

Office/Flex For Sale or Lease

Revised Pricing



13526 Nacogdoches
San Antonio, TX 78217

Offered by:
Paul G. Fagan, SIOR

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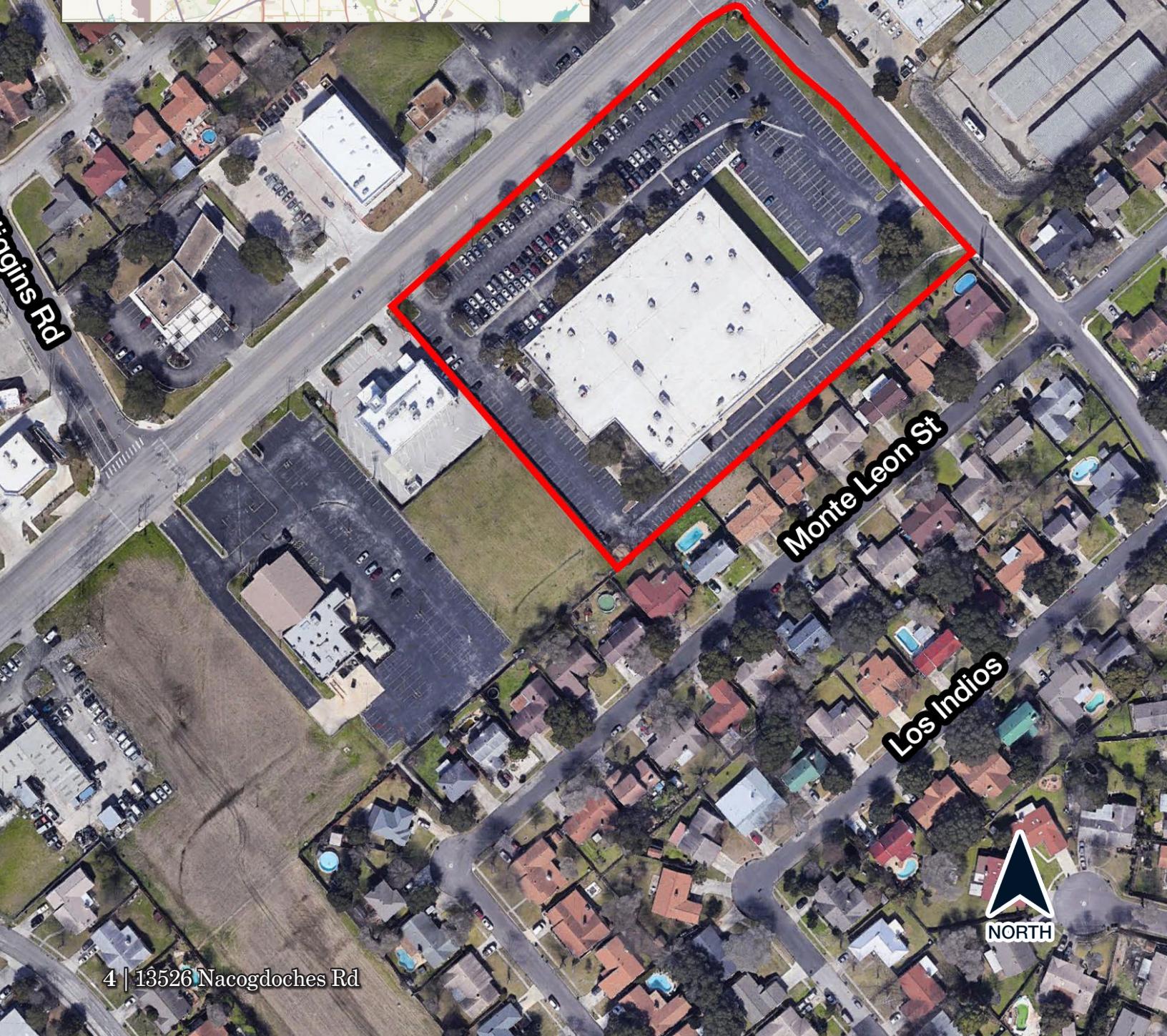
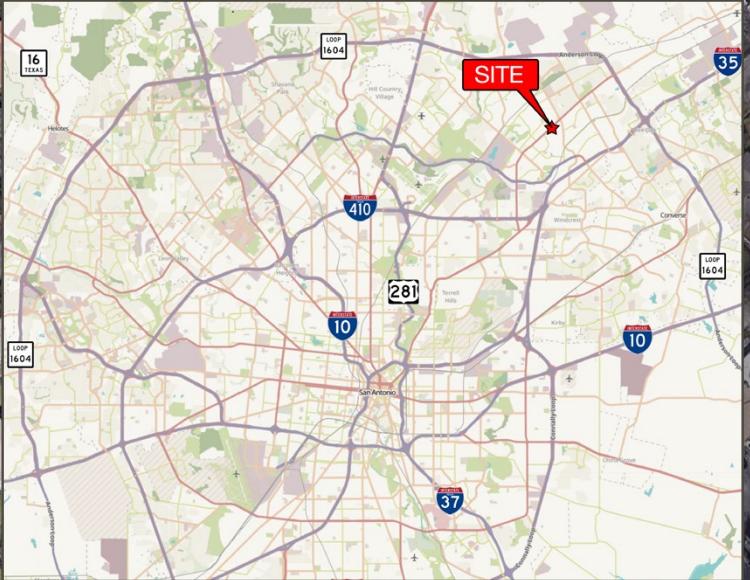
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Property Summary

