

Credit Human HQ

6061 IH-10 W, San Antonio, TX 78201

Office
Building
for Sale

Built 1976



107,882 +/- SF Class B Office Building | 7 Stories



DOMINION
ADVISORY GROUP, INC.

ANDREW L. BAUMGARDNER

Sales & Leasing Consultant
210.308.6288 x0133
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Credit Human HQ

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Property Highlights

Dominion Advisory Group, Inc. is proud to present the former Credit Human Headquarters, offering $\pm 81,470$ SF of net rentable area across floors 2–6, along with a dedicated 156,984 SF parking garage on a ± 4.41 -acre site. Located just 10 minutes from San Antonio International Airport, this move-in ready facility includes a full furniture package, 7 air handlers, 2 chillers, 3 elevators, and a rooftop solar panel system (190 panels, 49.92 kW owned), delivering up to 23% in energy savings. The property also includes cell tower lease income (details available upon request) and is zoned C-3, allowing for a wide range of intensive commercial uses. Ideal for corporate, institutional, or adaptive reuse.



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Commercial Real Estate Brokerage & Development
270 N. Loop 1604 East, Suite 150, San Antonio, TX 78232
Phone: (210) 308-6288

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Credit Human HQ

San Antonio, TX

Property Highlights

±4.41 Acres with Dedicated
156,984 SF Parking Garage

Net Rentable Area: ±81,470 SF
(Floors 2–6)

Rooftop Solar Panel System (190
Panels | 49.92 kW | Owned)

Move-In Ready: Includes Full
Furniture Package (Cubicles, Filing
Systems)



Demographics

	1 Mile	3 Mile	5 Mile
Population	16,648	139,515	382,567
Avg. Household Size	2.52	2.44	2.37
Household Income	\$41,399	\$50,200	\$52,558
Median-Age	39.4	37.8	36.5

