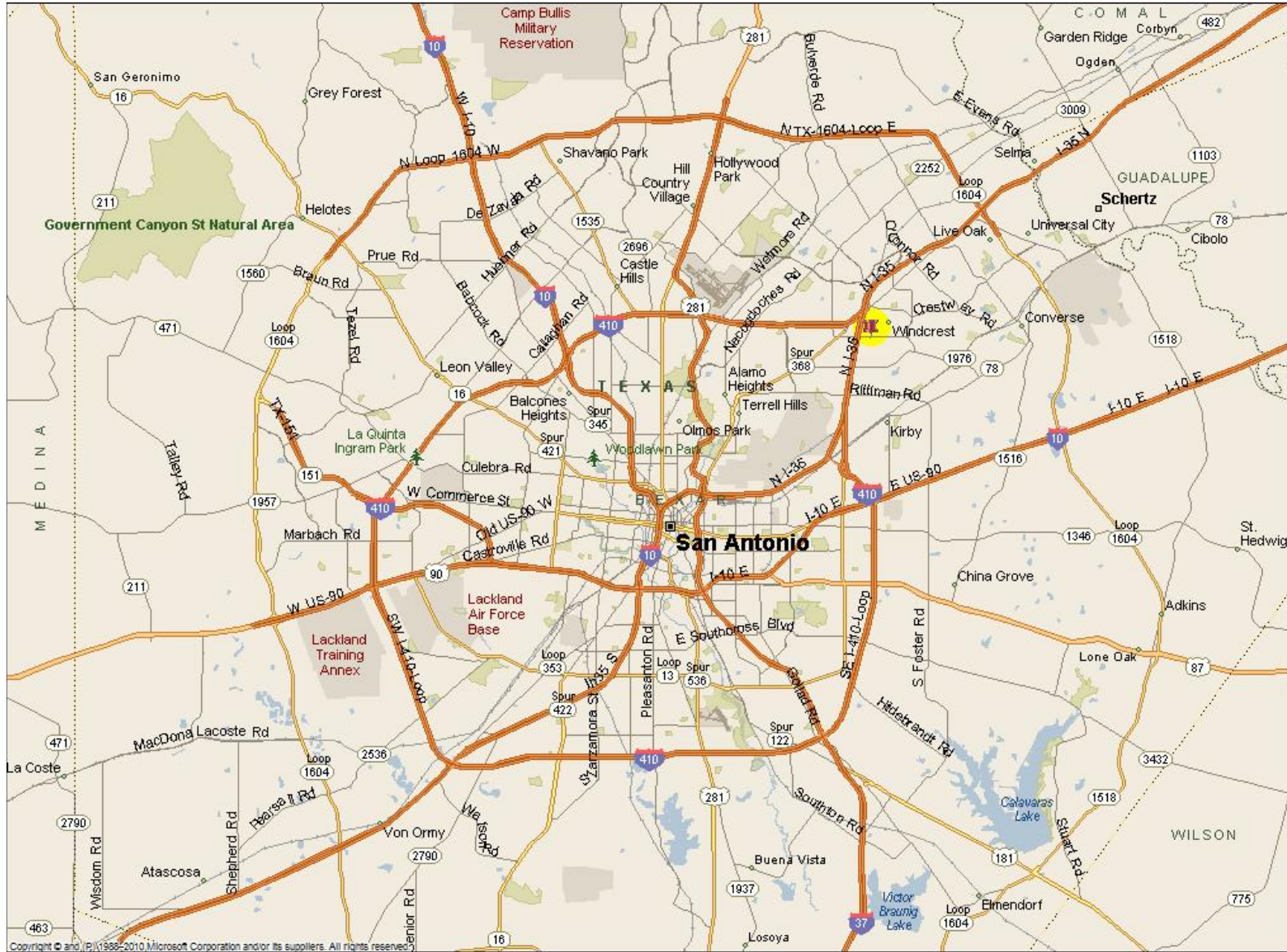
**FOR INFORMATION CONTACT: ELDON ROALSON, CCIM OR MATT HOWARD**

Phone: (210) 496-5800 É Fax: (210) 496-5809 É Email: [eldon@roalson.com](mailto:eldon@roalson.com) / [mhoward@roalson.com](mailto:mhoward@roalson.com)