Introduction

13526 Nacogdoches is a 67,619 square foot office service center located in northeast San Antonio. It was developed by Hines Industrial in 1982 as a build-to-suit for JC Penney to house a regional check and credit card processing operation. The building was subsequently occupied by Alliance Data Systems and in 2015, the current occupant purchased the building for a call center and secured mail handling facility.

Today the building is:

- Attractive
- Well maintained
- Strategically located and
- Available for lease or purchase

The owner will consider subdividing the building.

Location

Nacogdoches Road is one of the region's main streets carrying over 31k cars per day. With two lanes in each direction and a center turn lane, Nacogdoches Road provides quick access to many important regional highways and destinations, including:

- IH-35 - 2.4 miles
- Loop 1604 - 2.9 miles
- Wurzbach Pkwy - 2.5 miles
- Loop 410 - 3.8 miles
- US Postal Service Regional Distribution Center - 2.7 miles
- San Antonio International Airport - 8.2 miles
- Downtown San Antonio - 14.4 miles
- New Braunfels - 19 miles
- San Marcos - 37 miles
- Austin - 67 miles

Population Counts

- There are over 2M people with a 25-mile radius of San Antonio and labor force of ≈957k
- Between the San Antonio-San Marcos MSA and the Austin-Round Rock-San Marcos MSA, there is a population of ≈5M people
- There are ≈30M people within a day's drive of San Antonio (400-mile radius excluding Mexico)

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information. Receipt of this information does not relieve the recipient of their independent burden to perform comprehensive due diligence.

