

# FOR LEASE

9638 Potranco Road San Antonio, TX 78251  
Southeast corner of Potranco & Dugas



Established 1908  
11503 NW Military, Suite 330  
San Antonio, Texas 78231

**Tom Rohde**

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ID# 13789227

## **Total Square Footage Available**

Approx. 7,897 Sq. Ft.

## **Lease Term**

Three (3) to Five (5) years

## **Lease Rate**

\$24.00 per square foot, per year

## **Space Available**

Approximately 1,478 SF

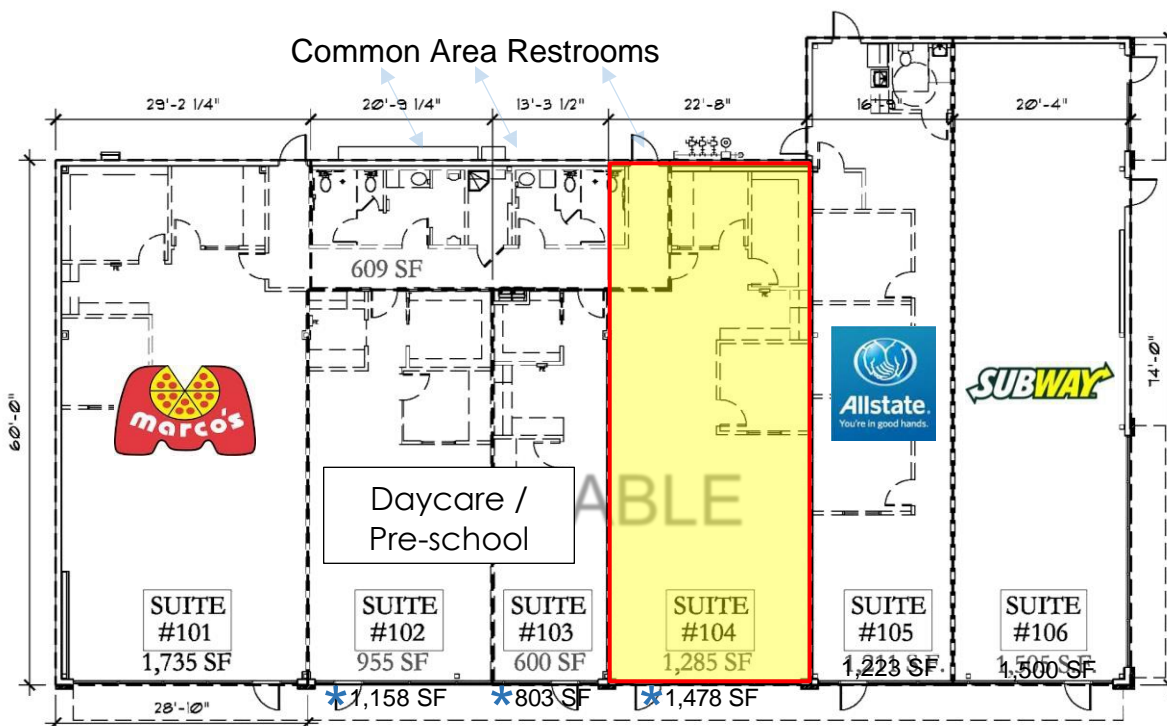
## **Expenses**

\$12.83 per square foot, per year

## **Tenant Improvements**

Negotiable

Although Rohde, Ottmers & Siegel Realty, Inc., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.



To include Common Area Restrooms

## LEASE PLAN

POTRANCO & DUGAS  
SAN ANTONIO, TEXAS

SC: N.T.S.

