

EXCLUSIVE

State Leased Office Condo For Sale

901 Travis St. | Mission TX 78572



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



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15510 VANCE JACKSON RD., STE.101
SAN ANTONIO, TX 78255

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This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Entrust Commercial Advisors Group and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.



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PROJECT OVERVIEW

Entrust Commercial Advisors Group, a part of KW Commercial, has been exclusively retained to market the Workforce Solutions (WFS) Office property at 901 Travis St. in Mission, Texas for sale. This offering represents a 100% occupied investments opportunity boasting a 13.29% Cap Rate backed by the strong credit of the State of Texas.

The WFS Office is an established single unit office incorporated into a condominium regime. It is 1 of 180 offices of its kind in Texas, and 1 of 6 in the Lower Rio Grande Valley. The agency's agenda is to equip the local population with the skills employers seek and enrich the community with information, and education. In addition, the agency assists the local population in securing child-care services and unemployment benefits.

This investment opportunity is optimal for investors seeking cash flowing properties with scheduled increase, featuring tenants with a strong community presence.

For more information or to schedule a tour, please contact us at your convenience.

PROJECT HIGHLIGHTS

- Recent Capital Improvements | Roof & HVAC
- Excellent Credit Rated Tenant | Fitch AAA
- Convenient Access to Expy | 945' to I-2
- Attractive CAP Rate | 13.29%
- Long Established Office | Est. 2008

* Front Building



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



ASKING PRICE

\$1,650,000



RENTABLE BUILDING AREA

15,232 SF



PRICE / SF

\$108.32



CAP RATE

13.29%



OCCUPANCY

100%



LOT SIZE (Proportionate Share)

4.42 AC



NET OPERATING INCOME

\$219,263



CLASS

B



YEAR BUILT

2007



ZONING

C-3



OWNERSHIP

Condominium



GEO ID

C4445-00-000-000(6)(7)(8)(9)-00



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TENANT SUMMARY

EXCLUSIVE OFFERING MEMORANDUM

As of 11/1/2025

Tenant	Square Feet	% Bldg Share	Lease Dates		Base Rent per Sq. Ft.	Base Rent per Mo.	Base Rent per Yr.	Lease Structure	Notes
			Comm.	Exp.					
Texas Workforce Commission	15,232	100.0%	11/1/2008	10/31/2026	\$17.40	\$22,086	\$265,037	Gross	[1]
Total	15,232	100%			\$17.40	\$22,086	\$265,037		

[1] Tenant occupies units 6,7,8, and 9 of the condominium regime.

Rent-Schedule

Tenant	Square Feet	% Bldg Share	Lease Dates		Base Rent per Sq. Ft.	Base Rent per Mo.	Base Rent per Yr.	Lease Structure	Notes
			Comm.	Exp.					
Texas Workforce Commission	15,232	100.0%	11/1/2018	10/31/2019	\$16.20	\$20,563	\$246,758	Gross	[1]
			11/1/2019	10/31/2020	\$16.20	\$20,563	\$246,758	Gross	
			11/1/2020	10/31/2021	\$16.20	\$20,563	\$246,758	Gross	
			11/1/2021	10/31/2022	\$16.20	\$20,563	\$246,758	Gross	
			11/1/2022	10/31/2023	\$16.20	\$20,563	\$246,758	Gross	
Option Period 1 of 5			11/1/2023	10/31/2024	\$16.80	\$21,325	\$255,898	Gross	
Option Period 2 of 5			11/1/2024	10/31/2025	\$16.80	\$21,325	\$255,898	Gross	
Option Period 3 of 5			11/1/2025	10/31/2026	\$17.40	\$22,086	\$265,037	Gross	[2]
Option Period 4 of 5			11/1/2026	10/31/2027	\$17.40	\$22,086	\$265,037	Gross	
Option Period 5 of 5			11/1/2027	10/31/2028	\$17.40	\$22,086	\$265,037	Gross	
Total	15,232	100%							

[1] Latest renewal schedule. Original lease dates back to 2008.

[2] Tenant is currently in Option Period 3 of 5.

OPERATING STATEMENT

EXCLUSIVE OFFERING MEMORANDUM

All Figures Are Annual	Year 1	%	\$/Sq. Ft	Notes
Rental Income	\$265,037		\$17.40	
Expense Reimbursements	\$0	0%	\$0.00	
Less: Vacancy & Cr. Losses	\$0	0%	\$0.00	
Effective Rental Income	\$265,037		\$17.40	
Plus: Other Income	\$0		\$0.00	
Gross Operating Income	\$265,037		\$17.40	

Operating Expenses:	Year 1	%	\$/Sq. Ft	Notes
Association Fees	\$5,760		\$0.38	[1]
HVAC Maintenance	\$1,500		\$0.10	[2]
Operating Expense Reserves	\$1,500		\$0.10	[3]
Insurance	\$5,452		\$0.36	[4]
Real Estate Taxes	\$31,562		\$2.07	
Total Operating Expenses	\$45,774	17.3%	\$3.01	
Net Operating Income	\$219,263		\$14.39	

[1] Includes exterior repairs & maintenance.

[2] Contract for quarterly maintenance.

[3] Not a current operating expense per the ownership.

[4] LL pays proportionate share of coverage of the 15 units (37.12%).