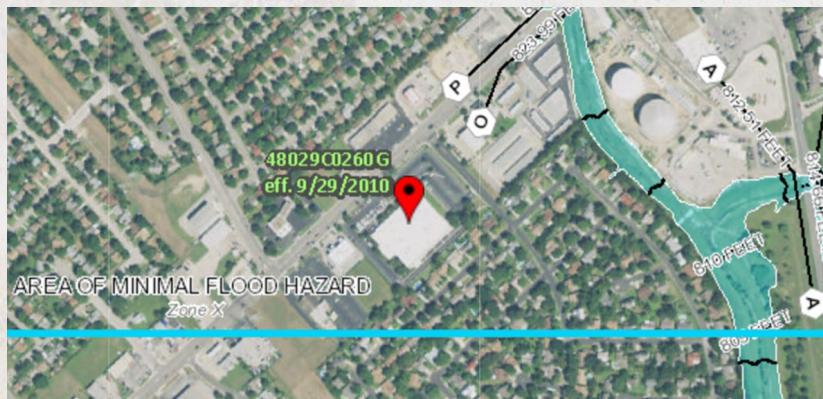
Property Summary

Property Details

Total Building	67,619 sf
Current Space Distribution	Office Space: 42,576 sf, ≈63% of total Air-Conditioned Warehouse: 25,043, ≈37% of total
HVAC	The building is 100% air-conditioned (≈225 tons of cooling capacity) ≈56% of the building's total HVAC capacity has been replaced since 2015 ≈27% of the building's total HVAC capacity has been replaced since 2018
Dock Doors	There are 3 dock high doors with load levelers and room for 3 full size trailers
Clear Heights	The peak height (the highest interior clear height to the bottom of the roof joist) is ≈16.5 feet. The eave height (the lowest interior clear height at the eaves) is ≈14.5 feet.
Parking Ratio	5.25 /1k RSF (may be expandable)
Utilities	Per CPS and subject to Buyer/Tenant Due Diligence Electrical Service - 1,600 Amps Natural Gas – Current Service Size = 4 inches with current pressure at 4 oz. and capable of up to 3 lbs.

The Site

The property is effectively flat and according to the FEMA floodplain map, the property is in category Zone X ("Area of Minimal Flood Hazard"). Situated at the corner of Nacogdoches Road and El Charro, the 3 dock doors and rear Sally Port can be accessed without going through the employee parking field.



