

2015 SW LOOP 410, SAN ANTONIO, TX 78227

±14,000 SF Retail / Warehouse / Flex Space Available

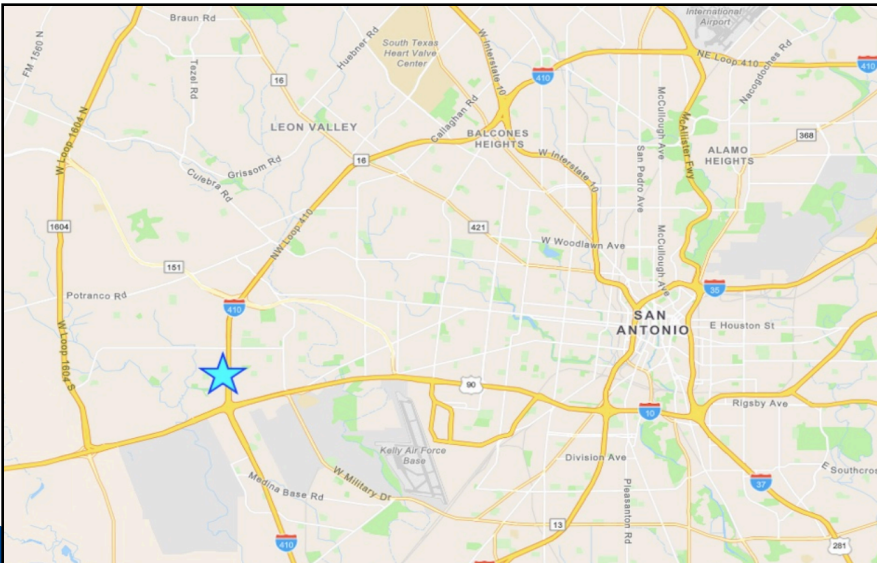
Suite 103 – Rear Portion



Rate: \$8.75 PSF + NNNs

Property Highlights

- ±14,000 SF available
- 2 Dock-High Doors
- Grade-Level Doors
- 4 Built-Out Offices
- 100% HVAC
- Convenient access to Loop 410
- Excellent visibility and accessibility
- Abundant parking
- Located between Hwy 151 and Hwy 90
- Call Sean Ferris at (210) 428-0204 for more information



Sean Ferris, CCIM
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PROPERTY SUMMARY

2015 SW Loop 410
2015 Southwest Loop 410 | San Antonio, TX 78227

03



Property Summary

Building SF:	171,000
Lease Rate:	Call Broker
Lot Size:	17 Acres
Parking Ratio:	10/1000
Zoning:	C-3

Property Overview

2015 SW Loop 410 offers flexible commercial space designed to accommodate a variety of business needs, including retail, industrial, warehouse, flex, and office users. The property provides excellent visibility, convenient access, ample parking, and flexible space configurations for growing businesses.

Location Overview

Strategically positioned along Loop 410 near Marbach Road, the property offers strong frontage and easy access to Highway 90 and Highway 151. Located within an established commercial corridor with significant surrounding population and business activity, the site provides excellent accessibility and exposure for commercial tenants.

