

OFFERING MEMORANDUM

Office/Flex Industrial
510 Portland Rd, San Antonio, TX 78216



This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions, or estimates used are for example only.



13526 George Rd, Suite 207
San Antonio, Texas 78230
texascommercialassociates.com

Matt Squire | Managing Principal
210.799.7105
matt@txcommercialassociates.com

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Property Summary:

Property Address	510 Portland Rd, San Antonio, TX 78216
Parcel Size	±0.7659 AC
Building Size	±14,356 SF
Property Type	Office/Flex Suburban
Zoning	I-1
Year Constructed	1982 Remodeled/Building Expansion in 2015

Lease Abstract:

Tenant	CS Cross, LLC dba Cross
Industry	Luxury Residential Design/Build Remodeling
Lease Type	NNN
Initial Term	39 Months
Renewal Option(s)	One 3-year Option at Fair Market Value
Base Rent	Contact Broker
NNNs (RET, CAM, INS)	Contact Broker
Sales Price	Contact Broker

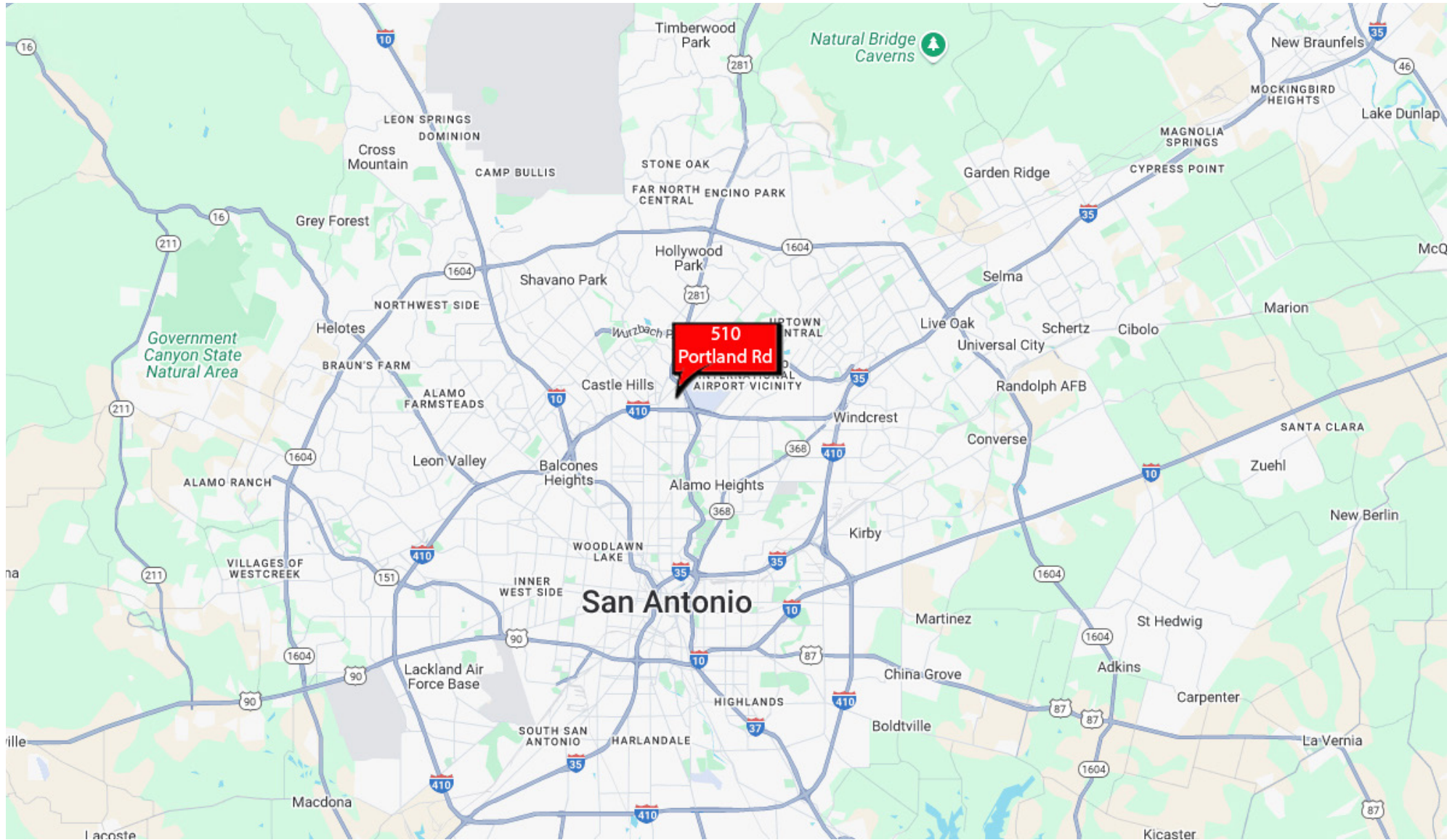


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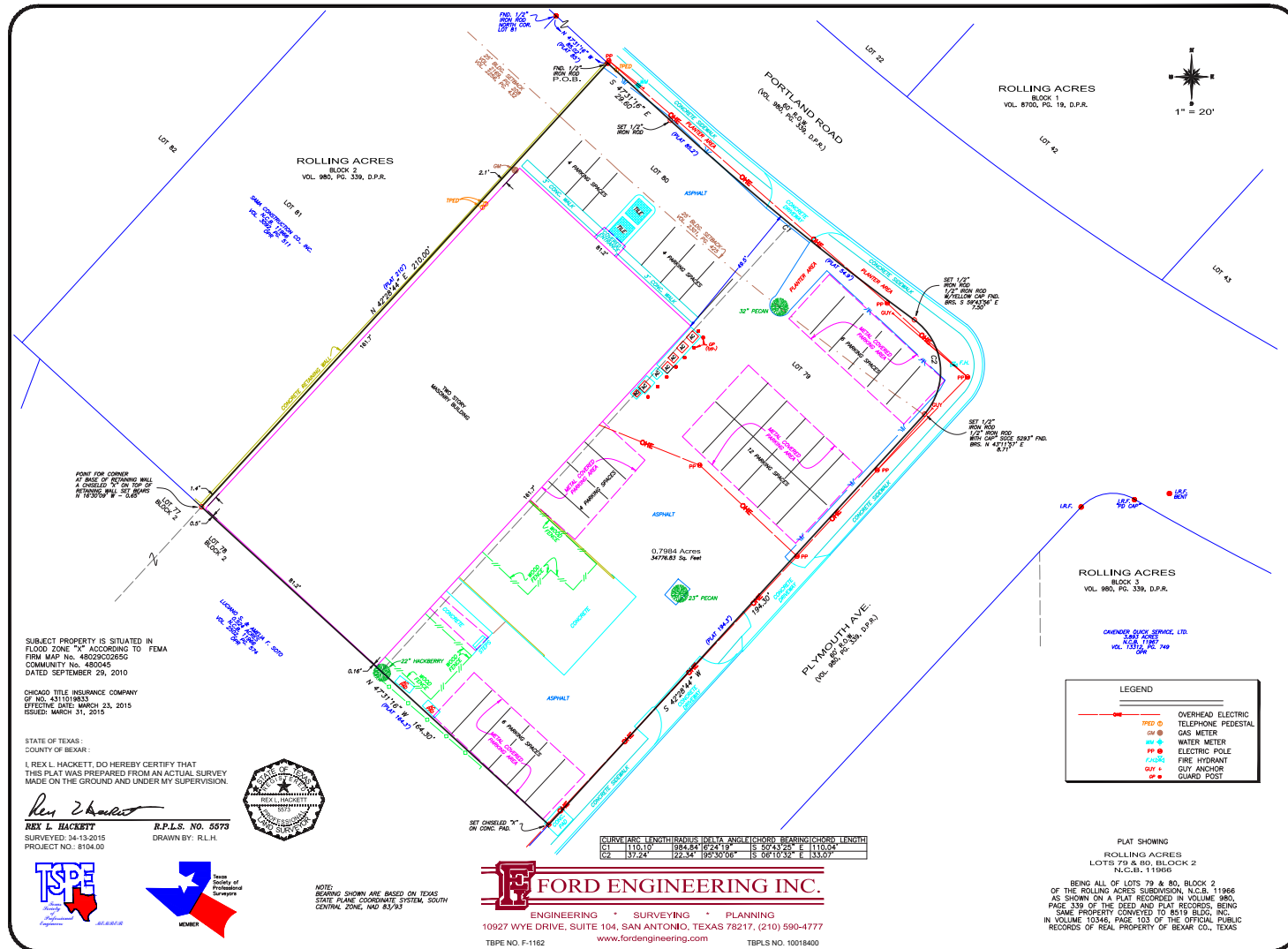
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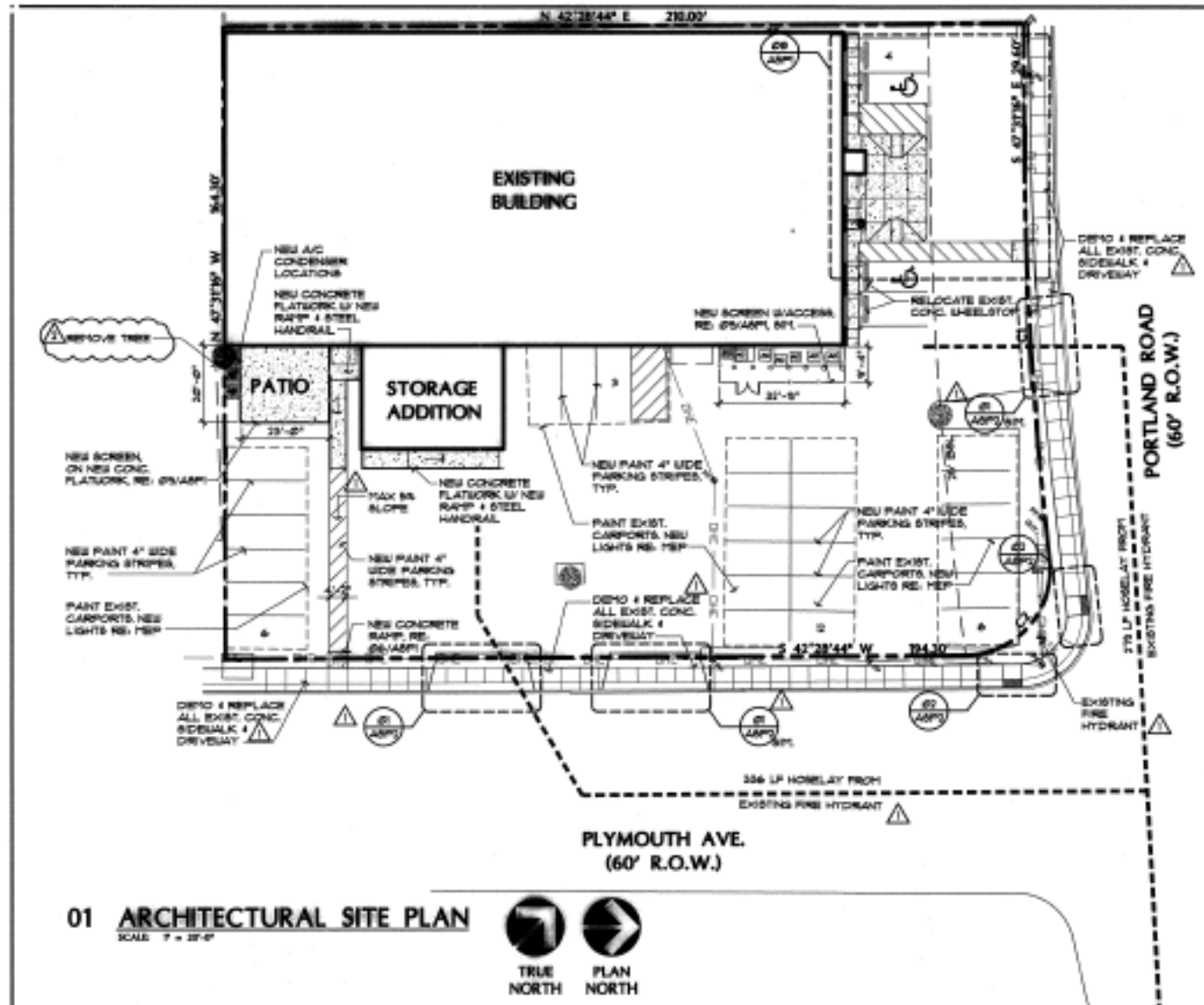


