

CONTACT FOR FULL OFFERING MEMORANDUM

R/E BUSINESS CENTER

11711 IH-35N, San Antonio, TX 78233



R/E BUSINESS CENTER

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For complete Offering Memorandum, complete contact broker and complete confidentiality agreement.

INVESTMENT CONTACT

James Cotter
President

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NE San Antonio's Premier High Capacity Office Property.

R/E Business Center is a well positioned office building renovated from a former K-Mart. Located right off of Texas' critical I-35N corridor between San Antonio and Austin, this property benefits from proximity to one of the fastest growing sub markets in the nation. Generous parking ratios, multiple gated entries, and prominent pylon signage ensures an optimal commute for customers and employees.

Tenant mix includes Fortune 500 companies, state and government agencies, and local SMB businesses. Spanning over 22 acres this property also provides multiple pad site, development, and covered land play opportunities for long term investment in the area.

INVESTMENT HIGHLIGHTS

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Substantial Footprint Along Critical South TX Corridor

- Over 228,000 vehicles per day pass this property
- One hour away from Austin, TX and 10 minutes away from I-10.



NNN Lease Tenants Already in Place

- At 77% occupancy
- Strong mix of national, SMB local business, and government/nonprofit tenants with multi-year lease structures



Development Friendly Zoning and Land Area

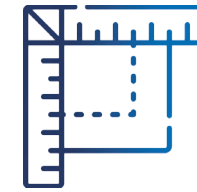
- 22 acres of land with over 525' of highway frontage
- Multiple pad site development opportunities
- Zoned I-1 & C-3



PROPERTY OVERVIEW

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Site Description

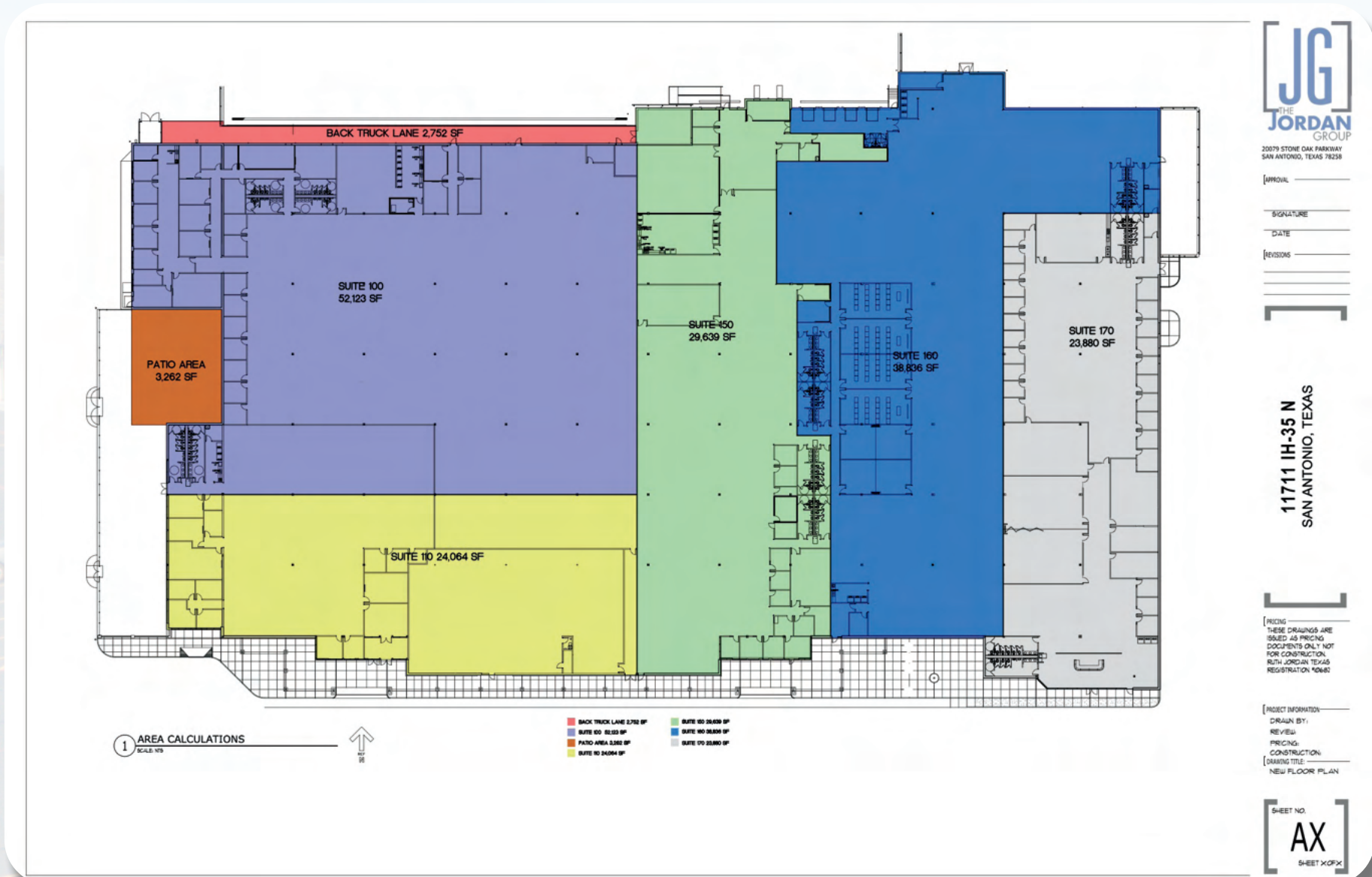
ADDRESS	11711 IH-35N, San Antonio, TX 78233
TOTAL LAND	22.33 Acres
YEAR BUILT	1994 (2009 Renovations)
ZONING	C-3 & I-1
APN	15724-000-0181
NET RENTABLE AREA	168,542 Square Feet
PARKING	1,700+ Spaces (9.88 Ratio)
STORIES	1
ACCESS	Four (4) Gated Entrances
OCCUPANCY	77%
CURRENT TENANTS	4
LEASE TYPE	NNN



