

# 4603

E HOUSTON STREET

4.49 ACRES IN SAN ANTONIO, TX

**4.49 ACRE SITE**  
4603 E HOUSTON STREET

SWW WHITE ROAD

E HOUSTON STREET





# PROPERTY OVERVIEW

4603 E Houston Street San Antonio, Texas 78219	
Pricing	Contact Deal Team
Lot Size	~ 4.49 acres (195,580 SF)
Zoning	C-2 (General Commercial Uses - including self-storage)
County	Bexar
Height Restrictions	25 ft. (Current)
Setback Requirements	Front: None
	Side: 10 feet
	Rear: 30 feet
Impervious Coverage	No Restrictions



### WELL LOCATED DEVELOPMENT OPPORTUNITY

Located just 10 minutes from Downtown San Antonio and within 5 minutes of major demand drivers including the AT&T Center and Sam Houston High School



### SEAMLESS CONNECTIVITY

The Property's proximity to two of San Antonio's most trafficked interstates (I-10 and I-410) provides exceptional accessibility



### IDEAL SELF STORAGE SITE

The site's layout is well-positioned for self storage in an area that has little to not options for residents in the surrounding area. Frontage and signage are available along E. Houston St. and S WW White Rd. which have combined traffic counts of 33,075 VPD.



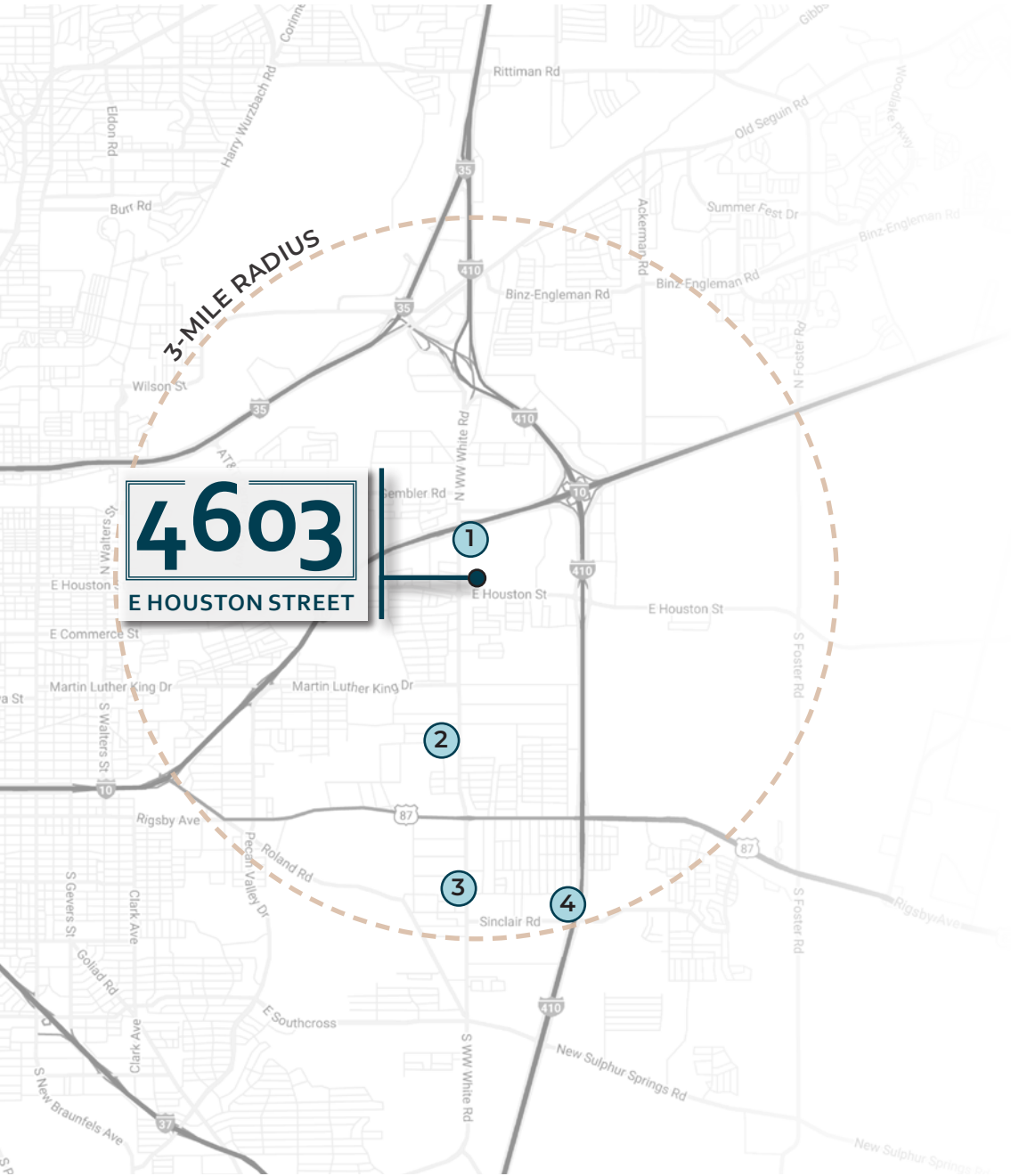
### CONTINUED SAN ANTONIO GROWTH

San Antonio has been one of the Nation's top performing economic hubs with employment growth 1.3x the national average and population growth exceeding 130 people per day





