



TRANSWESTERN

REAL ESTATE
SERVICES



7815 & 7819 FORTUNE DRIVE

INVESTMENT OPPORTUNITY | 16,265 SQUARE FEET | SAN ANTONIO, TEXAS

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OFFERING MEMORANDUM

Presented By:

Luis Garza, CCIM

Vice President

210.253.2947

luis.garza@transwestern.com

Chris Thompson

Senior Associate

210.200.8644

chris.thompson@transwestern.com



8200 IH-10 West | Suite 510 | San Antonio, Texas 78230
210.341.1344 | transwestern.com

THE OPPORTUNITY

Transwestern, as exclusive advisor, is pleased to present the opportunity to acquire 7815 & 7819 Fortune Drive (the “Property”), a 16,265 SF two-building industrial project in the desirable Northwest submarket of San Antonio, Texas. The property is well located near bustling Bandera Road retail corridor and nearby residential developments. The property is 100% occupied by four tenants which offers a secure and stable cash flow base. The ability to bring below market rents up and benefit from strong rental rate growth via in-place annual rental escalations combined with the limited available inventory present a long-term value creation opportunity for an investor to increase returns on what is already an attractive going-in cap rate.



PROPERTY INFORMATION

7815 Fortune Dr, San Antonio TX 78250:	±7,892 SF
7819 Fortune Dr, San Antonio TX 78250:	±8,343 SF
Total Size:	±16,265 SF
Current Occupancy:	100%
Land Size:	.4591 AC (7815 Fortune Dr.) .4591 AC (7819 Fortune Dr.)
Construction:	Masonry
Warehouse Clear Height:	14
Grade Level Doors:	2 per building (4 total)
Roof:	TPO, both replaced in 2022
Zoning:	I-1
Cap Rate:	7.06%
Listing Price:	\$2,150,000 (\$132.19/sf)

TENANTS

TENANTS	SIZE
Strikerz All Stars	3,976 SF
Cabinet Corner	3,946 SF
Steel Body Works	4,179 SF
GTZ Powder Coating	4,164 SF

FISCAL YEAR ENDING	EXPIRING SQ. FT.	% OF BUILDING
2026	7,922	48%
2027	4,164	26%
2029	4,179	26%
TOTAL	16,265	100%

INVESTMENT HIGHLIGHTS



100% LEASED WITH LONG-TERM VALUE CREATION

- Stable Rent Roll consisting of a diversified tenant roster
- Complementary mix of Industrial tenants
- Strong in-place rent growth given annual increases/market rental rate appreciation and limited supply in the market
- Priced well below replacement cost
- The asset has been well maintained and property has undergone significant exterior and interior improvements including new TPO roofs, landscaping, electrical, security lights and fencing



STRATEGIC LOCATION FOR SERVICE TYPE TENANTS

- Located in densely populated Northwest trade area, just south of Loop 1604
- Immediate access to Bandera Road (SH-16)
- Ease of access to all parts of the city with close proximity to Loop 410 & Loop 1604



STRONG DEMOGRAPHICS SURROUNDING SITE

- Average household income of \$83,616 within two miles of site
- Established area has more than 132,627 people living in a five-mile radius of the site