PROPERTY PHOTOS

2015 SW Loop 410

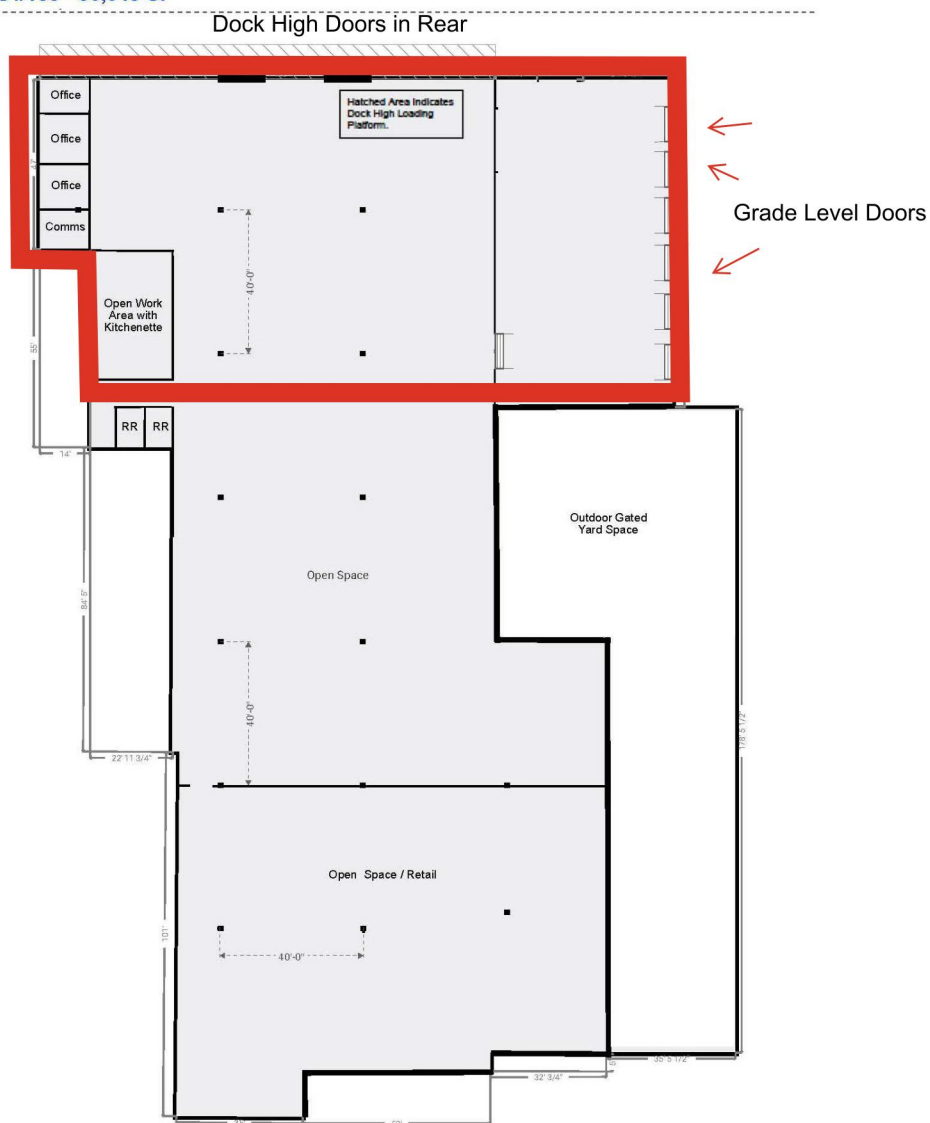
2015 Southwest Loop 410 | San Antonio, TX 78227