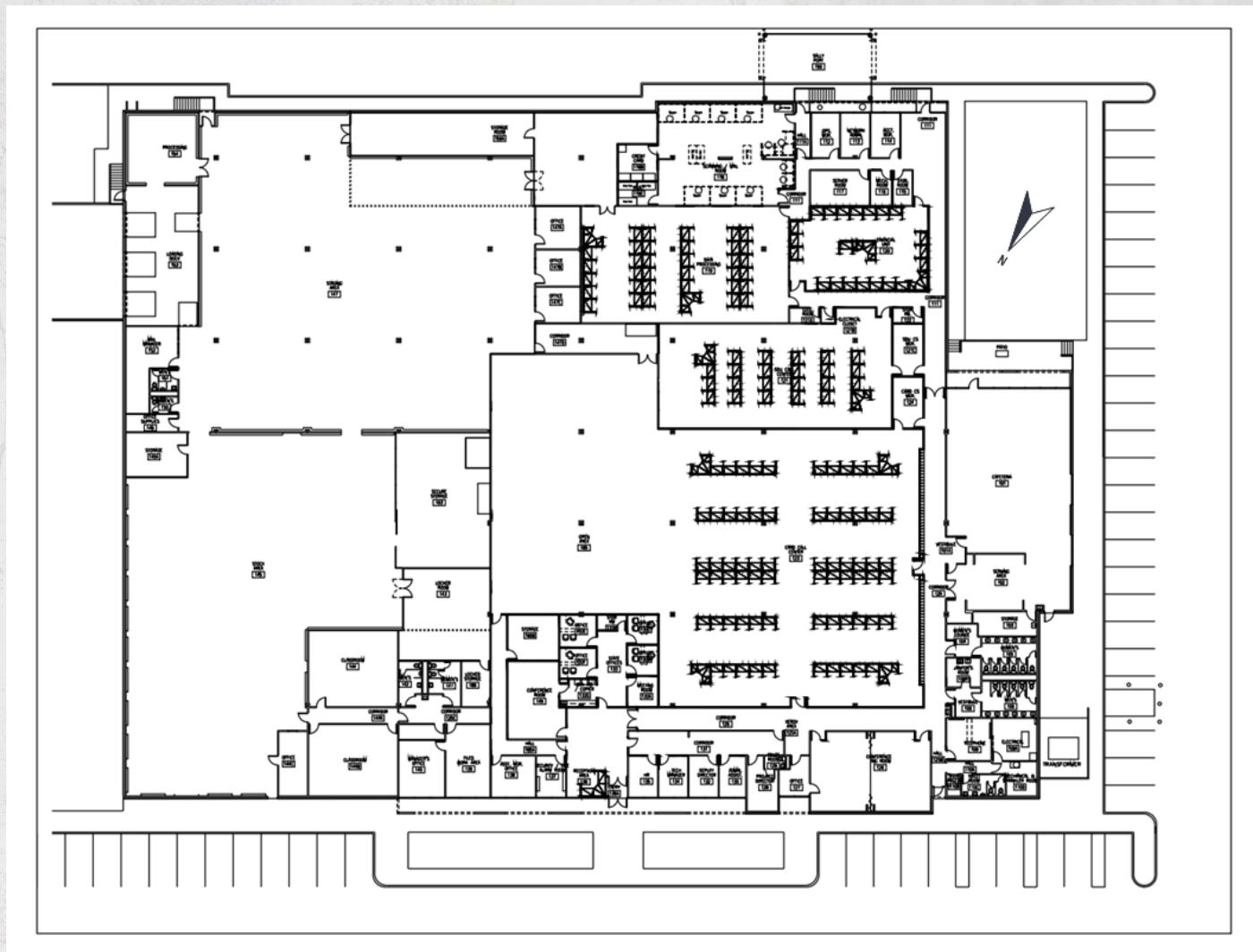
Improvements since 2015

Tenant Improvements to call/service center: ≈\$1M
New EPDM Membrane Roof: ≈\$400k
Bathrooms Upgraded and made ADA Compliant: ≈\$250k
Installed CAT Model 300 Caterpillar Diesel Generator

- 300 kw capacity
- 3 phase/480 volt
- 660-gallon tank

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Floor Plan



Contact



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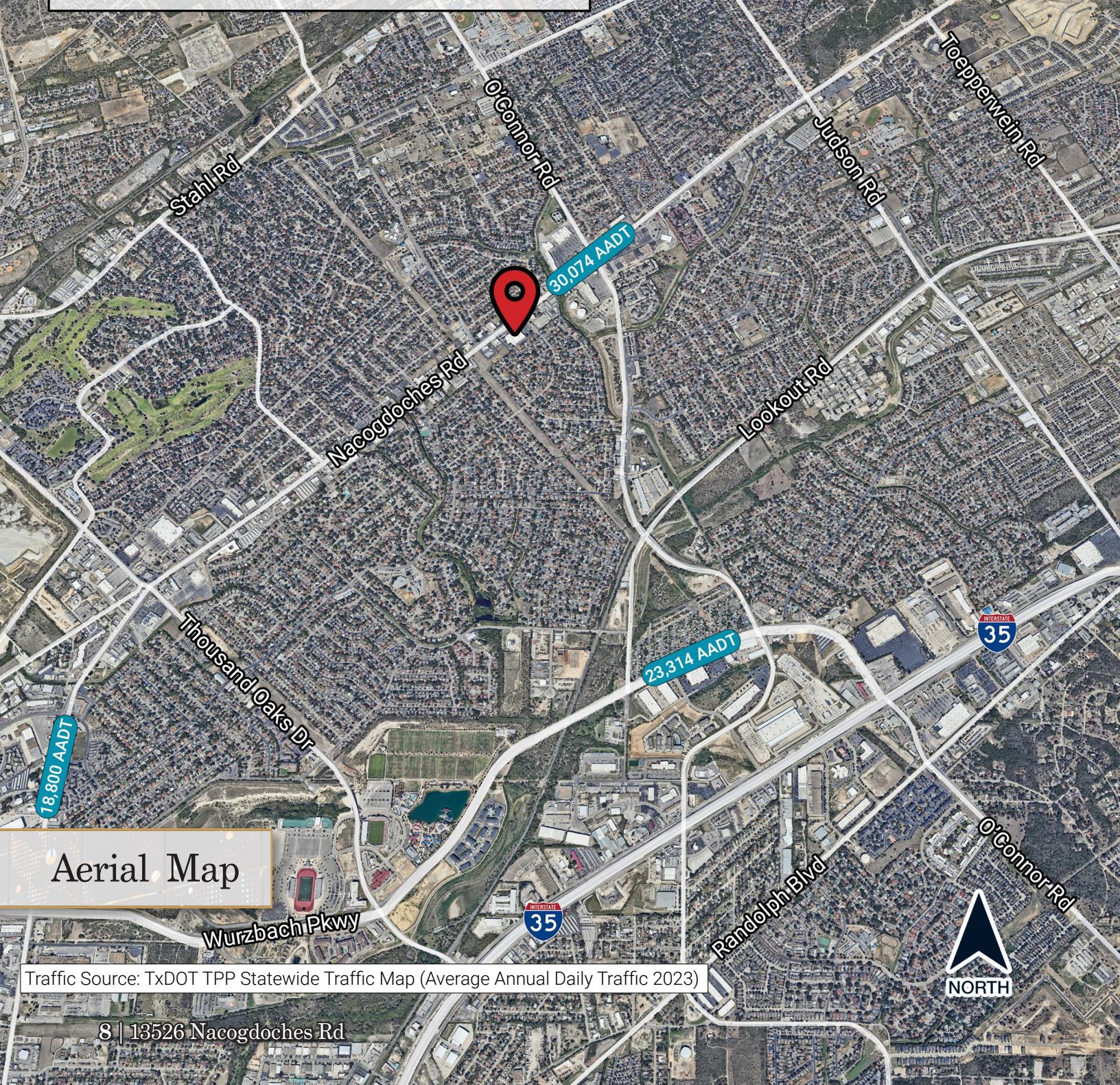
Contact Broker for Pricing