# COMPETITIVE PRODUCT ANALYSIS



1	A-1 SELF STORAGE
142 S WW White Rd. San Antonio, TX	
Year Built: 1974	97,949 GBA

NON-CLIMATE		CLIMATE CONTROLLED	
5x5	\$55	5x5	DNE
5x10	DNE	5x10	DNE
10x10	\$77	10x10	DNE
10x15	\$99	10x15	DNE
10x20	\$116	10x20	DNE



2	A-AAA KEY MINI STORAGE
1603 S WW White Rd. San Antonio, TX	
Year Built: 1984	85,350 GBA

NON-CLIMATE		CLIMATE CONTROLLED	
5x5	\$47	5x5	N/A
5x10	\$55	5x10	\$126
10x10	\$99	10x10	\$184
10x15	DNE	10x15	N/A
10x20	\$218	10x20	N/A



3	LOCKAWAY STORAGE
2235 S WW White Rd. San Antonio, TX	
Year Built: 1995	

NON-CLIMATE		CLIMATE CONTROLLED	
5x5	\$40	5x5	N/A
5x10	\$65	5x10	N/A
10x10	\$85	10x10	N/A
10x15	\$161	10x15	N/A
10x20	\$189	10x20	N/A



4	OTTER SELF STORAGE
5026 Sinclair Rd.. San Antonio, TX	
Year Built: 1979	51,810 GBA

NON-CLIMATE		CLIMATE CONTROLLED	
5x5	DNE	5x5	DNE
5x10	\$96	5x10	DNE
10x10	\$96	10x10	DNE
10x15	\$212	10x15	DNE
10x20	\$304	10x20	DNE



# SURROUNDING AMENITIES & MARKET STATISTICS



**RETAIL**

1.7M SF  
INVENTORY

98.1%  
OCCUPANCY

\$18.29  
AVG. MARKET RENTS

**INDUSTRIAL**

12.2M SF  
INVENTORY

94.2%  
OCCUPANCY

\$8.15  
AVG. MARKET RENTS

**MULTI-HOUSING**

3,445  
UNITS

92.2%  
OCCUPANCY

619  
UNITS UNDER CONSTRUCTION

(WITHIN A 2-MILE RADIUS)

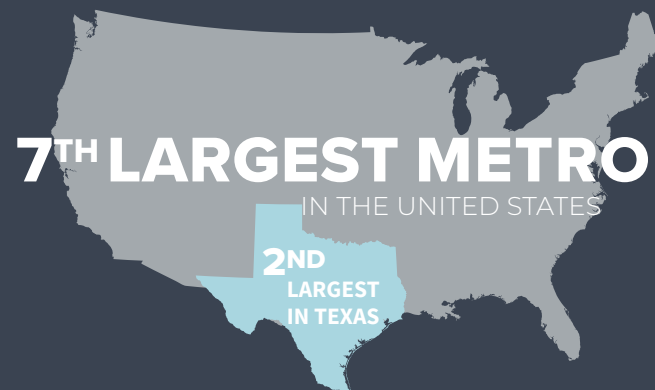




# 4603

## E HOUSTON STREET

### *SAN ANTONIO ECONOMIC OVERVIEW*



**TOP 20**  
Market for  
Real Estate Investment  
(ULI Emerging Trends in Real Estate)



**2<sup>ND</sup>**  
FASTEST  
GROWING CITY  
IN THE U.S.  
(2020)





# SAN ANTONIO ECONOMIC OVERVIEW

## Flourishing San Antonio Economy

While it has consistently led the nation in economic growth and stability, the Alamo City is undergoing an urban revival that has picked up significant pace in recent years. San Antonio is experiencing rapid urbanization as young professionals and businesses are taking notice of the abundant opportunities it has to offer. Among Texas' big four metro areas, San Antonio stands out for its diversified economy, attractive quality of life, a growing technology ecosystem, and favorable cost of living.

