



RETAIL AND OFFICE SPACE FOR LEASE

SAN ANTONIO, TEXAS



- LOCATION:** The property is located at 25331 IH 10 West, near the intersection of IH 10 and Ralph Fair Road.
- SIZE:** Office Building: +/- 975 sf to +/- 10,000 sf
Retail Building: +/- 1,200 to +/- 6,700 sf
- PARKING:** 5 per 1,000
- TRAFFIC COUNT:** Texas Dept. of Transportation 2022 traffic maps indicate 67,882 vehicles per day on IH 10, and 9,292 vehicles per day on the frontage road.



DEMOGRAPHICS:

	1.0 Miles	3.0 Miles	5.0 Miles
Population 2023 Estimate:	6,633	33,674	55,496
5 Year Projection:	6,824	35,412	59,950
Average Household Income	\$162,553	\$172,053	\$168,853

*Source: U.S. Bureau of the Census, 2020 Census of Population and Housing.
ESRI forecasts for 2023 and 2028.*

AREA

DEVELOPMENT:

There are many amenities in the immediate area, which include HEB, banks, hotels, and many restaurants.

PRICING:

Contact Broker

COMMENTS:

- New Ownership and Property Management!
- Great visibility and excellent location in the far NW submarket
- Good access to the IH 10 and Ralph Fair intersection

FOR INFORMATION CONTACT: MATT HOWARD

Phone: (210) 496-5800 • Fax: (210) 496-5809 • Email: mhoward@roalson.com

www.roalson.com



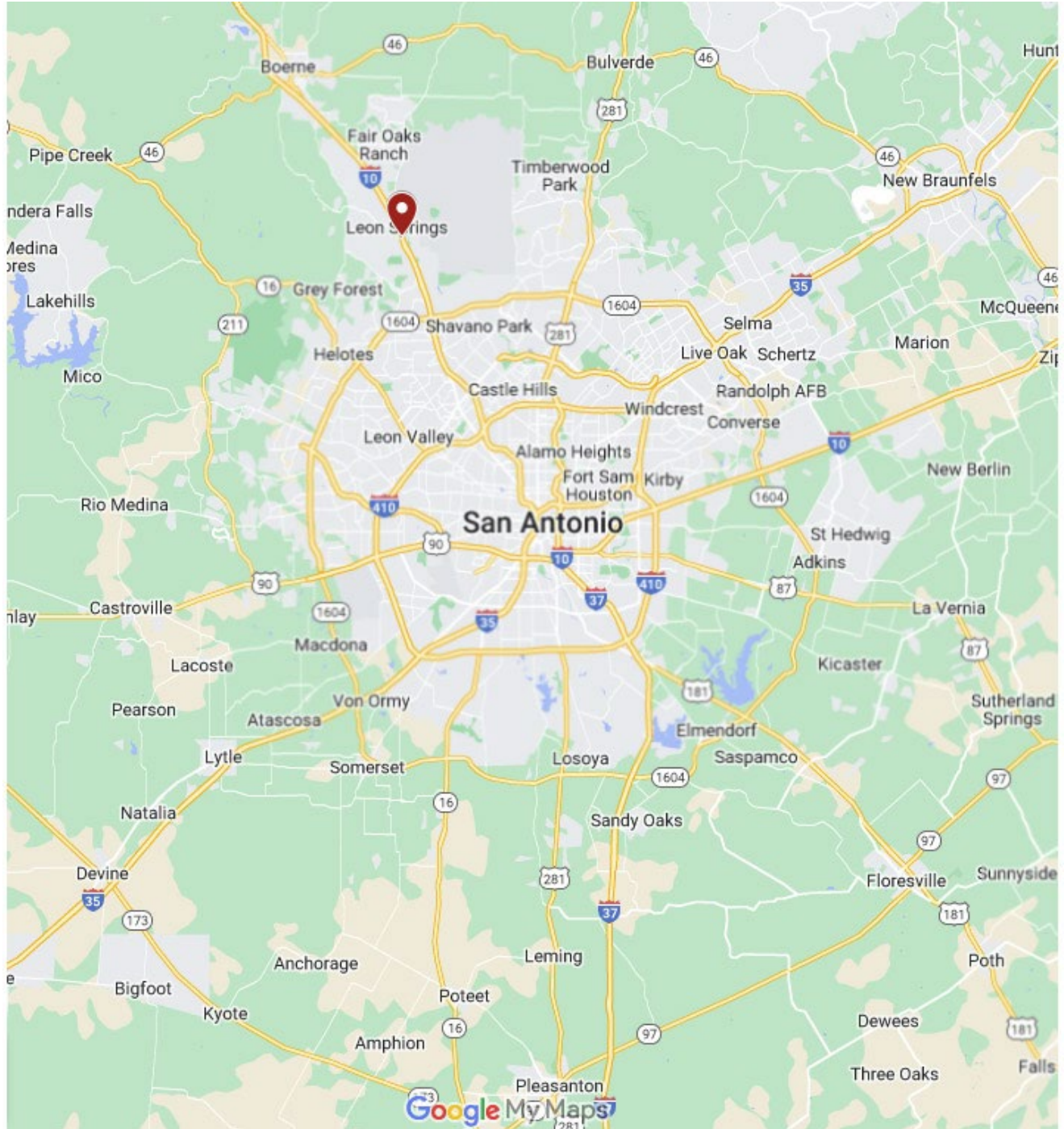
Roalson Interests, Inc.
Real Estate Services



