

2015 SW LOOP 410, SAN ANTONIO, TX 78227

36,640 SF Retail/WH Flex with recent major renovations

Come Join Incredible Pizza & Harmony Charter School

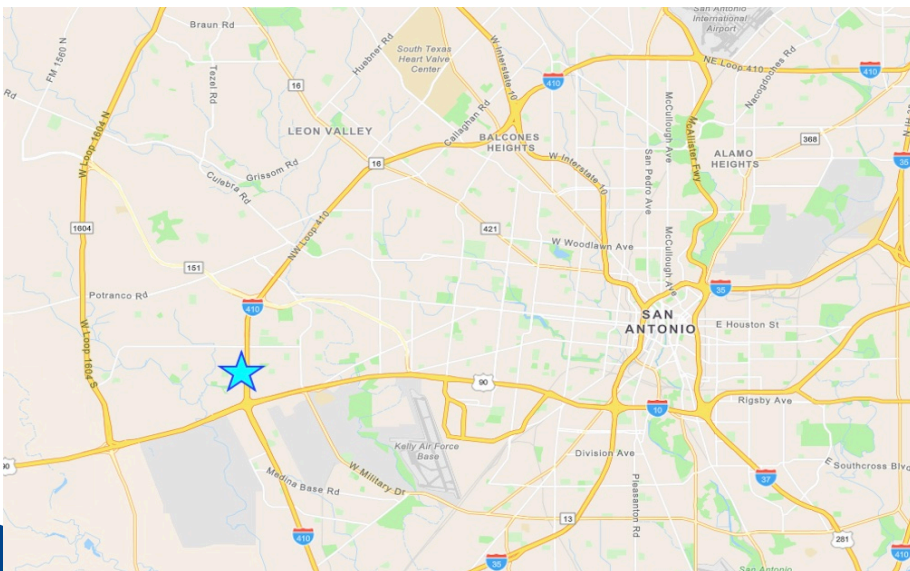


Suite 103: +/- 36,640 SF

Rent: \$8.95 PSF Plus NNN's, As-Is

Property Highlights

- Located in San Antonio on Loop 410 between Hwy 151 & Hwy 90
- Major renovations to suite in past year, including new MEP systems, paint, and partial buildout
- 36,640 SF suite is fully conditioned
- 2 grade level OH doors and 2 Dock High OH Doors
- All utilities run to suite and fully operational
- Abundant parking, easy access, and fantastic visibility from Loop 410
- Contact Sean Ferris (210-428-0204) for more information



Sean Ferris, CCIM
210-824-3323
sferris@pfproperties.net

A.J. Murphy
512-640-9984
ajmurphy@pfproperties.net

PROPERTY SUMMARY

2015 SW Loop 410 Retail/Flex Space
2015 Southwest Loop 410 | San Antonio, TX 78227



Property Summary

Available SF:	36,640 SF
Building SF:	171,690 SF
Land:	17.29 AC
Lease Rate:	\$8.95 PSF NNN
Type:	Retail/Warehouse
Clear Height:	17-20 FT
Grade OH Door	2
Dock High Door	2

Property Overview

Major renovation recently completed on previous shell space, including new electrical service (208V 3-Phase) with new LED lighting throughout entire interior of suite, new storefront including fresh paint and new glass-plate entrance, nine new Trane HVAC units (7.5-12.5 ton) to condition entire suite, new buildout of multiple offices, restrooms, and breakroom/open work area. The walls and ceiling all have fresh coat of paint, and a ceiling-high wall separates a +/-10,000 SF front space from the rear WH and work area, which allows for various configurations for retail or other commercial uses. Abundant parking and excellent co-tenants.

The two drive-in grade level OH doors (with up to four additional easily added), along with two dock-high doors with access to rear loading platform and concrete truck court, along with exclusive outdoor gated area provide limitless possibilities for this suite.

Location Overview

Incredible visibility and accessibility, with immediate access to 130,000+ daily traffic count on Loop 410. This property offers multiple curb cuts on the frontage road and feeder road. This property provides easy access to all of San Antonio and beyond.

