

# 6222 I-10 Office

## OWNER/USER & INVESTMENT OPPORTUNITY



## OFFERING MEMORANDUM

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6222 I-10  
San Antonio, TX 78201



# 6222 I-10 Office

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IABS-Ray\_Kang

*Exclusively Marketed by:*



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Brokerage License No.: 9003193

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01

Executive Summary

Investment Summary

## OFFERING SUMMARY

|                |                                   |
|----------------|-----------------------------------|
| ADDRESS        | 6222 I-10<br>San Antonio TX 78201 |
| COUNTY         | Bexar                             |
| MARKET         | San Antonio                       |
| SUBMARKET      | Northwest                         |
| BUILDING SF    | 25,040 SF                         |
| LAND ACRES     | 1.59                              |
| YEAR BUILT     | 1972                              |
| YEAR RENOVATED | 2020                              |
| APN            | 11681-000-0440                    |
| OWNERSHIP TYPE | Fee Simple                        |

| DEMOGRAPHICS           | 1 MILE   | 3 MILE   | 5 MILE   |
|------------------------|----------|----------|----------|
| 2026 Population        | 15,997   | 141,982  | 381,324  |
| 2026 Median HH Income  | \$43,748 | \$51,918 | \$54,539 |
| 2026 Average HH Income | \$59,894 | \$68,712 | \$79,220 |

## PROPERTY VIDEO

### Irreplaceable IH-10 Visibility

- Freestanding on 1.59 fenced acres with direct interstate frontage and monument + billboard signage included.

### Flexible I-1 Zoning

- Permits office, medical, flex, school, assembly, and light industrial use.



## Near-term HVAC Risk Eliminated

- Replacement (2020) of the two largest rooftop units with new Trane high-efficiency package units (variable-speed compressors, enthalpy economizers) — retiring the property's single largest near-term capital exposure.

## Heavy Power Already In Place

- 600-amp / 480Y/277V three-phase electrical service upgraded by prior tenant — well above what most buildings this size can offer, ready for medical, light industrial, or data-intensive users.

## Secured, High-Ratio Parking

- 95 spaces (4.0/1,000 SF) with motorized entry gates and perimeter fencing — a controlled-access campus feel rarely found at this price point.

## Vacant Delivery / SBA Eligible

- Delivered vacant with no lease-up risk; qualifying owner-users can possibly acquire SBA financing — rare alignment of favorable terms and immediate occupancy.

## Below Replacement Cost

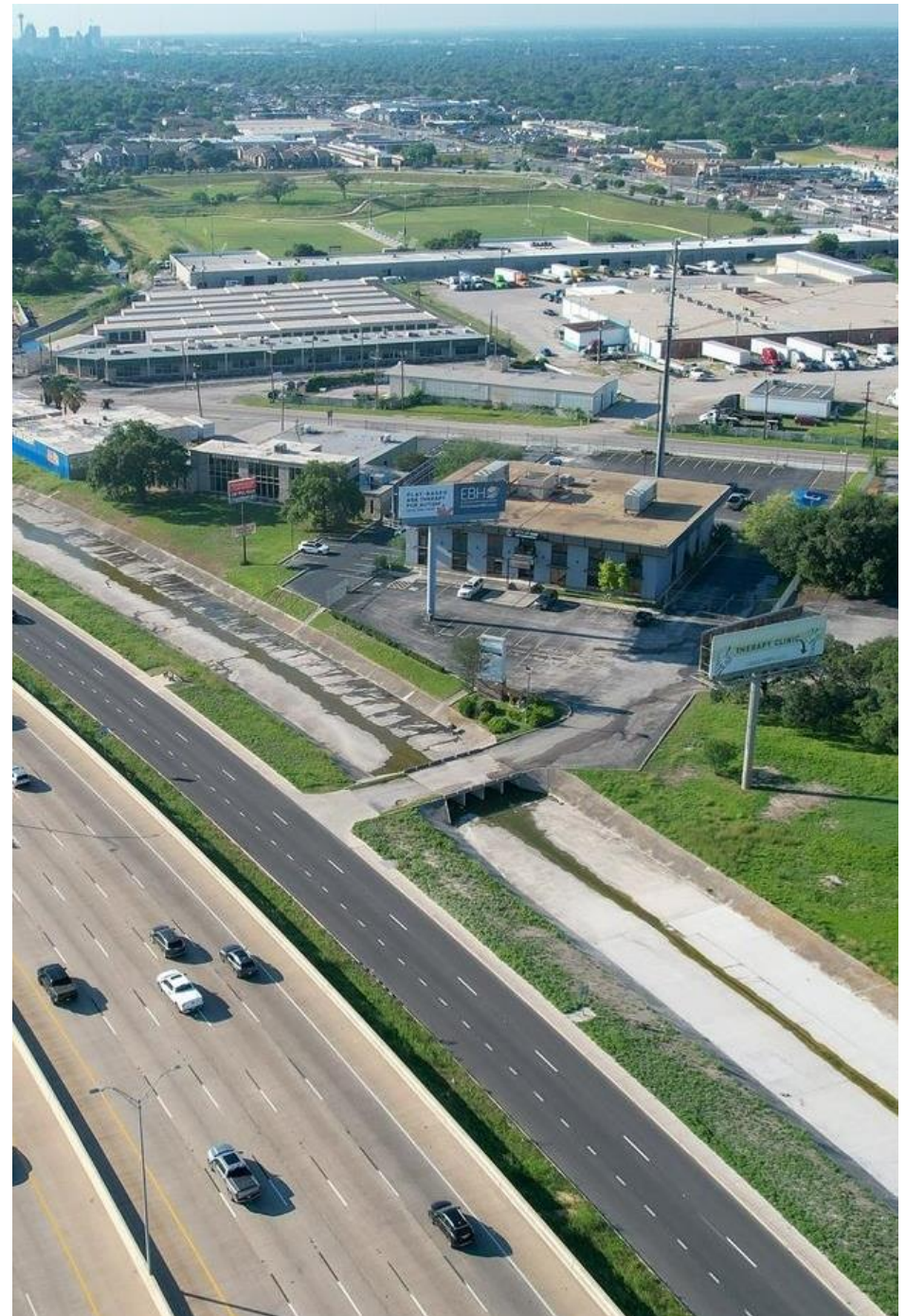
- Concrete tilt-wall construction priced well below what it would cost to build today; the largest capital item (HVAC) has addressed.