This information is furnished by Roalson Interests, Inc. a Texas licensed real estate broker. All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other conditions, prior sale, lease or withdrawal, from market without notice.



Location Map



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Aerial Map

IH-10 and Ralph Fair - 25331 IH-10 West
Texas, 3.86 AC +/-



Boundary

Matt Howard
mhoward@roalson.com

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IH-10 and Ralph Fair - 25331 IH-10 West
Texas, 3.86 AC +/-



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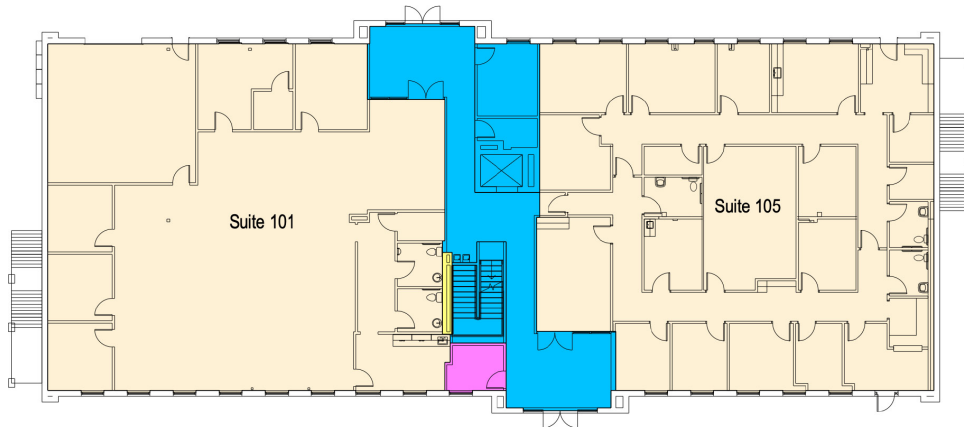
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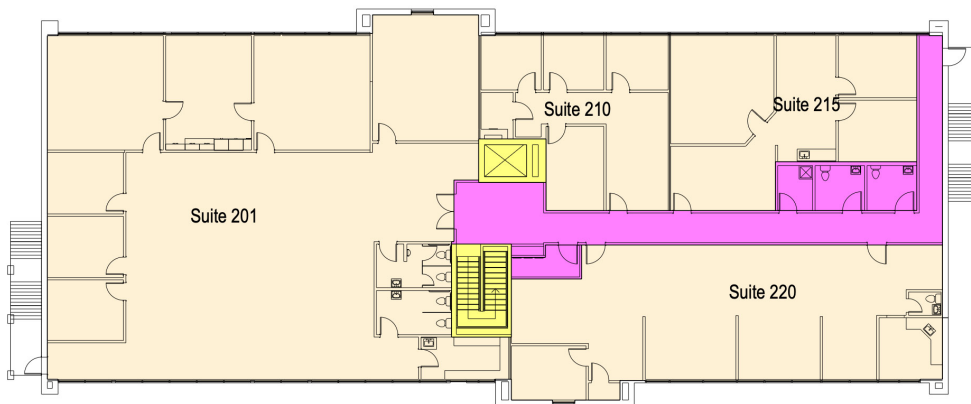