THRIVING SAN ANTONIO MARKET

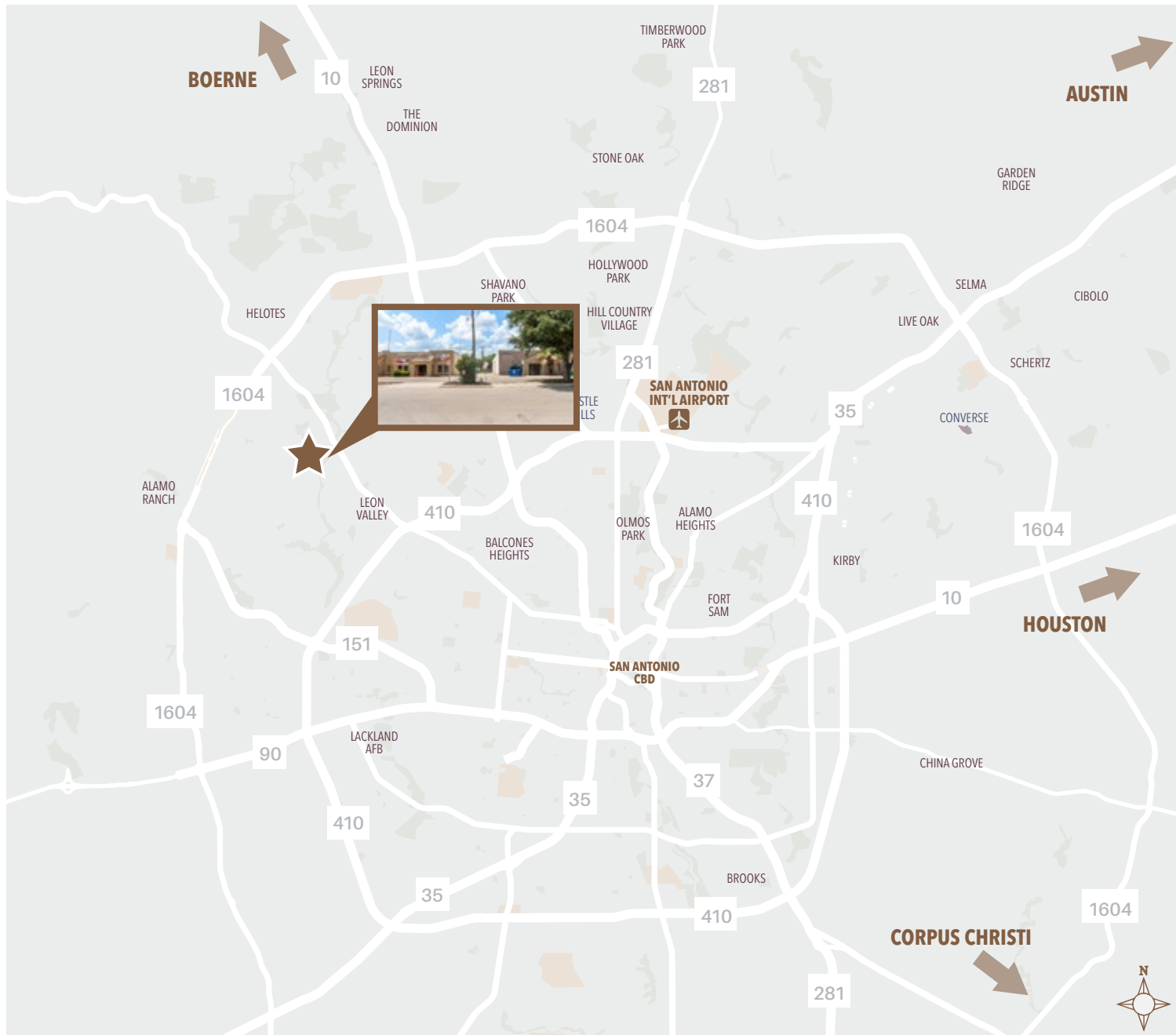
- San Antonio's industrial market continues to be very tight with rising rental rates for warehouse and flex space
- Tremendous retail, office, multi-family, and hospitality demand in the area



LOCATION MAP



OVERVIEW MAP



SITE PLAN



TENANT SUMMARIES



STRIKERZ ALL STAR

3,976 SF | July 2026 expiration

Strikerz All Stars mission is to help our athletes develop self confidence, courage, and determination. They are committed to facilitating a safe learning environment where our athletes are able to achieve their goals.



CABINET CORNER

3,946 SF | May 2026 expiration

Create a one-of-a-kind space with Cabinet Corner's custom kitchen cabinets.



STEEL BODY WORKS

4,179 SF | January 2029 expiration

Steel Body Works is an independent, auto repair garage, and complete body and paint shop. They work on everyday cars and trucks, as well as classic and customized vehicles. They offer full vehicle maintenance services and collision repair on cars from everywhere in the world, U.S., Europe, Asia, etc.