## Dual Billboard Sign Included

- Prominent IH-10 billboard rights convey with the sale, representing ancillary income or self-promotion value.

## Communications Tower

- Existing tower may provide future telecom, wireless or alternative ancillary income opportunities (subject to buyer verification).





02

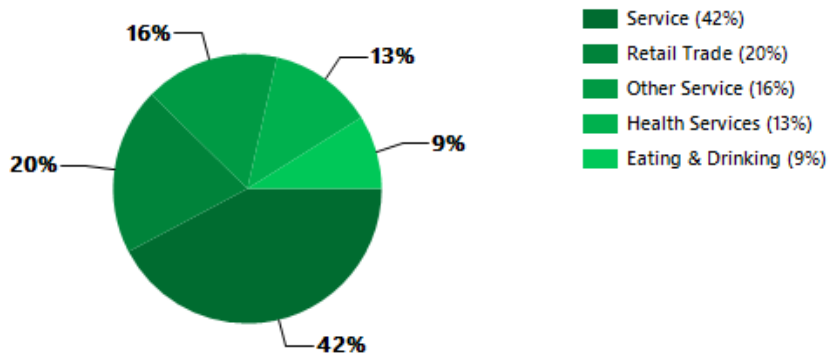
Location

- Location Summary
- Local Business Map
- Drive Times (Heat Map)

6222 I-10 OFFICE

- The property is located off Interstate 10, a major highway running through San Antonio, providing easy access for commuters and potential customers.
- Nearby attractions include The Shops at La Cantera, a popular upscale shopping mall, and Six Flags Fiesta Texas, a prominent amusement park, both within a short drive from the property.
- The property is situated in the Northwest Side of San Antonio, a region known for its growing residential communities and commercial developments.
- The University of Texas at San Antonio (UTSA) is located nearby, bringing a steady flow of students and faculty to the area, which could potentially benefit businesses on the property.
- The neighborhood features a mix of residential, commercial, and entertainment options, creating a vibrant and dynamic environment that may attract diverse clientele to businesses operating on the property.

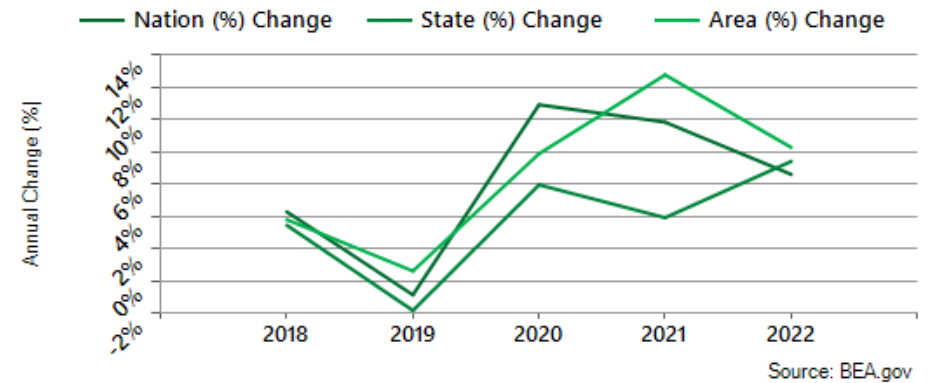
### Major Industries by Employee Count



### Largest Employers

|   |         |
|---|---------|
| H-E-B                                   | 100,000 |
| Joint Base San Antonio                  | 92,708  |
| USAA                                    | 36,000  |
| City of San Antonio                     | 12,000  |
| San Antonio Independent School District | 11,000  |
| Baptist Healthcare System               | 7,500   |
| Rackspace Technology                    | 6,600   |
| Whataburger                             | 5,623   |

### Bexar County GDP Trend





**SUBJECT PROPERTY**  
6222 I-10  
SAN ANTONIO, TX

**petco**  
**SPROUTS**  
FARMERS MARKET  
**DOLLAR GENERAL**

**JIMMY JOHN'S**

**LOWE'S**

JACKSON MIDDLE SCHOOL

**MARRIOTT**

**TARGET**

**H-E-B**

**NORTHERN**  
TOOL + EQUIPMENT

University Health

Oak Hills Country Club

Denman Estate Park

CALLAGHAN RD

10

**McDonald's**

**Academy**  
SPORTS & OUTDOORS  
**AT&T**  
**Starbucks**

Windsor Park

STEM ACADEMY HIGH SCHOOL  
MAGNET PROGRAM

**H-E-B**

**Walmart**  
sam's club

**Methodist**  
HEALTHCARE

LAFAYETTE PLACE

**AT&T**  
**FAMILY DOLLAR**  
**planet fitness**  
**metro**  
by T-Mobile  
**RBC**

**SANTIKOS**  
ENTERTAINMENT  
The Grand Theatre | Austin Center

DELLVIEW ELEMENTARY SCHOOL

NIMITZ MIDDLE SCHOOL

OLMOS ELEMENTARY SCHOOL

NORTH SHEARER HILLS

WONDERLAND OF THE AMERICAS  
**TARGET**  
**CVS**  
**Durlington**  
**ROSS**  
DRESS FOR LESS  
**five BELOW**  
**HOBBY LOBBY**

