

6603 TOPPER PARKWAY

San Antonio, TX 78233

Warehouse Flex Space with Fenced Concrete Yard in NE San Antonio

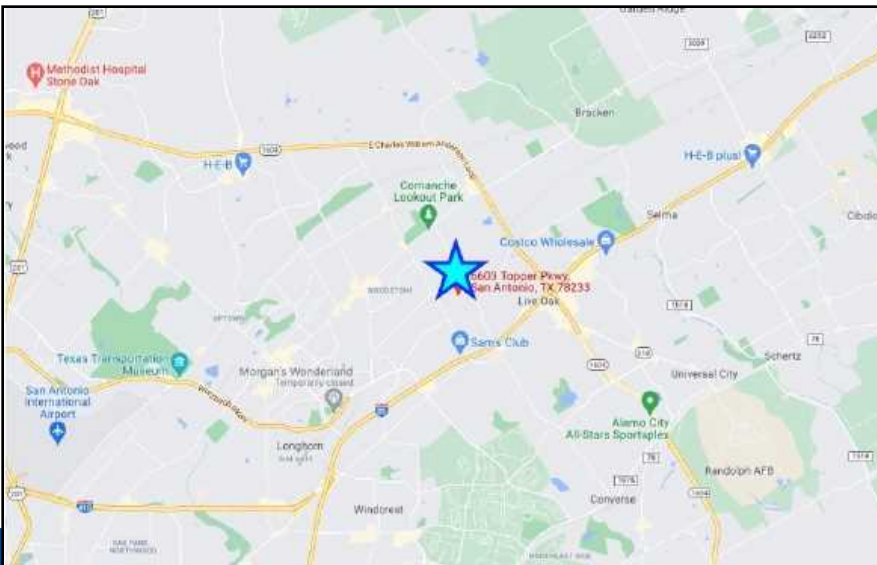


**5,400 SF Office/WH
0.64 Acre Lot**

Rate : \$13.95 Modified Gross

Property Highlights

- Ideal property for service company such as construction, contracting, HVAC, light manufacturing, etc
- Two buildings on fenced yard, nearly 2/3 acre with 100% impervious cover
- Building 1 – 3,000 SF (100% warehouse) with 3 OH grade level doors; additional 570 SF covered awning
- Building 2 – 2,400 SF (1,000 SF office, 1,400 SF WH), 2 restrooms; 3 OH doors; additional 2,950 SF covered awning; new AC
- Centrally located with great access to major arteries, just west of I-35 between I-410 and Loop 1604



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PROPERTY SUMMARY

WH Flex with Large Fenced Yard in NE SA
6603 Topper Parkway | San Antonio, TX 78233

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Property Summary

Available SF:	5,400 SF
Base Rate:	\$10.25 PSF/YR
Lease Type:	NNN
Lease Term:	3-5 Year
Warehouse SF:	4,400 SF
Office SF:	1,000 SF
Lot Size:	0.64 Acres
Overhead Doors:	6
Property Type:	Industrial WH Flex
Available Date:	August 1, 2023

Property Overview

Perfect property for a service company in need of warehouse/distribution/manufacturing space and secured parking area for fleet vehicles or outside storage space with fenced concrete yard. I-1 Zoning allows for most industrial and manufacturing needs.

New 6' barbed wire fence, new 3 ton AC unit for office space, fresh exterior paint on both buildings. Fresh office space interior paint. Office space consists of 2 private offices, reception/bullpen area, large conference/crew room, 2 restrooms.

Covered awnings provide an additional 3,500+ SF of protected parking/storage area outside.

Location Overview

Conveniently located just west of I-35 in NE San Antonio, just minutes to Loop 410, Loop 1604, and Wurzbach Parkway provides easy access to all of San Antonio and surrounding areas.



Executive Summary

6603 Topper Pkwy, San Antonio, Texas, 78233 2
6603 Topper Pkwy, San Antonio, Texas, 78233
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.56634
Longitude: -98.35837

	1 mile	3 miles	5 miles
Population			
2010 Population	12,785	90,874	201,496
2020 Population	15,586	103,213	229,508
2022 Population	15,792	106,110	235,428
2027 Population	16,255	109,082	240,644
2010-2020 Annual Rate	2.00%	1.28%	1.31%
2020-2022 Annual Rate	0.59%	1.24%	1.14%
2022-2027 Annual Rate	0.58%	0.55%	0.44%
2022 Male Population	48.5%	48.1%	48.3%
2022 Female Population	51.5%	51.9%	51.7%
2022 Median Age	34.6	37.3	36.7

In the identified area, the current year population is 235,428. In 2020, the Census count in the area was 229,508. The rate of change since 2020 was 1.14% annually. The five-year projection for the population in the area is 240,644 representing a change of 0.44% annually from 2022 to 2027. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 36.7, compared to U.S. median age of 38.9.

