



ENVIRONMENTAL EVOLUTION ENERGY SERVICES

SAN ANTONIO, TX



OFFERING MEMORANDUM

KW COMMERCIAL
1717 N Loop 1604 E
San Antonio, TX 78232

PRESENTED BY:

PATRICIA CHAVEZ, CCIM, TACS, ABR, MRP
Director For KW Commercial
O: 210.264.2087
patriciachavez@kw.com
TX #498385

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SAN ANTONIO, TX

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ENVIRONMENTAL EVOLUTION ENERGY SERVICES

PROPERTY INFORMATION

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$850,000
LOT SIZE:	2.386 Acres
BUILDING SIZE:	7,255 SF
ZONING:	OCL
TRAFFIC COUNT:	27,257
PRICE / SF:	\$117.16

PROPERTY OVERVIEW

If you are looking for a fenced in yard with office and warehouse space, that is convenient to many major highways in San Antonio, check out this location on Hwy 181! Property has Hwy 181 frontage and is located right Outside the City Limits! 3 Phase & 220v Power! It includes a 2 story office building with tile floors downstairs and low pile carpet upstairs. There is also a 40' x 70' steel building warehouse with Two Grade level doors and high ceilings. There is also a Wash Bay, with a Sump Pump Pit and LED Lighting, for washing your vehicles on site. Property also includes a large open storage building and a 5 bedroom/2 Bath Modular home, that could be rehabbed to be used as additional office space if needed. All of this on a 2.39 acre lot! Great for contractors, trucking companies, oil business companies, owner/users or Investors wanting to lease out spaces/yard, 1031 Exchange, etc. So many possibilities! Buyer to confirm square footage. County records are not accurate.

PROPERTY HIGHLIGHTS

- Fenced in Yard on South US Highway 181
- Easy access to IH 37 that leads to other major Highways in the area
- Two Story Office Space with additional modular home that can be used as additional office/storage space
- Wash Bay on Site with LED Lighting and Sump Pump
- Warehouse with 2 Grade Level Doors
- Vacant and ready for immediate occupancy for an owner/user or Investor
- 3 Phase Power with 220 V





Property Description



PROPERTY OVERVIEW

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LOCATION OVERVIEW

Property is located off of IH 37 and US Hwy 181 S

Property Details

SALE PRICE

\$850,000

LOCATION INFORMATION

Building Name	ENVIRONMENTAL EVOLUTION ENERGY SERVICES
Street Address	12440 S US Hwy 181
City, State, Zip	San Antonio, TX 78223
County/Township	Bexar
Side Of Street	Northeast
Road Type	Highway
Nearest Highway	HWY 181
Nearest Airport	San Antonio International

BUILDING INFORMATION

Building Size	7,255 SF
Price / SF	\$117.16
Year Built	1958
Building Class	C
Occupancy %	0%
Tenancy	Single
Number Of Floors	2
Average Floor Size	3,625 SF
Load Factor	Yes
Construction Status	Existing
Roof	Composition Shingle and Metal
Free Standing	Yes
Number Of Buildings	5

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	OCL
Lot Size	2.386 Acres
Lot Frontage	215
Lot Depth	407
Traffic Count	27,257
Traffic Count Street	181 & Palm Park
MLS ID#	1554866

PARKING & TRANSPORTATION

Parking Type	Surface
Number Of Spaces	20

Additional Photos



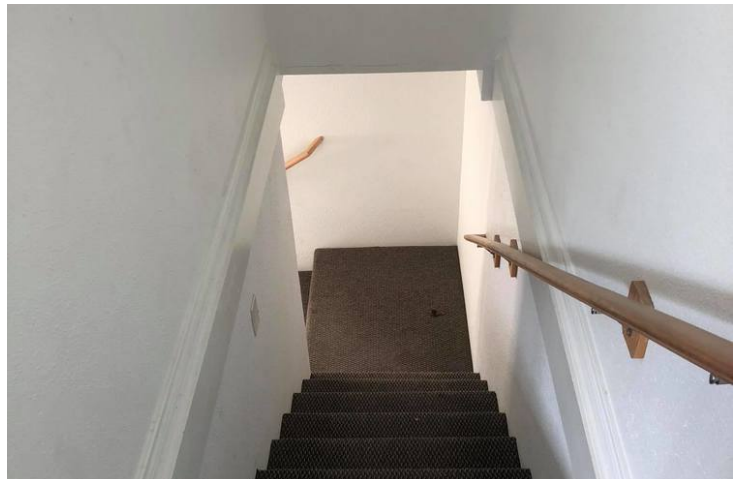
Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