**Zoo's**  
**GOLD'S GYM**

**Chick-fil-d**

**JAYS**

**Floor Depot**

DELLVIEW

CHARLES A. ARNOLD ELEMENTARY SCHOOL

**Walmart**  
**HARBOR FREIGHT**  
**T-Mobile**  
**GameStop**  
**SALLY.**  
**DOLLAR TREE**  
**SUBWAY**  
**Domino's**  
**dd's DISCOUNTS**  
**RBC**  
**PANDA EXPRESS**

**Days Inn**  
BY WYNDHAM  
**6**  
**Comfort Suites**  
**IHOP**

**Luby's**

MILDRED BASKIN ELEMENTARY SCHOOL

**ARMSTRONG, M-CALL**  
PROFESSIONAL SERVICE SUPPLY  
**PRINCE AUTOMOBILES**

**THE HOME DEPOT**

**POPEYES**

**WHATABURGER**

COLBY GLASS ELEMENTARY SCHOOL

INSPIRATION HILLS

SUNSHINE ESTATES

MAVERICK

**Starbucks**  
**boostmobile**  
**SUBWAY**  
**McDonald's**

CENTRAL LOS ANGELES HEIGHTS

BANDERA RD

**Walgreens**  
**GONZABA**  
MEDICAL GROUP

West Quill Park

WOODLAWN HILLS

**DISCOUNT TIRE**

HILLCREST DR

SUNSHINE ESTATES

MAVERICK

**THE SOCCER FACTORY**

LOS ANGELES HEIGHTS - KEYSTONE

SAN ANTONIO

**AutoZone**  
**DOLLAR TREE**

JOHN GREENLEAF WHITTIER MIDDLE SCHOOL

NEAR NORTHWEST

MONTICELLO PARK

**Walmart**

THOMAS JEFFERSON HIGH SCHOOL

**H-E-B**

JEFFERSON

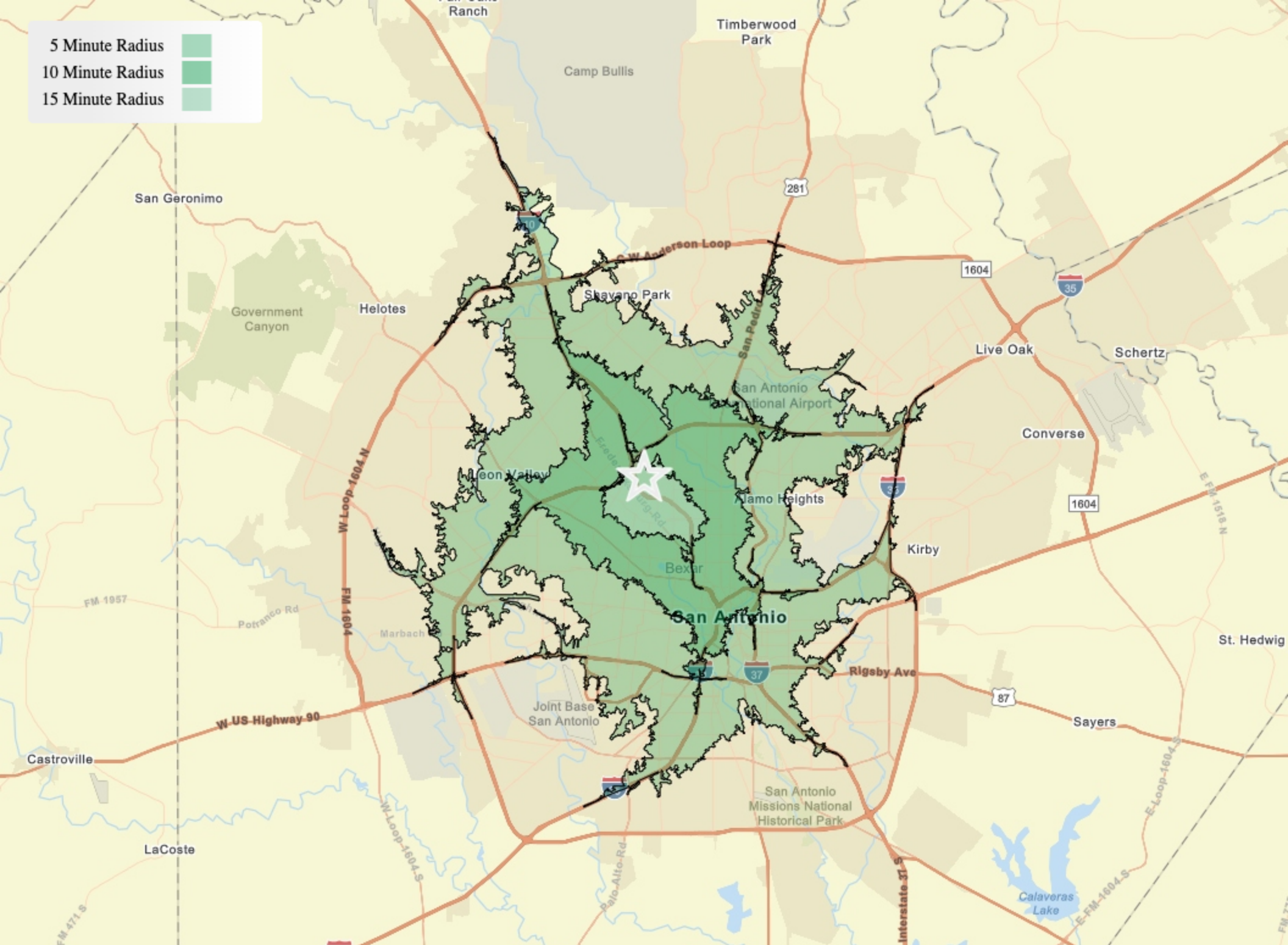
BEACON HILL



5 Minute Radius ■

