

10731 GULFDALE ST

GULFDALE ST & US-281
SAN ANTONIO, TX 78216



PROPERTY OVERVIEW

THIS IS A RARE OPPORTUNITY IN THE BEACON CIRCLE AREA! APPROXIMATELY 20,000 SF OF CLASS A INDUSTRIAL BUILDING. THE LOCATION IS OUTSTANDING WITH A GREAT NORTH CENTRAL LOCATION NEXT TO THE AIRPORT. THIS ALLOWS ACCESS TO ALL THE MAJOR ARTERIES OF SAN ANTONIO INCLUDING LOOP 410, IH-10 AND IH-35. THE BUILDING WAS RETROFITTED IN 2006 AND THEN THE OFFICE AND EXTERIOR WAS REMODELED IN 2023. THE BOTTOM FLOOR CONSISTS OF APPROX 14,314 SF OF WHICH THERE 5,877 SF OF OFFICE AND THE BALANCE IS WAREHOUSE. THERE IS A 5,602 SF MEZANINE THAT IS AIR CONDITIONED AS WELL. FEATURES OF THE BUILDING INCLUDES FIRE WALLS AND FIRE RATED DOORS SEPERATING THE OFFICE AND WAREHOUSE TO ALLOW INDOOR PARKING. ALL 6 HVAC SYSTEMS ARE NEW AND THE BUILDING HAS BADGE ACCESS ENTRY.



KUYRKENDALL

& COMPANY

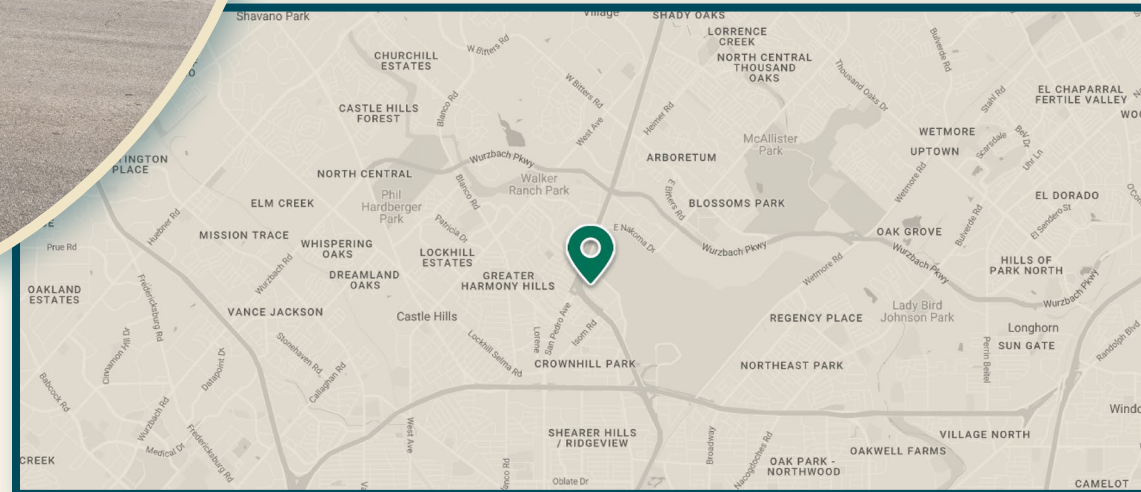


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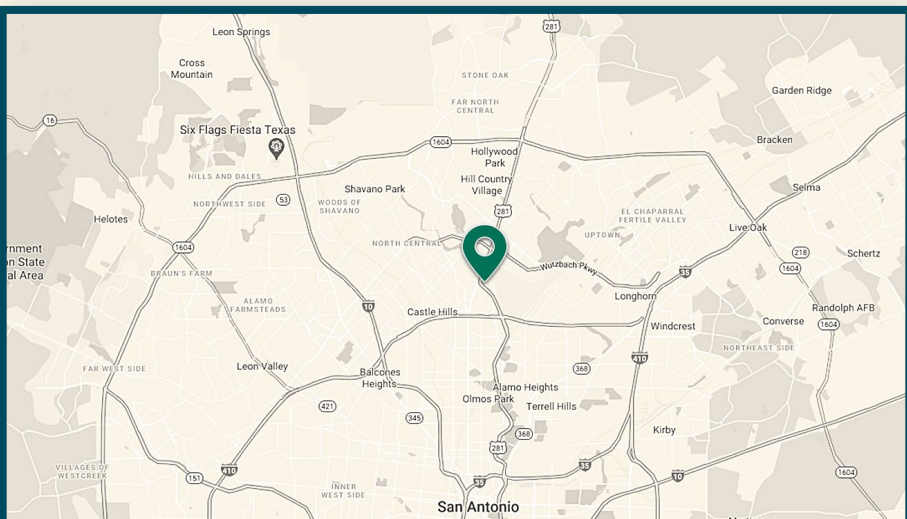
PROPERTY HIGHLIGHTS