Additional Photos



ENVIRONMENTAL EVOLUTION ENERGY SERVICES

LOCATION INFORMATION

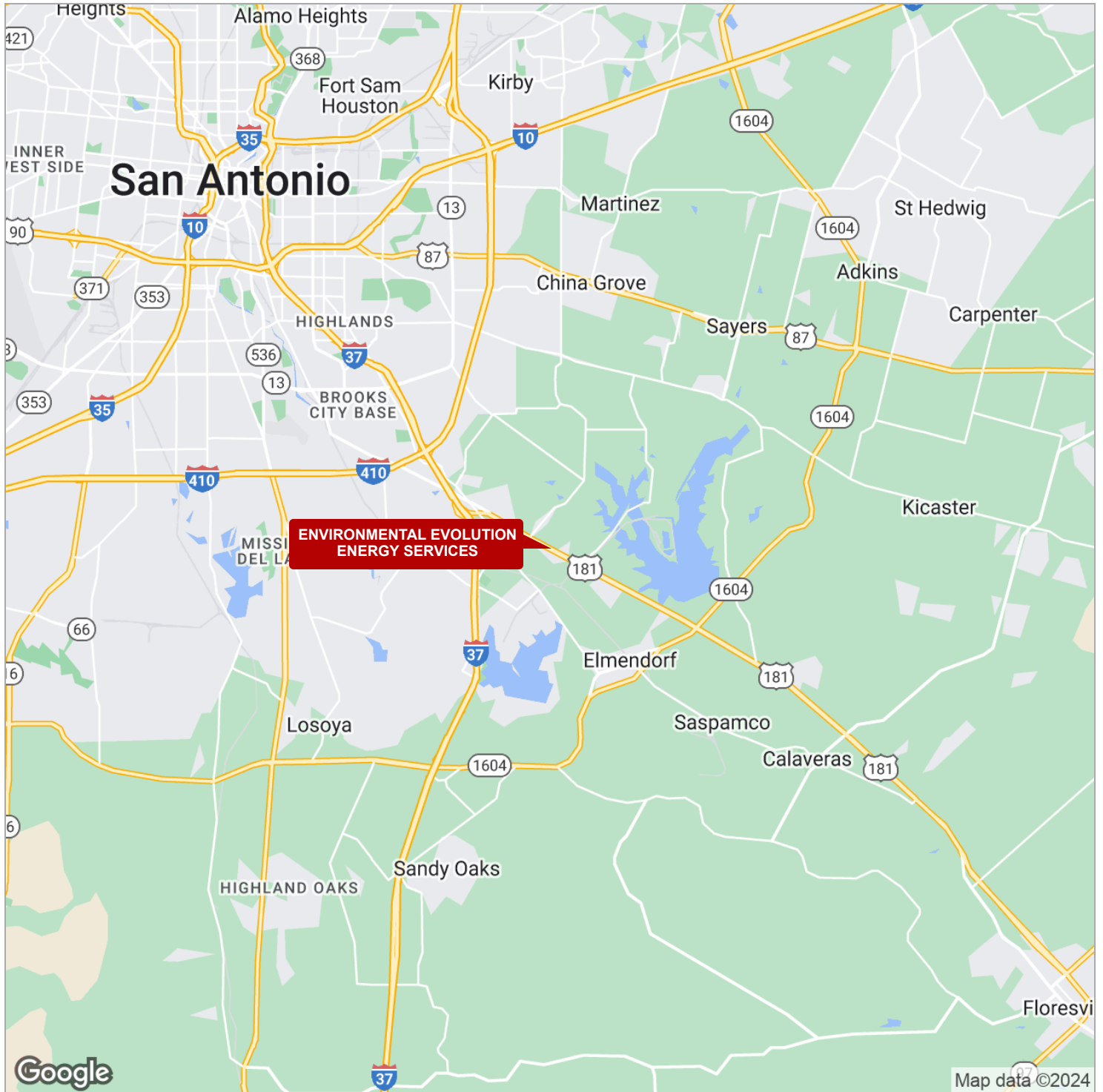
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REGIONAL MAP