10 Minute Radius ■

15 Minute Radius ■





- 03 Property Description
- Property Features
- Property Images

# 6222 I-10 OFFICE

## PROPERTY FEATURES

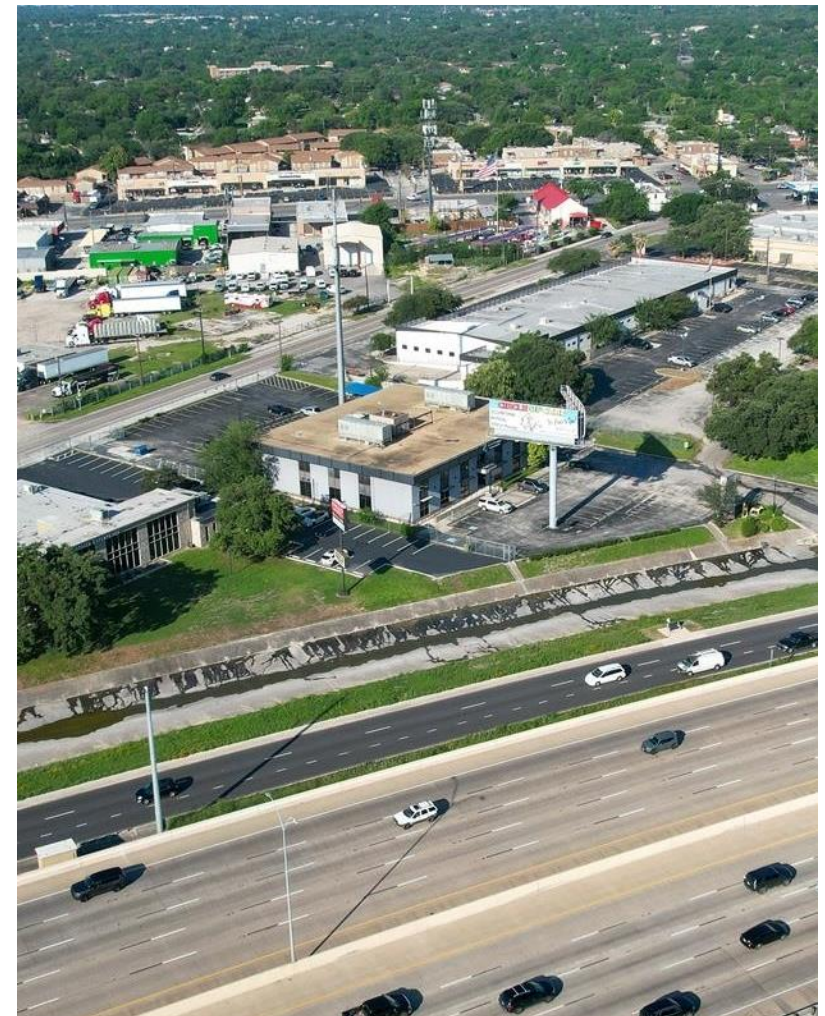
|                          |                      |
|--------------------------|----------------------|
| BUILDING SF              | 25,040               |
| LAND ACRES               | 1.59                 |
| YEAR BUILT               | 1972                 |
| YEAR RENOVATED           | 2020                 |
| # OF PARCELS             | 1                    |
| ZONING TYPE              | I-1                  |
| BUILDING CLASS           | C                    |
| TOPOGRAPHY               | Gentle Slope         |
| NUMBER OF STORIES        | 2                    |
| NUMBER OF BUILDINGS      | 1                    |
| NUMBER OF PARKING SPACES | 95                   |
| PARKING RATIO            | 3.8 / 1,000 SF       |
| NUMBER OF INGRESSES      | 2                    |
| NUMBER OF EGRESSSES      | 2                    |
| ADA COMPLIANT            | Yes                  |
| ELEVATOR                 | 1                    |
| OTHER                    | Communications Tower |

