

Single Tenant Warehouse on the West Side For Lease



7341 Caribou St

San Antonio, TX 78238

Offered by:
Henry P. Drought
Andrew J. Lyles

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Benefits

Address	7341 Caribou St, San Antonio TX 78238
Location	Near Eckhert Rd & Bandera Rd
Property Details	9,120 SF 0.4740 Acres
Legal Description	NCB 18567 BLK 5 LOT 14 (NORTH VALLEY UT-10) "BANDERA WEST ANNEXATN"
Bldg. Class	C
Floors	2
Zoning	I-1

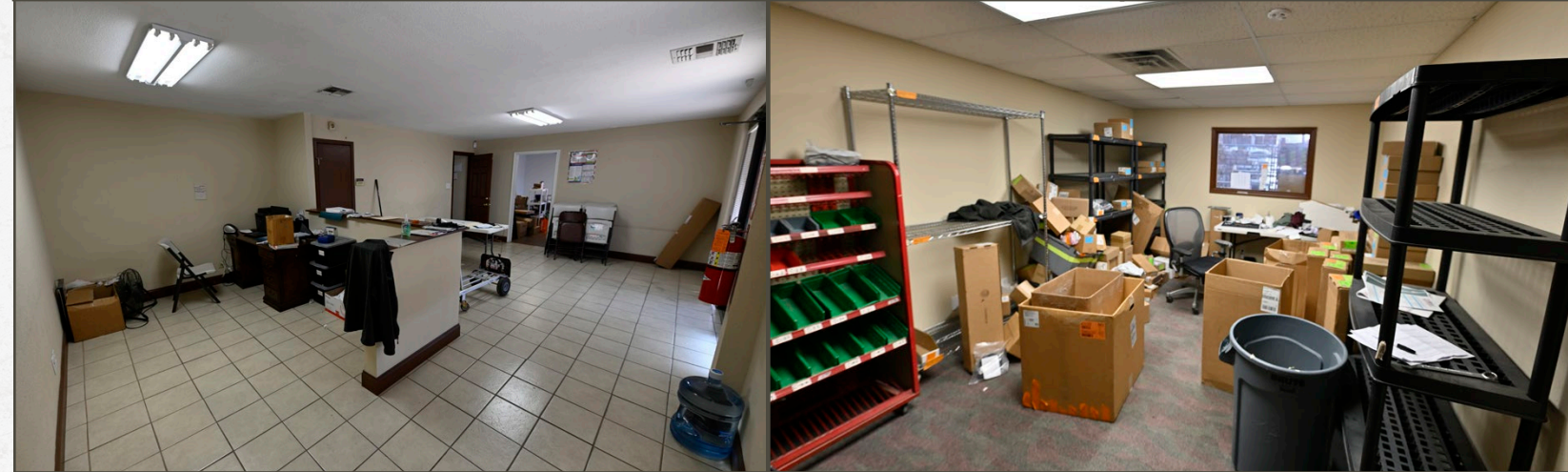