HIGHLIGHTS

- The building was essentially redesigned and reconstructed in 2006 when the mezzanine level and offices were added.
- A remodel of the building took place in 2023; which also allowed a complete refinish of the restrooms with the addition of tile and replacement of partitions.
- Specific features of the building include:
 - The existence of a fire wall and fire-rated doors separating the warehouse/garage space from the office and showroom
 - A “high-security” storage room
 - The building is exceptionally energy efficient
 - Contact broker for more features

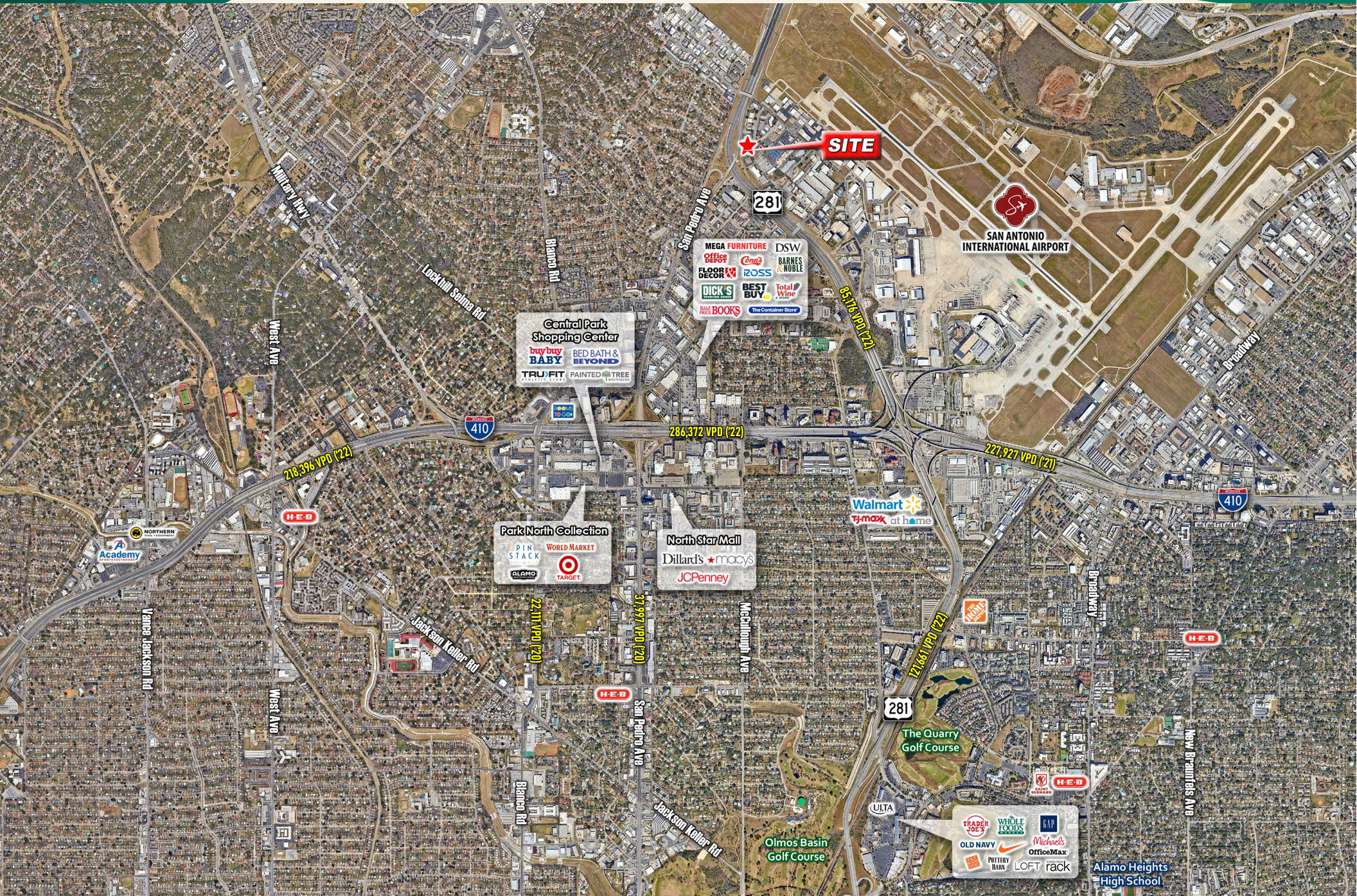
| 2020 DEMOGRAPHICS | 1 mile | 3 mile | 5 mile |
|-------------------|----------|----------|-----------|
| Population | 6,691 | 90,487 | 287,065 |
| Total Households | 2,719 | 40,610 | 124,306 |
| Average HH Income | \$79,861 | \$89,685 | \$100,853 |



