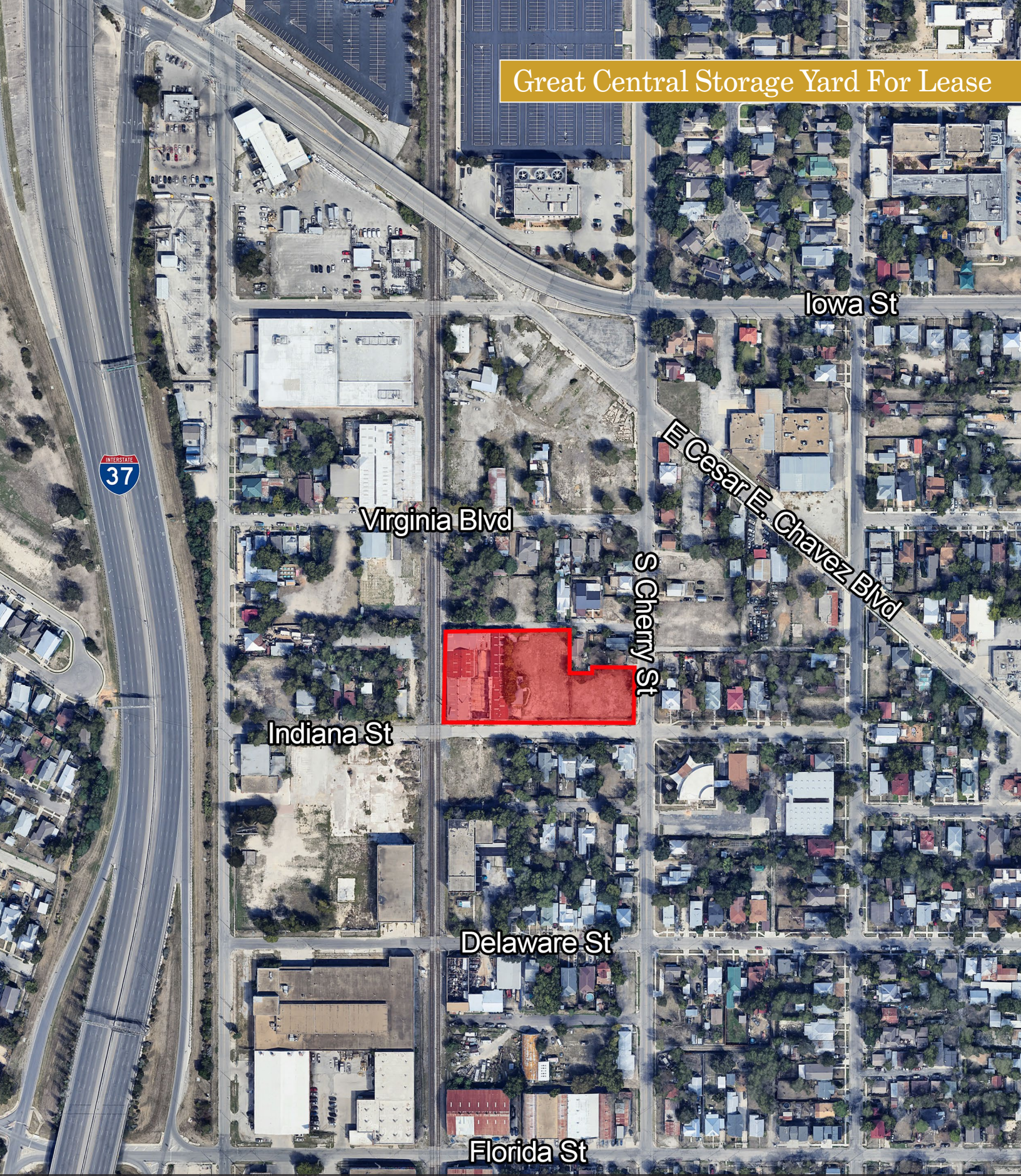


Great Central Storage Yard For Lease



Iowa St

Virginia Blvd

E Cesar E. Chavez Blvd

S Cherry St

Indiana St

Delaware St

Florida St



Indiana St Storage Yard

San Antonio, TX 78210

Offered by:
Charles L. Jeffers

Benefits

Property Highlights

Address	303 Indiana St, San Antonio, TX 78210
Property Details	1.01 Acre Yard with 28,392 SF Building (not dry storage)
Location	S Cherry St and Indiana St
Bldg. Class	D
# of Floors	1
Year Built	1946
Zoning	I-1