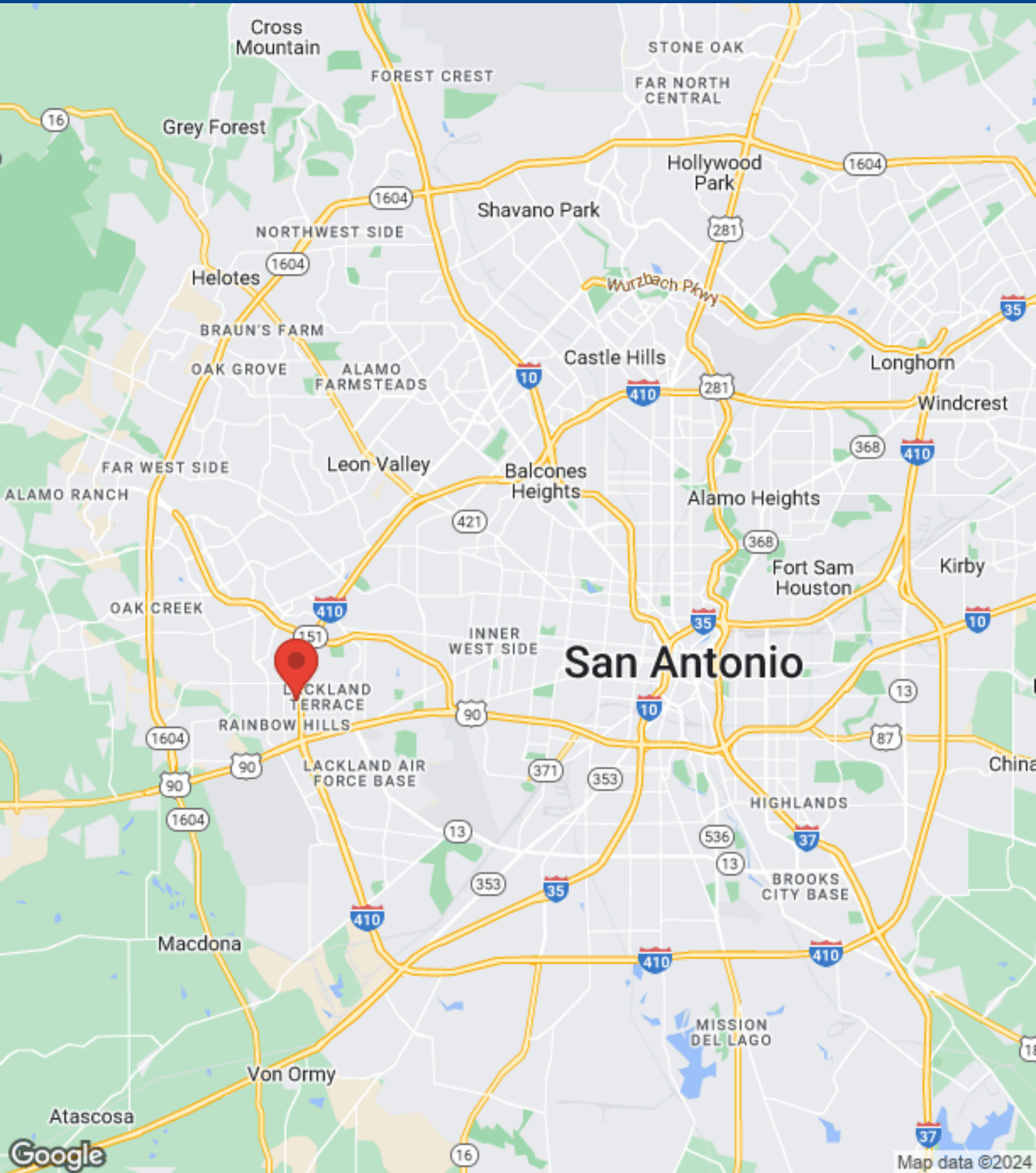
PROPERTY PHOTOS

2015 SW Loop 410 Retail/Flex Space
2015 Southwest Loop 410 | San Antonio, TX 78227



REGIONAL MAP

2015 SW Loop 410 Retail/Flex Space
2015 Southwest Loop 410 | San Antonio, TX 78227



2015 SW Loop 410, San Antonio, TX 78227
 Ring of 5 miles

Up and Coming Families

Dominant Tapestry Segment

KEY FACTS


276,552
 Total Population


\$192,880
 Median Home Value


3,953
 Businesses



244,990
 Daytime Population


30.8
 Median Age

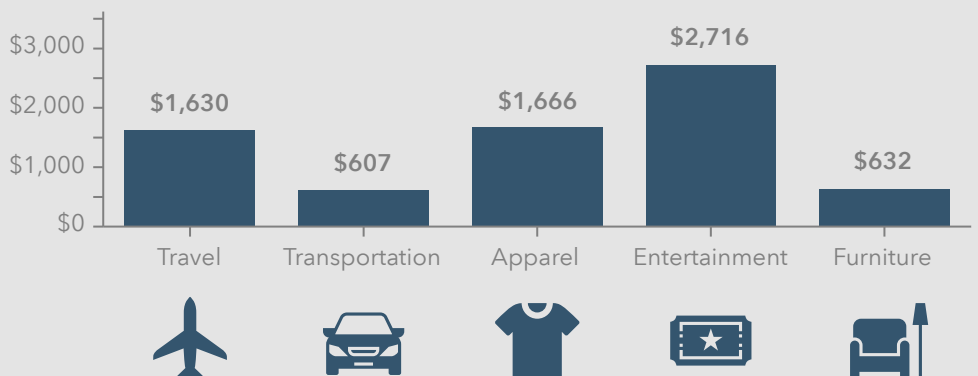

0.83%
 2020-2023
 Pop Growth Rate