LEASE ABSTRACT

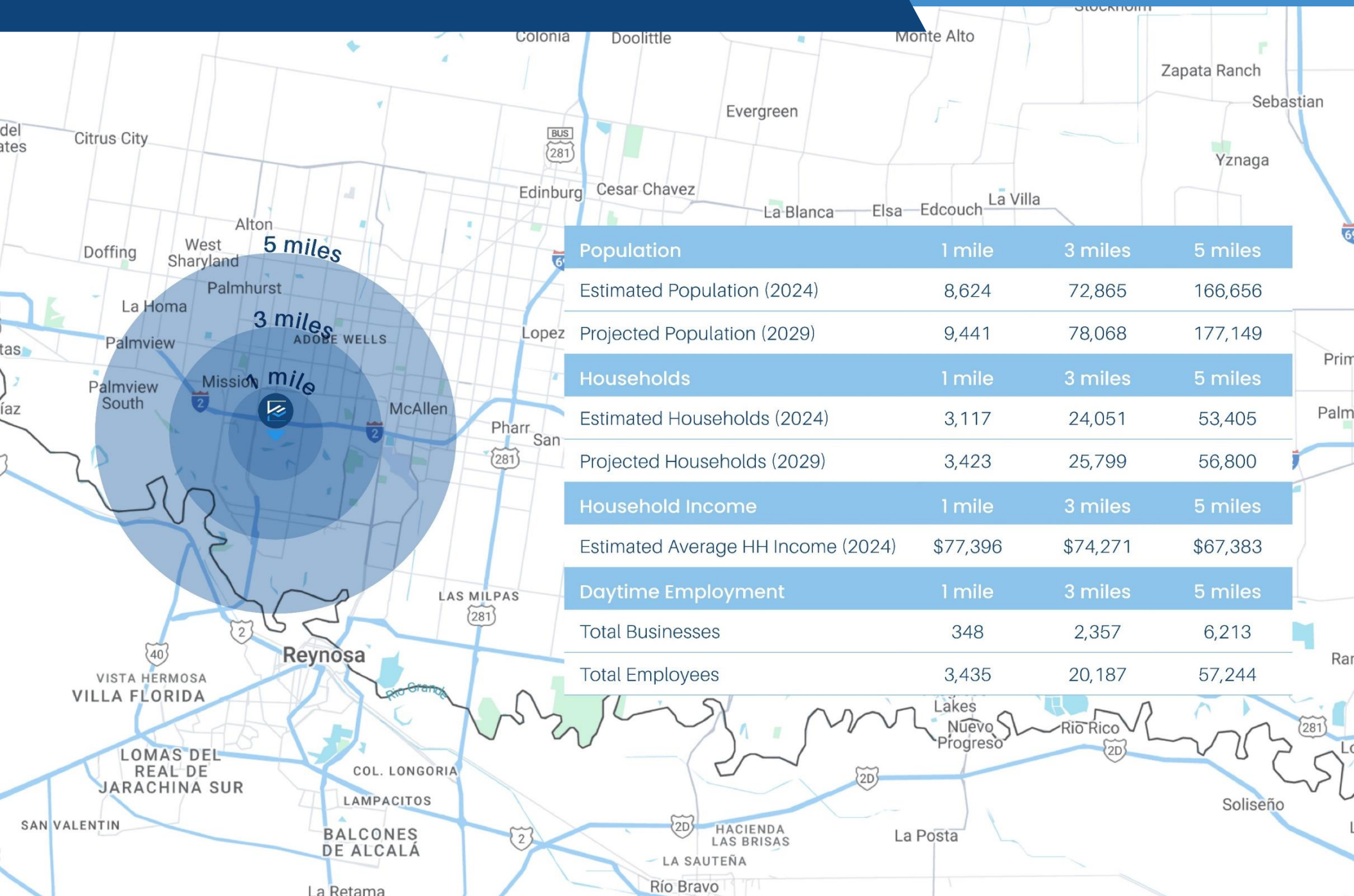
EXCLUSIVE OFFERING MEMORANDUM

Component			
Duty	N/A	Landlord	Tenant
Water			x
Sewer			x
Electric			x
Gas			x
Telephone			x
Internet			x
Cable			x
Trash			x
Other Utilities			x
Janitorial			x
HVAC Services		x	
Foundation, Exterior Walls, Roof, and other Structural		x	
Roof Replacement		x	
Glass & Windows		x	
Fire Protection Equipment		x	
Fire Sprinkler Systems		x	
Exterior & Overhead Doors, Closure Devices, Molding, Locks, Landscaping & Irrigation Systems		x	

Component			
Duty	N/A	Landlord	Tenant
Interior Doors, Closure Devices, Frames, Molding, Locks, Parking Areas & Walks		x	
Plumbing & Drainage Systems, Sump Pumps		x	
Electrical & Mechanical Systems		x	
Ballast & Lamp Replacement		x	
HVAC Systems Maintenance		x	
HVAC System Replacement		x	
Signs & Lighting (Pylon)	x		
Signs & Lighting (Facia)			x
Signs & Lighting (Monument)	x		
Signs & Lighting (Door/Suite)			x
Pest Control		x	
Fences & Gates			
Storage Yards & Storage Buildings			
Wood Destroying Insect		x	
Cranes & Related Systems	x		
All Other Items & Systems	x		



DEMOGRAPHICS





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:
 - 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

15510-01 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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