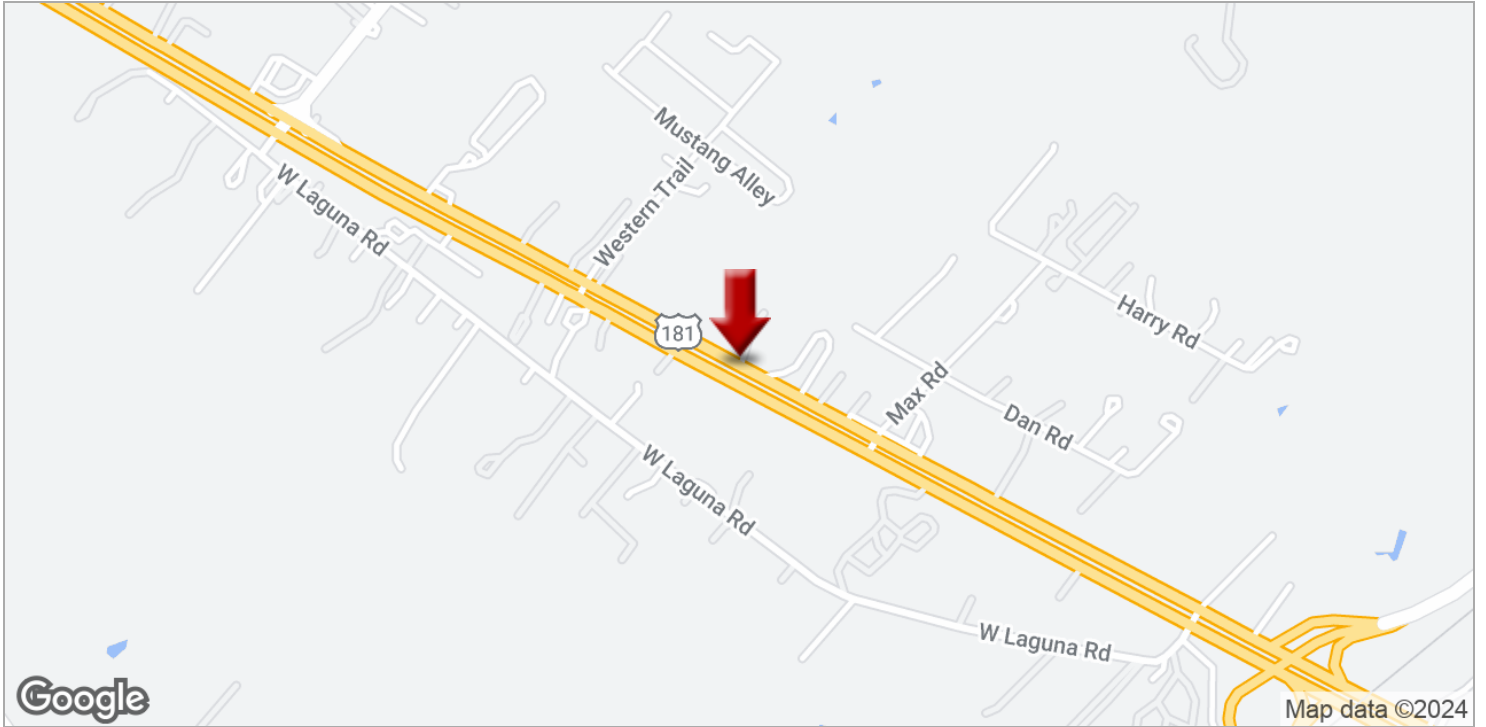
LOCATION MAPS

AERIAL MAP

Regional Map



Location Maps



Aerial Map



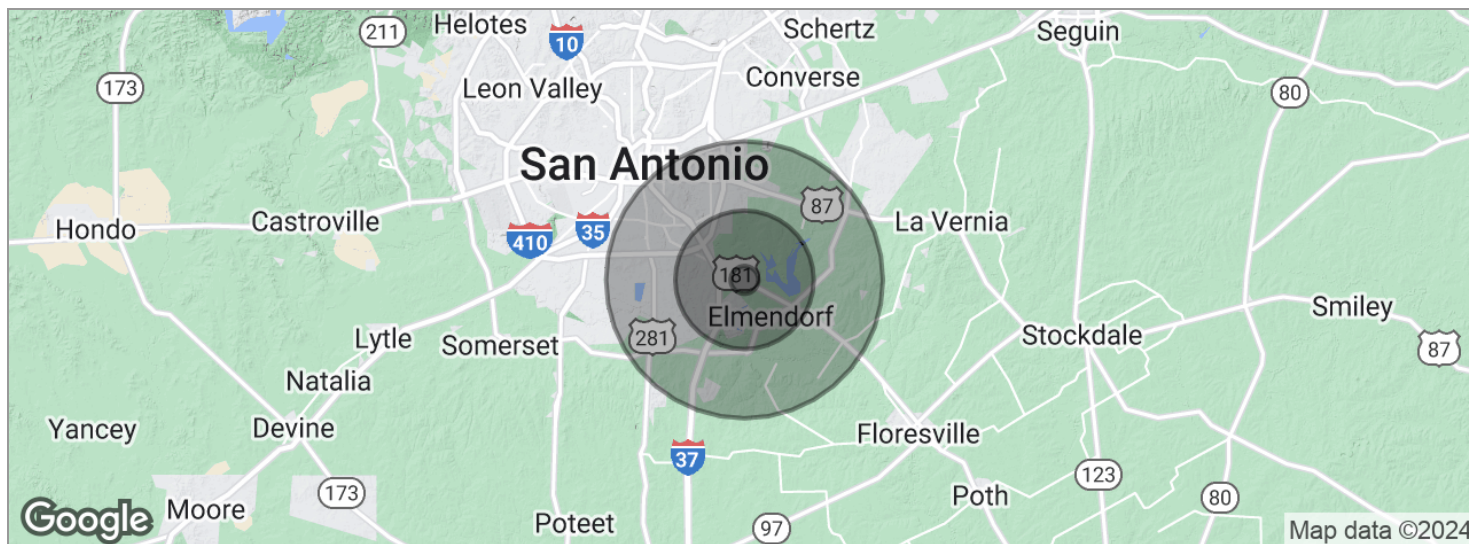
ENVIRONMENTAL EVOLUTION ENERGY SERVICES

DEMOGRAPHICS

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DEMOGRAPHICS MAP

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
Total population	480	17,154	175,344
Median age	34.5	32.2	33.8
Median age (male)	35.0	32.6	32.3
Median age (Female)	34.4	32.6	35.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	148	5,288	57,993
# of persons per HH	3.2	3.2	3.0
Average HH income	\$52,968	\$54,993	\$46,630
Average house value	\$104,730	\$104,560	\$107,044