\$26,015
 Per Capita Income


3.0
 Avg Household Size


\$59,335
 Median Household Income

KEY SPENDING FACTS



Source: This infographic contains data provided by Esri (2023, 2028), Esri-Data Axle (2023), Esri-U.S. BLS (2023).

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Spending facts are average annual dollars per household

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April 4, 2024



Traffic Count Map

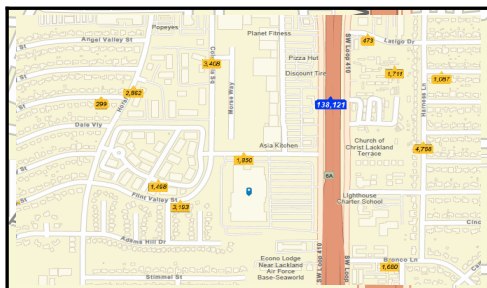
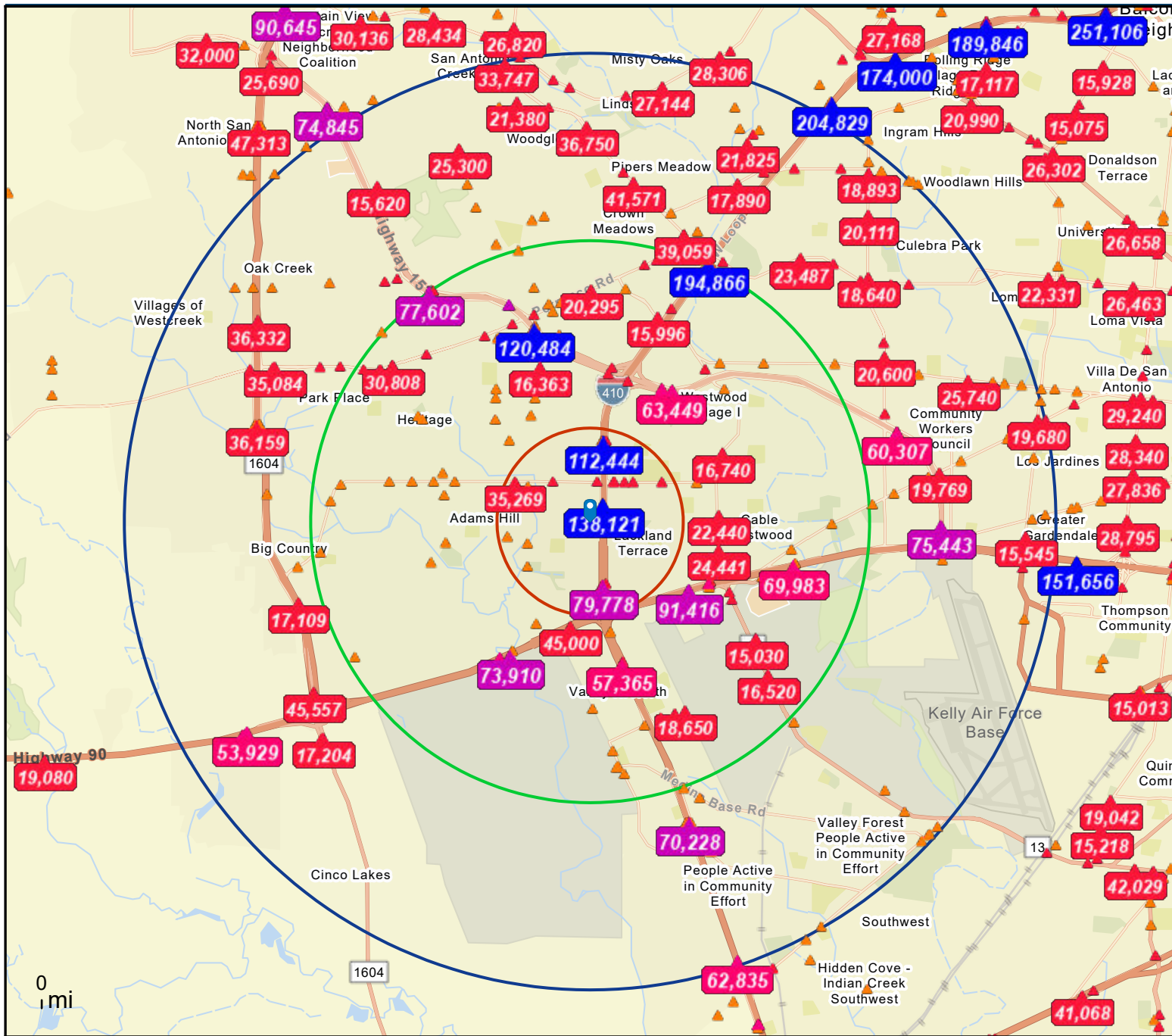
2015 SW Loop 410, San Antonio, Texas, 78227