[www.roalson.com](http://www.roalson.com)



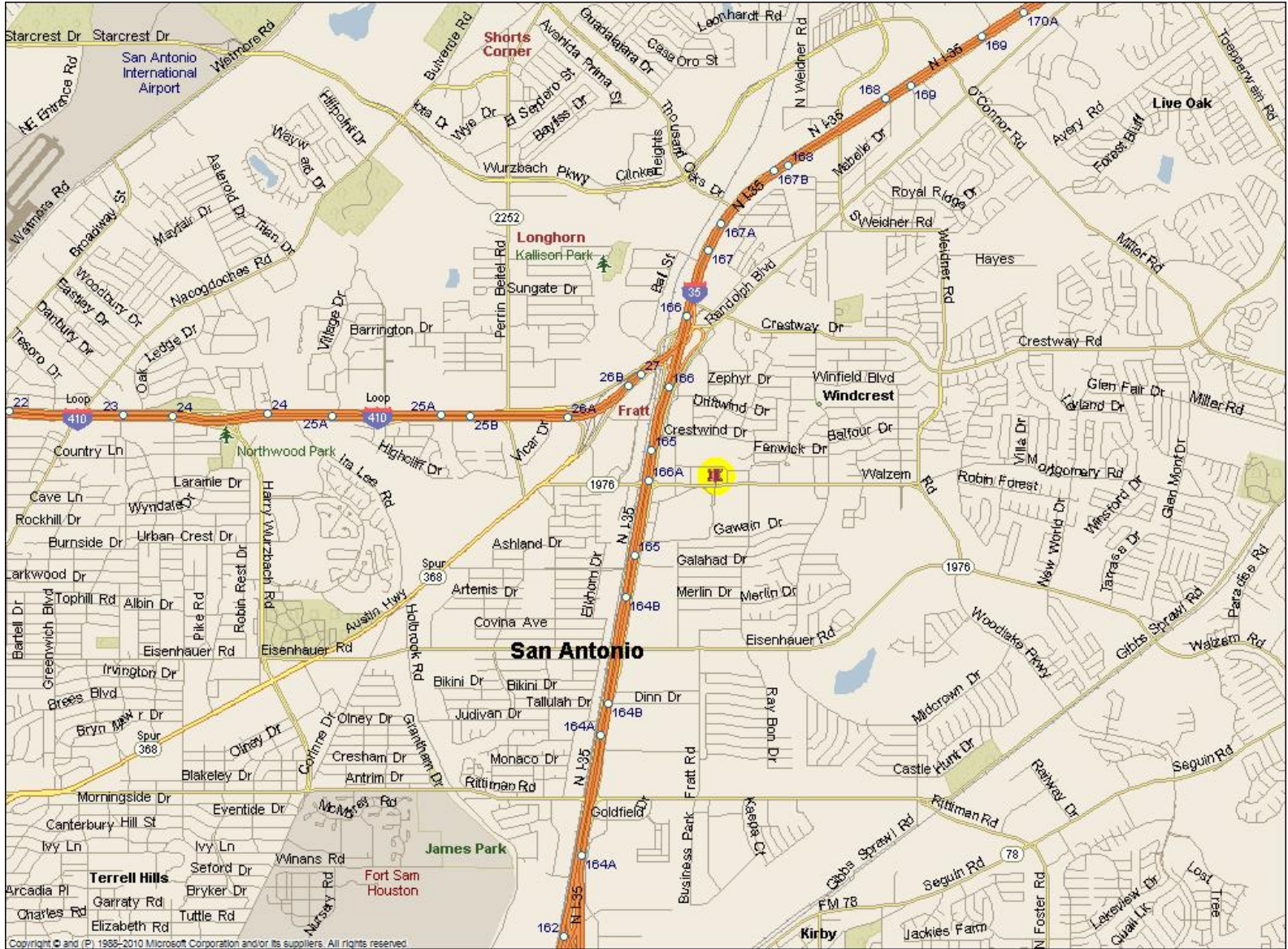
# Location Map