## MECHANICAL

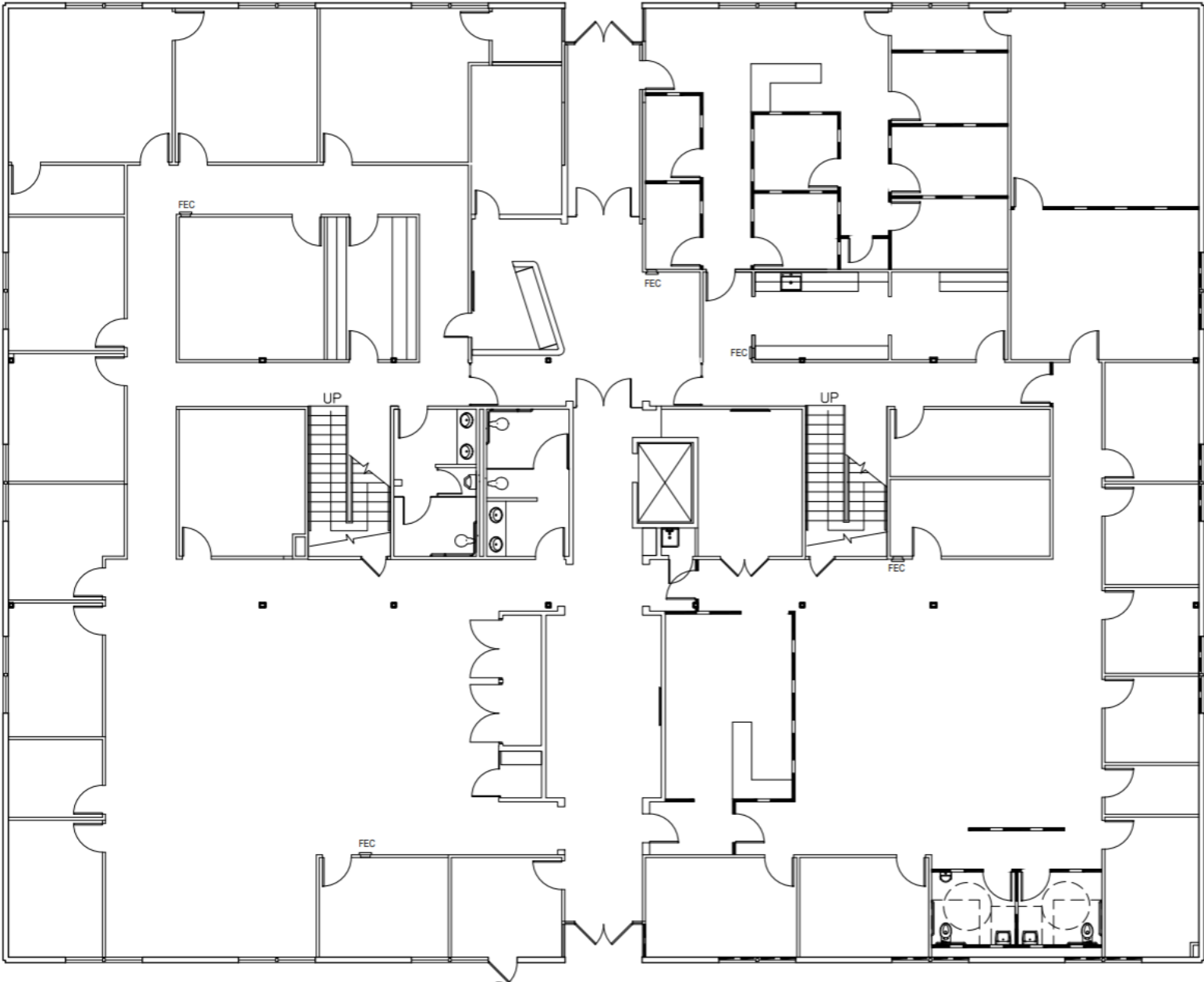
|                    |      |
|--------------------|------|
| HVAC               | RTU  |
| FIRE SPRINKLERS    | N/A  |
| ELECTRICAL / POWER | CPS  |
| WATER / SEWER      | SAWS |

## CONSTRUCTION

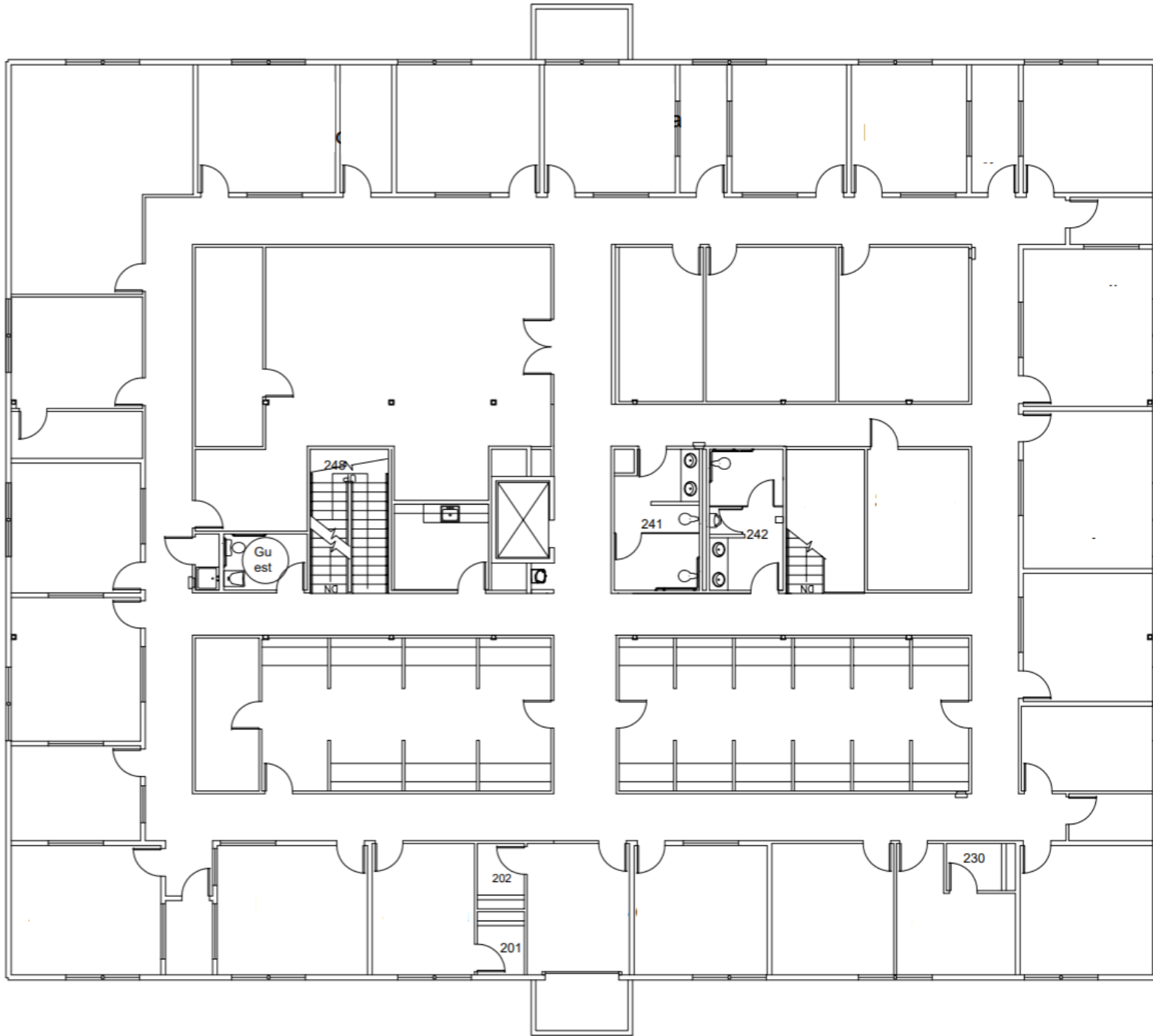
|                 |                          |
|-----------------|--------------------------|
| FOUNDATION      | Concrete                 |
| FRAMING         | Tilt Wall                |
| EXTERIOR        | Stucco / Paint           |
| PARKING SURFACE | Asphalt                  |
| ROOF            | BUR                      |
| LANDSCAPING     | Fencing / Grass / Shrubs |
| SIGNAGE         | Billboard                |