Rings: 1, 3, 5 mile radii

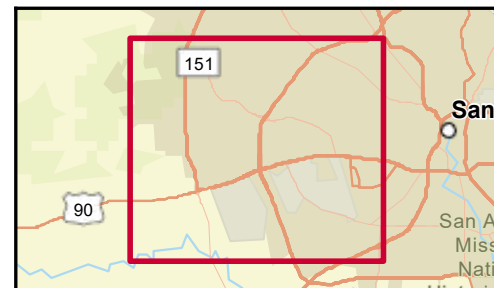
Prepared by Esri

Latitude: 29.41167

Longitude: -98.65203



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



Source: ©2023 Kalibrate Technologies (Q4 2023).

April 04, 2024



Executive Summary

2015 SW Loop 410, San Antonio, Texas, 78227
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.41167
Longitude: -98.65203

	1 mile	3 miles	5 miles
Population			
2010 Population	16,497	101,525	222,086
2020 Population	17,621	116,431	269,265
2023 Population	17,339	116,019	276,552
2028 Population	17,043	116,334	286,985
2010-2020 Annual Rate	0.66%	1.38%	1.94%
2020-2023 Annual Rate	-0.50%	-0.11%	0.83%
2023-2028 Annual Rate	-0.34%	0.05%	0.74%
2020 Male Population	48.7%	49.1%	49.1%
2020 Female Population	51.3%	50.9%	50.9%
2020 Median Age	32.9	29.8	30.8
2023 Male Population	49.1%	50.8%	50.1%
2023 Female Population	50.9%	49.2%	49.9%
2023 Median Age	31.8	29.5	30.8

In the identified area, the current year population is 276,552. In 2020, the Census count in the area was 269,265. The rate of change since 2020 was 0.83% annually. The five-year projection for the population in the area is 286,985 representing a change of 0.74% annually from 2023 to 2028. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 30.8, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	40.0%	39.0%	39.4%
2023 Black Alone	6.9%	9.1%	8.7%
2023 American Indian/Alaska Native Alone	1.5%	1.3%	1.3%
2023 Asian Alone	1.8%	2.6%	2.6%
2023 Pacific Islander Alone	0.2%	0.3%	0.2%
2023 Other Race	22.0%	19.7%	19.4%
2023 Two or More Races	27.5%	28.1%	28.4%
2023 Hispanic Origin (Any Race)	78.1%	70.2%	70.9%

