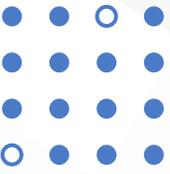


18843 REDLAND RD | SAN ANTONIO, TX 78259

IOS ±5,631 SF BUILDING & ±0.98 AC FOR SALE



INTERACTIVE
OFFERING MEMORANDUM

MATTHEWS[™]
REAL ESTATE INVESTMENT SERVICES

EXCLUSIVELY LISTED BY:



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Broker of Record

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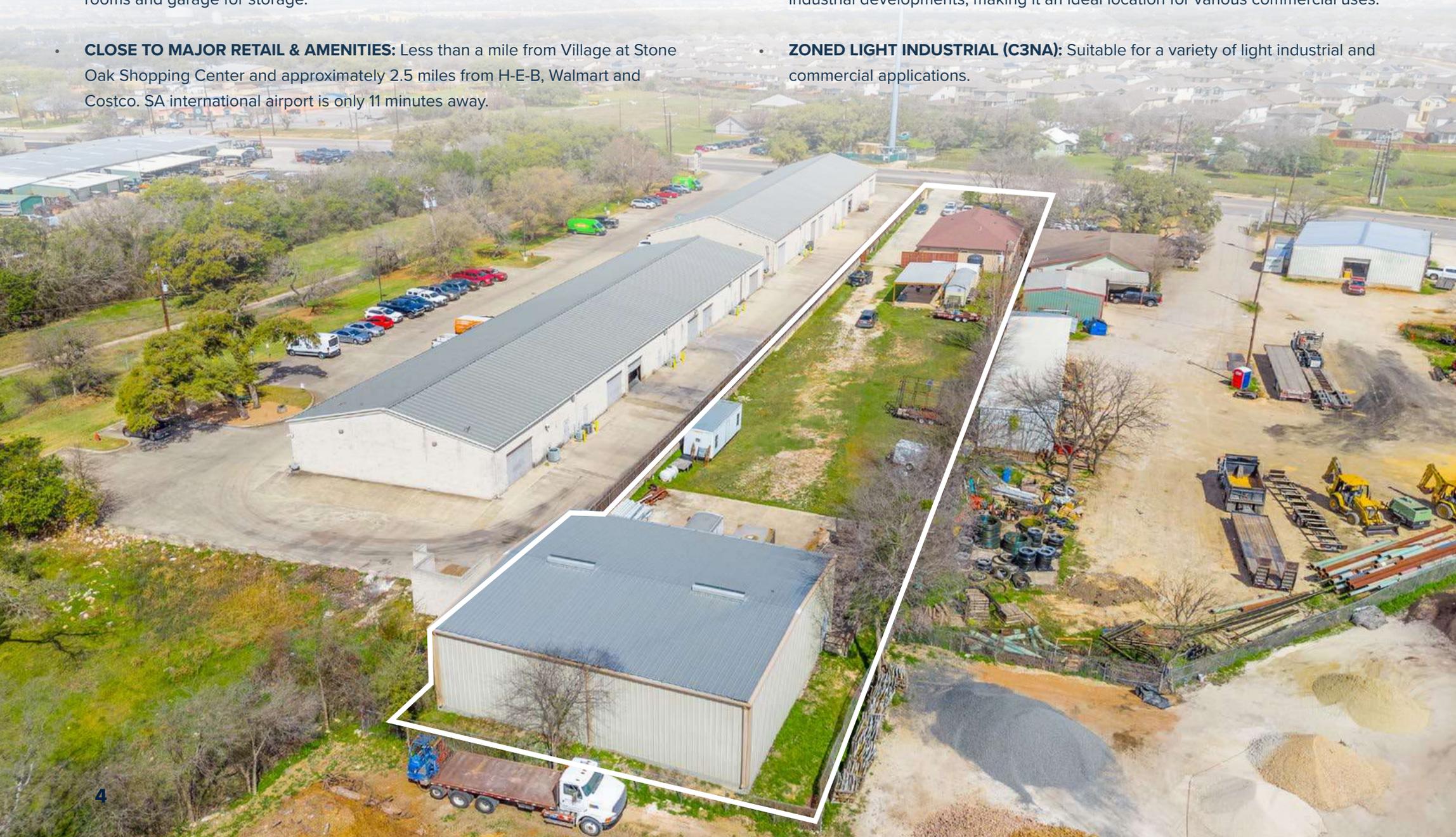
12

