

7,000 SF Retail/Industrial Space

7954 N I-35, San Antonio, TX 78218

FOR LEASE

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The background of the entire page is a photograph of a city skyline at dusk or dawn. The sky is a gradient of blue and purple. In the foreground, there are several tall buildings, some with lights on. A road with light trails from cars is visible in the lower part of the image. The Partners Real Estate logo is in the top left corner, and the website URL is below it. The contact information for three cities (Houston, Austin, and Dallas) is listed in the middle left. A disclaimer and two paragraphs of text are on the right side. The Partners Real Estate logo is also in the bottom left corner.

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OFFERING SUMMARY

The Dory Investment Group is pleased to offer for lease a 7,000 SF retail space ideally located at the intersection of Walzem Rd and Interstate 35 in San Antonio, TX. Discount Tire relocated this store to Walzem and FM 78 a few miles down the road, leaving this space ready for a new automotive shop, gym, creative office, and more!

EXECUTIVE SUMMARY



RETAIL
PROPERTY TYPE



7,000 SF
BUILDING SIZE



\$12.00/SF
LEASE RATE



NNN
LEASE TYPE



0%
OCCUPANCY

Discount Tire relocated this store to Walzem and FM 78 a few miles down the road, leaving this space ready for a new automotive shop, gym, creative office, etc.



1986
YEAR BUILT



INVESTMENT HIGHLIGHTS

7,000 SF STANDALONE BUILDING

HIGH TRAFFIC COUNTS

Walzem Rd is the primary retail artery that sees 38,000 VPD and intersects with Interstate 35 which sees over 209,000 VPD.

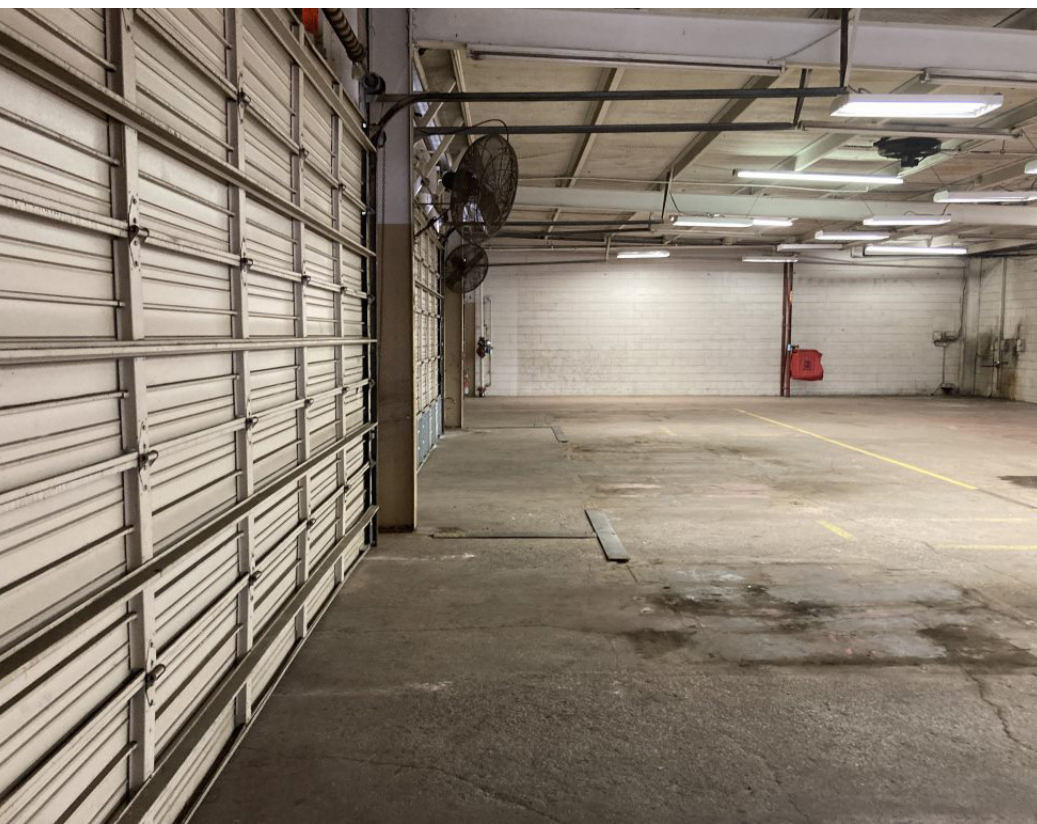
STRONG RETAIL SYNERGY

Dense retail synergy provides daily cross-traffic between dozens of retailers and thousands of daily customers.