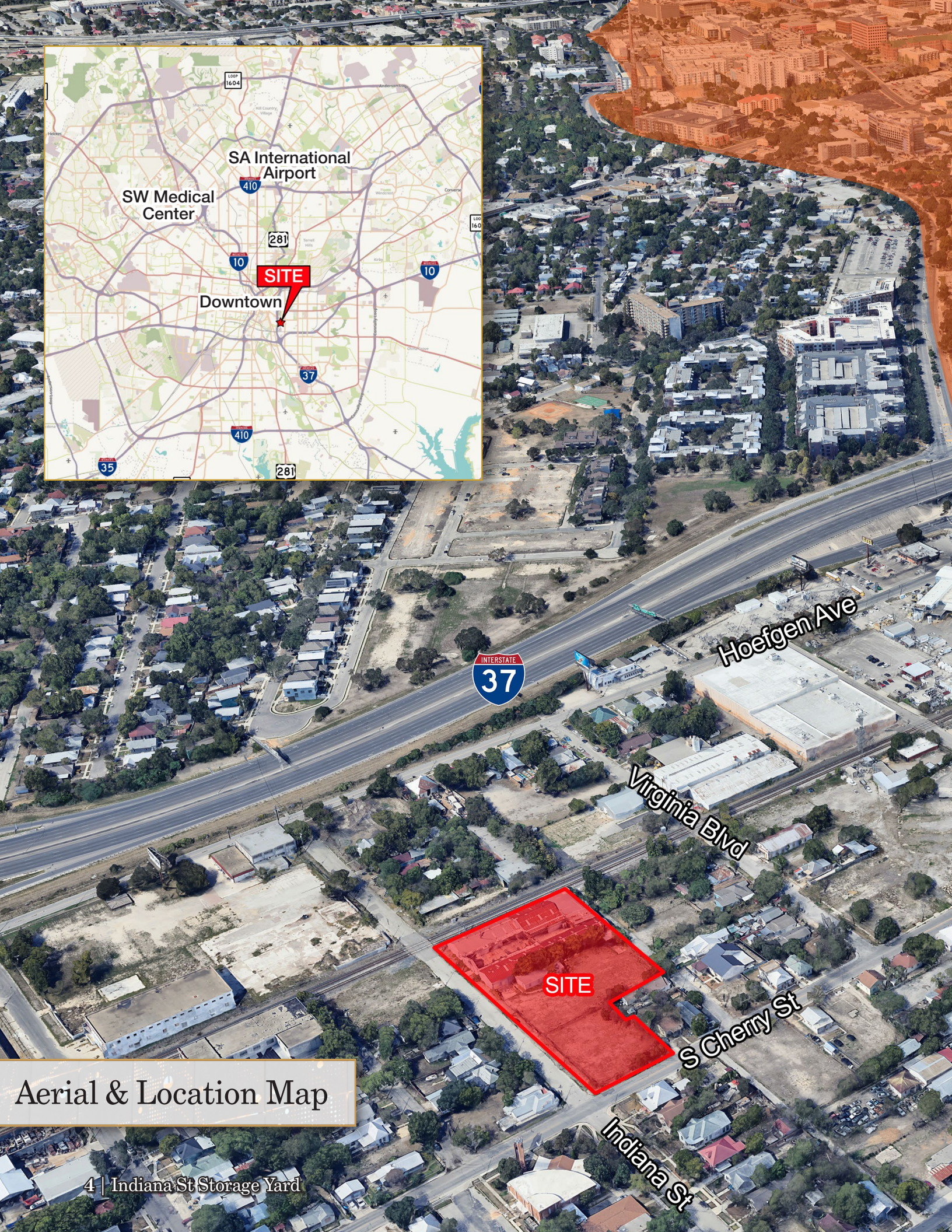
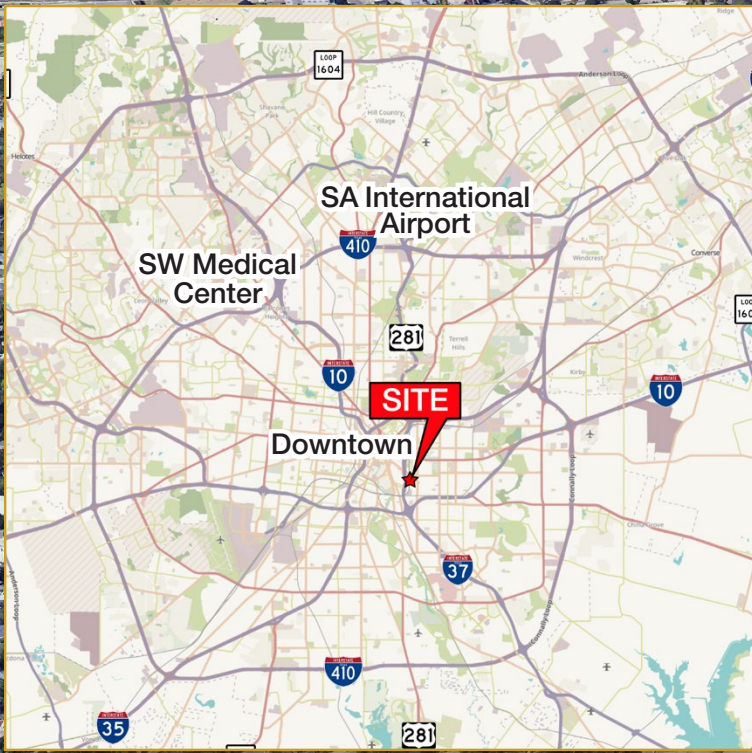
Description

Warehouse/office and yard space with easy ingress and egress from I-37.