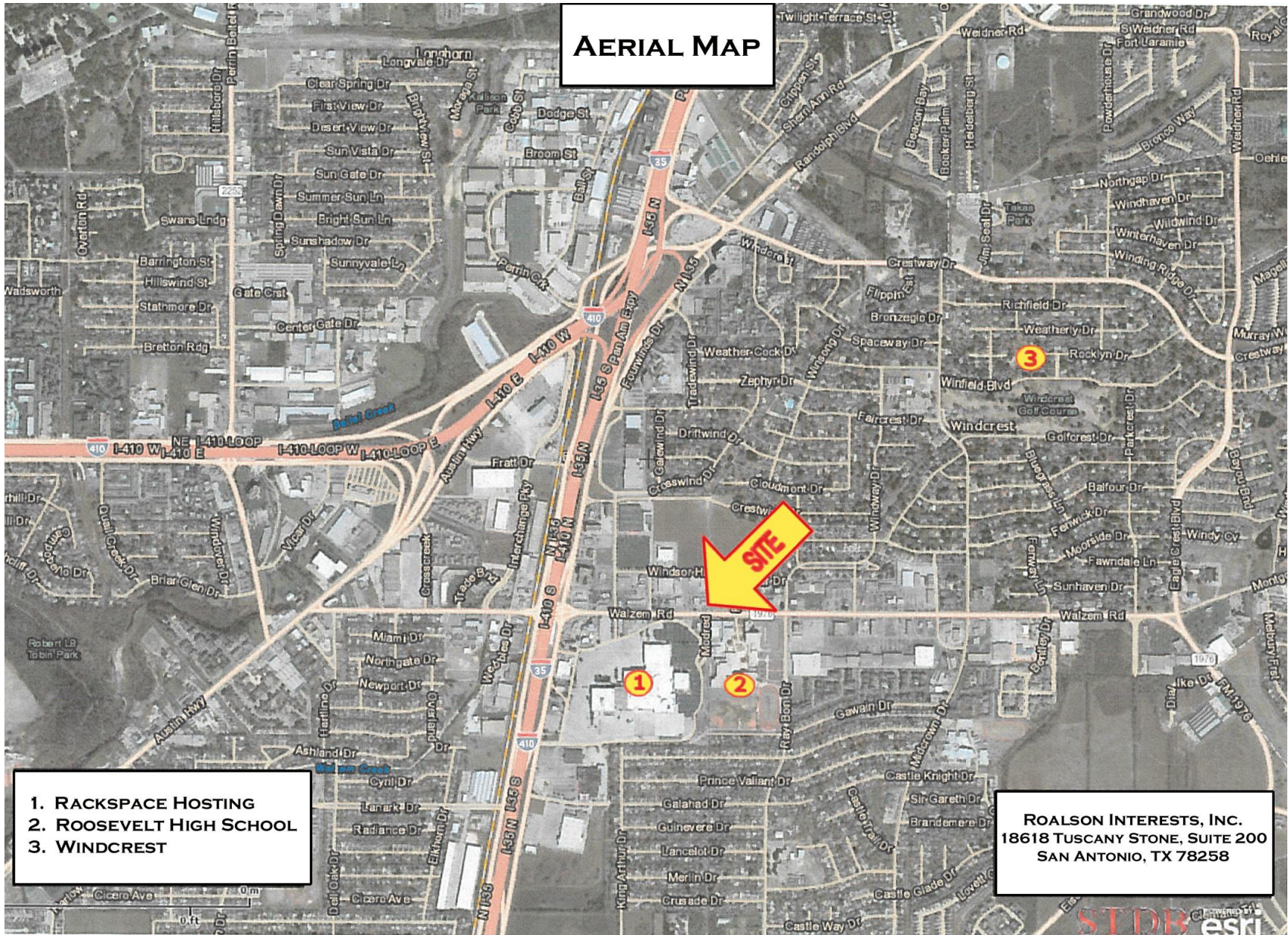
This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