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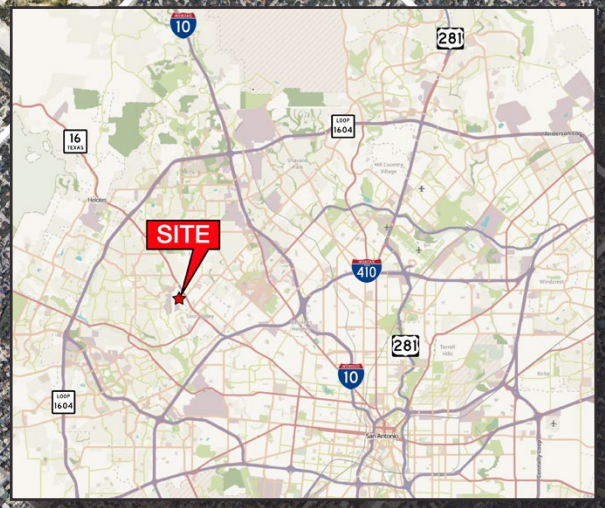
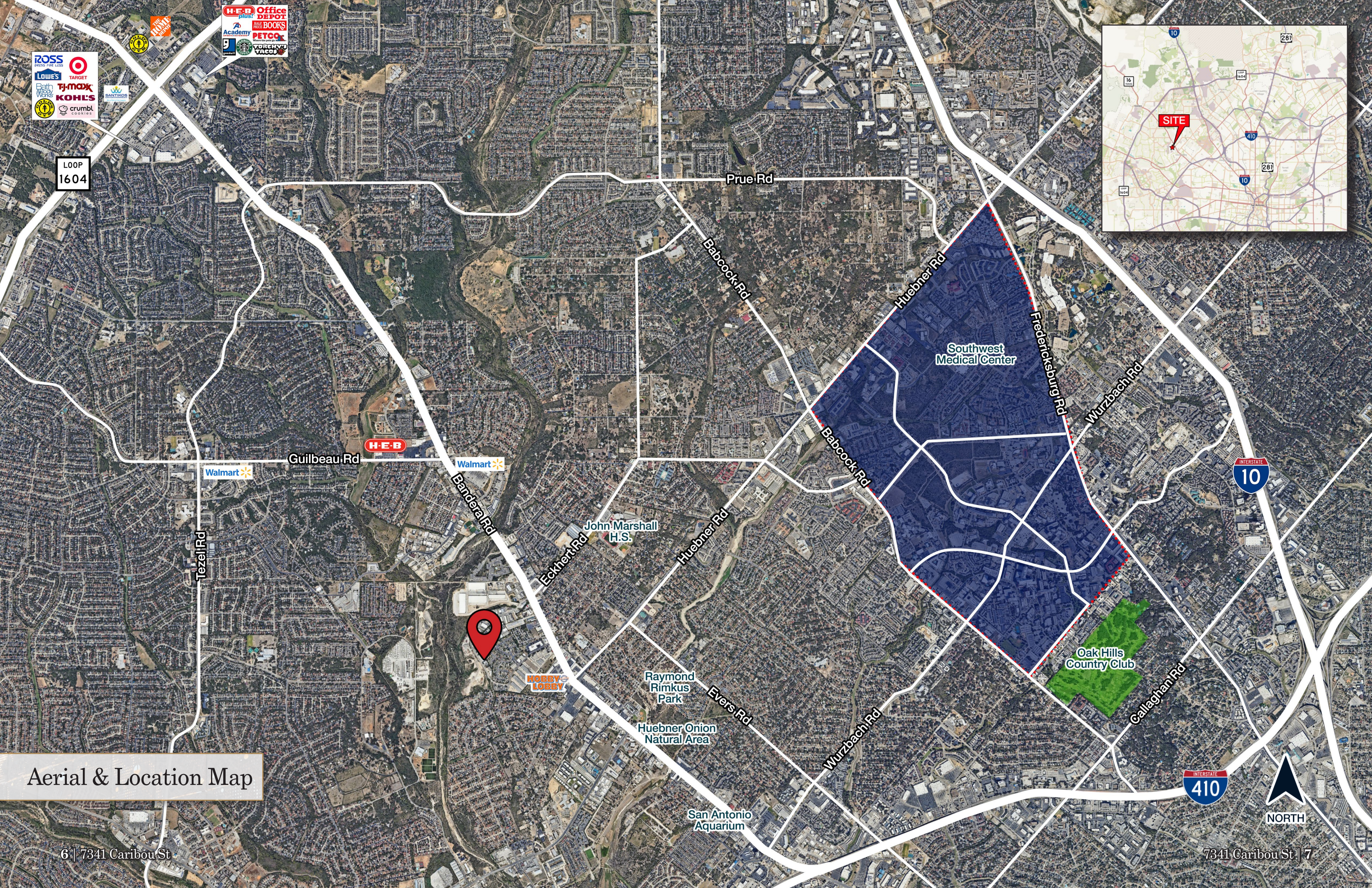
Conveniently located industrial space available with front office, back warehouse, and fenced-in yard. This property includes 4 12' drive in bays. Ideal for a variety of storage and distribution operations. Office portion includes 8 offices, kitchenette, meeting room, and restrooms with 2nd story office/storage component. Quick access to Bandera Rd and Eckhert Rd.