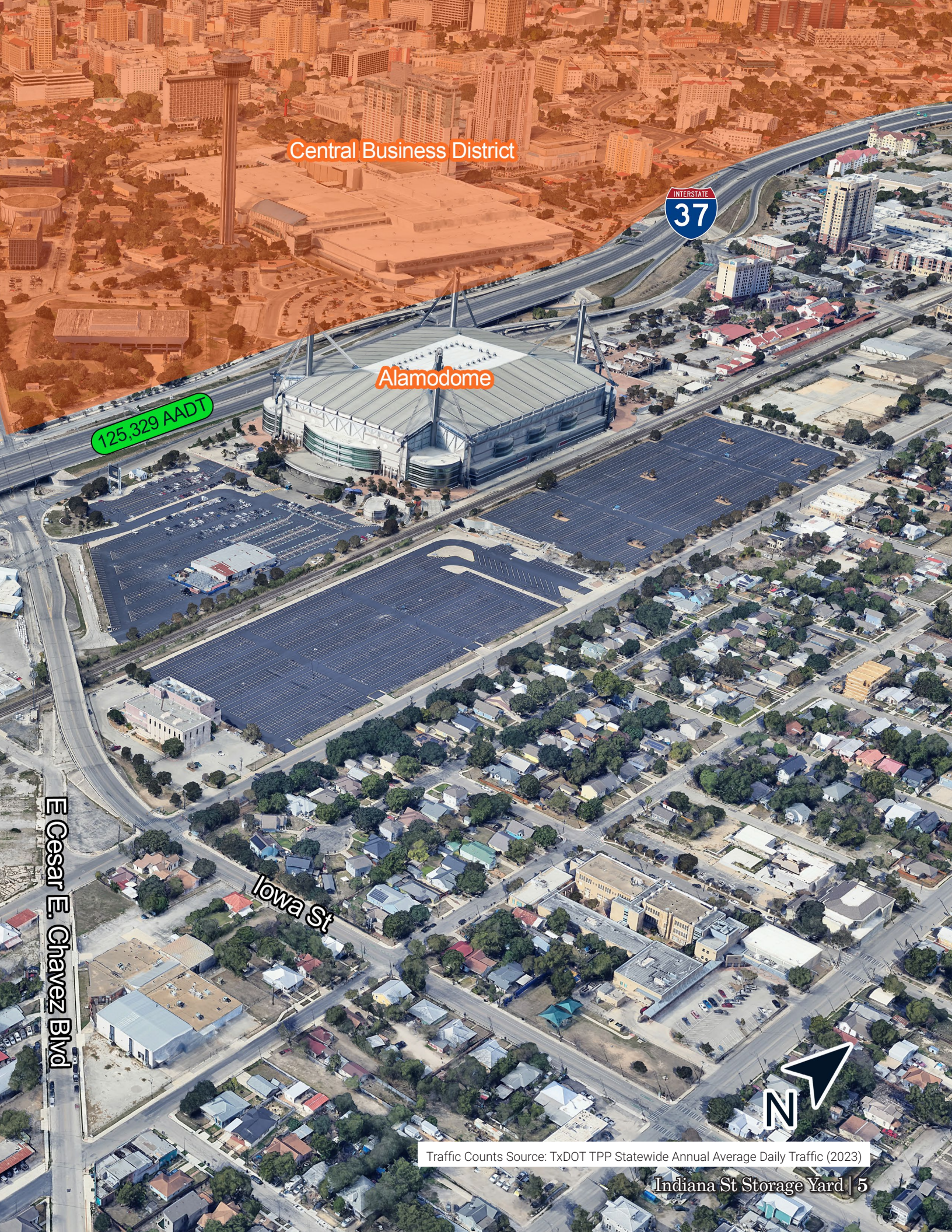
Key Highlights

- Centrally located
- Zoned I-1, allowing for outside storage
- Easy ingress/egress to I-37

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Aerial & Location Map



Central Business District



Alamodome

125,329 AADT

E Cesar E. Chavez Blvd

Iowa St



Traffic Counts Source: TxDOT TPP Statewide Annual Average Daily Traffic (2023)

Availability & Rates

Total Available	1.01 Acre Yard with 28,392 SF Building (not dry storage)
Lease Rate	\$4,000 per month, includes taxes
Base Course Material	Landlord will install base course material for a 3 year lease
First Month's Rental	Due upon execution of lease document by Tenant
Term	One (1) to three (3) years
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of lease document by Landlord
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlord's leasing representative.