First Floor



Second Floor





Front Lobby



1st Floor Conference Rooms



2nd Floor Conference Room



Rear Lobby



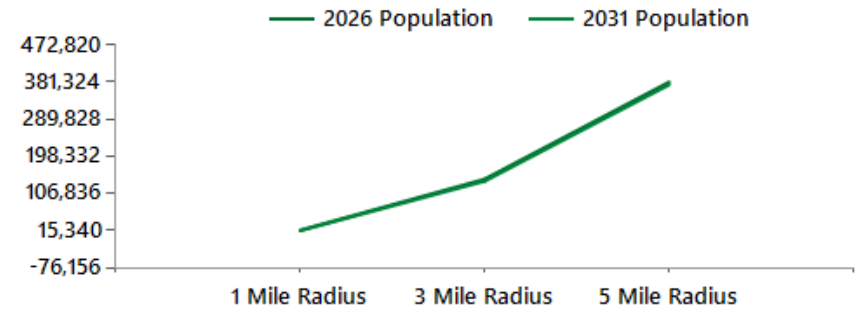
04 Demographics

General Demographics

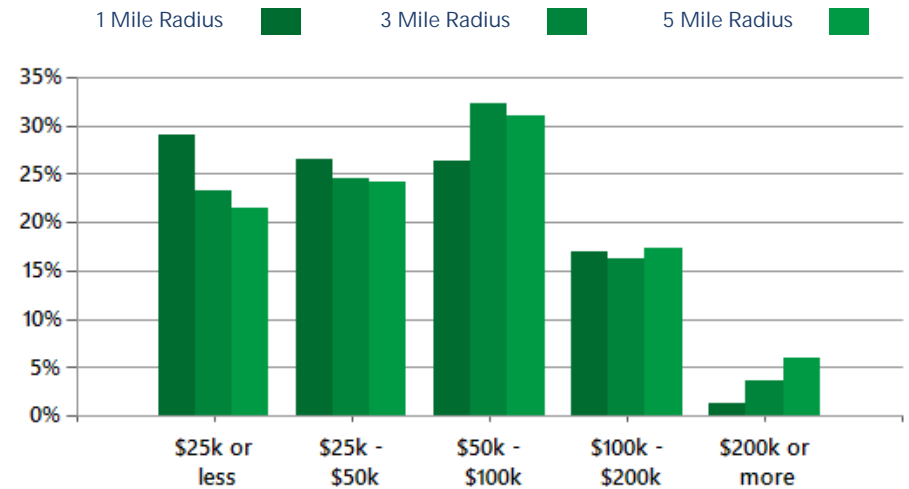
Race Demographics

| POPULATION                         | 1 MILE | 3 MILE  | 5 MILE  |
|------------------------------------|--------|---------|---------|
| 2000 Population                    | 18,465 | 154,502 | 384,725 |
| 2010 Population                    | 17,935 | 151,700 | 389,789 |
| 2026 Population                    | 15,997 | 141,982 | 381,324 |
| 2031 Population                    | 15,340 | 137,254 | 374,881 |
| 2026 African American              | 796    | 6,815   | 20,240  |
| 2026 American Indian               | 247    | 2,258   | 5,230   |
| 2026 Asian                         | 154    | 4,003   | 14,505  |
| 2026 Hispanic                      | 12,809 | 107,727 | 265,429 |
| 2026 Other Race                    | 3,583  | 29,324  | 70,954  |
| 2026 White                         | 5,867  | 54,270  | 159,121 |
| 2026 Multiracial                   | 5,339  | 45,188  | 110,863 |
| 2026-2031: Population: Growth Rate | -4.20% | -3.40%  | -1.70%  |

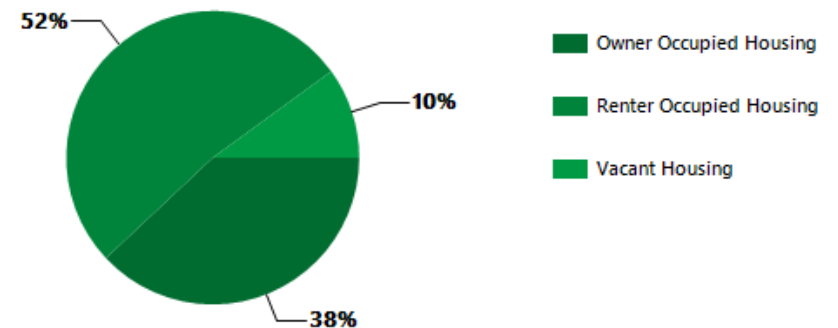
| 2026 HOUSEHOLD INCOME | 1 MILE   | 3 MILE   | 5 MILE   |
|-----------------------|----------|----------|----------|
| less than \$15,000    | 1,382    | 7,969    | 19,806   |
| \$15,000-\$24,999     | 653      | 5,811    | 14,479   |
| \$25,000-\$34,999     | 895      | 5,950    | 16,207   |
| \$35,000-\$49,999     | 958      | 8,552    | 22,277   |
| \$50,000-\$74,999     | 1,272    | 12,286   | 30,884   |
| \$75,000-\$99,999     | 576      | 6,758    | 18,644   |
| \$100,000-\$149,999   | 865      | 7,451    | 20,900   |
| \$150,000-\$199,999   | 320      | 2,174    | 6,563    |
| \$200,000 or greater  | 91       | 2,116    | 9,519    |
| Median HH Income      | \$43,748 | \$51,918 | \$54,539 |
| Average HH Income     | \$59,894 | \$68,712 | \$79,220 |