## Rich History & Urban Renaissance

- Traditionally known for its rich multi-cultural history, the Riverwalk, Alamo & family tourist destinations
- Celebrated for its emerging culinary and arts scene, entertainment destinations, outdoor activities, and newly revitalized areas such as The Pearl and Southtown
- Explosive urban growth: recently announced \$450 million Alamo Plaza redevelopment and \$90 million UTSA downtown tech & security focused expansion



## ACCOLADES

**NO. 1**  
AMERICA'S NEXT BOOM TOWN  
Forbes

**NATION'S 2ND**  
HIGHEST GROWTH OF MILLENNIALS  
Brookings

**TOP 5**  
ECONOMIC PERFORMANCE  
Brookings

**TOP 10**  
MUST VISIT DESTINATIONS  
Forbes



"If there's a city of opportunity in Texas, it's San Antonio. There aren't many times in a generation when you can actually build a city. It's becoming one of the country's really great cities right now. Something is happening. It's definitely happening."

**GRAHAM WESTON**  
Founder and Former CEO of Rackspace

# SAN ANTONIO ECONOMIC OVERVIEW

## NOTABLE EMPLOYERS

JOINT BASE  
SAN ANTONIO

80,165 JOBS

South Texas  
MEDICAL  
CENTER

50,000+ JOBS

H-E-B

20,000 JOBS

USAA

19,000 JOBS

JPMorgan  
Chase

5,000 JOBS

BOEING

2,800 JOBS

rackspace  
HOSTING

3,300 JOBS

VALERO

1,653 JOBS

hulu

500 JOBS



## Population Trends

- Second fastest growing city in the U.S. with 20,824 new residents between 2017-2018.
- 2.5+ million MSA residents: second most populous city in Texas, 7th largest in the U.S.
- One of the Nation's fastest growing Millennial populations in the U.S.

## Employment Trends

- Healthy job market credited to diverse industries: established financial services, rapidly growing life sciences, new energy, and a booming IT and cybersecurity presence
- Educated, young workforce, low business costs, and city-backed financial incentives continue to attract startups and corporate relocations
- Top market for job seekers: steady employment growth and low unemployment levels

## POPULATION GROWTH | 2010-2019

19%  
SAN ANTONIO

16%  
TEXAS

7%  
USA

## EMPLOYMENT GROWTH | JUNE 2020

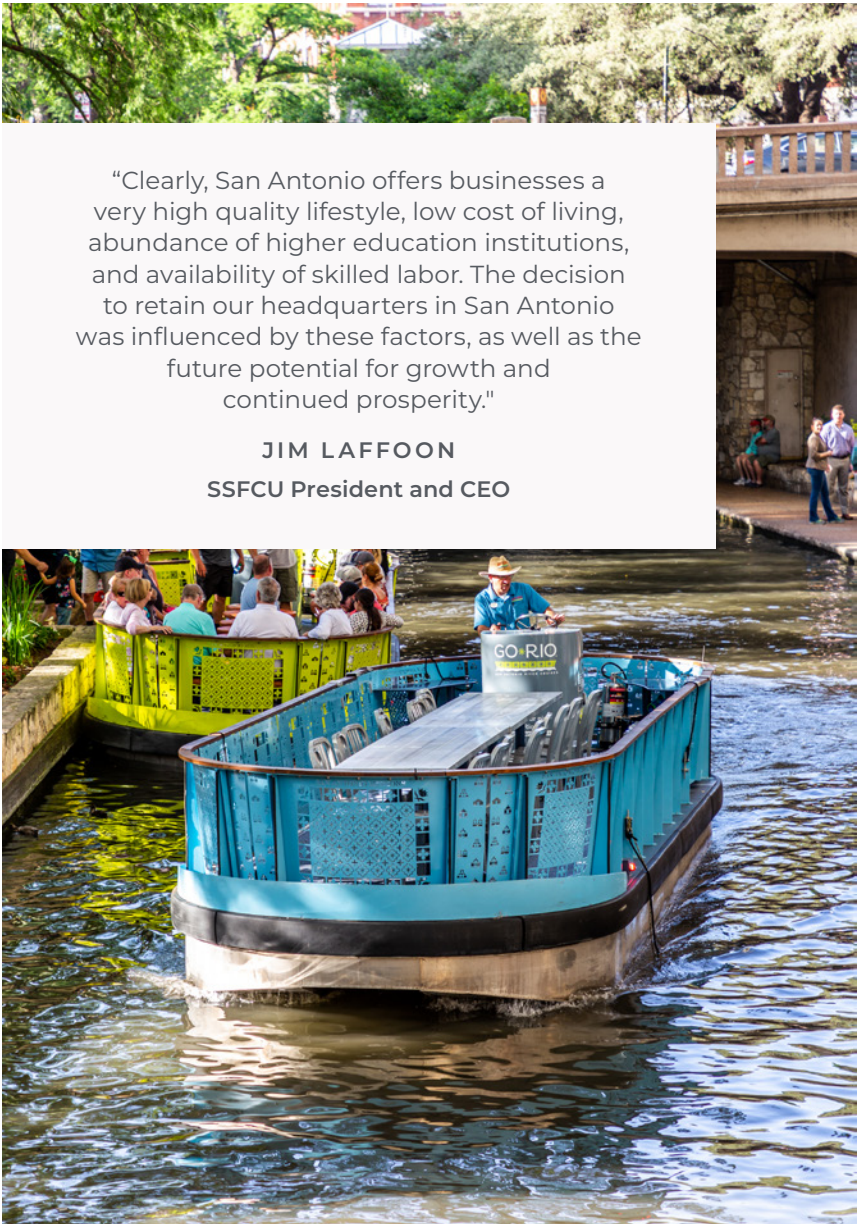
% Jobs Recovered Through COVID (between April 2020-June 2020) 60%