Actual Base Rental under any proposed lease is a function of the relationship of expense and income characteristics, the credit worthiness of tenant, condition of space leased, term of lease and other factors deemed important by the Landlord.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior leasing or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Leasing Contact



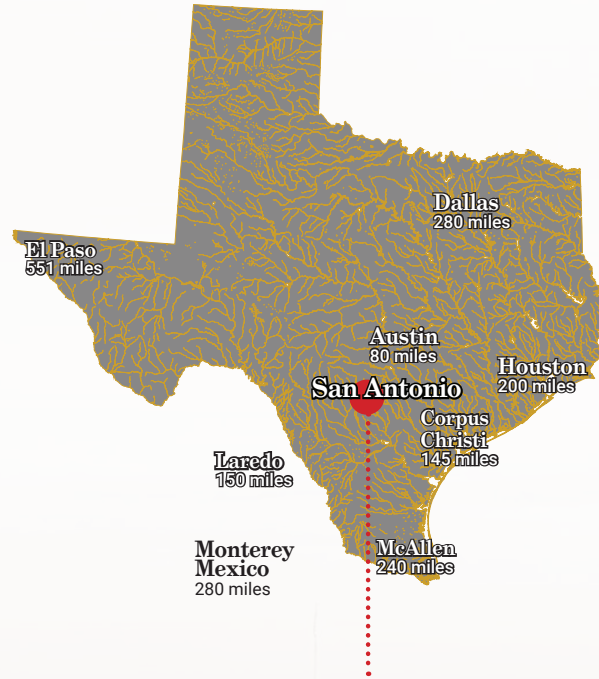
Charles L. Jeffers
Senior Vice President
210 524 1362

cjeffers@reocsanantonio.com
reocsanantonio.com/charles-jeffers

San Antonio Market Overview

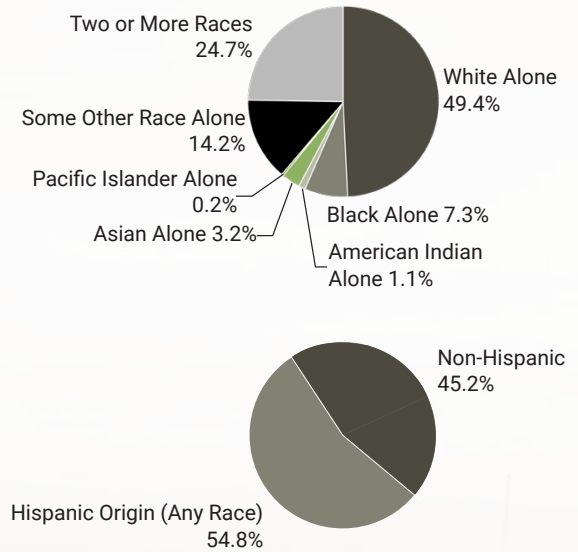
Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

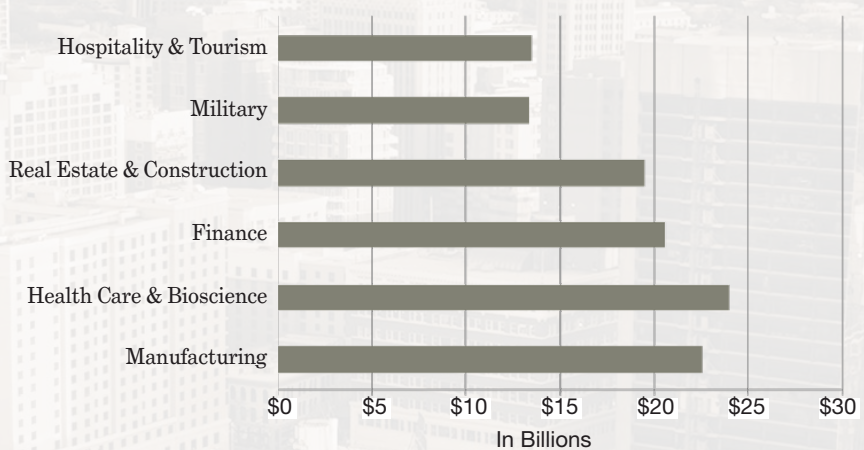


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Ethnicity 2023 Forecast



Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	—	—	—
2020 Census	2,558,143	36.0	925,609	—	—	—
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2023 & 2028; Fortune



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