Persons of Hispanic origin represent 70.9% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 83.4 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	40	48	52
2010 Households	5,735	29,935	68,648
2020 Households	6,076	36,466	86,897
2023 Households	6,065	36,812	90,193
2028 Households	6,043	37,550	94,887
2010-2020 Annual Rate	0.58%	1.99%	2.39%
2020-2023 Annual Rate	-0.06%	0.29%	1.15%
2023-2028 Annual Rate	-0.07%	0.40%	1.02%
2023 Average Household Size	2.84	2.97	2.95

The household count in this area has changed from 86,897 in 2020 to 90,193 in the current year, a change of 1.15% annually. The five-year projection of households is 94,887, a change of 1.02% annually from the current year total. Average household size is currently 2.95, compared to 2.98 in the year 2020. The number of families in the current year is 65,255 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Executive Summary

2015 SW Loop 410, San Antonio, Texas, 78227
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	1 mile	3 miles	5 miles
Mortgage Income			
2023 Percent of Income for Mortgage	19.7%	19.9%	19.5%
Median Household Income			
2023 Median Household Income	\$45,310	\$55,825	\$59,335
2028 Median Household Income	\$50,405	\$61,429	\$66,846
2023-2028 Annual Rate	2.15%	1.93%	2.41%
Average Household Income			
2023 Average Household Income	\$63,294	\$73,475	\$77,929
2028 Average Household Income	\$70,544	\$82,621	\$87,882
2023-2028 Annual Rate	2.19%	2.37%	2.43%
Per Capita Income			
2023 Per Capita Income	\$21,717	\$24,547	\$26,015
2028 Per Capita Income	\$24,554	\$27,936	\$29,678
2023-2028 Annual Rate	2.49%	2.62%	2.67%
GINI Index			
2023 Gini Index	42.6	38.5	38.5

Households by Income

Current median household income is \$59,335 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$66,846 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$77,929 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$87,882 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$26,015 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$29,678 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	107	108	110
2010 Total Housing Units	6,297	32,332	73,588
2010 Owner Occupied Housing Units	2,989	18,651	41,866
2010 Renter Occupied Housing Units	2,747	11,281	26,787
2010 Vacant Housing Units	562	2,397	4,940
2020 Total Housing Units	6,622	39,414	92,997
2020 Owner Occupied Housing Units	3,149	21,006	50,603
2020 Renter Occupied Housing Units	2,927	15,460	36,294
2020 Vacant Housing Units	511	2,875	6,071
2023 Total Housing Units	6,644	39,895	96,925
2023 Owner Occupied Housing Units	3,105	21,910	54,146
2023 Renter Occupied Housing Units	2,960	14,902	36,047
2023 Vacant Housing Units	579	3,083	6,732
2028 Total Housing Units	6,692	40,793	102,033
2028 Owner Occupied Housing Units	3,157	22,393	57,796
2028 Renter Occupied Housing Units	2,886	15,157	37,091
2028 Vacant Housing Units	649	3,243	7,146

Socioeconomic Status Index

2023 Socioeconomic Status Index	37.2	41.9	42.0
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Currently, 55.9% of the 96,925 housing units in the area are owner occupied; 37.2%, renter occupied; and 6.9% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 92,997 housing units in the area and 6.5% vacant housing units. The annual rate of change in housing units since 2020 is 1.28%. Median home value in the area is \$192,880, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 3.70% annually to \$231,250.

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Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Information About Brokerage Services

Texas law requires all real estate licensees 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:
 - 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.

PF Properties	592395	sferris@pfproperties.net	(210)824-3323
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Sean Ferris	671522	sferris@pfproperties.net	(210)428-0204
Designated Broker of Firm	License No.	Email	Phone
Sean Ferris	671522	sferris@pfproperties.net	(210)428-0204
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
A.J. Murphy	743437	ajmurphy@pfproperties.net	(512)640-9984
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

PF Properties, 901 NE Loop 410 Ste 830 San Antonio TX 78209
Sean Ferris

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: 2104280204

Fax:

Solar Electric

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com