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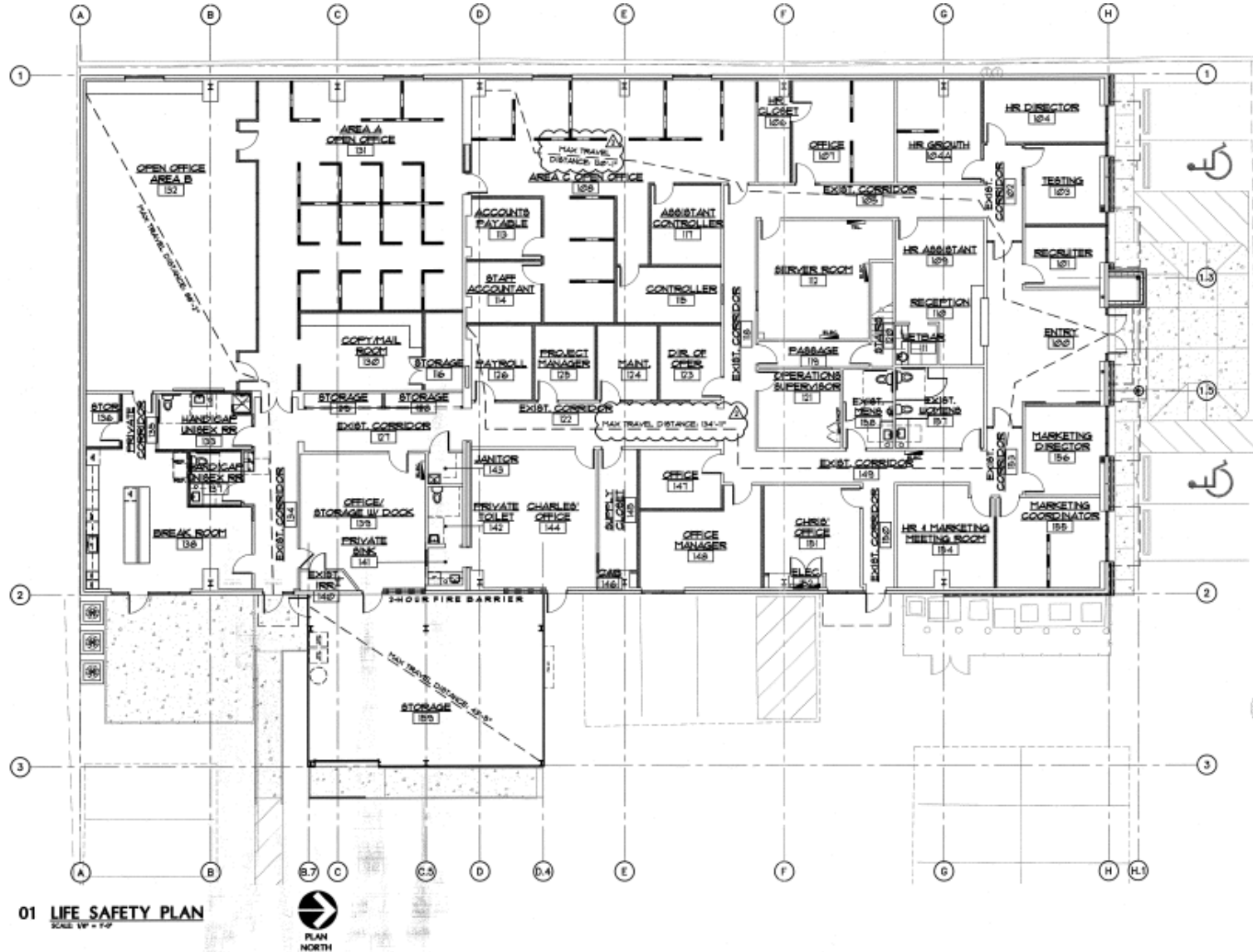


