

INDUSTRIAL/FLEX FOR LEASE

16120 COLLEGE OAK DR

SAN ANTONIO, TX, 78249



FLEX SPACE FOR LEASE

KW COMMERCIAL - CITY VIEW

15510 Vance Jackson Rd
San Antonio, TX 78249



Each Office Independently Owned and Operated

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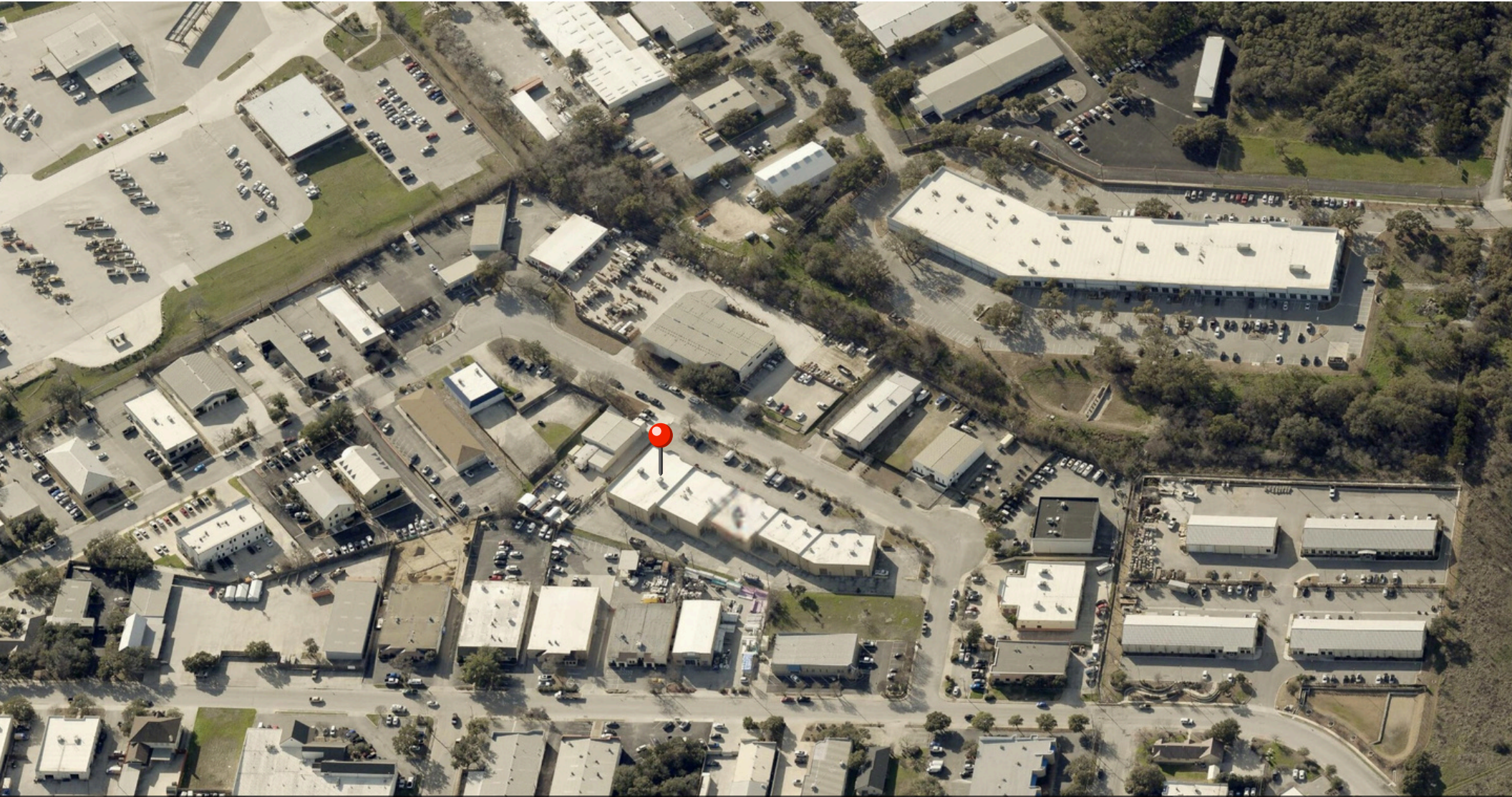
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PROPERTY SUMMARY

16120 COLLEGE OAK DR



Zoning
I-1



Traffic Counts
111,098 VPD (Loop 1604)



Gross Leasable Area
7,640 SF



Lot Size
2.15 Acres



Parking
76 Surface Spaces



Year Built
2001

EXECUTIVE SUMMARY

16120 COLLEGE OAK DR



PROPERTY HIGHLIGHTS

- **Prime Visibility & Access:** Located near major routes, including 1604 Loop with 111,000+ daily vehicles, and only 19 minutes from San Antonio International Airport
- **Ample Parking & Loading Dock:** 1 shared dock-level slab directly outside suite's bay door (10' W x 10' H) and 76 surface parking spaces (2.76/1,000 SF ratio)
- **High-Demand Corridor:** Located with-in Tradesman-College Park Corridor near Loop 1604 and IH-10, close to The Rim and La Cantera, in one of San Antonio's.
- **High-Quality Construction:** Reinforced concrete, 20' building height, built in 2001