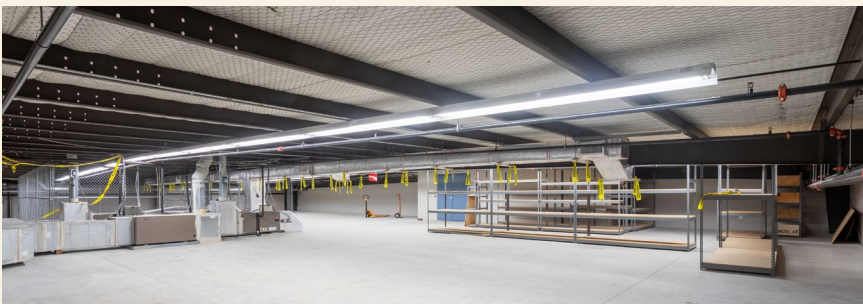
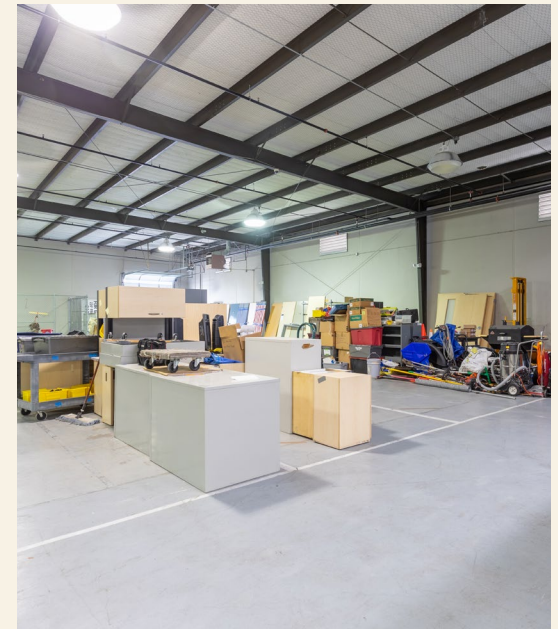
SITE AERIAL



