

WAREHOUSE ON ±1.60 ACRES

*For Sale
or Lease*



6920 GARDNER RD, SAN ANTONIO, TX 78263



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

ALBERT MCNEEL, SIOR
210.918.6397 direct
210.410.4590 mobile
amcneel@endurasa.com

WALKER PETTY
210.249.0778 direct
210.275.2812 mobile
wpetty@endurasa.com

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Overview

TOTAL BUILDING:	±22,907 sf
AVAILABLE:	±4,628 sf to ±18,279 sf
ACRES:	±1.60 total acres
SUBMARKET:	East
ASKING PRICE:	\$1,995,000
RENTAL RATE:	\$7.50 psf / NNN estimated @ \$1.50
ZONING:	OCL (outside city limits)

HIGHLIGHTS:

- ±22,907 sf warehouse with office and additional land for outside storage plus installation of 8" base added to property
- Hard corner property lot at Gardner Rd & New Sulpher Springs Rd
- New single family development nearby
- 3 Phase, 600 Amp Service
- All metal warehouse with concrete flooring, newly remodeled office and lighting in the warehouse



Hard Corner: Gardner Rd & New Sulpher Springs Rd

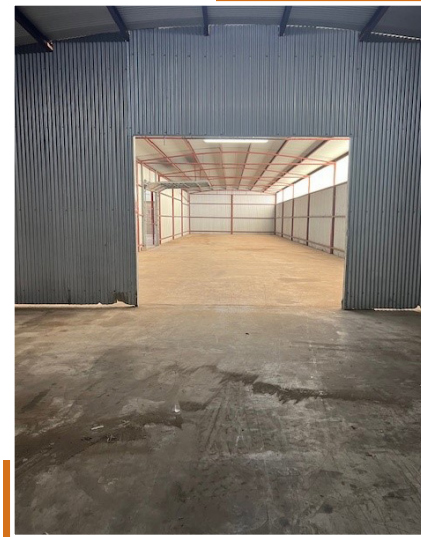
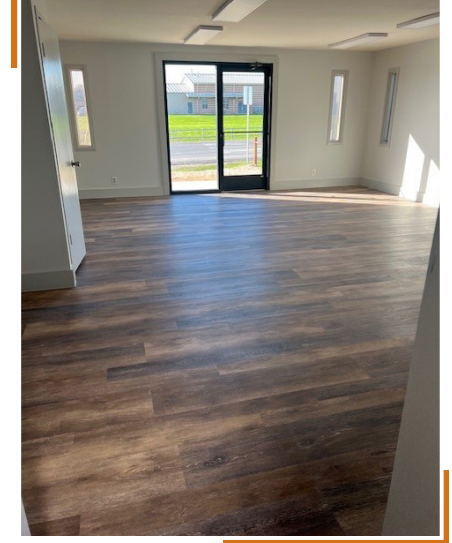
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

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Photos



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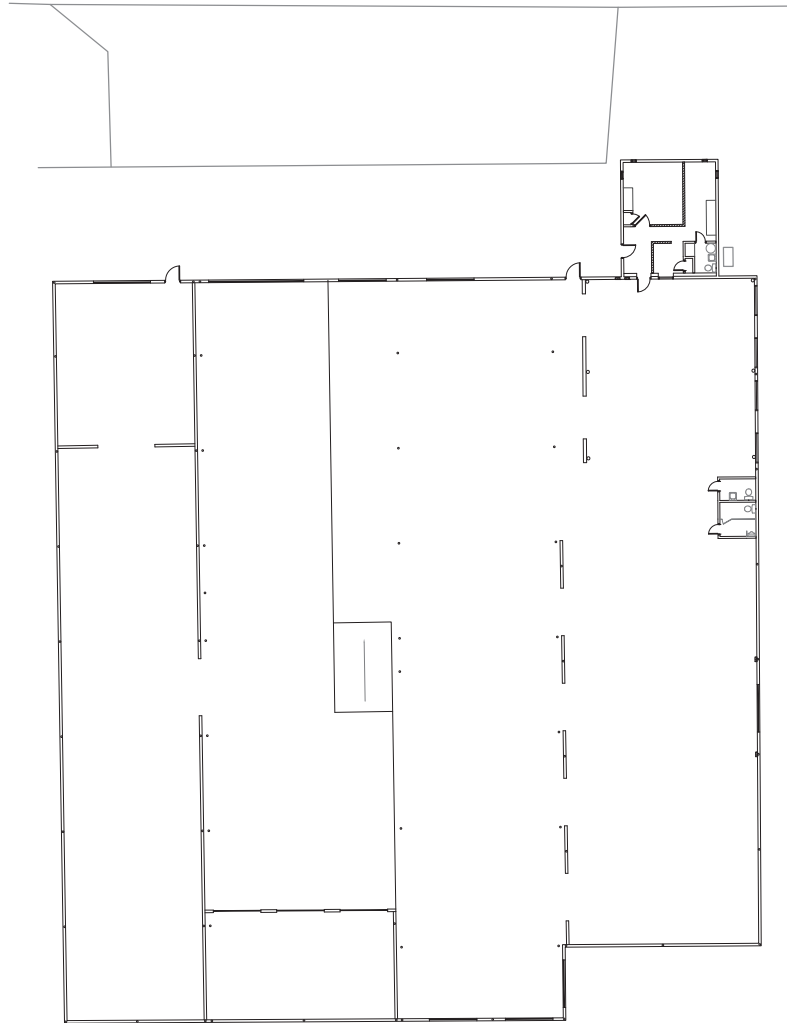
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Floor Plan