Desired Uses

Corporate HQ	Back-Office
Multi-Tenant Office	Training Center



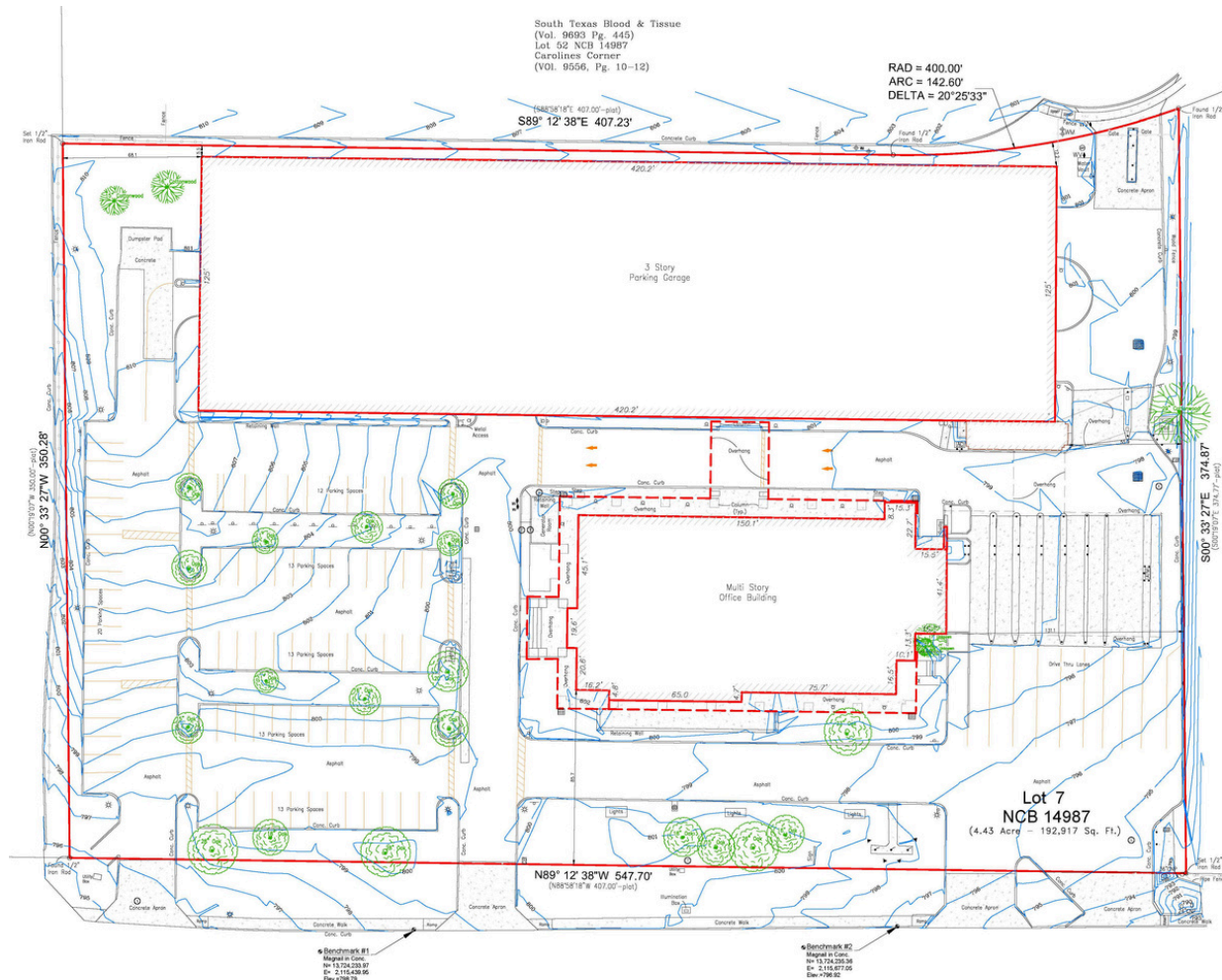
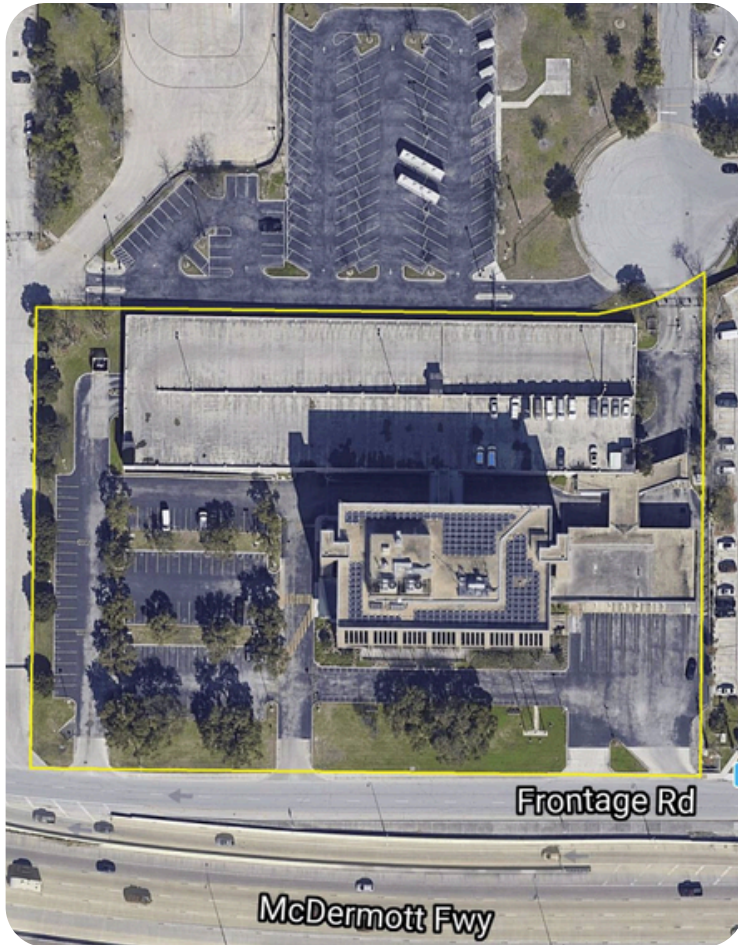
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Additional Property Highlights