## 5-YEAR AVERAGE UNEMPLOYMENT RATES

San Antonio Unemployment Rate	4.6%
Texas	4.9%
United States	5.3%



# SAN ANTONIO ECONOMIC OVERVIEW



"Clearly, San Antonio offers businesses a very high quality lifestyle, low cost of living, abundance of higher education institutions, and availability of skilled labor. The decision to retain our headquarters in San Antonio was influenced by these factors, as well as the future potential for growth and continued prosperity."

**JIM LAFFOON**  
SSFCU President and CEO



## #1 FASTEST GROWING CITY IN THE COUNTRY

increase of nearly 14,000 residents between 2020 - 2021



## 120 PEOPLE MOVING TO SAN ANTONIO PER DAY

Population of 1.6M expected to double by 2040



## MILLENNIAL POPULATION AMONG FASTEST-GROWING IN THE NATION



## COMPETITIVE COST OF LIVING, 13.1% LESS THAN U.S. AVERAGE



## INTERNATIONALLY RECOGNIZED AS A LEADING PROVIDER OF CYBERSECURITY



## LARGEST ACTIVE & RETIRED MILITARY POPULATIONS IN THE U.S.

### International Trade Center

- Ideally positioned along the NAFTA corridor, handling 50%+ of Mexico-U.S. trade flow
- Logistical functionality bolstered by 1,900-acre multimodal Port San Antonio hub
- Large multinational corporate presence including Boeing, Lockheed Martin and Xerox

### IT & Cybersecurity Hub

- Recognized by the NSA as one of the nation's leading cities for cybersecurity activity
- Global employers including EY, PwC, Booz Allen Hamilton, Lockheed Martin and The Hut Group are expanding cybersecurity operations in San Antonio

### Strong Military Presence

- Known as "Military City" due to its long history of multiple military and defense installations
- Home to one of the greatest concentrations of active and retired military populations in the nation: 283,000+ military & military service employees in the MSA
- Four major military bases comprise Joint Base San Antonio (JBSA): Randolph Air Force Base, Fort Sam Houston, Lackland Air Force Base and Camp Bullis



**37 MILLION**  
ANNUAL VISITORS



**\$15 BILLION**  
ANNUAL ECONOMIC  
IMPACT FROM VISITOR  
SPENDING



**10 MILLION +**  
ANNUAL PASSENGERS  
IN 2018



4603

E HOUSTON STREET

SHEA PETRICK  
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512.619.1958

PARKER McCOLLUM  
parker.mccollum@jll.com  
512.532.1971

## FOR SALE BY OWNER

APPROVED BY THE TEXAS REAL ESTATE COMMISSION FOR VOLUNTARY USE  
Texas law requires all real estate licensees to give the following information  
about brokerage services to prospective buyers, tenants, sellers and landlords.

### WHO WILL THE BROKER REPRESENT IN THIS TRANSACTION?

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### WHAT WILL BE THE BROKER'S DUTIES TO YOU?

IF THE BROKER REPRESENTS THE OWNER: The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER: The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representative agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY: A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction: (1) shall treat all parties honestly; (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner; (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property. With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

DISCLOSURE OF AGENCY, IF ANY: The broker named below represents: ☒ Owner ☐ Buyer ☐ Owner & Buyer

Jones Lang LaSalle Americas, Inc.  
Brokerage Company Name

Date: January 6, 2023

### ACKNOWLEDGMENT OF RECEIPT OF AGENCY DISCLOSURE FORM:

I acknowledge I have received a copy of this form. I understand that agreements I may sign may affect or change agency relationships and that the broker may only represent both the Owner and the Buyer with their full knowledge and consent.

\_\_\_\_\_  
Owner (Landlord) or Buyer (Tenant) or Authorized Representative

Date: \_\_\_\_\_

\_\_\_\_\_  
Owner (Landlord) or Buyer (Tenant) or Authorized Representative

Date: \_\_\_\_\_