[Property Website:](http://13526nacogdoches.com)
13526nacogdoches.com

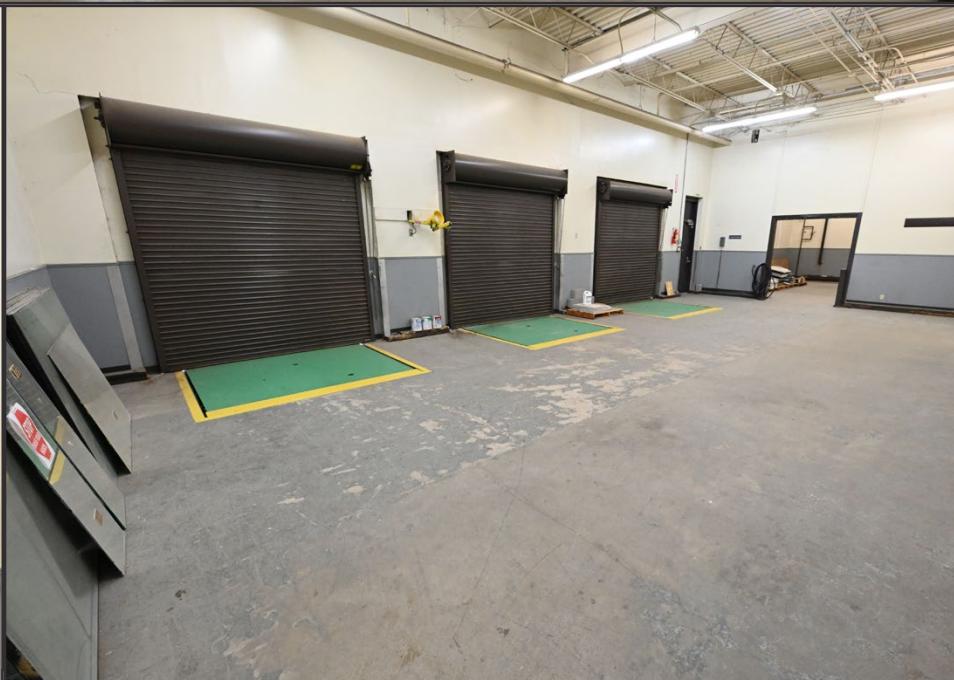
QUICK ACES TO IMPORTANT REGIONAL HIGHWAYS & DESTINATIONS LIKE:

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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. **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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