- Reliable Building Systems:
 - 7 Air Handlers + 2 Chillers (Maintained by DSI)
 - 2 Passenger + 1 Freight Elevator (Schindler)
 - Empire Roofing-Maintained Built-Up Roof Systems
- Cell Tower Lease Income: Can be provided upon request
- Zoned C-3 | Permits Intensive Commercial Use
- 10 Minutes from San Antonio Intl. Airport
- Solar Panels, after mechanical upgrades, yielded ~23% cost reduction in electricity bills
 - 190 Panels, 49.94 kW, Owned



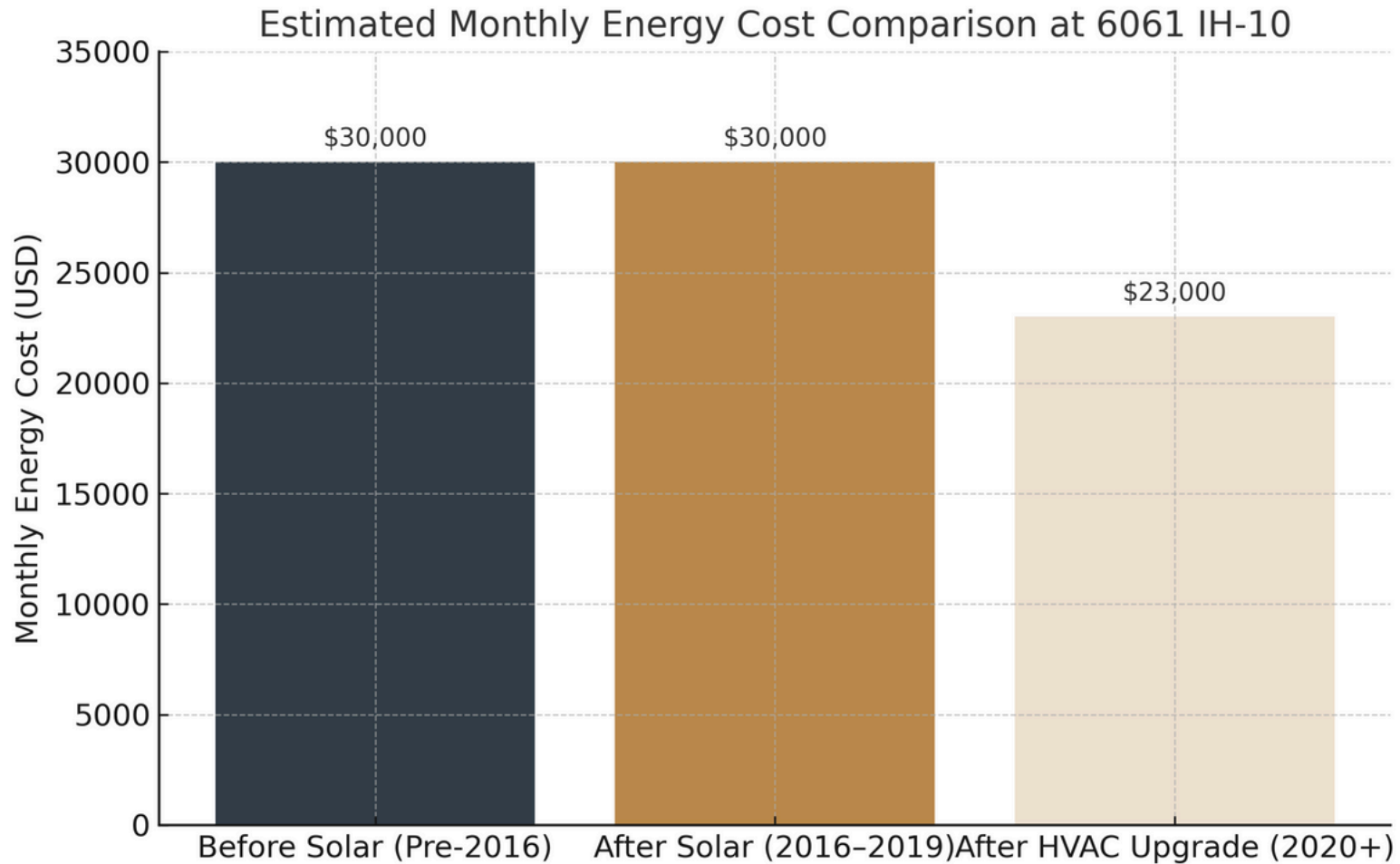
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3 Mile Demographics