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

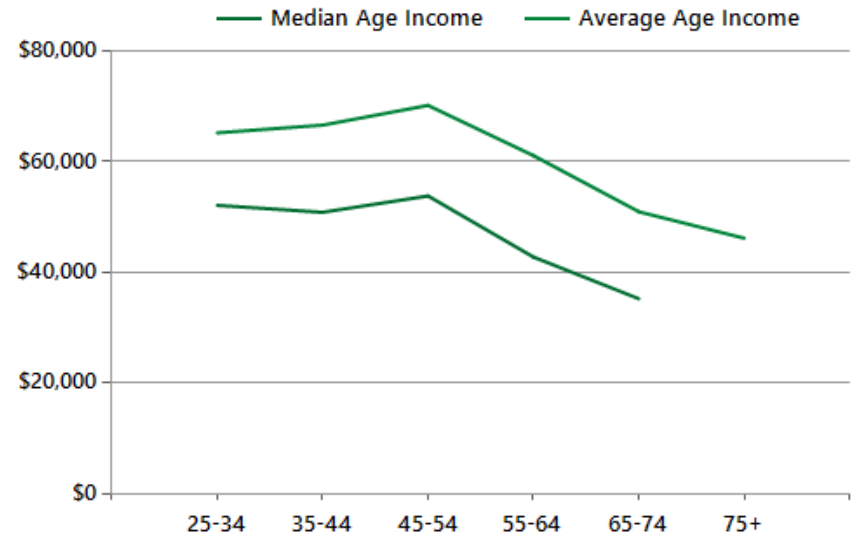
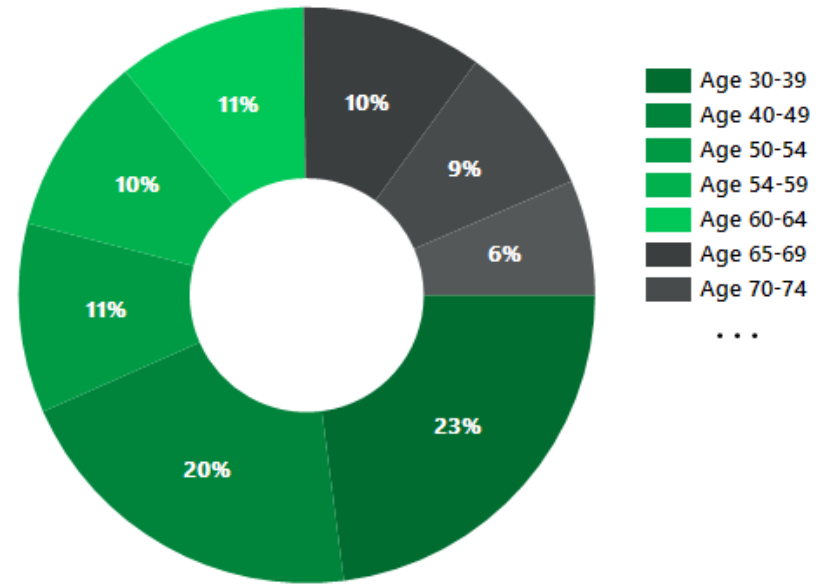


Source: esri

| 2026 POPULATION BY AGE    | 1 MILE | 3 MILE  | 5 MILE  |
|---------------------------|--------|---------|---------|
| 2026 Population Age 30-34 | 1,122  | 11,063  | 31,560  |
| 2026 Population Age 35-39 | 1,045  | 9,796   | 27,689  |
| 2026 Population Age 40-44 | 1,024  | 9,280   | 24,849  |
| 2026 Population Age 45-49 | 906    | 8,264   | 21,868  |
| 2026 Population Age 50-54 | 1,006  | 8,159   | 21,051  |
| 2026 Population Age 55-59 | 958    | 7,724   | 20,022  |
| 2026 Population Age 60-64 | 1,006  | 8,087   | 20,600  |
| 2026 Population Age 65-69 | 960    | 7,540   | 19,189  |
| 2026 Population Age 70-74 | 806    | 6,595   | 16,504  |
| 2026 Population Age 75-79 | 612    | 4,745   | 12,644  |
| 2026 Population Age 80-84 | 368    | 3,013   | 7,913   |
| 2026 Population Age 85+   | 427    | 2,961   | 8,415   |
| 2026 Population Age 18+   | 12,703 | 112,467 | 303,341 |
| 2026 Median Age           | 40     | 38      | 37      |
| 2031 Median Age           | 42     | 39      | 38      |