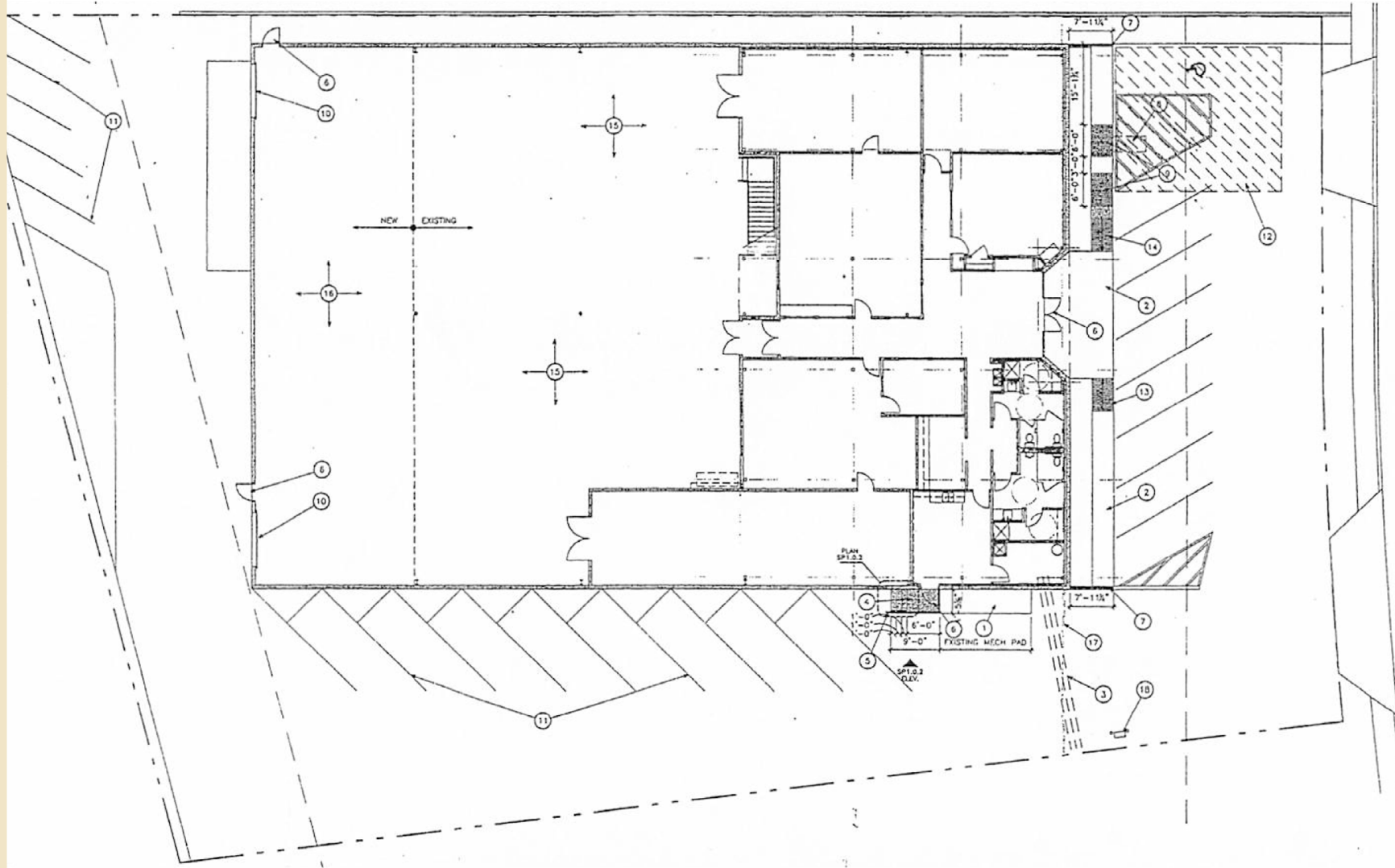
MARKET AERIAL



PHOTOS



SITE PLAN



DEMOGRAPHICS

Population

| | | | |
|------------------------|--------|--------|---------|
| 2010 Population | 7,282 | 90,308 | 285,299 |
| 2020 Population | 6,956 | 91,920 | 291,850 |
| 2023 Population | 6,691 | 90,487 | 287,065 |
| 2028 Population | 6,492 | 88,327 | 280,032 |
| 2010-2020 Annual Rate | -0.46% | 0.18% | 0.23% |
| 2020-2023 Annual Rate | -1.19% | -0.48% | -0.51% |
| 2023-2028 Annual Rate | -0.60% | -0.48% | -0.49% |
| 2020 Male Population | 50.6% | 48.4% | 48.5% |
| 2020 Female Population | 49.4% | 51.6% | 51.5% |
| 2020 Median Age | 37.3 | 37.9 | 38.2 |
| 2023 Male Population | 51.1% | 49.1% | 49.0% |
| 2023 Female Population | 48.9% | 50.9% | 51.0% |
| 2023 Median Age | 37.7 | 38.5 | 39.0 |

In the identified area, the current year population is 287,065. In 2020, the Census count in the area was 291,850. The rate of change since 2020 was -0.51% annually. The five-year projection for the population in the area is 280,032 representing a change of -0.49% annually from 2023 to 2028. Currently, the population is 49.0% male and 51.0% female.