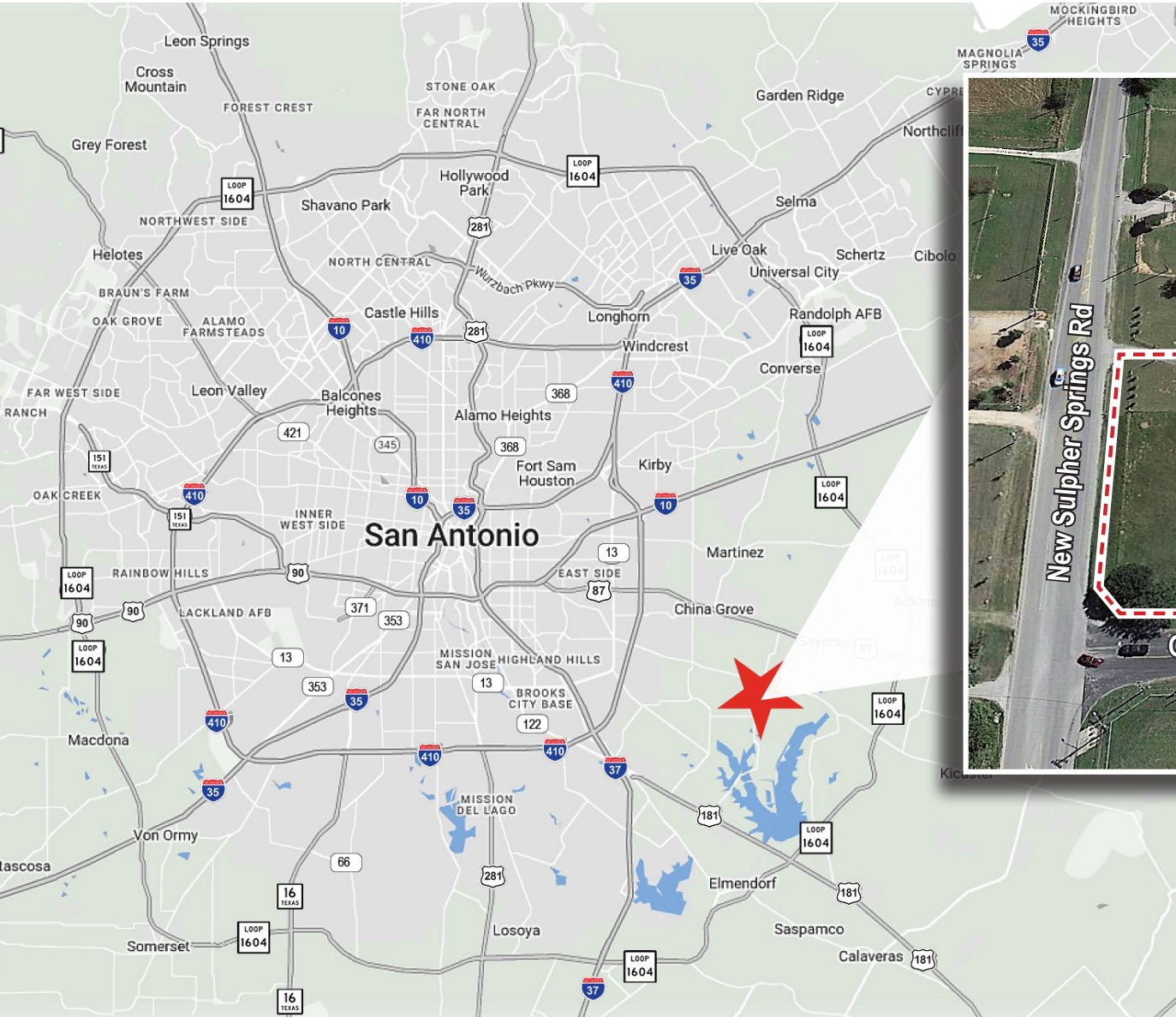
Office Area: 506 SF
Warehouse Area: 22,401 SF
Total Area: 22,907 SF