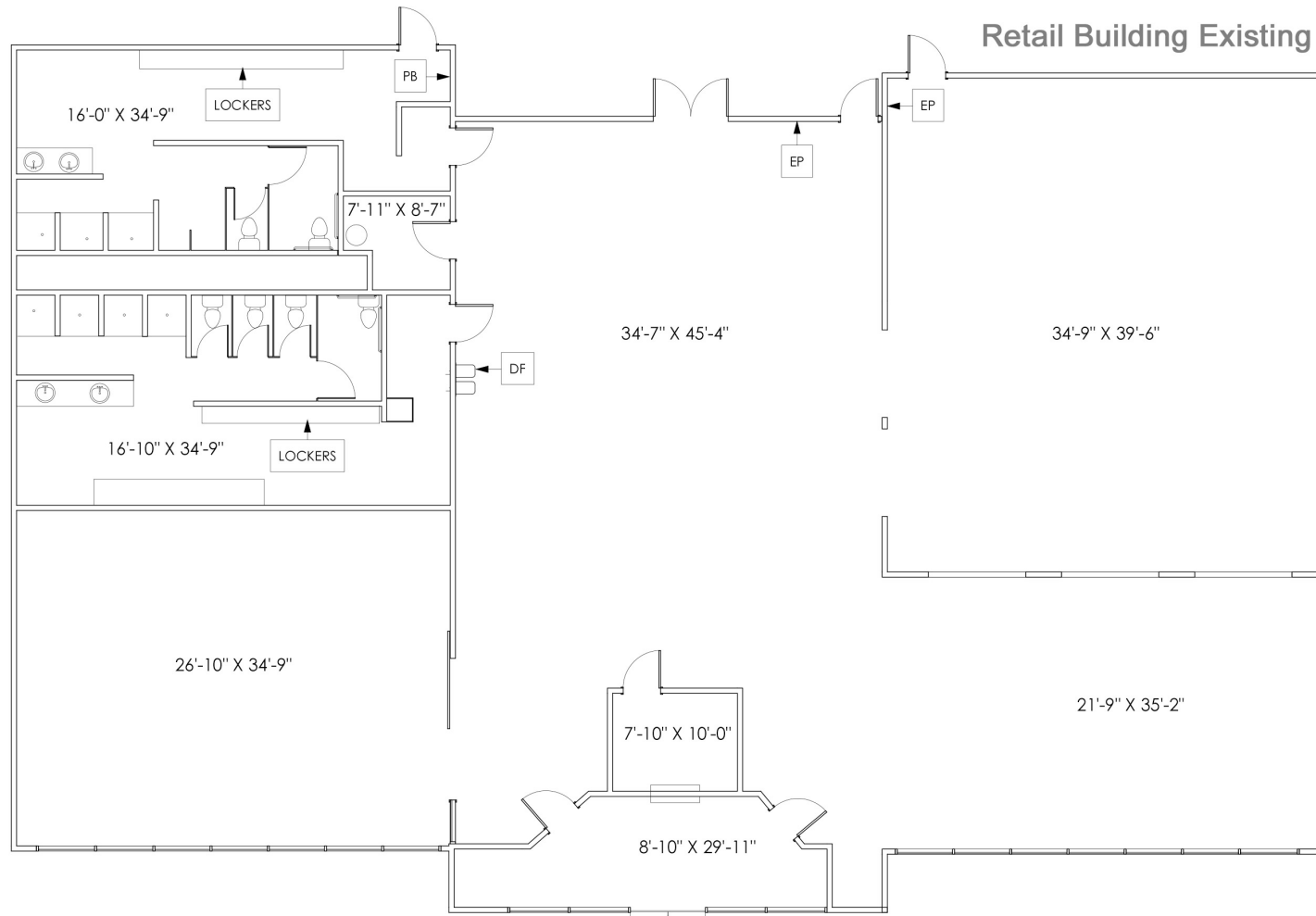
OFFICE BUILDING DETAIL

FLOOR 1



FLOOR 2





Retail Building Existing

DRAWING INFORMATION:
SCALE 1/8" = 1'-0"
6,701 SF
www.thejordangroup-sa.com

DATE:
04/03/2023

BUILDING 2
32255 IH 10 WEST
SAN ANTONIO, TX



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DEMOGRAPHIC OVERVIEW

April 28, 2024

25331 IH 10 WEST

	1.0 Miles:	3.0 Miles:	5.0 Miles:
Population			
2020 Census	6,238	31,303	51,508
2023 Estimate	6,633	33,674	55,496
5 Year Projection	6,824	35,412	59,950
Households			
2020 Census	2,118	10,991	19,343
2023 Estimate	2,271	11,863	20,846
5 Year Projection	2,378	12,658	22,795
2023 Population by Race			
White	58.4%	59.0%	60.3%
Black	3.1%	3.3%	3.5%
Asian or Pacific Islander	6.3%	6.5%	6.4%
American Indian	0.8%	0.7%	0.6%
2023 Population by Ethnicity			
Hispanic Origin	37.8%	36.5%	35.3%
2023 Total Housing Units			
Owner-Occupied	1,931	9,390	14,736
Renter-Occupied	339	2,473	6,110
Average Household Size	2.92	2.83	2.66
2023 Household Income			
Income \$ 0 - \$15,000	3.9%	4.1%	4.5%
Income \$ 15,000 - \$24,999	3.9%	3.0%	3.4%
Income \$ 25,000 - \$34,999	4.9%	3.9%	4.2%
Income \$ 35,000 - \$49,999	5.6%	5.5%	6.5%
Income \$ 50,000 - \$74,999	11.8%	11.0%	12.1%
Income \$ 75,000 - \$99,999	8.7%	8.6%	10.2%
Income \$ 100,000 - \$149,999	20.8%	20.7%	19.3%
Income \$ 150,000 - \$199,999	15.1%	15.4%	13.4%
Income \$200,000 +	25.4%	27.8%	26.5%
Average Household Income	\$162,553	\$172,053	\$168,853
Median Household Income	\$122,068	\$128,928	\$118,954
Per Capita Income	\$54,674	\$59,584	\$62,993

Source: U.S. Bureau of the Census, 2020 Census of Population and Housing. ESRI forecasts for 2023 and 2028.

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PROPERTY DISCLOSURE STATEMENT