04



2015 SW Loop 410
2015 Southwest Loop 410 | San Antonio, TX 78227

Suite #103 - 36,640 SF



THIS FLOORPLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. SENSOPIA DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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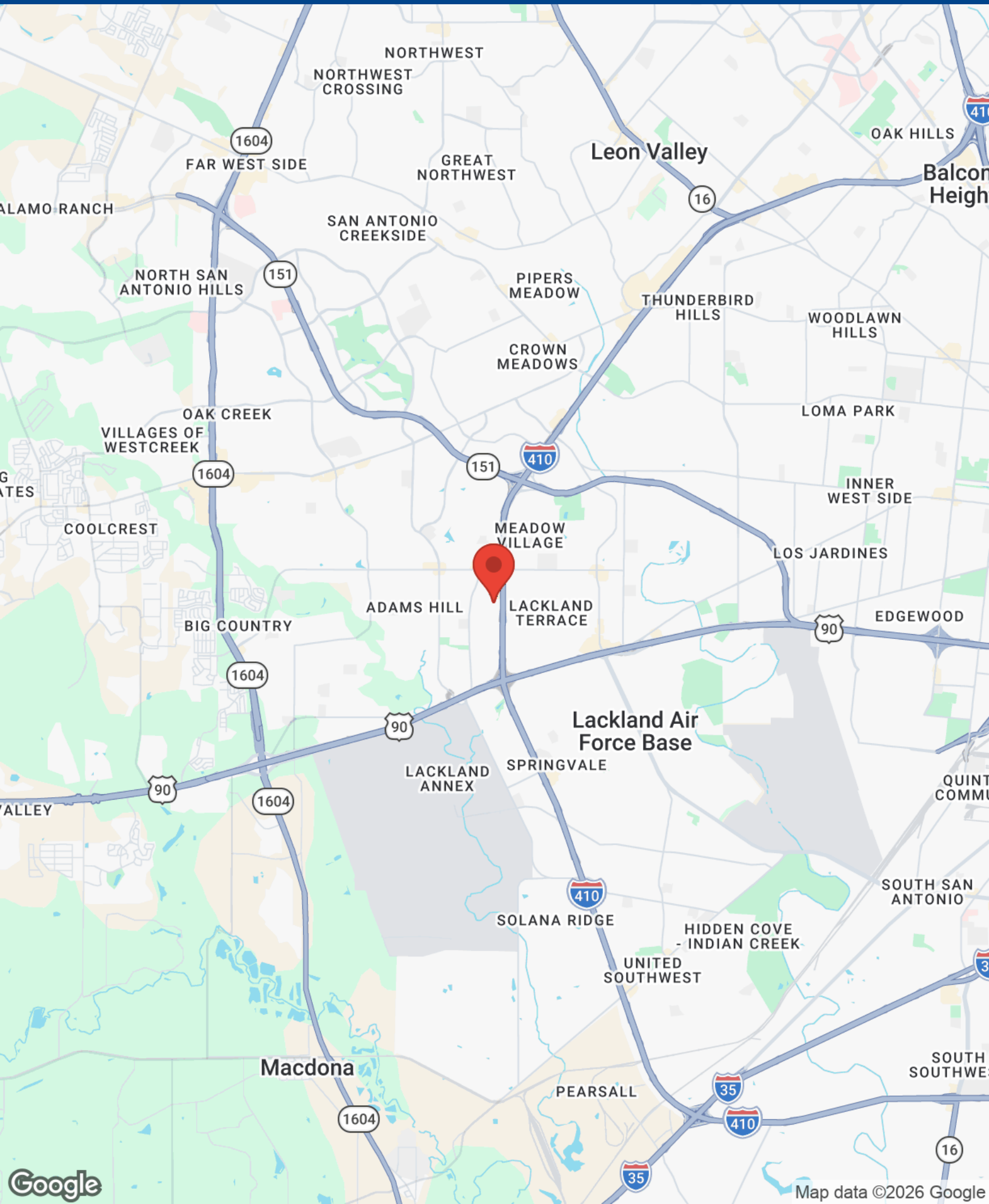


REGIONAL MAP

2015 SW Loop 410

2015 Southwest Loop 410 | San Antonio, TX 78227

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Executive Summary

2015 SW Loop 410, San Antonio, Texas, 78227
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.41127
Longitude: -98.65007

	1 mile	3 miles	5 miles
Population			
2000 Population	14,715	70,335	159,886
2010 Population	17,710	98,522	224,795
2020 Population	19,050	115,677	271,446
2025 Population	19,979	123,870	291,324
2000-2010 Annual Rate	1.87%	3.43%	3.47%
2010-2020 Annual Rate	0.71%	1.58%	1.86%
2020-2025 Annual Rate	0.96%	1.38%	1.42%
2020 Male Population	49.2%	50.2%	50.1%
2020 Female Population	50.8%	49.8%	49.9%
2020 Median Age	31.1	29.0	29.8

In the identified area, the current year population is 271,446. In 2010, the Census count in the area was 224,795. The rate of change since 2010 was 1.86% annually. The five-year projection for the population in the area is 291,324 representing a change of 1.42% annually from 2020 to 2025. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 31.1, compared to U.S. median age of 38.5.

Race and Ethnicity

2020 White Alone	68.5%	65.9%	67.0%
2020 Black Alone	6.9%	9.3%	8.8%
2020 American Indian/Alaska Native Alone	1.0%	0.9%	0.9%
2020 Asian Alone	1.6%	2.2%	2.3%
2020 Pacific Islander Alone	0.1%	0.3%	0.2%
2020 Other Race	18.2%	17.0%	16.6%
2020 Two or More Races	3.7%	4.4%	4.2%
2020 Hispanic Origin (Any Race)	79.2%	71.4%	71.6%

Persons of Hispanic origin represent 71.6% of the population in the identified area compared to 18.8% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 72.9 in the identified area, compared to 65.1 for the U.S. as a whole.