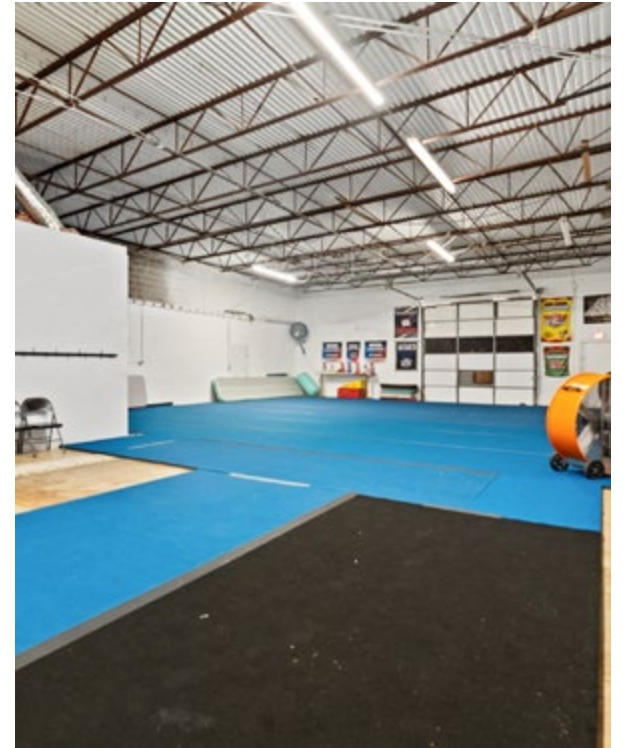


GTZ POWDER COATING

4,164 SF | August 2027 expiration

GTZ Powder Coating is a one-stop shop for all your powder coating and Cerakote needs. Started in 2016, they are veteran owned, operated, and employed. What started off as dream in a garage has grown to a booming business, and continue to grow today. Over the years they have added Cerakote and laser engraving services, and recently purchased a 4x8 plasma table to begin offering custom metal work. They also hold a firearms license and routinely turn out custom firearms to include laser stippling and custom Cerakote work.

INTERIOR PHOTOS



FINANCIAL OVERVIEW

FINANCIAL SUMMARY

GLA	PERCENT LEASED	IN-PLACE NOI
16,265	100%	\$151,923.12

PRICING

ASKING PRICE	ASKING PRICE/SF	IN-PLACE CAP RATE
\$2,150,000	\$132.19	7.06%



All assumptions and projections have been developed by Transwestern and are based upon assumptions related to the general economy, competition and other factors beyond the control of the Seller and therefore are subject to variation. No representation is as to the accuracy or completeness of the information contained herein and nothing contained herein is, or shall be relied upon as, a promise or representation as the future performance of the Property.

RENT ROLL

ADDRESS	TENANT	SF	LEASE TYPE	START	END	ANNUAL INCREASES	BASE RENT	NNN	RENEWAL OPTIONS
7815 Fortune Dr Suite B	Strikerz All Stars	3,976	NNN	8/1/23	7/31/26	6.84%	\$2,922.00	\$878.03	N/A
7815 Fortune Dr Suite A	Cabinet Corner	3,946	NNN	3/1/23	5/31/26	3%	\$3,386.98	\$871.41	1 yr at Fair Market Value
7819 Fortune Dr Suite 103	Steel Body Works	4,179	NNN	11/1/23	1/15/29	3%	\$3,228.28	\$922.86	N/A
7819 Fortune Dr Suite 101	GTZ Powder Coating	4,164	NNN	9/1/24	8/31/27	3%	\$3,123.00	\$923.00	3 yrs at 3% annual increases
TOTAL		16,265					\$12,660.26	\$3,595.30	



ECONOMIC OVERVIEW

SAN ANTONIO ECONOMIC OVERVIEW

San Antonio is the nation's seventh largest city in terms of population and the second largest city in the state of Texas. The city of San Antonio serves as the seat of Bexar County. In the heart of Southern Texas, the city is home to noted national landmarks and celebrated public spaces like the Riverwalk and The Alamo and welcomes more than 20 million visitors per year. Interstate highways connect San Antonio to the major Texas population centers and to primary border crossing points into Mexico. Because of this combination of ideal location and quality infrastructure, more than 50 percent of the total goods flowing between the U.S. and Mexico travel through San Antonio before reaching their final destination.