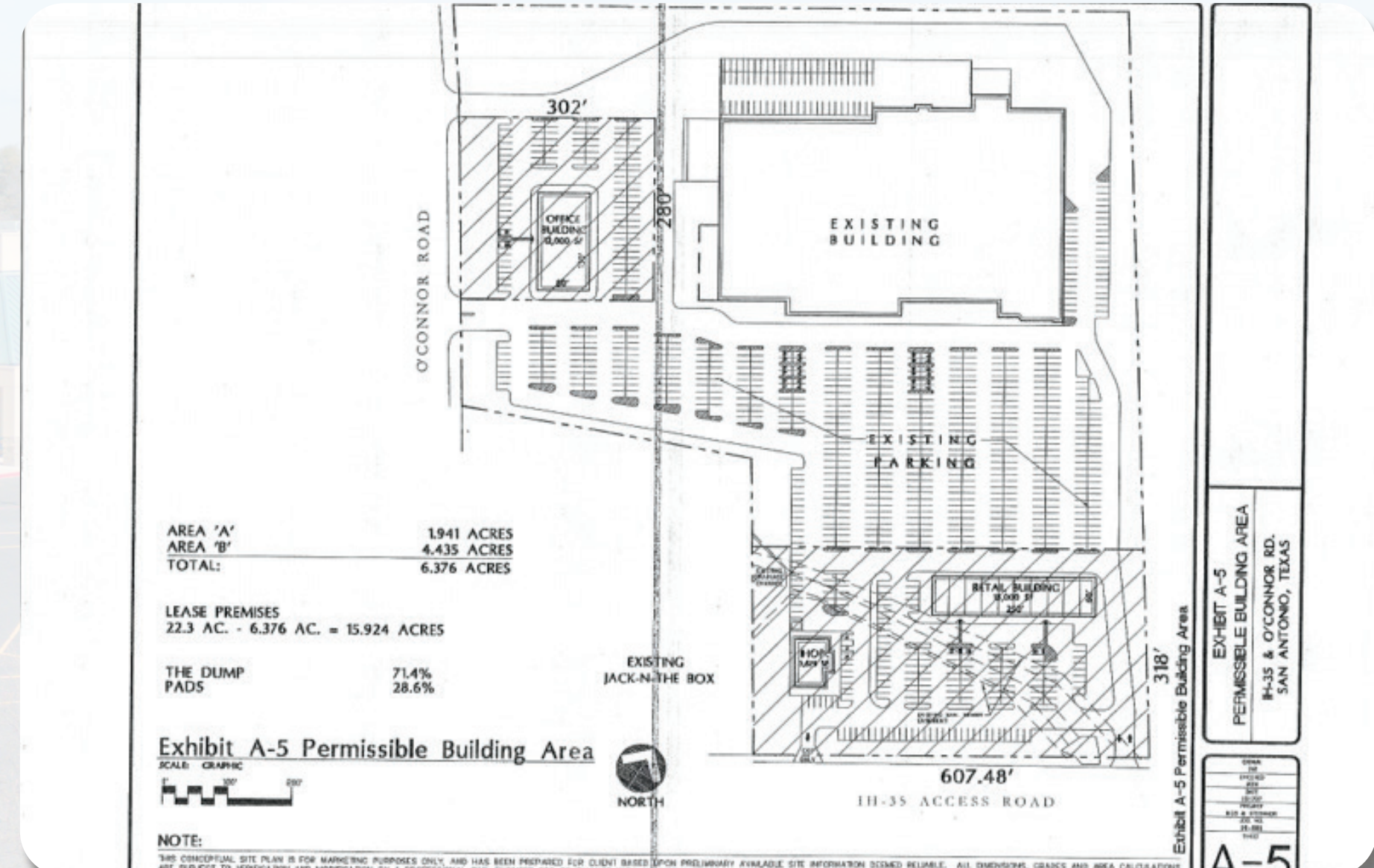
PROPERTY OVERVIEW



BUILDING PLAN



DEVELOPMENT PLAN





AREA INFORMATION

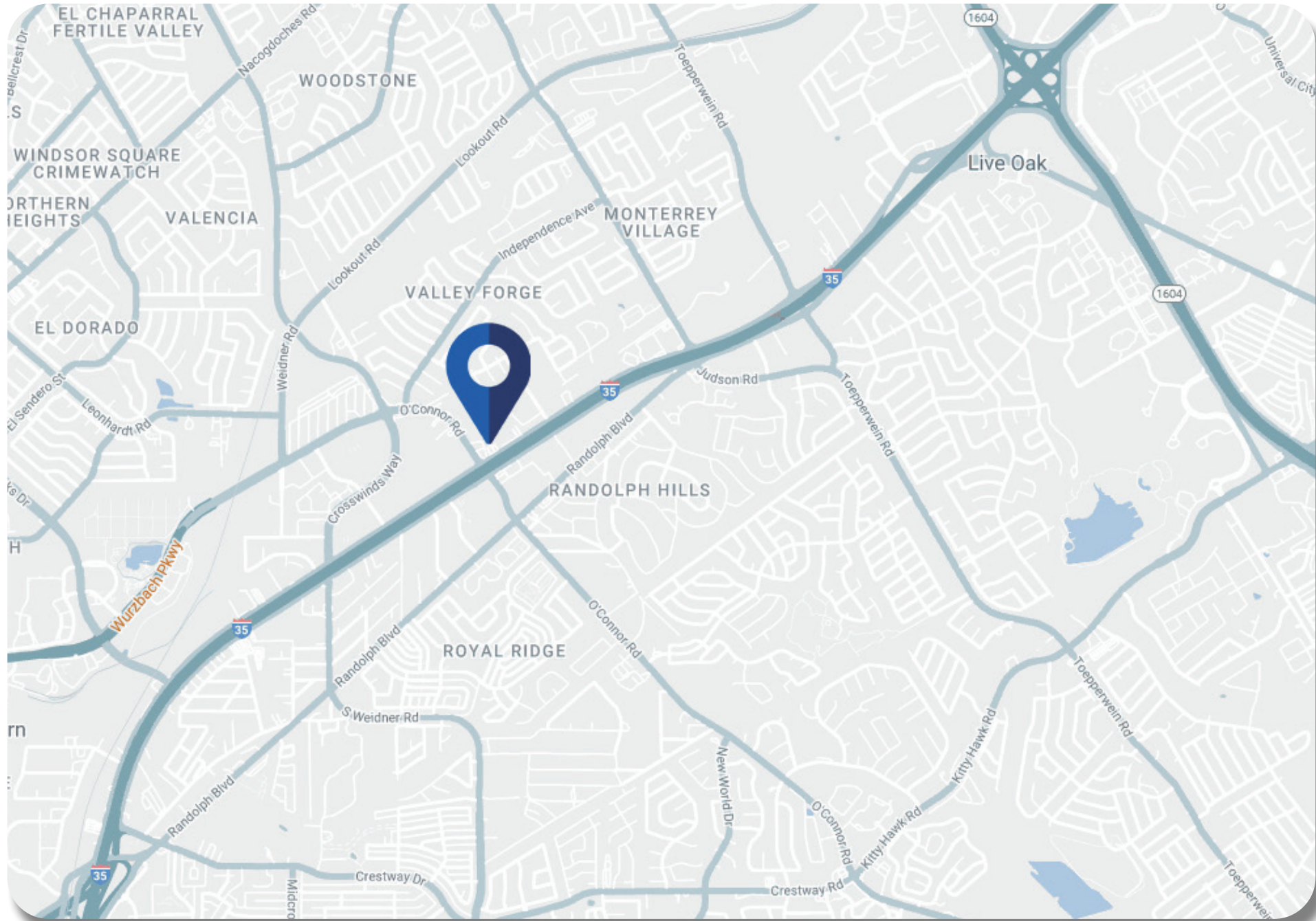
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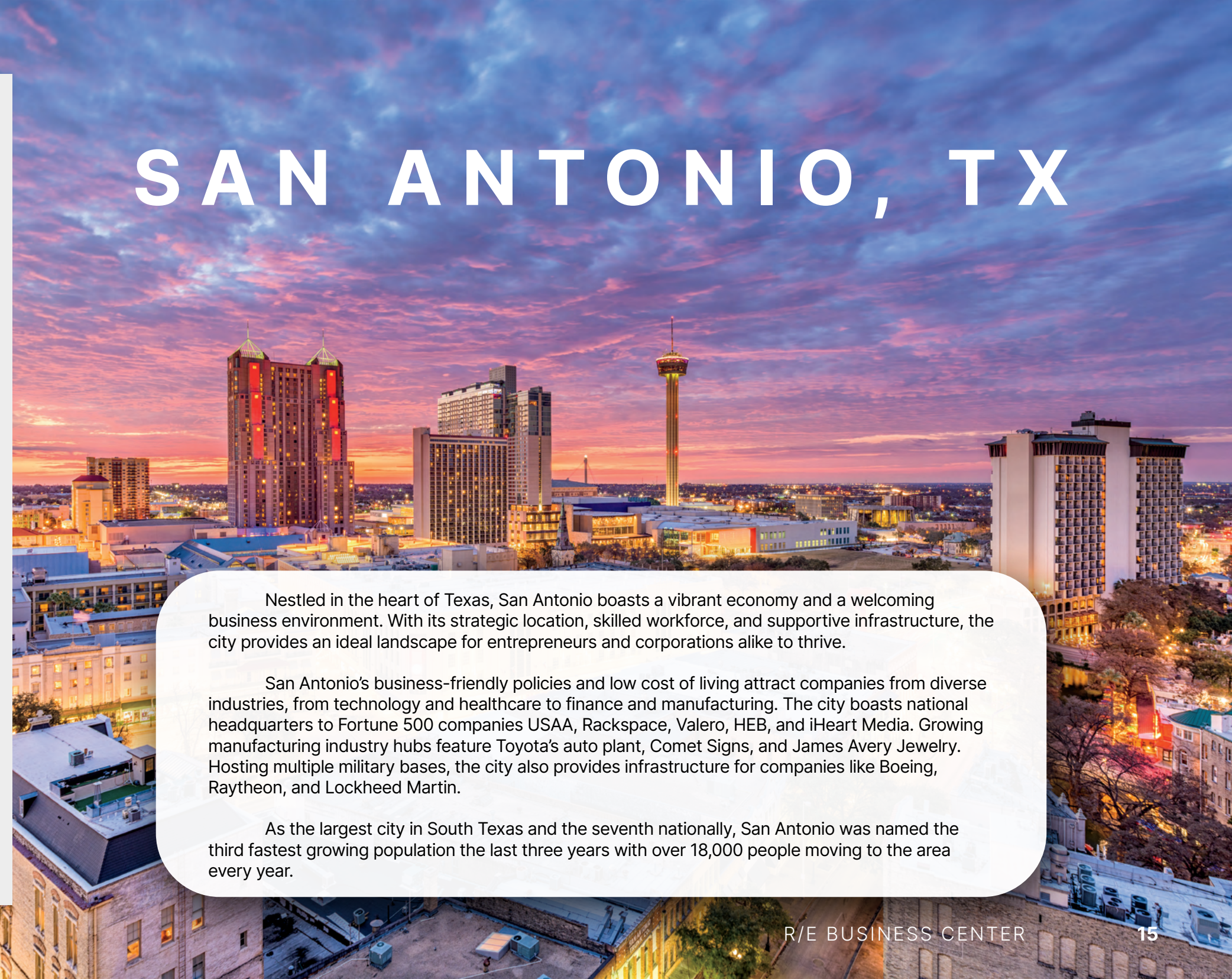


Location & Area





SAN ANTONIO, TX



Nestled in the heart of Texas, San Antonio boasts a vibrant economy and a welcoming business environment. With its strategic location, skilled workforce, and supportive infrastructure, the city provides an ideal landscape for entrepreneurs and corporations alike to thrive.

San Antonio's business-friendly policies and low cost of living attract companies from diverse industries, from technology and healthcare to finance and manufacturing. The city boasts national headquarters to Fortune 500 companies USAA, Rackspace, Valero, HEB, and iHeart Media. Growing manufacturing industry hubs feature Toyota's auto plant, Comet Signs, and James Avery Jewelry. Hosting multiple military bases, the city also provides infrastructure for companies like Boeing, Raytheon, and Lockheed Martin.

As the largest city in South Texas and the seventh nationally, San Antonio was named the third fastest growing population the last three years with over 18,000 people moving to the area every year.



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Confidentiality Agreement



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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 Caisson Real Estate Brokerage, LLC in compliance with all applicable fair housing and equal opportunity laws.