Property Highlights

- Great location without the congestion
- Fenced yard
- Building generally in clean condition
- Ideal for a wide variety of industrial uses

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





LOOP 1604

Prue Rd

Babcock Rd

Huebner Rd

Southwest Medical Center

Federicksburg Rd

Wurzbach Rd

Guilbeau Rd



Bandera Rd

Tezelle Rd

John Marshall H.S.

Eckhart Rd

Huebner Rd



HOBBY LOBBY

Raymond Rimkus Park

Evers Rd

Huebner Onion Natural Area

Oak Hills Country Club

Galleghan Rd



San Antonio Aquarium



NORTH

Aerial & Location Map



Details

SF Available	9,120
Base Rental	\$10.50 PSF NNN
Triple Net	\$2.75
First Month's Rental	Due upon execution of lease document by Tenant
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.

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Demographics: 1-mile

Summary	Census 2020		2025		2030	
Total Population	10,113		9,780		9,538	
Total Households	4,013		4,017		4,011	
Family Households	2,706		2,587		2,545	
Average Household Size	2.52		2.43		2.37	
Owner Occupied Housing Units	2,534		2,583		2,661	
Renter Occupied Housing Units	1,479		1,434		1,351	
Median Age	38.0		39.0		40.4	

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	557	5.5%	520	5.3%	492	5.2%
5-9	614	6.1%	560	5.7%	508	5.3%
10-14	603	6.0%	582	6.0%	544	5.7%
15-19	633	6.3%	535	5.5%	532	5.6%
20-24	739	7.3%	553	5.7%	484	5.1%
25-29	753	7.5%	792	8.1%	607	6.4%
30-34	728	7.2%	779	8.0%	786	8.2%
35-39	706	7.0%	707	7.2%	758	8.0%
40-44	642	6.3%	686	7.0%	697	7.3%
45-49	565	5.6%	610	6.2%	654	6.9%
50-54	575	5.7%	536	5.5%	580	6.1%
55-59	643	6.4%	521	5.3%	495	5.2%
60-64	665	6.6%	571	5.8%	482	5.0%
65-69	546	5.4%	583	6.0%	519	5.4%
70-74	482	4.8%	458	4.7%	510	5.3%
75-79	313	3.1%	387	4.0%	384	4.0%
80-84	192	1.9%	228	2.3%	293	3.1%
Age 85+	156	1.5%	171	1.8%	214	2.2%

Median Household Income	\$66,410	-	\$71,904	-
Average Household Income	\$84,642	-	\$92,241	-
Per Capita Income	\$33,449	-	\$37,339	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	4,560	45.1%	4,230	43.3%	3,958	41.5%
Black Alone	487	4.8%	471	4.8%	438	4.6%
American Indian	111	1.1%	110	1.1%	107	1.1%
Asian Alone	362	3.6%	360	3.7%	348	3.6%
Pacific Islander	9	0.1%	9	0.1%	9	0.1%
Some Other Race	1,343	13.3%	1,346	13.8%	1,376	14.4%
Two or More Races	3,241	32.0%	3,254	33.3%	3,303	34.6%
Hispanic (Any Race)	6,419	63.5%	6,423	65.7%	6,553	68.7%