San Antonio is home to several Fortune 500 companies including Valero Energy, USAA, Marathon Petroleum, iHeart Media and NuStar. Other major companies in the metro area include Whataburger's Corporate Headquarters, H-E-B, Medtronic, Caterpillar, Rackspace and Eye Care Centers of America.

San Antonio is also home to the 2nd largest data center concentration in the United States and has more science and technology "security cleared" workers than any city in the US outside of the Washington, DC area. San Antonio has a strong military presence and is home to four major military bases comprising Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base and Camp Bullis.

San Antonio is also home to the South Texas Medical Center which consists of over 900 acres of medical-related facilities and directly serves 38 counties. The healthcare industry is one of the city's top employers, bringing close to \$3.4 billion into the region every year. In addition to serving as a regional hub for medical care, San Antonio is also home to a growing bioscience research industry. The combined economic impact of the health care and the bioscience research is almost \$11.5 billion.



7th
Largest City in US

LARGEST PERCENTAGE OF EMPLOYMENT

■ TRADE, TRANSPORTATION & UTILITIES	17%
■ GOVERNMENT	16%
■ EDUCATION & HEALTH SERVICES	15%
■ PROFESSIONAL & BUSINESS SERVICES	15%
■ LEISURE & HOSPITALITY	12%

2013
2023

SAN ANTONIO
18%

Population Growth
Fastest Growing City In The US

3.2%
UNEMPLOYMENT RATE

DEMOGRAPHICS

DESCRIPTION	2 MILE	5 MILE	10 MILE
POPULATION			
2028 Projection	49,634	348,025	1,004,242
2023	49,750	343,985	985,469
Growth 2023 - 2028 Projection	0%	0.2%	0.4%
Growth 2010 - 2023	0.1%	0.8%	1.2%
Daytime Employment	43,219	189,800	507,383
HOUSEHOLDS			
2028 Projection	18,443	134,332	366,039
2023	18,481	132,627	358,803
Growth 2023 - 2028	0%	0.3%	0.4%
Growth 2010 - 2023	0.9%	1.5%	2.0%
Owner Occupied	13,106	69,835	207,641
INCOME			
2023 Avg Household Income	\$83,616	\$77,773	\$80,633
2023 Med Household Income	\$70,295	\$62,789	\$60,823
HOUSING VALUE			
2023 Median Home Value	\$183,087	\$186,200	\$192,527

TRAFFIC COUNTS

Bandera Rd @ Mainland Dr 169,567 cars per day



343,985

Population in
5-mile radius



1.5%

Population growth 2010-2023



\$77,773

Average Household
Income



50,599

cars per day

DISCLOSURES

INFORMATION ON BROKERAGE SERVICES

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords. Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of sub agency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under the Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party. If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding. Real Estate licensee asks that you acknowledge receipt of this information about Brokerage services for the licensee's records.

Buyer

Date

Texas Real Estate Brokers and Salesman are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or call 512-465-3960.

HAZARDOUS MATERIALS AND ADA DISCLOSURES

HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may in the future be determined to be hazardous (toxic) or undesirable and may need to be specifically treated, handled or removed. Real estate agents have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up of such materials. It is the responsibility of the buyer to retain qualified experts to detect and correct such matters and to consult with legal counsel of their choice to determine if such materials are present and if so, to determine what, if anything, the buyer needs to do because of the presence of such materials.

AMERICANS WITH DISABILITIES ACT AND TEXAS ARCHITECTURAL BARRIERS ACT DISCLOSURE

The United States Congress has enacted the Americans with Disabilities Act and Texas has enacted the Texas Architectural Barriers Act. Among other things, these acts are intended to make many business establishments equally accessible to persons with a variety of disabilities; modifications to real property may be required. Other state and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Bidders should consult attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.





For more information, contact:

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