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Map/Aerial View



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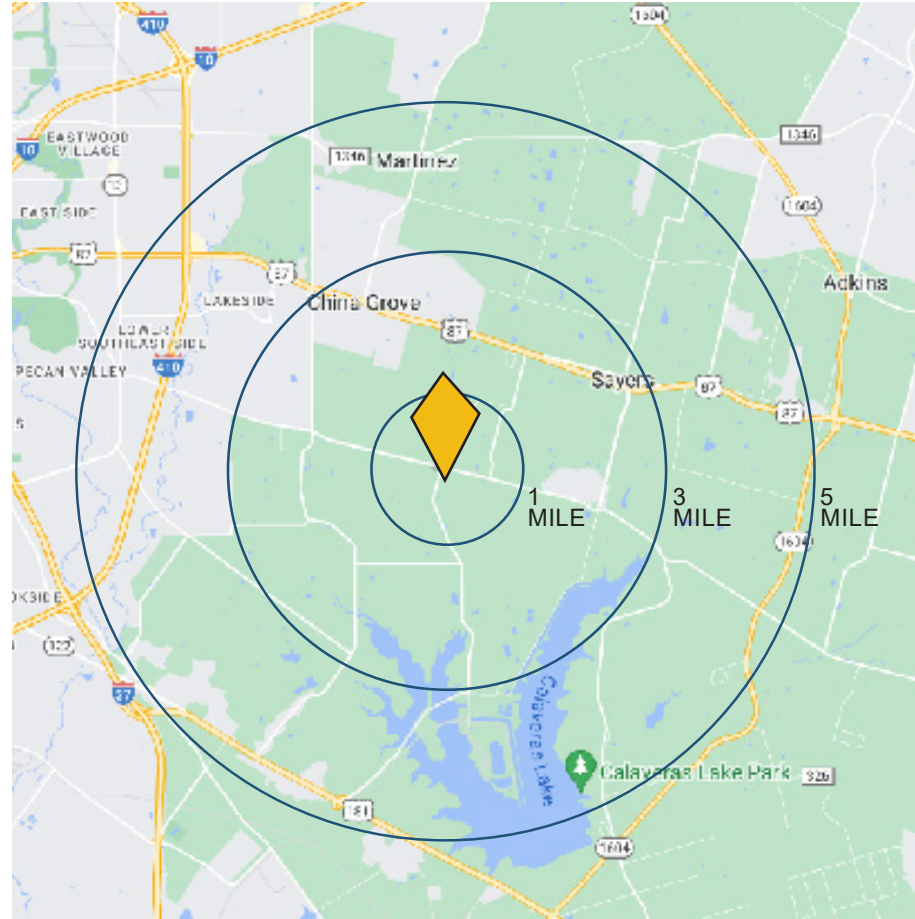
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Demographics



Radius	ESTIMATED POPULATION	ESTIMATED HOUSEHOLDS	ESTIMATED MEDIAN HOUSEHOLD INCOME	ESTIMATED MEDIAN HOME VALUE
1 MILE	405	144	\$67,500	\$252,083
3 MILE	6,919	2,327	\$81,500	\$232,278
5 MILE	34,667	11,587	\$66,388	\$191,638



Source: 2024 Costar

TRAFFIC COUNT

LOOP 410 @ NEW SULPHUR SPRINGS RD: 11,957 VPD
 NEW SULPHUR SPRINGS RD @ GARDNER RD: 6,485 VPD

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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.

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. **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.

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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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