Demographics: 3-mile

Summary	Census 2020		2025		2030	
Total Population	135,025		131,038		128,738	
Total Households	54,127		54,675		55,096	
Family Households	34,147		32,800		32,505	
Average Household Size	2.48		2.38		2.32	
Owner Occupied Housing Units	28,947		29,438		30,184	
Renter Occupied Housing Units	25,180		25,237		24,913	
Median Age	36.0		37.3		38.7	

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	7,856	5.8%	7,305	5.6%	6,979	5.4%
5-9	8,054	6.0%	7,603	5.8%	6,890	5.3%
10-14	8,204	6.1%	7,483	5.7%	7,244	5.6%
15-19	8,114	6.0%	7,315	5.6%	6,899	5.4%
20-24	10,322	7.6%	8,757	6.7%	8,464	6.6%
25-29	11,912	8.8%	11,147	8.5%	9,802	7.6%
30-34	11,129	8.2%	11,300	8.6%	10,350	8.0%
35-39	9,818	7.3%	10,202	7.8%	10,485	8.1%
40-44	8,218	6.1%	9,230	7.0%	9,651	7.5%
45-49	8,136	6.0%	7,681	5.9%	8,749	6.8%
50-54	7,576	5.6%	7,531	5.8%	7,086	5.5%
55-59	8,271	6.1%	6,913	5.3%	7,006	5.4%
60-64	7,585	5.6%	7,163	5.5%	6,202	4.8%
65-69	6,863	5.1%	6,502	5.0%	6,386	5.0%
70-74	5,400	4.0%	5,839	4.5%	5,714	4.4%
75-79	3,353	2.5%	4,376	3.3%	4,892	3.8%
80-84	2,065	1.5%	2,528	1.9%	3,351	2.6%
Age 85+	2,147	1.6%	2,162	1.6%	2,587	2.0%

Median Household Income	\$72,624	-	\$78,484	-
Average Household Income	\$93,079	-	\$100,573	-
Per Capita Income	\$38,712	-	\$42,890	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	61,334	45.4%	56,995	43.5%	53,650	41.7%
Black Alone	9,359	6.9%	9,143	7.0%	8,749	6.8%
American Indian	1,499	1.1%	1,519	1.2%	1,503	1.2%
Asian Alone	6,259	4.6%	6,360	4.8%	6,361	4.9%
Pacific Islander	223	0.2%	219	0.2%	218	0.2%
Some Other Race	17,895	13.3%	18,091	13.8%	18,704	14.5%
Two or More Races	38,456	28.5%	38,712	29.5%	39,552	30.7%
Hispanic (Any Race)	78,273	58.0%	78,767	60.1%	81,144	63.0%

Demographics: 5-mile

Summary	Census 2020	2025	2030
Total Population	352,146	344,938	343,846
Total Households	139,128	142,139	145,542
Family Households	86,077	83,659	84,235
Average Household Size	2.52	2.41	2.35
Owner Occupied Housing Units	67,976	69,672	71,811
Renter Occupied Housing Units	71,152	72,467	73,730
Median Age	34.0	35.2	36.6

Population by Age	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
0-4	21,551	6.1%	20,302	5.9%	19,839	5.8%
5-9	22,082	6.3%	20,351	5.9%	18,772	5.5%
10-14	22,828	6.5%	20,261	5.9%	19,311	5.6%
15-19	22,853	6.5%	20,820	6.0%	19,180	5.6%
20-24	29,775	8.5%	26,976	7.8%	26,516	7.7%
25-29	33,200	9.4%	31,911	9.3%	29,847	8.7%
30-34	29,738	8.4%	30,778	8.9%	29,366	8.5%
35-39	25,858	7.3%	26,653	7.7%	28,018	8.2%
40-44	22,028	6.3%	23,873	6.9%	24,906	7.2%
45-49	21,416	6.1%	20,298	5.9%	22,423	6.5%
50-54	19,636	5.6%	19,764	5.7%	18,743	5.5%
55-59	20,083	5.7%	17,582	5.1%	18,023	5.2%
60-64	17,786	5.0%	17,491	5.1%	15,915	4.6%
65-69	15,273	4.3%	15,381	4.5%	15,775	4.6%
70-74	11,687	3.3%	13,025	3.8%	13,573	4.0%
75-79	7,235	2.0%	9,354	2.7%	10,826	3.1%
80-84	4,519	1.3%	5,459	1.6%	7,241	2.1%
Age 85+	4,598	1.3%	4,661	1.4%	5,570	1.6%