10/17/17



300 W. BITTERS RD, SUITE 204  
SAN ANTONIO, TX. 78230  
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# DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	8,374	64,086	153,746
2010 Population	19,232	109,056	225,512
2016 Population	21,504	125,174	262,850
2021 Population	23,417	138,331	296,888
2000-2010 Annual Rate	8.67%	5.46%	3.91%
2010-2016 Annual Rate	1.80%	2.23%	2.48%
2016-2021 Annual Rate	1.72%	2.02%	2.47%
2016 Male Population	48.6%	48.5%	49.1%
2016 Female Population	51.4%	51.5%	50.9%
2016 Median Age	31.0	30.6	30.9

In the identified area, the current year population is 262,850. In 2010, the Census count in the area was 225,512. The rate of change since 2010 was 2.48% annually. The five-year projection for the population in the area is 296,888 representing a change of 2.47% annually from 2016 to 2021. Currently, the population is 49.1% male and 50.9% female.

## Median Age

The median age in this area is 31.0, compared to U.S. median age of 38.0.

## Race and Ethnicity

2016 White Alone	64.7%	67.3%	68.9%
2016 Black Alone	10.8%	9.9%	8.9%
2016 American Indian/Alaska Native Alone	0.7%	0.8%	0.8%
2016 Asian Alone	3.7%	2.9%	2.6%
2016 Pacific Islander Alone	0.2%	0.2%	0.2%
2016 Other Race	14.9%	14.1%	14.1%
2016 Two or More Races	5.0%	4.7%	4.5%
2016 Hispanic Origin (Any Race)	64.1%	66.1%	65.1%

Persons of Hispanic origin represent 65.1% of the population in the identified area compared to 17.9% 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 73.6 in the identified area, compared to 63.5 for the U.S. as a whole.

## Households

2000 Households	2,552	21,494	49,467
2010 Households	6,365	36,712	73,641
2016 Total Households	6,933	41,615	85,091
2021 Total Households	7,554	45,814	95,951
2000-2010 Annual Rate	9.57%	5.50%	4.06%
2010-2016 Annual Rate	1.38%	2.03%	2.34%
2016-2021 Annual Rate	1.73%	1.94%	2.43%
2016 Average Household Size	3.10	3.01	3.03

The household count in this area has changed from 73,641 in 2010 to 85,091 in the current year, a change of 2.34% annually. The five-year projection of households is 95,951, a change of 2.43% annually from the current year total. Average household size is currently 3.03, compared to 2.99 in the year 2010. The number of families in the current year is 63,242 in the specified area.

## Median Household Income

2016 Median Household Income	\$59,799	\$56,089	\$55,563
2021 Median Household Income	\$65,627	\$60,699	\$61,032
2016-2021 Annual Rate	1.88%	1.59%	1.90%

## Average Household Income

2016 Average Household Income	\$69,415	\$66,713	\$67,333
2021 Average Household Income	\$74,899	\$71,951	\$73,516
2016-2021 Annual Rate	1.53%	1.52%	1.77%

## Per Capita Income

2016 Per Capita Income	\$22,222	\$22,226	\$22,267
2021 Per Capita Income	\$23,954	\$23,883	\$24,215
2016-2021 Annual Rate	1.51%	1.45%	1.69%

## Households by Income

Current median household income is \$55,563 in the area, compared to \$54,149 for all U.S. households. Median household income is projected to be \$61,032 in five years, compared to \$59,476 for all U.S. households

Current average household income is \$67,333 in this area, compared to \$77,008 for all U.S. households. Average household income is projected to be \$73,516 in five years, compared to \$84,021 for all U.S. households

Current per capita income is \$22,267 in the area, compared to the U.S. per capita income of \$29,472. The per capita income is projected to be \$24,215 in five years, compared to \$32,025 for all U.S. households



# Information About Brokerage Services

11-2-2015

*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:
  - 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 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.

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Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>ALFRED WILLIAM ROHDE, III</u>	<u>0146682</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Licensed Supervisor of Sales Agent/ Associate</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
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<u>Sales Agent/Associate's Name</u>	<u>License No.</u>	<u>Email</u>	<u>(210) 366-1400</u>
			Phone

Buyer/Tenant/Seller/Landlord Initials

Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501

IABS 1-0

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Information about

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**\* The family of A.W. (Tom) Rohde, III is a partner in this property**

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