TRADE MAP

16120 COLLEGE OAK DR



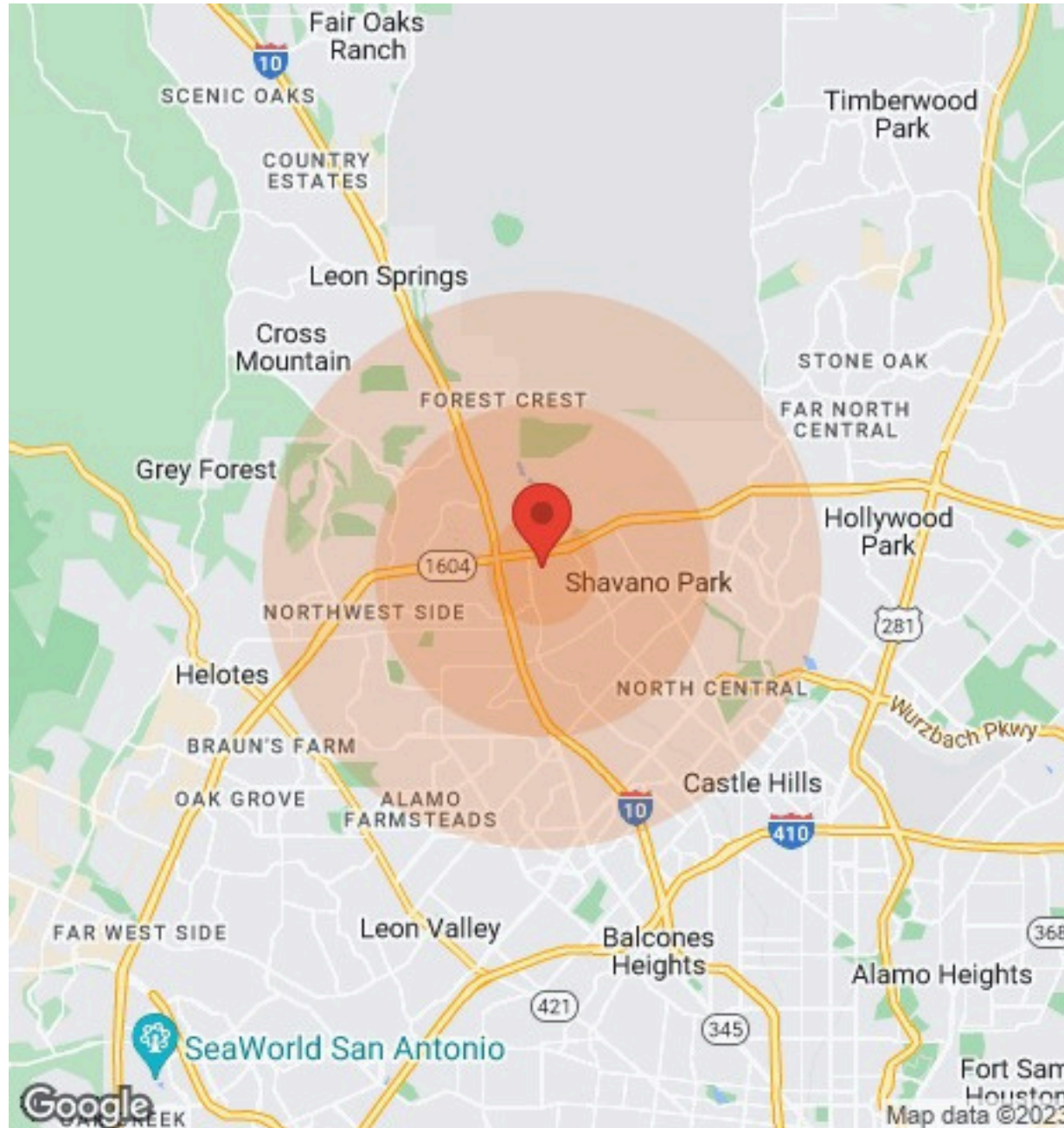
BUSINESS MAP

16120 COLLEGE OAK DR



DEMOGRAPHICS

16120 COLLEGE OAK DR



	1 Mile	3 Miles	5 Miles
Population			
Male	2,066	30,048	97,587
Female	2,034	31,014	101,719
Total Population	4,100	61,062	199,306
Age			
Ages 0-14	543	9,940	37,278
Ages 15-24	400	6,819	24,123
Ages 55-64	574	7,461	23,718
Ages 65+	895	7,791	26,404
Race			
White	3,390	46,753	154,621
Black	97	3,379	9,423
Am In/AK Nat	8	137	487
Hawaiian	N/A	44	76
Hispanic	1,298	23,853	81,469
Multi-Racial	712	13,342	44,260
Income			
Median	\$78,785	\$67,234	\$66,989
< \$15,000	183	4,252	10,431
\$15,000-\$24,999	45	1,925	6,694
\$25,000-\$34,999	185	2,536	8,210
\$35,000-\$49,999	188	2,648	9,507
\$50,000-\$74,999	479	3,706	13,284
\$75,000-\$99,999	378	3,113	10,752
\$100,000-\$149,999	368	3,438	11,734
\$150,000-\$199,999	139	1,773	5,589
> \$200,000	108	1,876	6,243
Housing			
Total Units	2,174	27,230	89,210
Occupied	2,069	25,291	82,395
Owner Occupied	853	11,931	43,080
Renter Occupied	1,216	13,360	39,315
Vacant	105	1,939	6,815

DISCLAIMER

16120 COLLEGE OAK DR



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL SAN ANTONIO

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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:
 - 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.

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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov
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