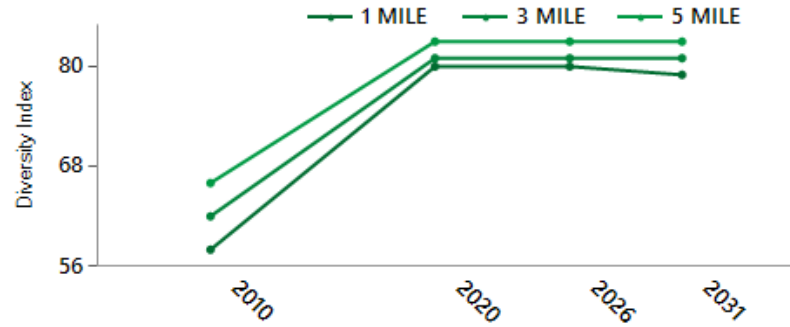
| 2026 INCOME BY AGE             | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------------|----------|----------|----------|
| Median Household Income 25-34  | \$52,122 | \$55,089 | \$57,590 |
| Average Household Income 25-34 | \$65,249 | \$68,862 | \$75,733 |
| Median Household Income 35-44  | \$50,875 | \$58,766 | \$62,367 |
| Average Household Income 35-44 | \$66,646 | \$78,954 | \$90,214 |
| Median Household Income 45-54  | \$53,823 | \$60,002 | \$64,514 |
| Average Household Income 45-54 | \$70,224 | \$79,975 | \$94,317 |
| Median Household Income 55-64  | \$42,774 | \$53,152 | \$55,110 |
| Average Household Income 55-64 | \$61,138 | \$72,043 | \$85,791 |
| Median Household Income 65-74  | \$35,230 | \$42,842 | \$44,172 |
| Average Household Income 65-74 | \$50,981 | \$61,226 | \$71,591 |
| Average Household Income 75+   | \$46,185 | \$53,191 | \$62,558 |

Population By Age

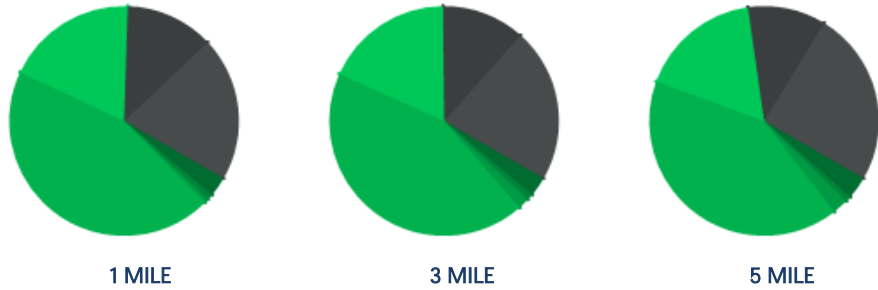


| DIVERSITY INDEX                | 1 MILE | 3 MILE | 5 MILE |
|--------------------------------|--------|--------|--------|
| Diversity Index (+5 years)     | 79     | 81     | 83     |
| Diversity Index (current year) | 80     | 81     | 83     |
| Diversity Index (2020)         | 80     | 81     | 83     |
| Diversity Index (2010)         | 58     | 62     | 66     |

POPULATION DIVERSITY



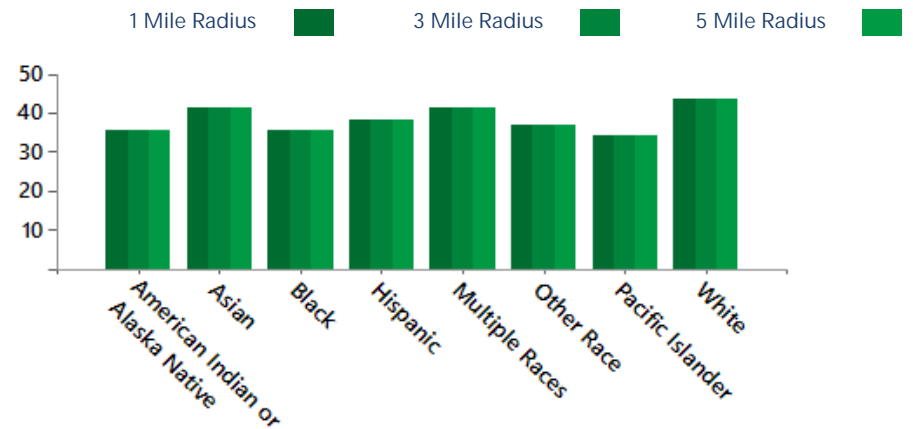
POPULATION BY RACE



| 2026 MEDIAN AGE BY RACE                  | 1 MILE | 3 MILE | 5 MILE |
|--|--------|--------|--------|
| Median American Indian/Alaska Native Age | 36     | 38     | 37     |
| Median Asian Age                         | 42     | 32     | 32     |
| Median Black Age                         | 36     | 32     | 32     |
| Median Hispanic Age                      | 38     | 36     | 35     |
| Median Multiple Races Age                | 41     | 38     | 37     |
| Median Other Race Age                    | 37     | 36     | 36     |
| Median Pacific Islander Age              | 34     | 36     | 31     |
| Median White Age                         | 44     | 40     | 39     |

| 2026 POPULATION BY RACE | 1 MILE | 3 MILE | 5 MILE |
|-------------------------|--------|--------|--------|
| African American        | 3%     | 3%     | 3%     |
| American Indian         | 1%     | 1%     | 1%     |
| Asian                   | 1%     | 2%     | 2%     |
| Hispanic                | 44%    | 43%    | 41%    |
| Multiracial             | 19%    | 18%    | 17%    |
| Other Race              | 12%    | 12%    | 11%    |
| White                   | 20%    | 22%    | 25%    |

2026 MEDIAN AGE BY RACE







## 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 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.

|  |                   |                     |              |
|--|-------------------|---------------------|--------------|
| Reliance Retail LLC OR Texas RS LLC dba "RESOLUTRE"                | 603091 OR 9003193 | leads@resolutre.com | 512-474-5557 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No.       | Email               | Phone        |
| David J. Simmonds OR Gavin Fite                                    | 459263 OR 438039  | leads@resolutre.com | 512-474-5557 |
| Designated Broker of Firm  | License No.       | Email               | Phone        |
| David J. Simmonds OR Gavin Fite                                    | 459263 OR 438039  | leads@resolutre.com | 512-474-5557 |
| 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

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from RESOLUT RE and it should not be made available to any other person or entity without the written consent of RESOLUT RE.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to RESOLUT RE. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation. RESOLUT RE has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, RESOLUT RE has not verified, and will not verify, any of the information contained herein, nor has RESOLUT RE conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

Exclusively Marketed by:



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