**Area Map**



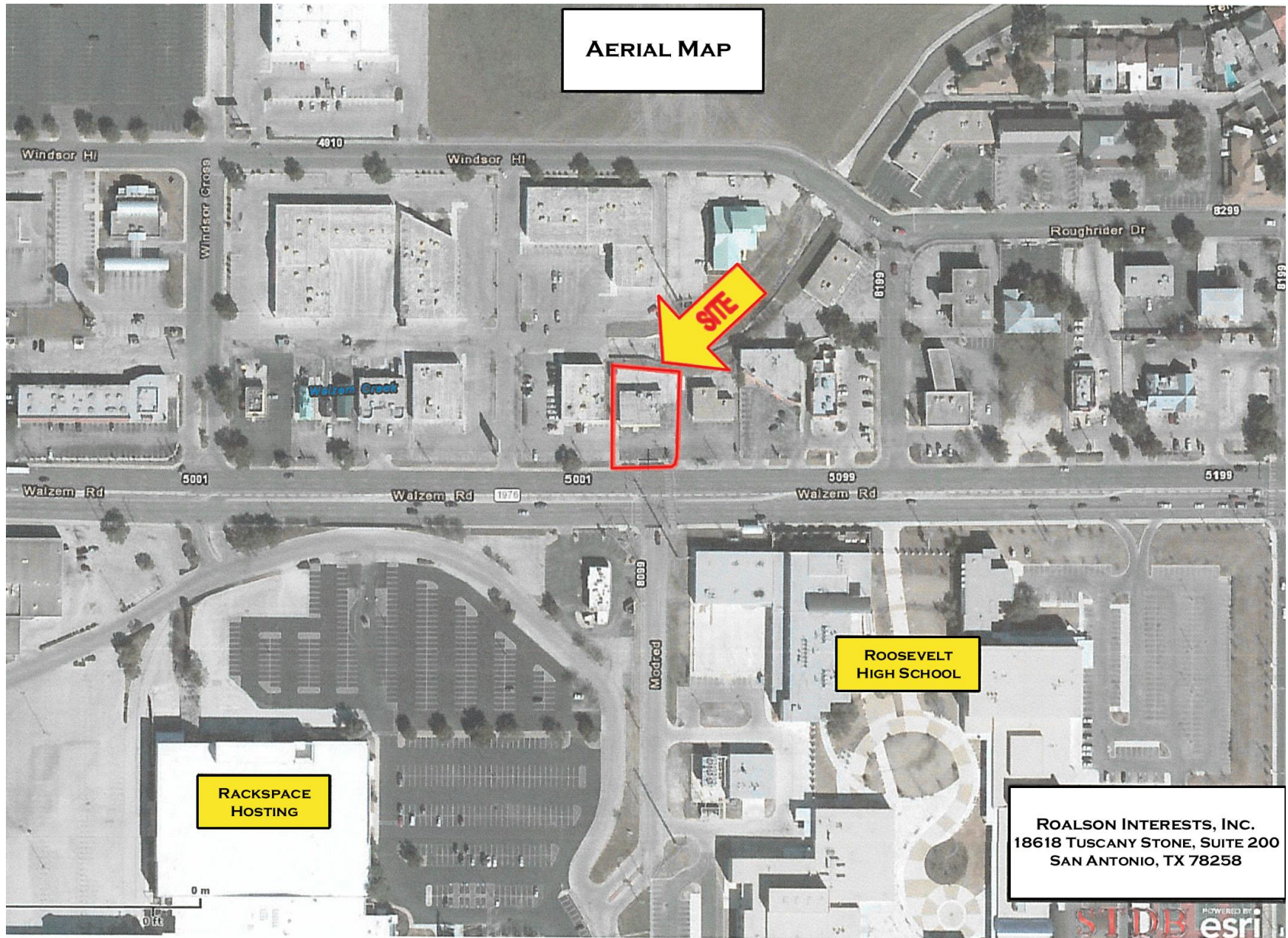
This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