As to the subject property, Roalson Interests, Inc. ("Broker") makes no warranties, representations or guarantees regarding the structural integrity, soundness or suitability, for any purpose, of any improvements which may be located on the property. Furthermore, Broker makes no warranties, representations or guarantees regarding any prior uses of the property or the nature and condition of the property, including, without limitation, (1) the water, soil and geology and the existence of any environmental hazards or conditions thereon (including, but not limited to, the presence of underground storage tanks, asbestos, radon, contaminated soil or hazardous substances), or the property's compliance with any applicable laws rules or regulations regarding such substances; and (2) the compliance of the property or its operation (past, present or future) with any building codes, laws, ordinances or regulations of any government or other body.

Broker does not have the technical expertise to either determine whether any improvements are in compliance with ADA requirements or to advise a principal on the requirements of the ADA. You are advised to contact an attorney, contractor, architect, engineer or other qualified professional of your own choosing to determine to what degree, if at all, ADA impacts the subject property.

Regarding the above items, any potential PURCHASER will rely solely on its own investigation of the property. Any information provided or to be provided, with respect to the property by Broker was obtained from sources deemed reliable but is in no way warranted or guaranteed by Broker. Broker has not made any independent investigation or verification of such information, and does not make any representations as to the accuracy or completeness of such information.

**BROKER: ROALSON INTERESTS, INC.
BUILDING 2, SUITE 206
2338 NORTH LOOP 1604 W.
SAN ANTONIO, TEXAS 78248**



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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

Roalson Interests, Inc.	0338503		(210)496-5800
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Eldon Roalson	214067	eldon@roalson.com	(210)445-5858
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Howard	603462	mhoward@roalson.com	(210)865-4411
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0 Date