FREEWAY VISIBILITY

PYLON SIGNAGE







LOCATION



- | | | | | | | | |
|---|----------------------------|----|--------------------|----|--------------------------|----|--------------------------|
| 1 | Conn's HomePlus | 8 | Taco Cabana | 15 | Ross Dress for Less | 22 | Dunkin' |
| 2 | Applebee's Grill + Bar | 9 | Frost Bank | 16 | Smoothie King | 23 | Bill Miller Bar-B-Q |
| 3 | Olive Garden | 10 | In-N-Out Burger | 17 | Super Pollos Asados | 24 | Arctic Ape Wild Desserts |
| 4 | Sonic Drive-In | 11 | Shoney's | 18 | Mike's Tropical Fruteria | 25 | Tokyo Express |
| 5 | Las Palapas | 12 | The Home Depot | 19 | Subway | 26 | Taco Bell |
| 6 | Pollos Asados los Norteños | 13 | Whataburger | 20 | The UPS Store | 27 | Bush's Chicken |
| 7 | Starbucks | 14 | Buffalo Wild Wings | 21 | Burger King | 28 | Shipley Do-Nuts |



Subject Property

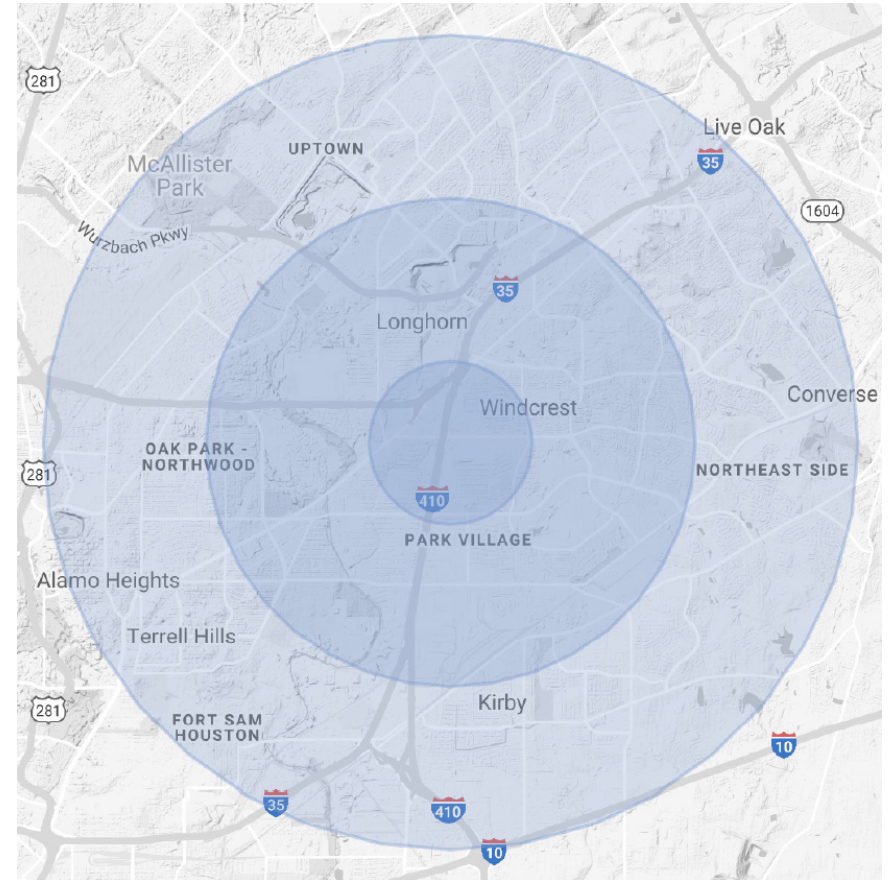


DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2010 Population	9,323	89,682	244,291
2022 Population	10,894	105,517	278,954
2027 Population Projection	11,728	113,676	299,351
Annual Growth 2010-2022	1.4%	1.5%	1.2%
Annual Growth 2022-2027	1.5%	1.5%	1.5%

DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
Employees	9,130	40,945	103,463
Businesses	701	4,306	12,387
Employees Per Business	13	10	8

INCOME	1 MILE	3 MILES	5 MILES
Avg Household Income	\$55,826	\$63,595	\$78,633
Median Household Income	\$41,564	\$48,961	\$58,967
< \$25,000	1,133	9,333	17,753
\$25,000 - 50,000	1,207	11,307	24,277
\$50,000 - 75,000	734	8,910	22,534
\$75,000 - 100,000	376	4,510	13,785
\$100,000 - 125,000	306	2,433	8,818
\$125,000 - 150,000	195	1,431	4,795
\$150,000 - 200,000	97	1,303	4,951
\$200,000+	47	1,232	5,830





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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.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BUYER** 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Landan Dory	693330	landan.dory@partnersrealestate.com	512-647-1548
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