Households

2020 Wealth Index	34	45	49
2000 Households	4,889	21,172	48,045
2010 Households	6,195	29,461	68,921
2020 Total Households	6,688	34,817	83,498
2025 Total Households	7,041	37,443	89,704
2000-2010 Annual Rate	2.40%	3.36%	3.67%
2010-2020 Annual Rate	0.75%	1.64%	1.89%
2020-2025 Annual Rate	1.03%	1.46%	1.44%
2020 Average Household Size	2.85	3.14	3.11

The household count in this area has changed from 68,921 in 2010 to 83,498 in the current year, a change of 1.89% annually. The five-year projection of households is 89,704, a change of 1.44% annually from the current year total. Average household size is currently 3.11, compared to 3.08 in the year 2010. The number of families in the current year is 61,895 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

November 02, 2020



Executive Summary

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Rings: 1, 3, 5 mile radii

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	1 mile	3 miles	5 miles
Mortgage Income			
2020 Percent of Income for Mortgage	10.6%	11.4%	12.1%
Median Household Income			
2020 Median Household Income	\$37,598	\$49,978	\$51,639
2025 Median Household Income	\$38,870	\$52,025	\$54,160
2020-2025 Annual Rate	0.67%	0.81%	0.96%
Average Household Income			
2020 Average Household Income	\$46,699	\$59,161	\$63,246
2025 Average Household Income	\$49,876	\$64,227	\$68,811
2020-2025 Annual Rate	1.33%	1.66%	1.70%
Per Capita Income			
2020 Per Capita Income	\$15,962	\$18,574	\$20,065
2025 Per Capita Income	\$17,038	\$20,135	\$21,797
2020-2025 Annual Rate	1.31%	1.63%	1.67%

Households by Income

Current median household income is \$51,639 in the area, compared to \$62,203 for all U.S. households. Median household income is projected to be \$54,160 in five years, compared to \$67,325 for all U.S. households

Current average household income is \$63,246 in this area, compared to \$90,054 for all U.S. households. Average household income is projected to be \$68,811 in five years, compared to \$99,510 for all U.S. households

Current per capita income is \$20,065 in the area, compared to the U.S. per capita income of \$34,136. The per capita income is projected to be \$21,797 in five years, compared to \$37,691 for all U.S. households

Housing			
2020 Housing Affordability Index	185	170	160
2000 Total Housing Units	5,232	22,312	50,648
2000 Owner Occupied Housing Units	2,769	12,789	29,226
2000 Renter Occupied Housing Units	2,120	8,383	18,819
2000 Vacant Housing Units	343	1,140	2,603
2010 Total Housing Units	6,818	31,651	73,790
2010 Owner Occupied Housing Units	3,129	18,262	42,032
2010 Renter Occupied Housing Units	3,066	11,199	26,889
2010 Vacant Housing Units	623	2,190	4,869
2020 Total Housing Units	7,102	36,119	86,638
2020 Owner Occupied Housing Units	3,122	20,402	49,352
2020 Renter Occupied Housing Units	3,566	14,414	34,146
2020 Vacant Housing Units	414	1,302	3,140
2025 Total Housing Units	7,457	38,751	92,851
2025 Owner Occupied Housing Units	3,238	21,886	53,273
2025 Renter Occupied Housing Units	3,803	15,557	36,431
2025 Vacant Housing Units	416	1,308	3,147

Currently, 57.0% of the 86,638 housing units in the area are owner occupied; 39.4%, renter occupied; and 3.6% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 11.3% are vacant. In 2010, there were 73,790 housing units in the area - 57.0% owner occupied, 36.4% renter occupied, and 6.6% vacant. The annual rate of change in housing units since 2010 is 7.39%. Median home value in the area is \$149,474, compared to a median home value of \$235,127 for the U.S. In five years, median value is projected to change by 1.97% annually to \$164,794.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2020 and 2025. Esri converted Census 2000 data into 2010 geography.