Median Household Income	\$69,661	-	\$75,630	-
Average Household Income	\$89,447	-	\$96,677	-
Per Capita Income	\$36,763	-	\$40,804	-

Race and Ethnicity	Census 2020		2025		2030	
	Number	Percent	Number	Percent	Number	Percent
White Alone	153,820	43.7%	144,277	41.8%	138,119	40.2%
Black Alone	26,233	7.5%	25,836	7.5%	25,059	7.3%
American Indian	3,873	1.1%	3,964	1.1%	3,977	1.2%
Asian Alone	20,243	5.8%	20,930	6.1%	21,376	6.2%
Pacific Islander	577	0.2%	580	0.2%	587	0.2%
Some Other Race	48,215	13.7%	48,964	14.2%	51,079	14.9%
Two or More Races	99,186	28.2%	100,387	29.1%	103,650	30.1%
Hispanic (Any Race)	207,542	58.9%	209,863	60.8%	218,263	63.5%

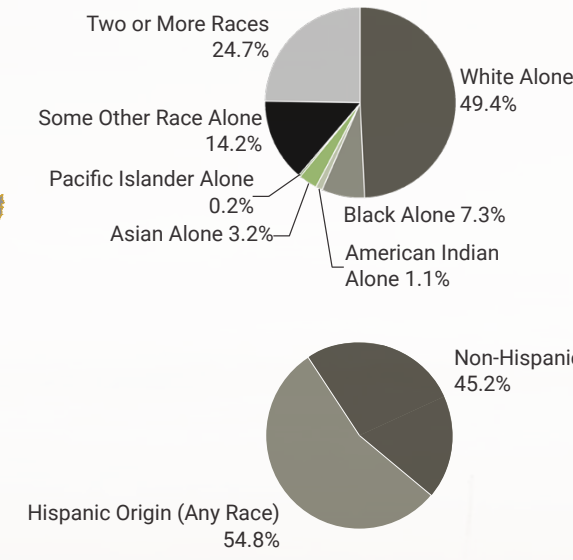
San Antonio Market Overview

- 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

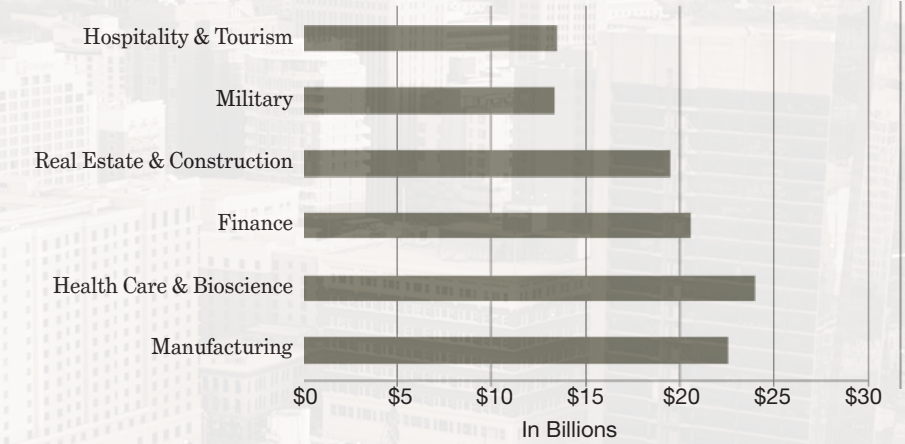


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

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

Year	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



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.

