

An aerial photograph of an industrial area. A large warehouse complex is highlighted with a red overlay and a white border. A red dot with a white outline and the word 'SITE' in white text is positioned above the warehouse. The warehouse is situated at the intersection of Ruiz Street and N Frio Street. To the left of the warehouse is a parking lot with several cars. To the right is a residential area with houses and a parking lot. A blue semi-transparent banner runs across the bottom of the image, containing text about the warehouse for lease.

**SITE**

N FRIO STREET

RUIZ STREET

**FOR LEASE**

29,986 SF Warehouse Close Access to I-10 & I-35

911 N Frio Street | San Antonio, TX 78207





# 29,986 SF Warehouse Close Access to I-10 and I-35

911 N Frio Street | San Antonio, TX



**FOR LEASE**

**29,986 SF**

Building Size

**1.04 AC**

Land Size

**1978**

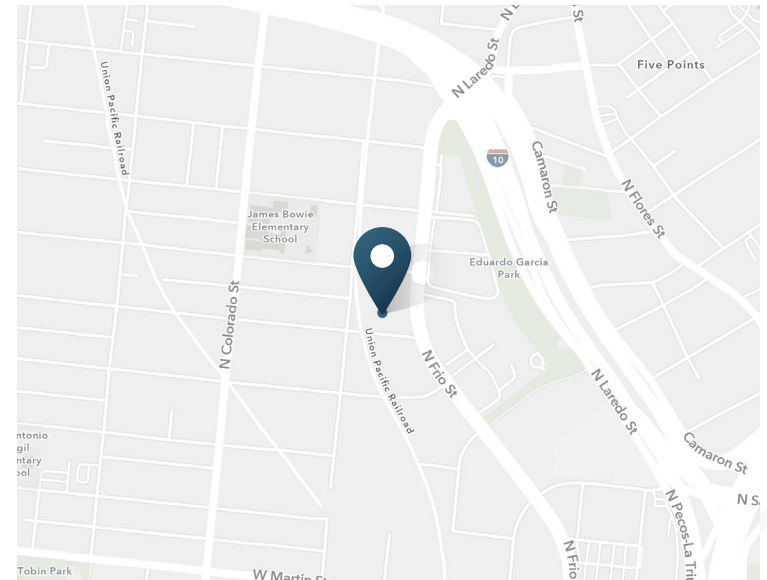
Year Built

**Contact Broker**

Rental Rate

## PROPERTY HIGHLIGHTS

Available SF	29,986
Office SF	TBD
Clear Height	22'
Grade Level	5 (12x15)
Dock High	8
Levelers	2
Car Parks	45 Surface
Zoning	Light Industrial