November 02, 2020



Traffic Count Map

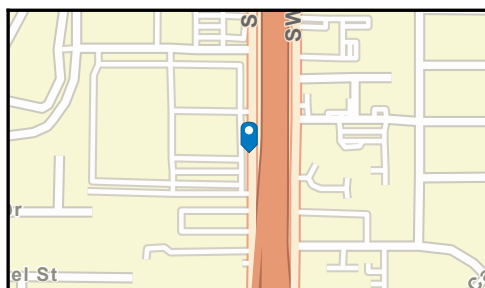
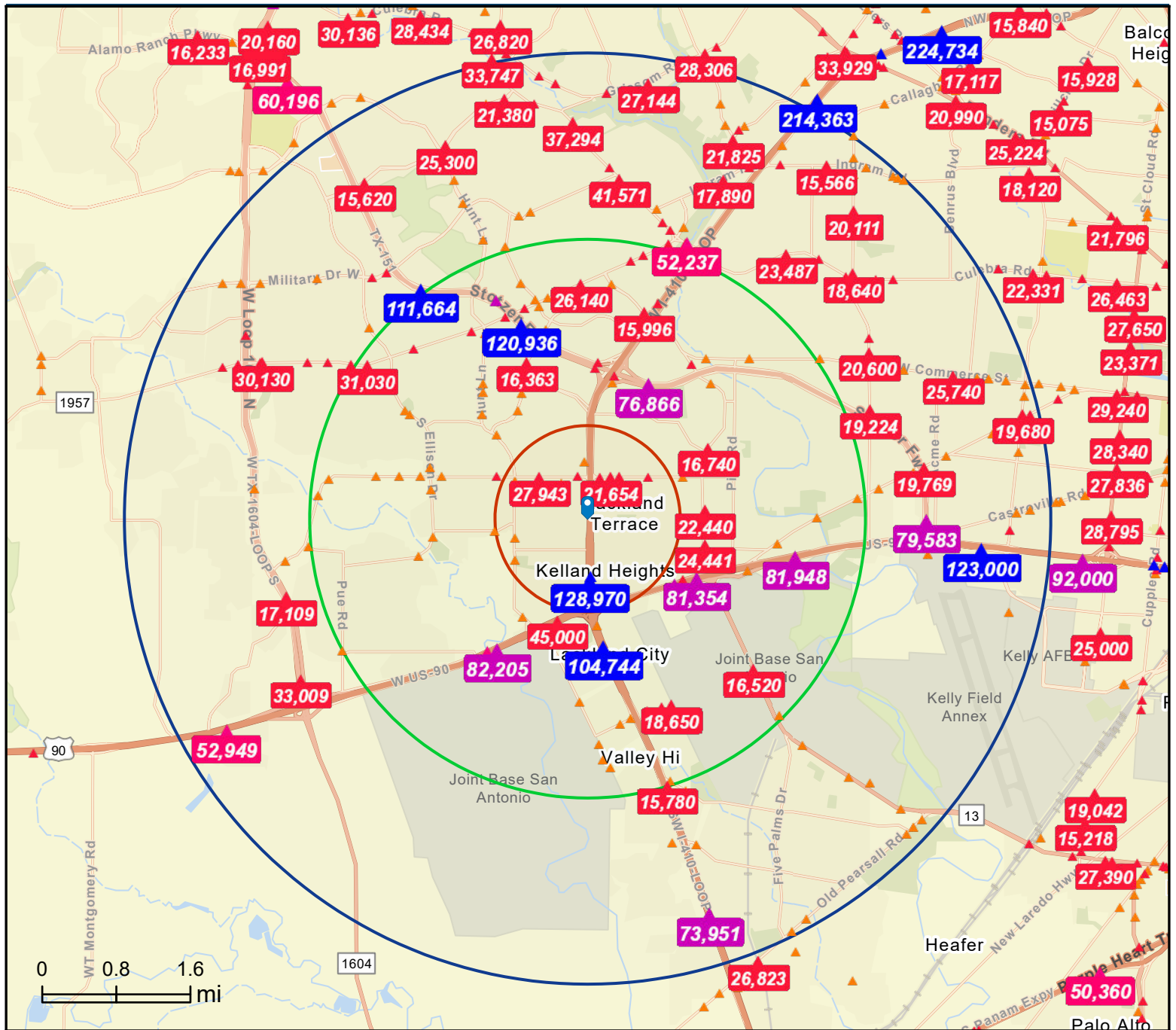
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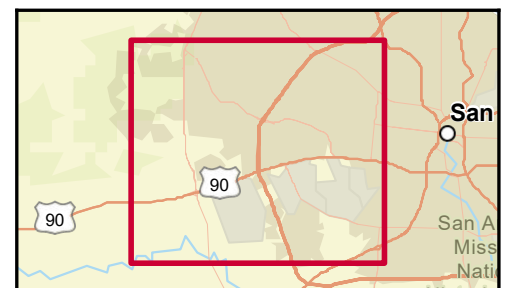
Prepared by Esri

Latitude: 29.41127

Longitude: -98.65007



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2020 Kalibrate Technologies (Q3 2020).

November 03, 2020



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

PF Properties

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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