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Henry Patrick Drought IV Sales Agent/Associate's Name	644414 License No.	hdrought@reocsanantonio.com Email	(210) 889-0976 Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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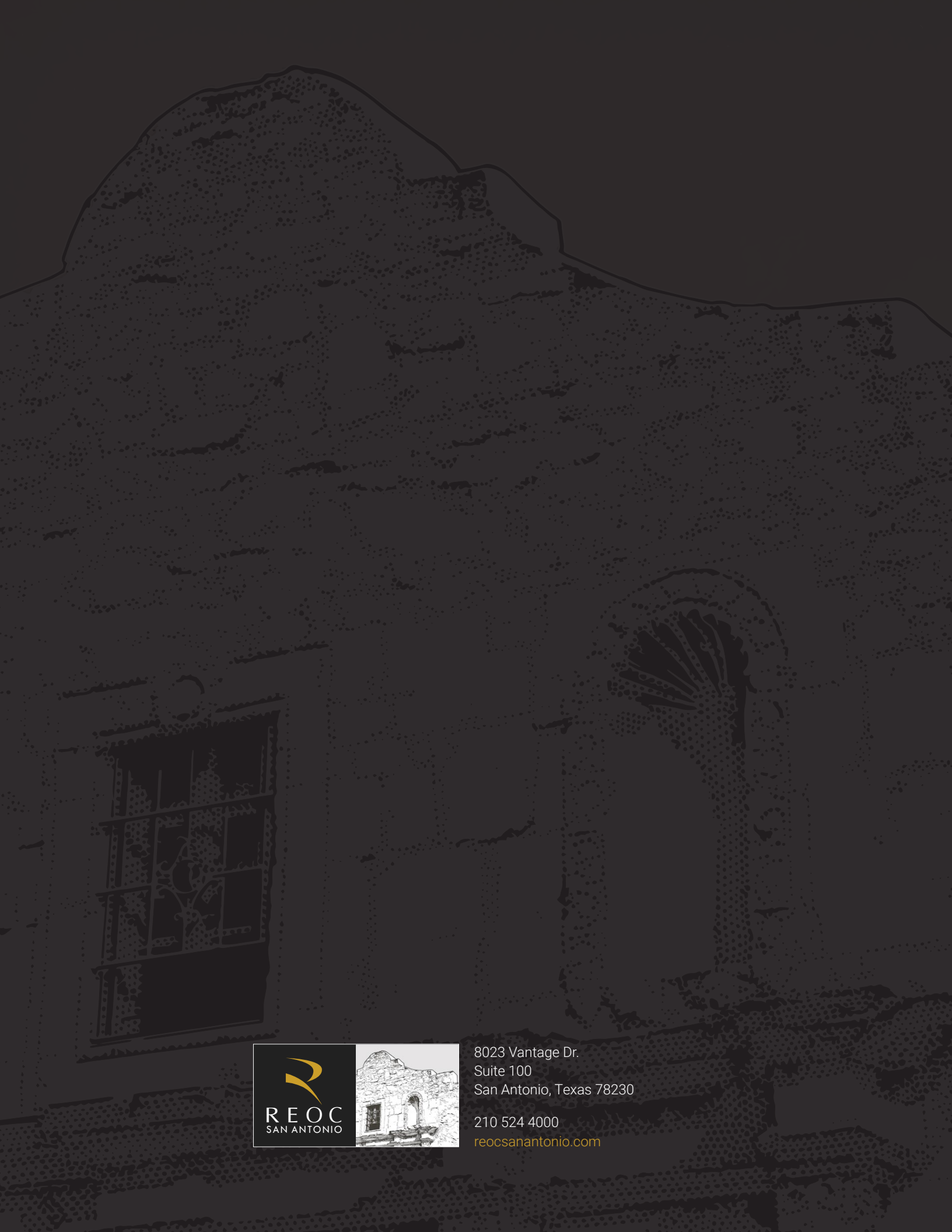
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Date



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