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Population

	1 mile	3 miles	5 miles
2020 Population	6,055	89,756	301,800
2024 Population	6,544	93,056	305,188
2029 Population Projection	7,032	99,320	324,336
Annual Growth 2020-2024	2.0%	0.9%	0.3%
Annual Growth 2024-2029	1.5%	1.3%	1.3%
Median Age	36.1	38	37.9
Bachelor's Degree or Higher	17%	35%	35%
U.S. Armed Forces	7	437	2,392

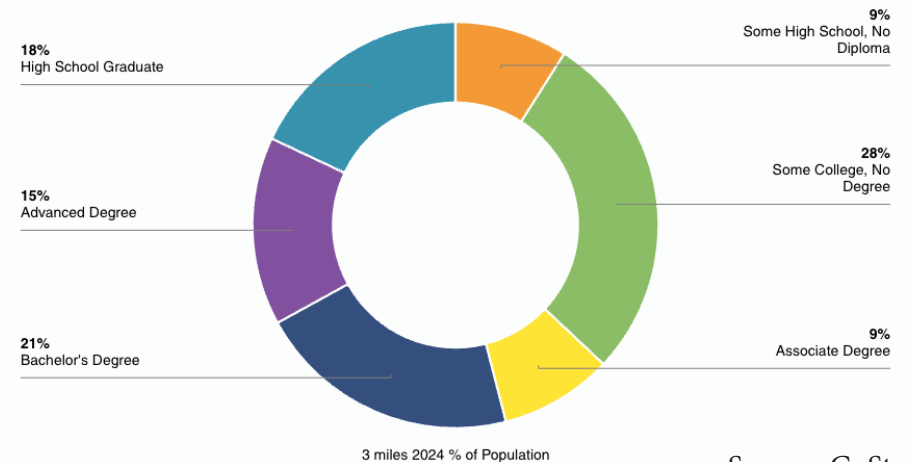
Income

	1 mile	3 miles	5 miles
Avg Household Income	\$62,422	\$79,803	\$85,214
Median Household Income	\$40,348	\$54,908	\$58,011
< \$25,000	660	8,039	25,144
\$25,000 - 50,000	846	10,637	31,347
\$50,000 - 75,000	390	7,890	24,242
\$75,000 - 100,000	278	4,268	13,661
\$100,000 - 125,000	221	3,082	10,579
\$125,000 - 150,000	86	1,721	6,295
\$150,000 - 200,000	89	2,485	8,403
\$200,000+	89	2,829	10,904

Households

	1 mile	3 miles	5 miles
2020 Households	2,435	39,288	128,537
2024 Households	2,659	40,950	130,574
2029 Household Projection	2,867	43,811	139,084
Annual Growth 2020-2024	0.2%	0.4%	0.2%
Annual Growth 2024-2029	1.6%	1.4%	1.3%
Owner Occupied Households	1,053	18,492	66,223
Renter Occupied Households	1,815	25,319	72,861
Avg Household Size	2.4	2.2	2.3
Avg Household Vehicles	1	2	2
Total Specified Consumer Spending (\$)	\$61.1M	\$1.1B	\$3.6B

Educational Attainment



Source: CoStar



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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.

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:
 1. that the owner will accept a price less than the written asking price;
 2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 3. 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.

Texas Commercial Associates, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Matt Squire

Designated Broker of Firm

9010469

License Number

588535

License Number

matt@txcommercialassociates.com

Email

matt@txcommercialassociates.com

Email

(210) 799-7105

Phone

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Phone

Licensed Supervisor of Sales Agent/Associate

License Number

Email

Phone

Sales Agent/Associate

License Number

Email

Phone

Buyer/Tenant/Seller/Landlord Initials

Date