MARKET OVERVIEW



INVESTMENT OVERVIEW

- **EXCELLENT LOCATION:** Positioned on Redland Road with direct access to Loop 1604 and Highway 281.
- **OFFICE SPACE:** Class A design with reception, conference room, kitchen, private rooms and garage for storage.
- **CLOSE TO MAJOR RETAIL & AMENITIES:** Less than a mile from Village at Stone Oak Shopping Center and approximately 2.5 miles from H-E-B, Walmart and Costco. SA international airport is only 11 minutes away.
- **RAPIDLY EXPANDING AREA:** Located in the thriving North San Antonio submarket, which has seen the fastest growth than any other city nationwide.
- **SURROUNDED BY BUSINESS HUBS:** Near corporate offices, medical centers, and industrial developments, making it an ideal location for various commercial uses.
- **ZONED LIGHT INDUSTRIAL (C3NA):** Suitable for a variety of light industrial and commercial applications.



PROPERTY OVERVIEW



CONTACT BROKER
ASKING PRICE



±0.98 AC
LOT SIZE



±5,631 SF
TOTAL BUILDING SF



STUCCO, STONE & METAL
CONSTRUCTION



±2,586 SF
TOTAL OFFICE SF



2012/2015
YEAR BUILT/ RENOVATED



4
OVERHEAD DOORS



17'
MAIN WAREHOUSE
CLEAR HIGHT



ORIGINAL
ROOF



13%
BUILDING/LOT COVERAGE



For financing options reach out to:

