



## 10236 S US Hwy 181

San Antonio, Texas 78223

### Property Features

- Ideal Sale or Re-Development Opportunity
- Future Redevelopment into Industrial Business Park to service Southeast Submarket
- Outside City Limits, But Within San Antonio EJC; No City Taxes
- Visibility Directly from I-37 South
- Ingress & Egress S Presa St and Corpus Christi Hwy
- Located Approximately 1 Mile South of Loop 410



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For Sale

# Industrial



## Property Summary

Sale Price:	\$899,000
Lot Size:	10.22 Acres
Building Size:	24,200 SF
Grade Level Doors:	2
Dock High Doors:	1
Ceiling Height:	18.0 FT
Year Built:	1970
Renovated:	1975
Zoning:	Outside City Limits (OCL)
Market:	TX-San Antonio
Sub Market:	South
Cross Streets:	S Presa St & I-37

## Property Overview

The subject property consists of a 24,200 SF metal warehouse/ industrial building which sits on a 5.78 acre parcel. Also included in the sale is the adjacent 4.443 acres of undeveloped land. Collectively, the subject property is 10.223 acres of land.

## Location Overview

This offering is an ideal sale for a user whom requires quick, accessibility across San Antonio MSA as well as the smaller markets south of San Antonio to include the Eagle Ford Shale. The site could also potentially be developed into a future business park for businesses looking to service the local and regional vicinity.

For Sale

# Industrial

<b>Property Name:</b>	10236 S US Hwy 181
<b>Property Address:</b>	10236 S US Hwy 181 San Antonio, TX 78223
<b>Property Type:</b>	Industrial
<b>APN:</b>	04007-006-1320, 04007-006-1310
<b>Lot Size:</b>	10.22 Acres
<b>Zoning:</b>	Outside City Limits (OCL)
<b>Cross Streets:</b>	S Presa St & I-37
<b>Year Built:</b>	1970
<b>Construction Type:</b>	Metal
<b>Utilities:</b>	SAWS (Water & Sewer); CPS (Electric)
<b>Power:</b>	3-Phase
<b>Foundation:</b>	Slab on Grade
<b>Roof:</b>	Pitched Metal Roof

