

4907 NW Industrial

Great Investment/User/Redevelopment Opportunity

Building For Sale
San Antonio, Texas 78238



Jones Lang LaSalle Brokerage, Inc.

PROPERTY OVERVIEW

FOR SALE

21,000± Industrial building

- Approximately 6,000 SF of office space

ZONING

I-1 Light Industrial

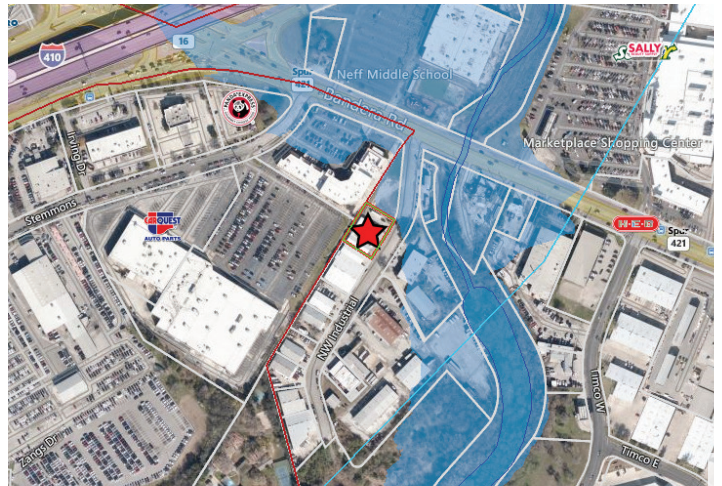
LOCATION

Located just south of Loop 410, off of Bandera Road

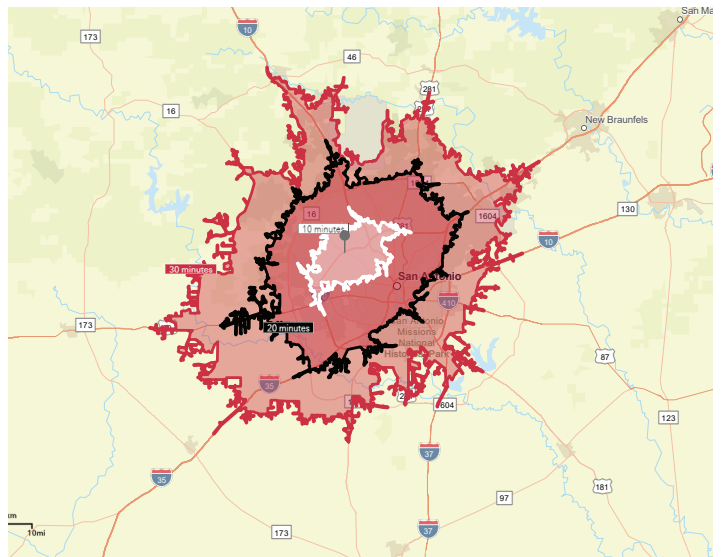
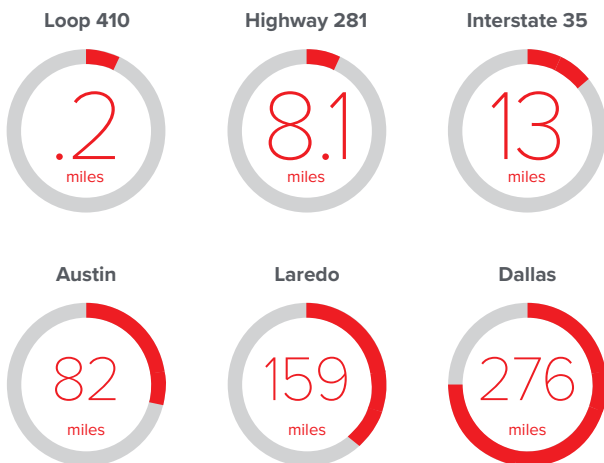


PROPERTIES HIGHLIGHTS

- Great location with easy access to Loop 410
- Two dock doors
- Abundant parking available
- Great for a user, an investor or for redevelopment



DRIVE-TIME



CONTACT US:

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DEMOGRAPHICS



JLL Demographic Summary

4907 NW Industrial, San Antonio, Texas, 78238
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.48032
Longitude: -98.59825

	1 mile	3 miles	5 miles
Population Summary			
2000 Total Population	11,917	109,054	321,371
2010 Total Population	12,967	119,211	348,569
2021 Total Population	14,187	128,919	372,009
2026 Total Population	14,753	135,409	387,775
2019-2024 Annual Rate	0.79%	0.99%	0.83%
Total Households	6,038	51,490	141,128
Data for all businesses in area			
Total Businesses:	659	4,500	11,095
Total Employees:	7,856	85,112	166,388
Total Residential Population:	14,187	128,919	372,009
Employee/Residential Population Ratio:	1:1	1:1	0:1
Labor Force By Occupation - White Collar	60.1%	60.4%	59.9%
Labor Force By Occupation - Blue Collar	19.1%	20.4%	22.1%
Median Age			
2021 Median Age	34.5	33.7	34.4
Median Household Income			
2021 Median Household Income	\$38,695	\$46,012	\$49,033
2026 Median Household Income	\$42,574	\$50,653	\$52,556
2019-2024 Annual Rate	1.93%	1.94%	1.40%
Average Household Income			
2021 Average Household Income	\$53,163	\$57,680	\$61,641
2026 Average Household Income	\$58,222	\$63,425	\$67,890
2019-2024 Annual Rate	1.83%	1.92%	1.95%
Per Capita Income			
2021 Per Capita Income	\$22,311	\$23,015	\$23,415
2026 Per Capita Income	\$24,416	\$25,449	\$25,875
2019-2024 Annual Rate	1.82%	2.03%	2.02%
2021 Population 25+ by Educational Attainment			
Total	9,324	83,820	245,205
Less than 9th Grade	6.2%	6.9%	8.4%
9th - 12th Grade, No Diploma	8.6%	8.6%	9.2%
High School Graduate	21.3%	24.7%	23.2%
GED/Alternative Credential	4.4%	5.1%	4.8%
Some College, No Degree	30.8%	23.1%	22.1%
Associate Degree	10.2%	9.1%	8.3%
Bachelor's Degree	12.9%	14.8%	15.6%
Graduate/Professional Degree	5.6%	7.6%	8.6%
2021 Population by Sex			
Males	6,754	62,234	181,120
Females	7,433	66,684	190,888
2021 Population by Race/Ethnicity			
Total	14,188	128,918	372,008
White Alone	70.0%	71.9%	70.7%
Black Alone	6.4%	5.7%	5.6%
American Indian Alone	1.0%	0.9%	0.9%
Asian Alone	3.4%	3.2%	3.6%
Pacific Islander Alone	0.2%	0.1%	0.1%
Some Other Race Alone	14.5%	14.2%	15.2%
Two or More Races	4.5%	3.8%	3.8%
Hispanic Origin	73.3%	73.5%	72.9%
Diversity Index	69.8	68.1	69.4

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Jones Lang LaSalle Brokerage, Inc.	591725	jan.lighty@am.jll.com	214-438-6100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Bradley Stone Selner	399206	brad.selner@am.jll.com	214-438-6169
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		Phone
Roger Hill	530167	roger.hill@am.jll.com	210-293-6832
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.		
Kyle Mueller	700146	kyle.mueller@am.jll.com	210-308-9888
Sales Agent/Associate's Name	License No.	Email	Phone

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