* Demographic data derived from 2020 ACS - US Census

ENVIRONMENTAL EVOLUTION ENERGY SERVICES

ADDITIONAL INFORMATION

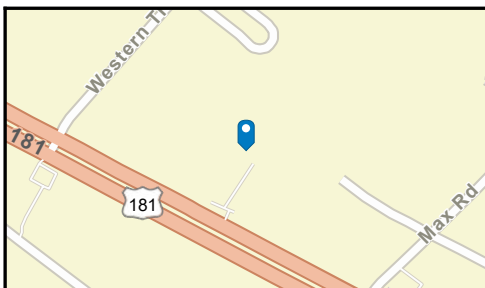
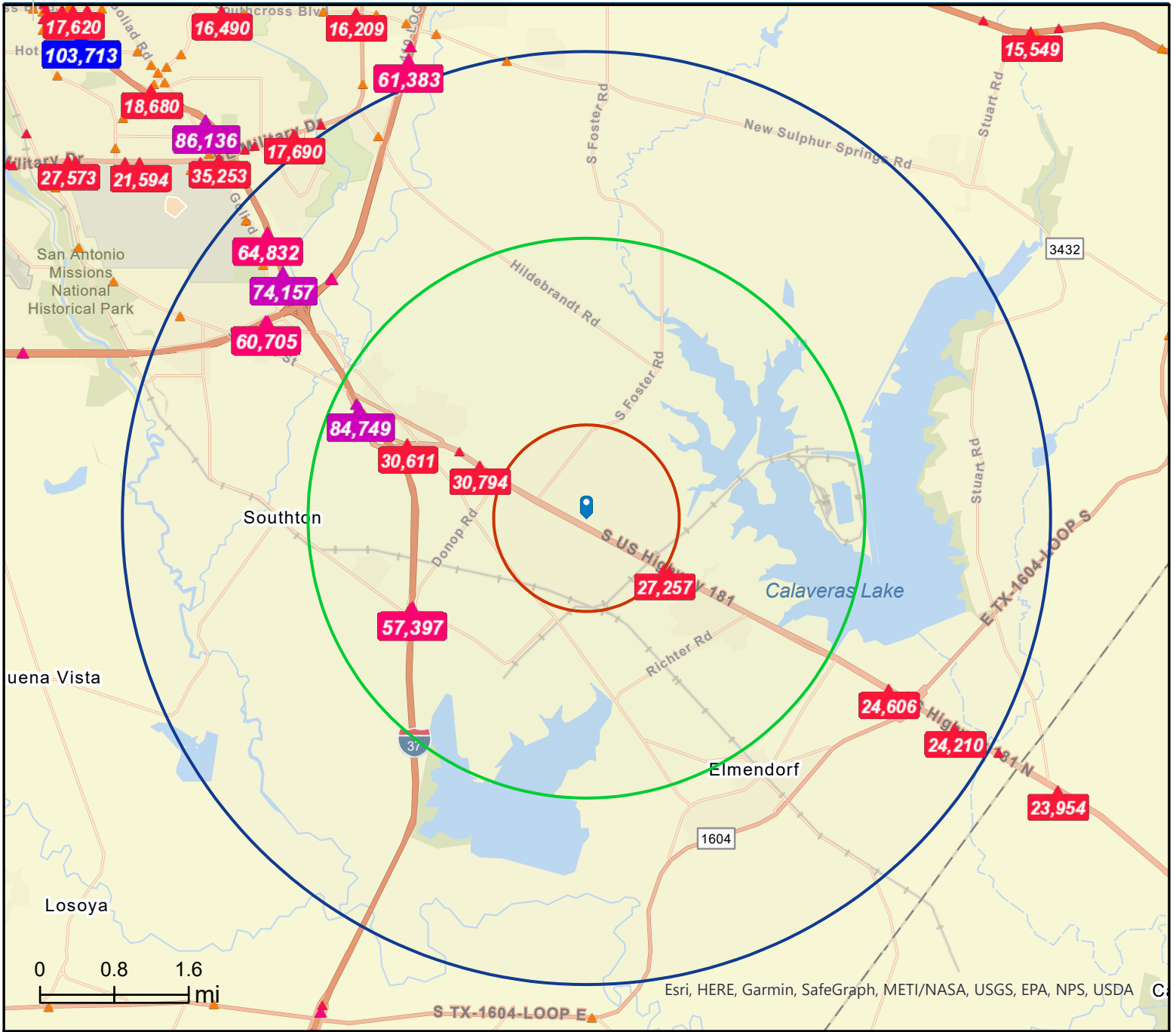
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PDF WITH HEADER/FOOTER