COREY RUSSELL
(972) 636-5280
corey.russell@matthews.com

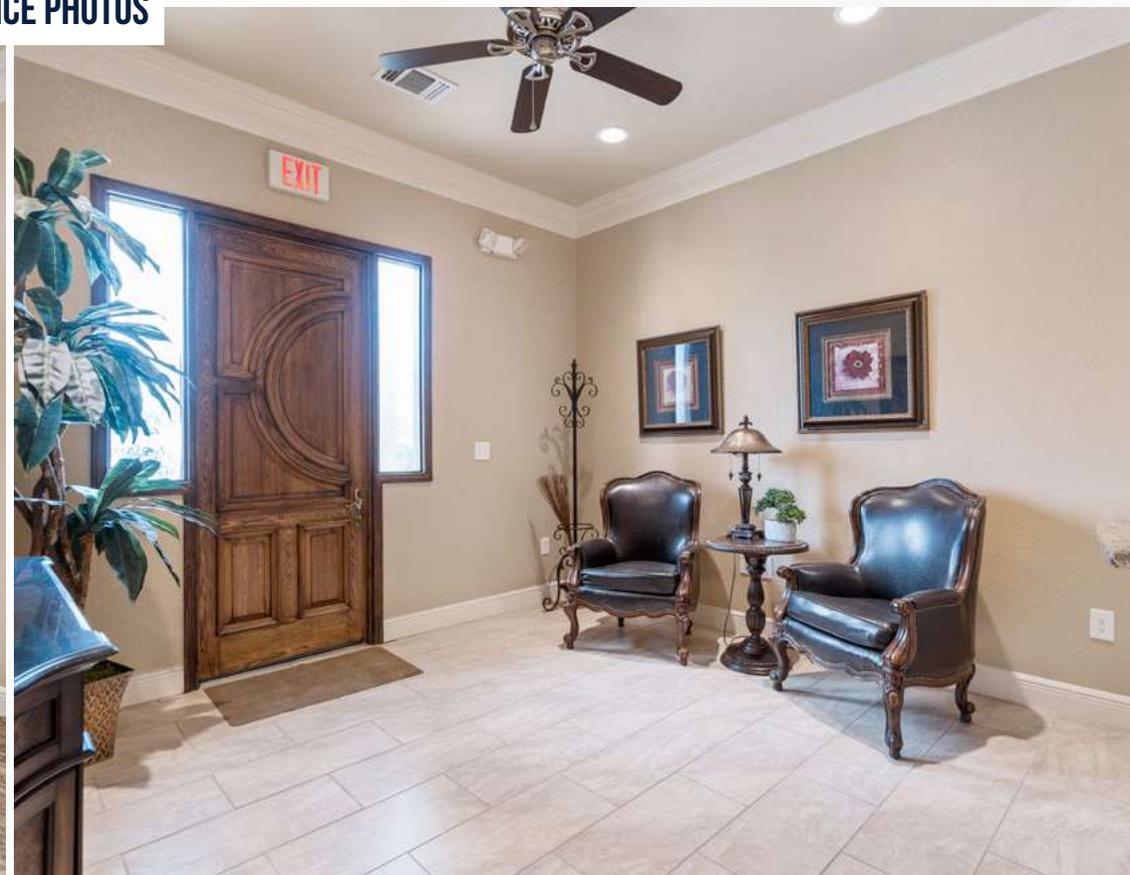
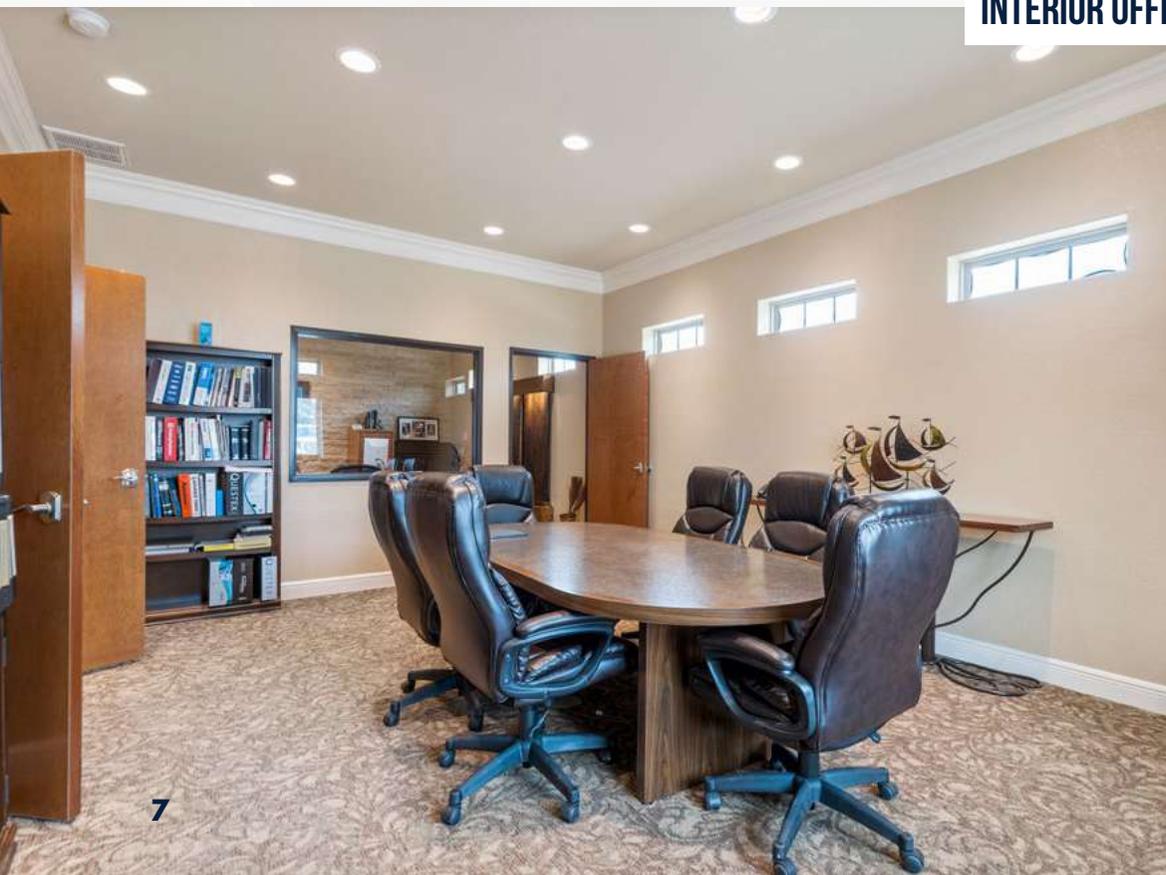