- 1. RACKSPACE HOSTING
- 2. ROOSEVELT HIGH SCHOOL
- 3. WINDCREST

ROALSON INTERESTS, INC.  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TX 78258

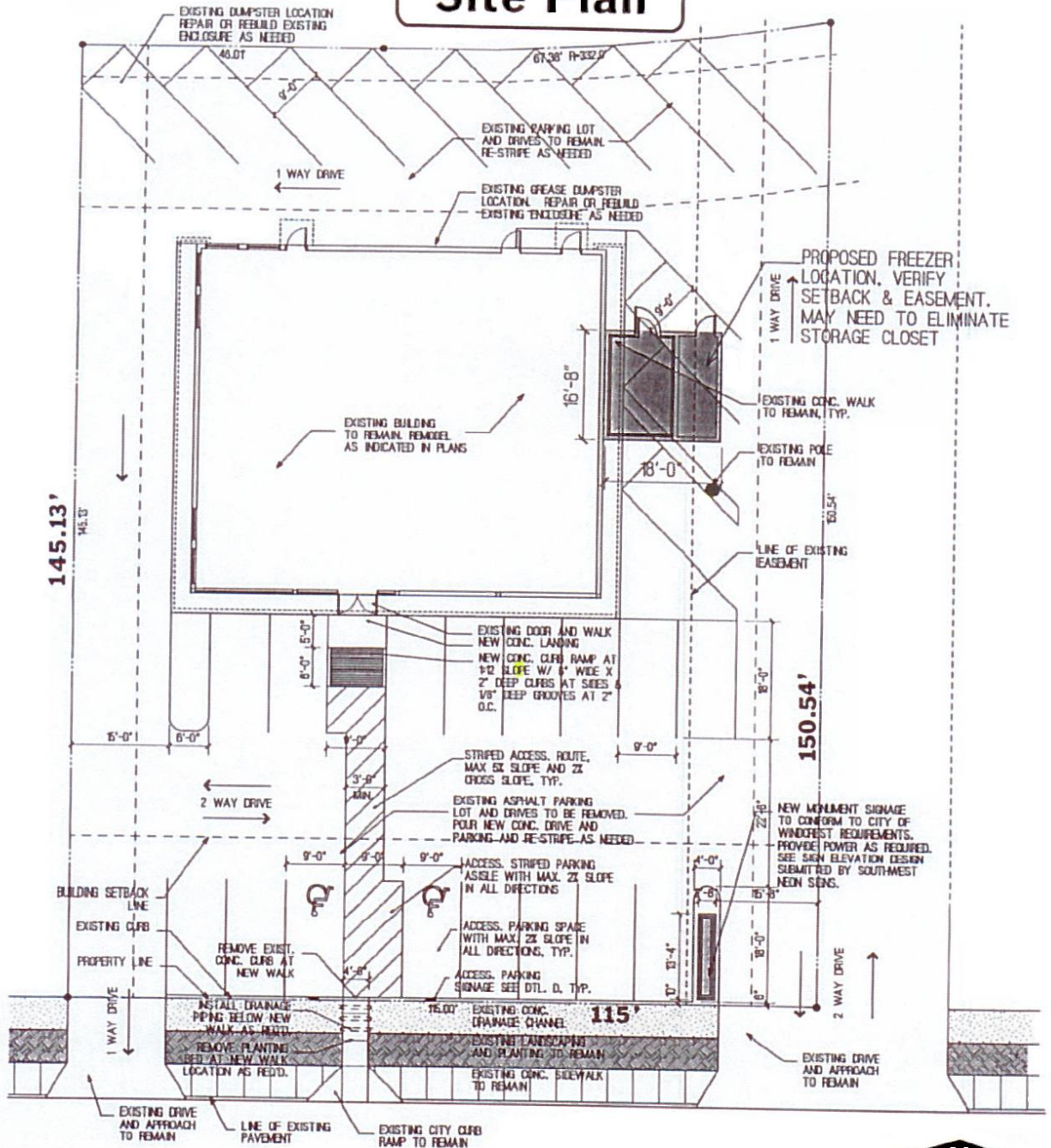
This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