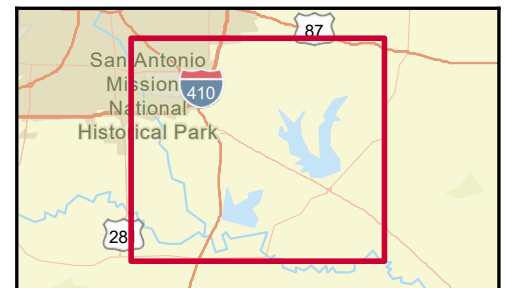
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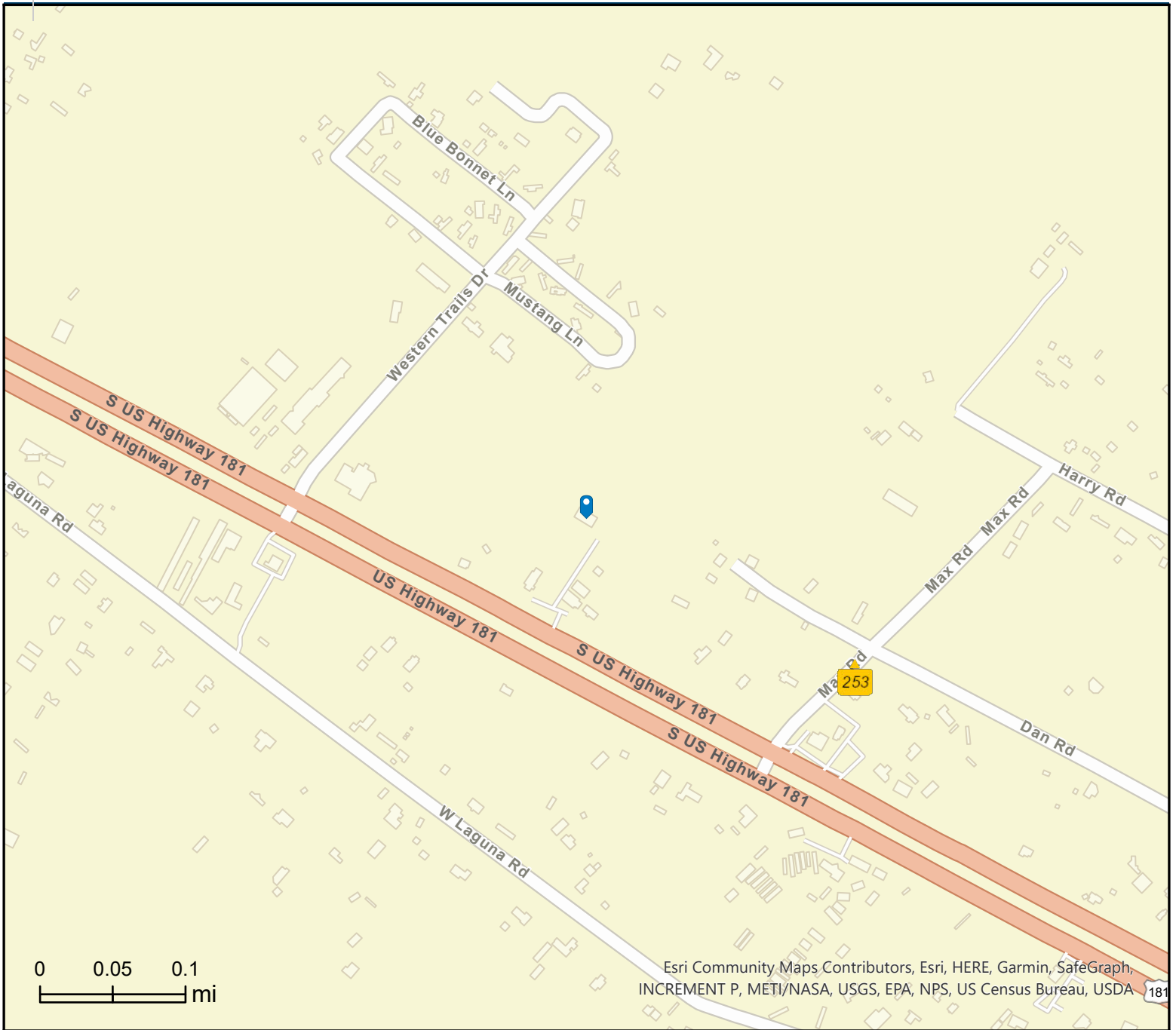
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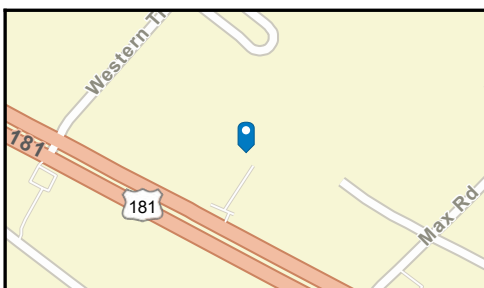
- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2021 Kalibrate Technologies (Q1 2021).