Business



7,018

Total Businesses



100,521

Total Employees

Key Facts



2.4
Avg. Household
Size

139,515

Population



37.8

Median Age

Education



28.3%

HS Graduate

28.4%

Some College
& Associates

24.7%

Bachelors+

Employment



White Collar

58.6%



Blue Collar

23.2%



Services

22.4%



3.8%
Unemployment
Rate

Income



\$44,946

Median Net Worth



\$50,200

Median Household
Income



\$27,557

Per Capita Income



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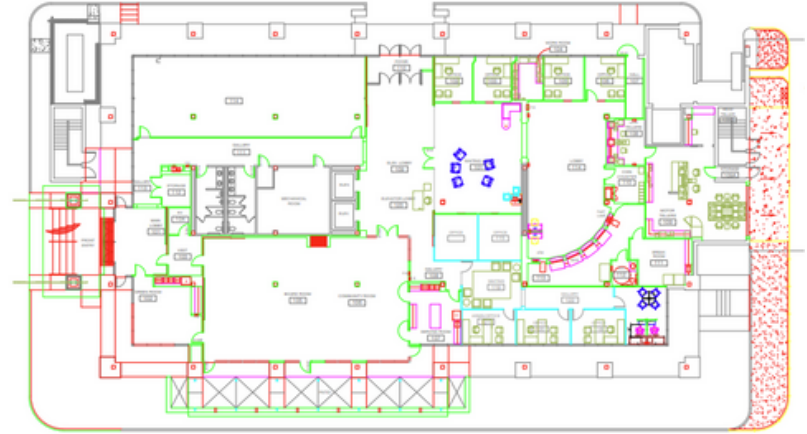
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Basement



1st Floor



2nd Floor



3rd Floor



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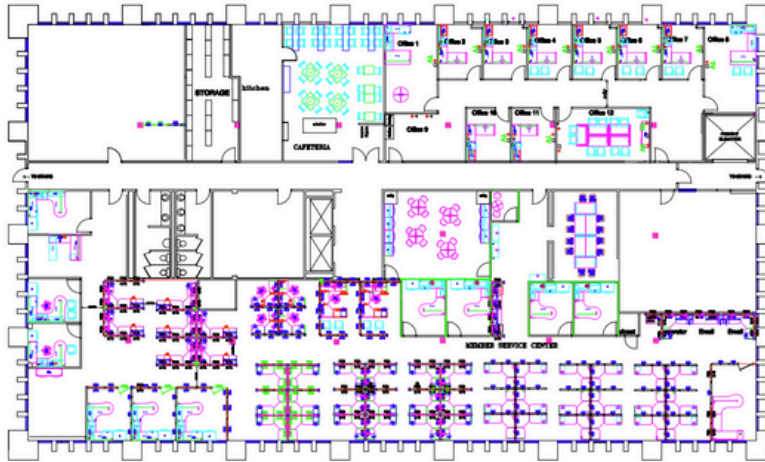
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4th Floor



5th Floor



6th Floor



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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.

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Dominion Advisory Group, Inc	434365	lbaumgardner@askdag.com	210-308-6288
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Larry R Baumgardner	316863	lbaumgardner@askdag.com	210-308-6288
Designated Broker of Firm	License No.	Email	Phone
n/a	n/a	n/a	n/a
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Andrew Baumgardner	824740	abaumgardner@askdag.com	210-308-6288 x0133
Sales Agent/Associate's Name	License No.	Email	Phone
n/a	n/a	n/a	n/a
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant / Seller/Landlord Initials

Date