# Site Plan



WALZEM ROAD

SITE PLAN

3845 ACRES  
LOT 4 BLOCK 86  
CITY OF WINDFEST  
DEAR COUNTY, TEXAS

EXISTING PARKING:  
26 STANDARD SPACES  
2 ACCESSIBLE SPACES  
27 TOTAL SPACES



0 10 20 50 100



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



## DEMOGRAPHIC OVERVIEW

April 25, 2018

### 5001 WALZEM ROAD

	1.0 Miles:	3.0 Miles:	5.0 Miles:
<b>Population</b>			
2010 Census	8,043	92,459	251,878
2017 Estimate	8,411	100,987	275,526
5 Year Projection	8,741	107,670	294,206
<b>Households</b>			
2010 Census	3,108	35,767	93,679
2017 Estimate	3,220	38,441	101,012
5 Year Projection	3,349	40,819	107,484
<b>2017 Population by Race</b>			
White	63.1%	60.2%	63.6%
Black	18.0%	18.7%	16.7%
Asian or Pacific Islander	4.4%	3.8%	3.4%
American Indian	0.7%	1.0%	0.8%
<b>2017 Population by Ethnicity</b>			
Hispanic Origin	44.4%	47.6%	44.1%
<b>2017 Total Housing Units</b>			
Owner-Occupied	1,742	18,824	58,761
Renter-Occupied	1,478	19,617	42,251
Average Household Size	2.54	2.58	2.67
<b>2017 Household Income</b>			
Income \$ 0 - \$15,000	13.4%	13.6%	9.7%
Income \$ 15,000 - \$24,999	12.2%	11.5%	8.9%
Income \$ 25,000 - \$34,999	9.9%	11.4%	9.9%
Income \$ 35,000 - \$49,999	16.7%	16.3%	15.2%
Income \$ 50,000 - \$74,999	21.4%	20.3%	21.9%
Income \$ 75,000 - \$99,999	10.7%	11.5%	13.7%
Income \$ 100,000 - \$149,999	9.2%	9.2%	12.6%
Income \$ 150,000 - \$199,999	3.5%	3.2%	3.9%
Income \$200,000 +	2.9%	2.9%	4.2%
Average Household Income	\$63,714	\$62,838	\$74,806
Median Household Income	\$47,322	\$46,591	\$55,195
Per Capita Income	\$25,757	\$24,503	\$28,071

Source: U.S. Bureau of the Census, 2010 Census of Population and Housing. ESRI forecasts for 2017 and 2022.

This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



## **PROPERTY DISCLOSURE STATEMENT**

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.  
18618 TUSCANY STONE, SUITE 200  
SAN ANTONIO, TEXAS 78258**



## Information About Brokerage Services

*Texas law requires all real estate licensees 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 coincidental 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.

<b>Roalson Interests, Inc.</b>	<b>0338503</b>		<b>(210)496-5800</b>
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
<b>Eldon Roalson</b>	<b>214067</b>	<b>eldon@roalson.com</b>	<b>(210)445-5858</b>
_____ Designated Broker of Firm Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
<b>Matthew Howard</b>	<b>603462</b>	<b>mhoward@roalson.com</b>	<b>(210)865-4411</b>
_____ 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)

IABS 1-0 Date