

For Lease

14685 OLD FRIO CITY ROAD

14685 OLD FRIO CITY ROAD, LYTLE, TX 78052



REGIONAL PROPERTIES

BROKERAGE & MANAGEMENT



OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	21,688 SF
Lot Size:	7.974 Acres
Number of Units:	2
Year Built:	1986
Zoning:	OCL Property Use Description: Industrial Shop
Market:	San Antonio
Submarket:	South San Antonio

PROPERTY OVERVIEW

Discover a versatile leasing opportunity at this property, offering two buildings totaling 21,688SF of flex space. The inclusion of six drive-thru doors enhances accessibility and convenience for various business operations. With approximately 6 acres of parking and outdoor storage space, the property provides ample room for activities and storage needs. Additionally, there are plans for additional buildings to be available within 30-60 days, allowing for expanded leasing options in the near future. This property is the perfect fit for businesses seeking a flexible, functional space with significant parking and outdoor storage capacity.

PROPERTY HIGHLIGHTS

- 21,688SF (2 Bldgs)
- Six (6) Drive-Thru Doors
- +/- 6AC of Parking / Outdoor Storage

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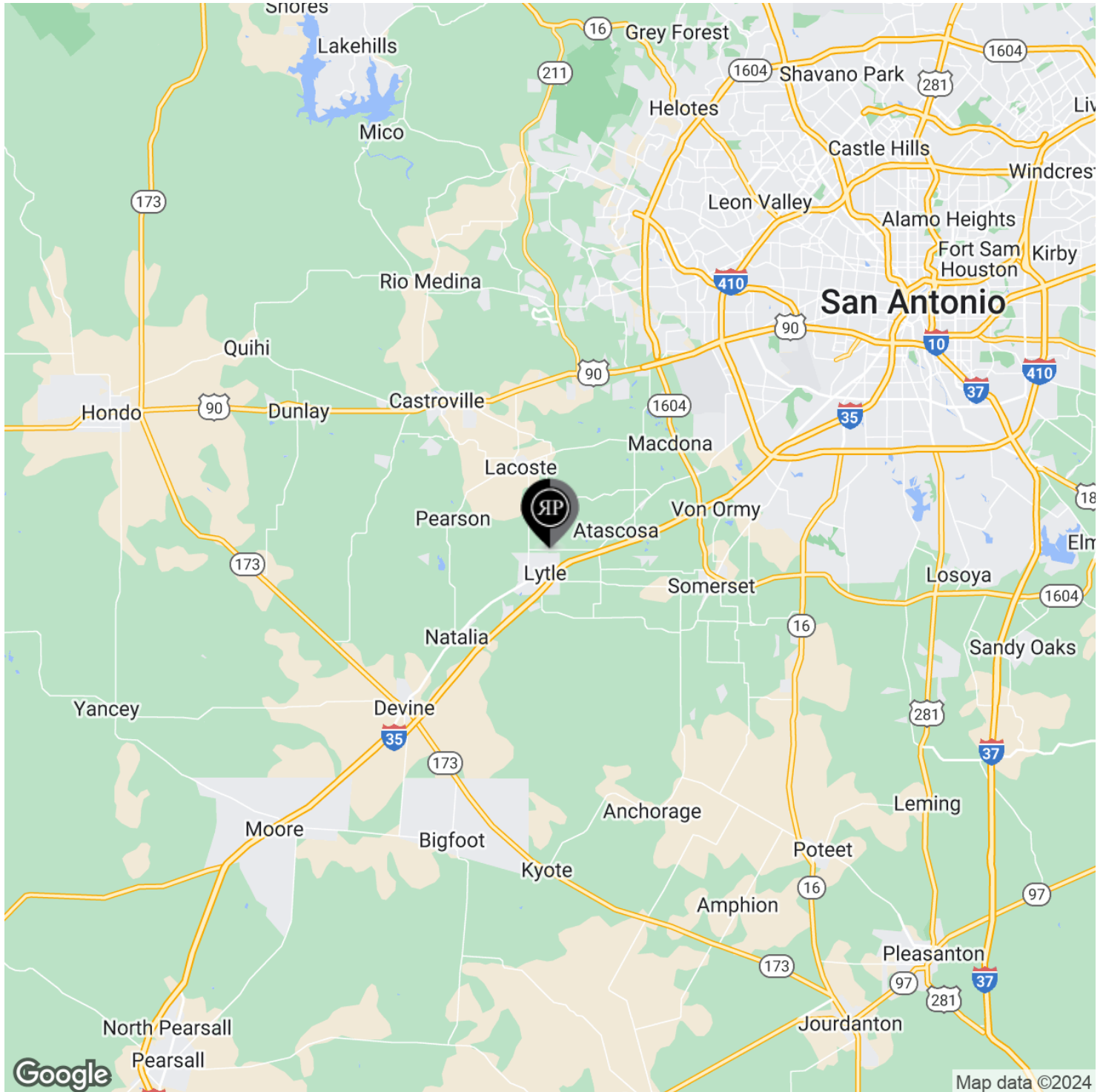
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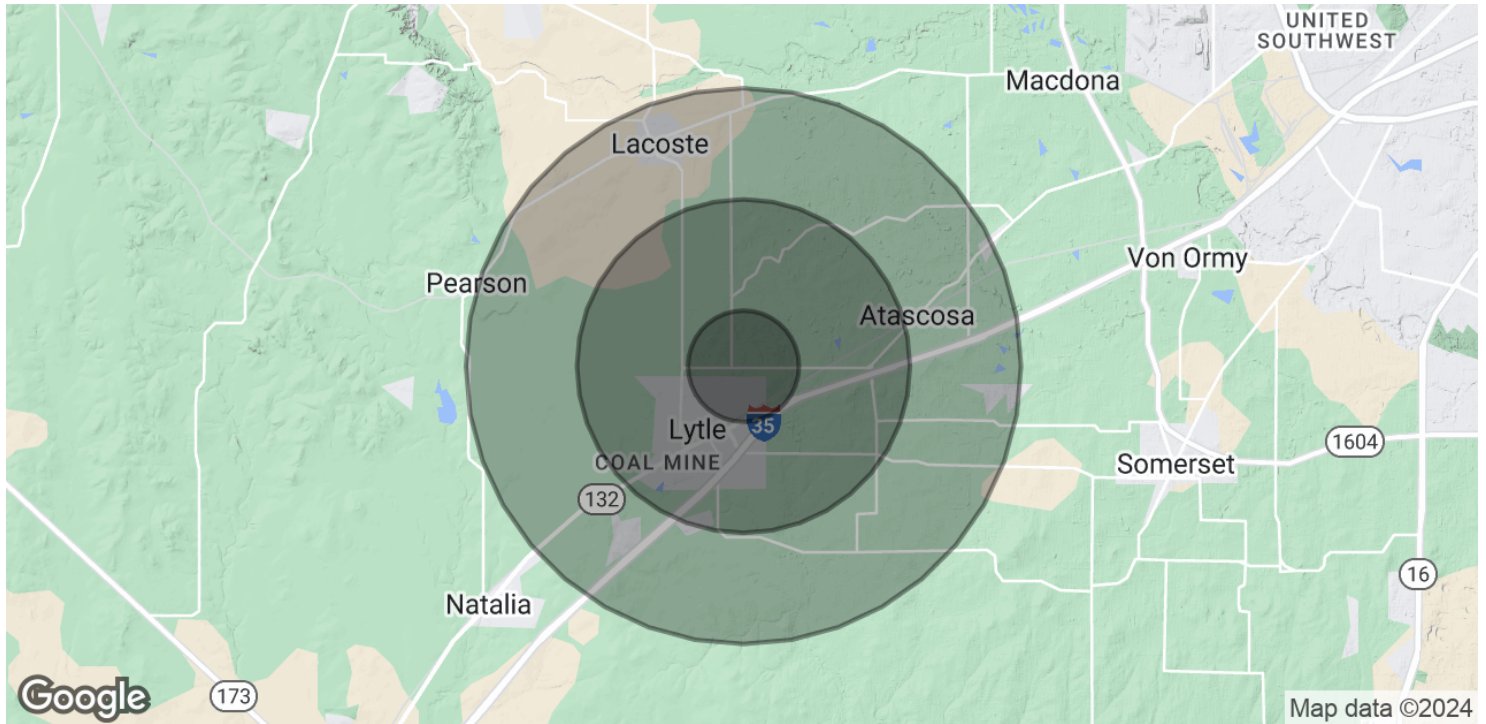
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	500	4,668	12,221
Average Age	33.9	38.3	39.7
Average Age (Male)	30.4	34.7	35.4
Average Age (Female)	42.9	42.8	43.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	162	1,490	3,892
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$67,350	\$67,741	\$69,079
Average House Value	\$133,369	\$127,033	\$123,741

2020 American Community Survey (ACS)

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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.

Commercial Regional Properties of Texas LLC - Regional Properties Texas

9001528

713-228-1913

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

License No.

Email

Phone

Designated Broker of Firm

License No.

Email

Phone

Licensed Supervisor of Sales Agent/
Associate

License No.

Email

Phone

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**ANTHONY LAGRED**

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