For Sale

# Industrial



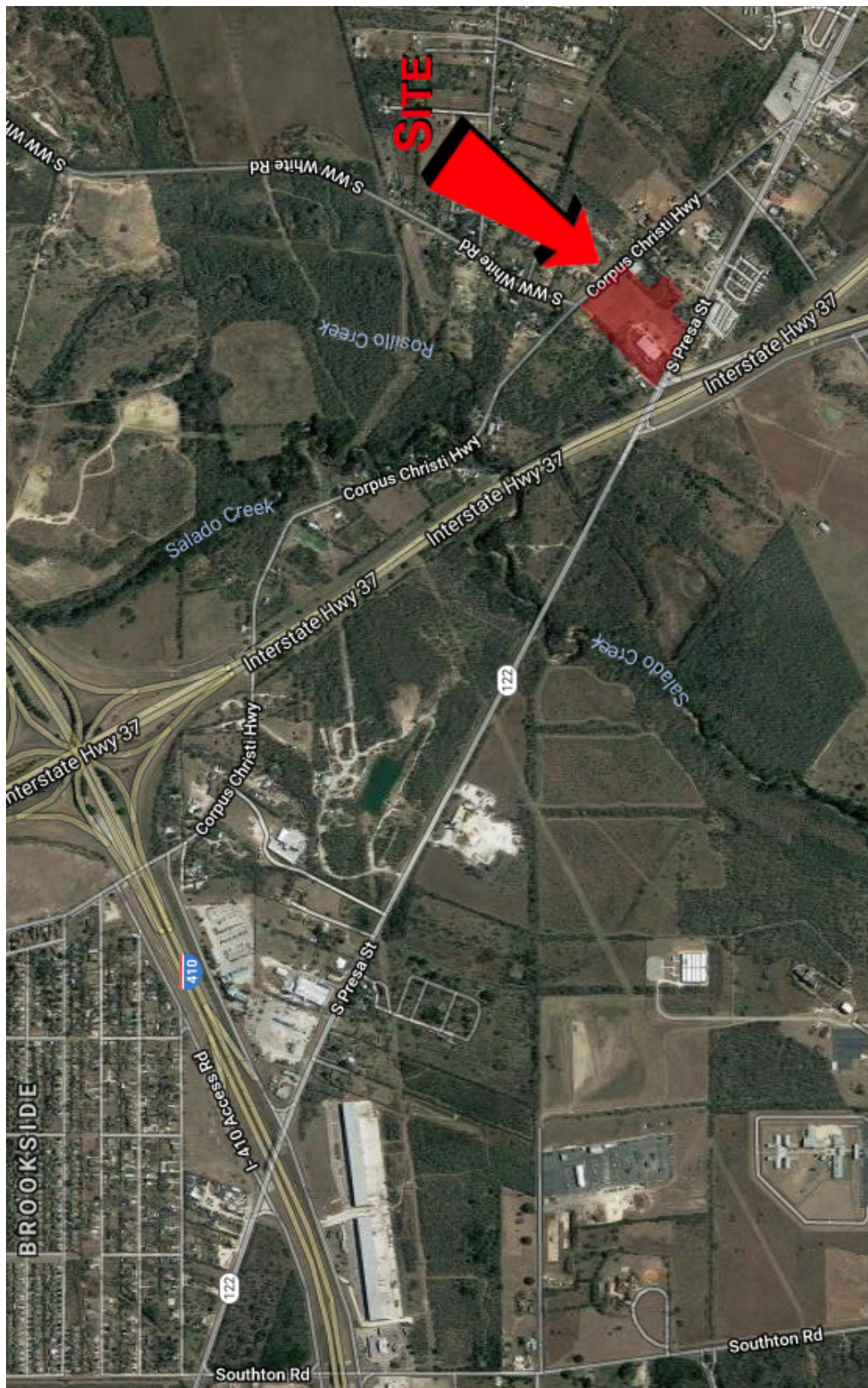
For Sale

# Industrial



For Sale

# Industrial



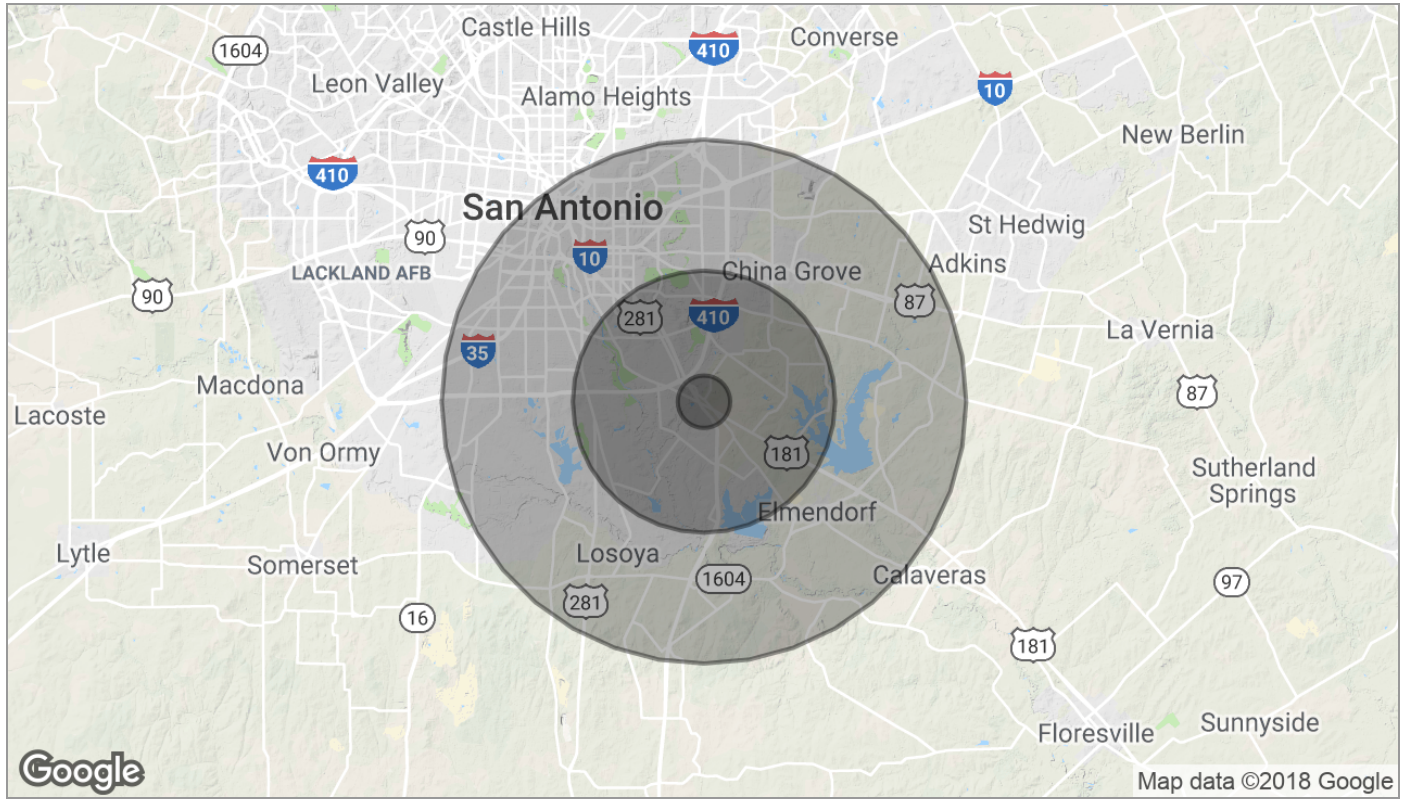
For Sale

# Industrial



For Sale

# Industrial



<b>Population</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL POPULATION	799	59,119	323,581
MEDIAN AGE	29.4	31.5	33.5
MEDIAN AGE (MALE)	31.1	29.8	32.0
MEDIAN AGE (FEMALE)	29.0	33.2	35.1
<b>Households &amp; Income</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
TOTAL HOUSEHOLDS	251	18,855	105,335
# OF PERSONS PER HH	3.2	3.1	3.1
AVERAGE HH INCOME	\$55,254	\$48,076	\$42,348
AVERAGE HOUSE VALUE		\$102,338	\$86,110
<b>Race</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% WHITE	72.3%	66.4%	61.7%
% BLACK	1.5%	6.5%	9.8%
% ASIAN	0.0%	0.6%	0.6%
% HAWAIIAN	0.0%	0.0%	0.1%
% INDIAN	2.8%	0.8%	1.0%
% OTHER	18.1%	23.2%	24.6%
<b>Ethnicity</b>	<b>1 Mile</b>	<b>5 Miles</b>	<b>10 Miles</b>
% HISPANIC	62.6%	70.8%	75.3%

\* Demographic data derived from 2010 US Census





## 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>PCR Brokerage San Antonio, LLC dba NAI Partners</b>	<b>9003952</b>		<b>(713) 629-0500</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Randy Wilhelm</b>	<b>409495</b>	<b>randy.wilhelm@naipartners.com</b>	<b>(713) 985-4626</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Clare Flesher</b>	<b>473601</b>	<b>clare.flesher@naipartners.com</b>	<b>(210) 384-2342</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Joshua Swank</b>	<b>593425</b>	<b>joshua.swank@naipartners.com</b>	<b>(210) 384-2345</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)

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