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SITE PLAN / FLOOR PLAN



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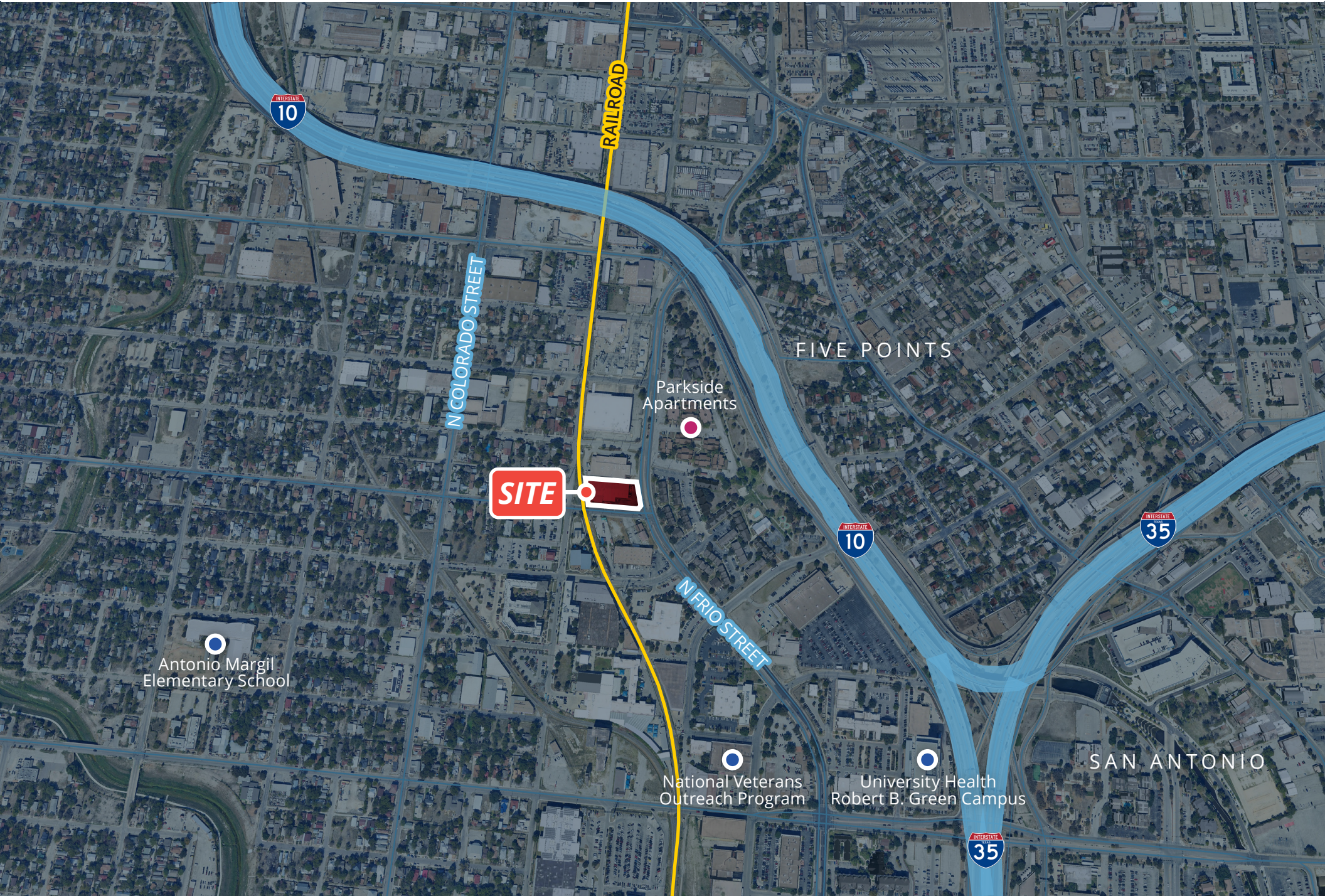
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## DEMOGRAPHIC HIGHLIGHTS

### Population

	1 Mile	3 Miles	5 Miles
2025 Estimated Population	17,946	141,272	352,842
2030 Projected Population	17,792	140,857	345,766
Proj. Annual Growth 2025 to 2030	-0.17%	-0.06%	-0.40%

### Daytime Population

2025 Daytime Population	63,860	241,322	453,633
Workers	54,182	166,103	261,394
Residents	9,678	75,219	192,239

### Income

2025 Est. Average Household Income	\$45,290	\$75,309	\$77,741
2025 Est. Median Household Income	\$30,167	\$50,675	\$50,606