Median Age

The median age in this area is 39.0, compared to U.S. median age of 39.1.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2023 White Alone | 43.5% | 49.8% | 51.2% |
| 2023 Black Alone | 4.7% | 6.0% | 6.1% |
| 2023 American Indian/Alaska Native Alone | 1.5% | 1.2% | 1.1% |
| 2023 Asian Alone | 1.9% | 2.9% | 3.6% |
| 2023 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2023 Other Race | 21.0% | 13.4% | 12.5% |
| 2023 Two or More Races | 27.3% | 26.6% | 25.5% |
| 2023 Hispanic Origin (Any Race) | 63.4% | 54.0% | 50.7% |

Persons of Hispanic origin represent 50.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 82.6 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

| | | | |
|-----------------------|--------|--------|---------|
| 2023 Wealth Index | 73 | 80 | 97 |
| 2010 Households | 2,901 | 40,453 | 122,299 |
| 2020 Households | 2,752 | 40,880 | 125,064 |
| 2023 Households | 2,719 | 40,610 | 124,306 |
| 2028 Households | 2,673 | 40,171 | 123,016 |
| 2010-2020 Annual Rate | -0.53% | 0.11% | 0.22% |

DEMOGRAPHICS (CONT.)

| | 2023 | 2028 | 2033 |
|---|----------|----------|-----------|
| Mortgage Income | | | |
| 2023 Percent of Income for Mortgage | 29.0% | 30.4% | 28.1% |
| Median Household Income | | | |
| 2023 Median Household Income | \$51,527 | \$57,640 | \$61,558 |
| 2028 Median Household Income | \$56,475 | \$63,220 | \$67,966 |
| 2023-2028 Annual Rate | 1.85% | 1.87% | 2.00% |
| Average Household Income | | | |
| 2023 Average Household Income | \$79,861 | \$89,685 | \$100,853 |
| 2028 Average Household Income | \$89,609 | \$99,502 | \$111,147 |
| 2023-2028 Annual Rate | 2.33% | 2.10% | 1.96% |
| Per Capita Income | | | |
| 2023 Per Capita Income | \$33,191 | \$40,099 | \$43,684 |
| 2028 Per Capita Income | \$37,736 | \$45,071 | \$48,836 |
| 2023-2028 Annual Rate | 2.60% | 2.37% | 2.25% |
| GINI Index | | | |
| 2023 Gini Index | 45.0 | 42.7 | 43.0 |
| Households by Income | | | |
| Current median household income is \$61,558 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$67,966 in five years, compared to \$82,410 for all U.S. households | | | |
| Current average household income is \$100,853 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$111,147 in five years, compared to \$122,048 for all U.S. households | | | |
| Current per capita income is \$43,684 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$48,836 in five years, compared to \$47,525 for all U.S. households | | | |
| Housing | | | |
| 2023 Housing Affordability Index | 72 | 68 | 75 |
| 2010 Total Housing Units | 3,189 | 44,587 | 134,166 |
| 2010 Owner Occupied Housing Units | 1,333 | 17,841 | 62,619 |
| 2010 Renter Occupied Housing Units | 1,567 | 22,612 | 59,679 |
| 2010 Vacant Housing Units | 288 | 4,134 | 11,867 |
| 2020 Total Housing Units | 3,260 | 45,941 | 137,996 |
| 2020 Owner Occupied Housing Units | 1,313 | 17,839 | 62,425 |
| 2020 Renter Occupied Housing Units | 1,439 | 23,041 | 62,639 |
| 2020 Vacant Housing Units | 521 | 5,047 | 12,915 |
| 2023 Total Housing Units | 3,224 | 45,791 | 137,600 |
| 2023 Owner Occupied Housing Units | 1,268 | 18,156 | 62,675 |
| 2023 Renter Occupied Housing Units | 1,451 | 22,454 | 61,631 |
| 2023 Vacant Housing Units | 505 | 5,181 | 13,294 |
| 2028 Total Housing Units | 3,226 | 45,970 | 138,307 |
| 2028 Owner Occupied Housing Units | 1,263 | 18,266 | 62,728 |

CONTACT INFORMATION



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& COMPANY

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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.

11-2-2015

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.

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