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Source: ©2021 Kalibrate Technologies (Q1 2021).

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.21	Max Rd	Dan Rd (0.02 miles NE)	2008	253
0.55	S Foster Rd	Hwy 181 (0.1 miles SW)	2015	2,406
0.61	S Foster Rd	Brown Blvd (0.13 miles NE)	2010	2,600
0.98	Cassiano Rd	S Foster Rd (0.3000001 miles NW)	2010	110
0.99	Old Corpus Christi Rd	Pvt Rd (0.27000001 miles NW)	2010	1,440
1.00		Palm PkBlvd (0.38999999 miles SE)	2019	27,257
1.05	US Hwy 181	Hwy 181 Access Rd (0.19 miles NW)	2013	23,115
1.06	Donop Rd	Hwy 181 (0.09 miles NE)	2010	1,340
1.08	Donop Rd	Hwy 181 (0.15000001 miles NE)	2015	1,678
1.10	Old Corpus Christi Rd	Pvt Rd (0.33000001 miles SE)	2014	1,563
1.24	Old Corpus Christi Rd	Pvt Rd (0.19 miles NW)	2010	2,180
1.28		Donop Rd (0.25 miles SE)	2019	30,794
1.30	Donop Rd	Corpus Christi Hwy (0.12 miles NE)	2009	1,214
1.30	Corpus Christi Hwy	Donop Rd (0.16 miles SE)	2014	2,233
1.37	Palm Park Blvd	Aleta (0.07 miles NE)	2008	680
1.41	Laguna Rd	Cassiano Rd (0.28 miles NE)	2000	170
1.54	US Hwy 181	Hwy 181 Access Rd (0.17 miles W)	2013	24,120
1.64	S Foster Rd	Hildebrandt Rd (0.13 miles NE)	2015	1,644
1.75	Green Lake Dr	Green Coral (0.05 miles NE)	2015	5,036
1.79	Hildebrandt Rd	S Foster Rd (0.08 miles SE)	2009	545
1.80	Ideal Ave	Grouse (0.02 miles NW)	2008	143
1.83	Donop Rd	Southton Rd (0.38 miles S)	2010	1,270
1.83	Corpus Christi Hwy	Hwy 181 (0.13 miles NW)	2014	3,042
1.85	Richter Rd	Old Corpus Christi Rd (0.30000001 miles SW)	2010	420
1.88	Spur 122	Lake Fortune (0.13 miles NW)	2019	6,273
1.90	Richter Rd	Ideal Ave (0.11 miles SW)	2008	1,051
1.91	Donop Rd	Southton Rd (0.28999999 miles S)	2012	1,475
1.93	S Foster Rd	Hildebrandt Rd (0.16 miles S)	2015	1,760
1.95	Old Corpus Christi Rd	Richter Rd (0.05 miles SE)	2014	2,427
1.99	Richter Rd	Hwy 181 (0.07 miles NE)	2014	1,886

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2020 to 2000. Esri removes counts that are older than 2000 from the Kalibrate provided database. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2021 Kalibrate Technologies (Q1 2021).



Information About Brokerage Services

4 | ADDITIONAL INFORMATION

Texas law requires all real estate licensees 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.

Keller Williams Heritage	434367	heritage@mykwsa.com	(210)493-3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lisa Muñoz	488746	lmunoz@mykwsa.com	(210)493-3030
Designated Broker of Firm	License No.	Email	Phone
Lisa Muñoz	488746	lmunoz@mykwsa.com	(210)493-3030
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Patricia Chavez	498385	patriciachavez@kw.com	(210)264-2087
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

Keller Williams Rlty/Heritage, 2338 N Loop 1604 W #120 San Antonio TX 78248

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 2102642087

Fax: 2108530670

Patricia Chavez

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