### Households & Growth

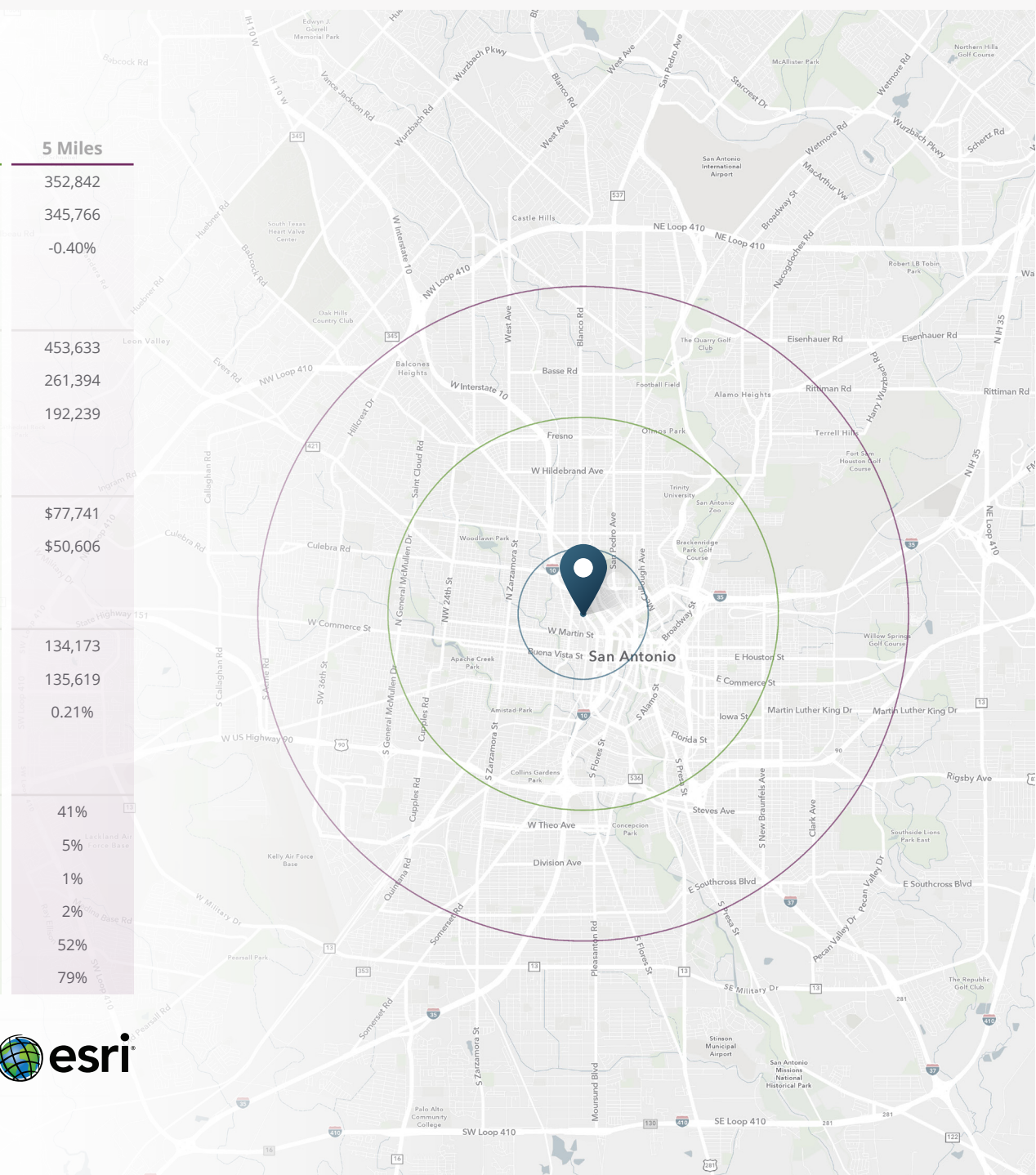
2025 Estimated Households	6,194	56,577	134,173
2030 Estimated Households	6,363	58,734	135,619
Proj. Annual Growth 2025 to 2030	0.54%	0.75%	0.21%

### Race & Ethnicity

2025 Est. White	40%	42%	41%
2025 Est. Black or African American	7%	4%	5%
2025 Est. Asian or Pacific Islander	1%	1%	1%
2025 Est. American Indian or Native Alaskan	1%	2%	2%
2025 Est. Other Races	50%	51%	52%
2025 Est. Hispanic (Any Race)	76%	78%	79%

> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE





# Information About Brokerage Services

Texas Real Estate Commission (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 or 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.

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Sales Agent/Associate's Name		License No.	Email	Phone
Buyer Initials	Tenant Initials	Seller Initials	Landlord Initials	Date





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