Race and Ethnicity

2022 White Alone	43.7%	47.2%	46.5%
2022 Black Alone	10.3%	10.3%	12.2%
2022 American Indian/Alaska Native Alone	1.3%	1.1%	1.1%
2022 Asian Alone	3.4%	3.4%	3.3%
2022 Pacific Islander Alone	0.3%	0.3%	0.3%
2022 Other Race	14.9%	12.6%	12.6%
2022 Two or More Races	26.1%	25.1%	24.0%
2022 Hispanic Origin (Any Race)	53.4%	48.4%	47.2%

Persons of Hispanic origin represent 47.2% of the population in the identified area compared to 19.0% 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 84.7 in the identified area, compared to 71.6 for the U.S. as a whole.

Households

2022 Wealth Index	50	66	68
2010 Households	4,290	33,462	74,920
2020 Households	5,371	38,545	86,375
2022 Households	5,449	39,724	88,673
2027 Households	5,650	41,171	91,267
2010-2020 Annual Rate	2.27%	1.42%	1.43%
2020-2022 Annual Rate	0.64%	1.35%	1.17%
2022-2027 Annual Rate	0.73%	0.72%	0.58%
2022 Average Household Size	2.89	2.65	2.64

The household count in this area has changed from 86,375 in 2020 to 88,673 in the current year, a change of 1.17% annually. The five-year projection of households is 91,267, a change of 0.58% annually from the current year total. Average household size is currently 2.64, compared to 2.64 in the year 2020. The number of families in the current year is 59,872 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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

April 06, 2023



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	1 mile	3 miles	5 miles
Mortgage Income			
2022 Percent of Income for Mortgage	14.5%	14.9%	15.7%
Median Household Income			
2022 Median Household Income	\$65,269	\$67,973	\$66,940
2027 Median Household Income	\$73,961	\$78,412	\$77,011
2022-2027 Annual Rate	2.53%	2.90%	2.84%
Average Household Income			
2022 Average Household Income	\$77,692	\$86,541	\$86,327
2027 Average Household Income	\$88,844	\$99,424	\$99,103
2022-2027 Annual Rate	2.72%	2.81%	2.80%
Per Capita Income			
2022 Per Capita Income	\$26,831	\$32,475	\$32,517
2027 Per Capita Income	\$30,926	\$37,627	\$37,571
2022-2027 Annual Rate	2.88%	2.99%	2.93%

Households by Income

Current median household income is \$66,940 in the area, compared to \$72,414 for all U.S. households. Median household income is projected to be \$77,011 in five years, compared to \$84,445 for all U.S. households

Current average household income is \$86,327 in this area, compared to \$105,029 for all U.S. households. Average household income is projected to be \$99,103 in five years, compared to \$122,155 for all U.S. households

Current per capita income is \$32,517 in the area, compared to the U.S. per capita income of \$40,363. The per capita income is projected to be \$37,571 in five years, compared to \$47,064 for all U.S. households

Housing			
2022 Housing Affordability Index	136	136	131
2010 Total Housing Units	4,478	35,200	80,127
2010 Owner Occupied Housing Units	3,211	23,464	49,283
2010 Renter Occupied Housing Units	1,079	9,996	25,638
2010 Vacant Housing Units	188	1,738	5,207
2020 Total Housing Units	5,588	40,684	91,608
2020 Vacant Housing Units	217	2,139	5,233
2022 Total Housing Units	5,670	42,193	94,346
2022 Owner Occupied Housing Units	3,754	25,317	55,925
2022 Renter Occupied Housing Units	1,696	14,408	32,749
2022 Vacant Housing Units	221	2,469	5,673
2027 Total Housing Units	5,924	44,095	97,931
2027 Owner Occupied Housing Units	3,980	26,330	58,084
2027 Renter Occupied Housing Units	1,670	14,841	33,183
2027 Vacant Housing Units	274	2,924	6,664

Currently, 59.3% of the 94,346 housing units in the area are owner occupied; 34.7%, renter occupied; and 6.0% are vacant. Currently, in the U.S., 58.2% of the housing units in the area are owner occupied; 31.8% are renter occupied; and 10.0% are vacant. In 2020, there were 91,608 housing units in the area and 5.7% vacant housing units. The annual rate of change in housing units since 2020 is 1.32%. Median home value in the area is \$198,904, compared to a median home value of \$283,272 for the U.S. In five years, median value is projected to change by 5.37% annually to \$258,330.

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. Esri forecasts for 2022 and 2027. Esri converted Census 2010 data into 2020 geography.

April 06, 2023



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.

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Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

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