EXTERIOR PHOTOS





INTERIOR OFFICE PHOTOS

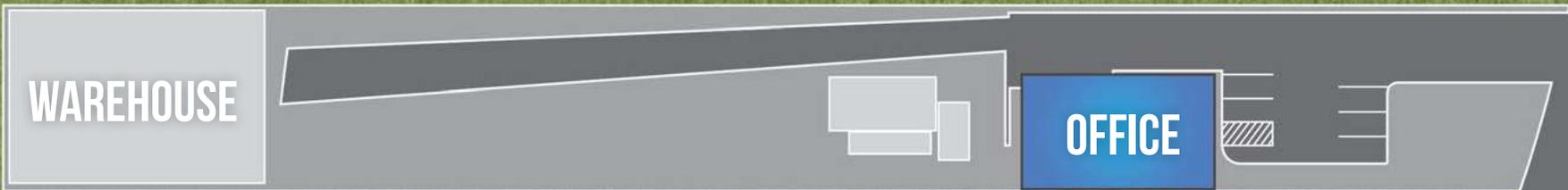




INTERIOR WAREHOUSE PHOTOS



SITE PLAN



LOT SIZE: ±0.98 AC
TOTAL BUILDING: ±5,631 SF
TOTAL OFFICE: ±2,586 SF





STONE OAK ELEMENTARY SCHOOL
845 STUDENTS

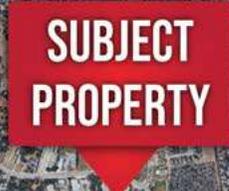


LAS LOMAS ELEMENTARY SCHOOL
514 STUDENTS



COSTA BELLA APARTMENT HOMES
344 UNITS

± 67,000 VPD



REAGAN HIGH SCHOOL
3,409 STUDENTS

STANDARD AT LEGACY APARTMENTS
323 UNITS



± 89,500 VPD



1604



MARKET OVERVIEW

SAN ANTONIO, TX

San Antonio, officially the City of San Antonio, is the seventh most populous city in the United States and the second most populous in both Texas and the Southern United States, following Houston. Situated at the intersection of South and Central Texas, San Antonio anchors the southwestern corner of the “Texas Triangle,” an urban megaregion.

As of the 2020 U.S. Census, the San Antonio–New Braunfels metropolitan statistical area, commonly referred to as Greater San Antonio, had a population of 2,558,143, making it the 24th-largest metropolitan area in the United States and the third-largest in Texas. The city itself had a population of 1,434,625 in 2020, with estimates suggesting it has grown to approximately 1,513,974 by 2024. The metropolitan area is experiencing significant growth, particularly along the Interstate 35 and Interstate 10 corridors to the north, west, and east, indicating continued expansion.



3RD LARGEST
CITY IN TEXAS



26M
TOURISTS EACH YEAR



#4 BEST
PLACES TO LIVE IN TEXAS



\$134B
GROSS METRO PRODUCT



FOUR FORTUNE 500
COMPANY CORPORATE HEADQUARTERS



2.6M
MILLION PEOPLE



POPULATION	3 MILE	5 MILE	10 MILE
2025 Population	85,663	220,364	678,182
2030 Population Projection	91,603	234,538	725,385
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 Households	33,971	84,445	273,588
2030 Household Projection	36,413	90,016	293,107
INCOME	3 MILE	5 MILE	10 MILE
2025 Average Household Income	\$113,763	\$119,054	\$96,120



ECONOMY

The City of San Antonio maintains a strong financial position with a “AAA” general obligation bond rating from all three major rating agencies. As the **seventh-largest city in the United States**, San Antonio is experiencing solid economic growth in 21st-century industries such as bioscience and healthcare, aerospace, IT and cybersecurity, and green technologies. **Biotech companies and healthcare systems in San Antonio contribute billions to the local economy.** The aerospace industry remains a dominant economic strength in San Antonio with the presence of several aviation and aerospace corporations, including the military. The military has had a significant relationship with San Antonio for more than 200 years and is home to several military commands. The city is also a cybersecurity hub; nationally recognized as a leader in the field of information security.



San Antonio is positioning itself to be at the forefront of the New Energy Economy in the United States, committed to investing and creating employment opportunities in green industries. The economy has remained steady and prosperous by successfully attracting new businesses and helping existing companies grow. The city has focused on creating new employment opportunities in 21st-century industries, maintaining a great quality of life, and facilitating business growth at the local and international levels.

ATTRACTIONS

The city is home to four animal attractions. SeaWorld, 16 miles west of Downtown in the city’s Westover Hills district, is the number 4 attraction and one of the largest marine life parks in the world. Located at the center of Leon Valley, the San Antonio Aquarium is filled with thousands of species of aquatic animals and features lots of interactive exhibits. The very popular and historic San Antonio Zoo is in the city’s Brackenridge Park. Another animal attraction is SEA LIFE San Antonio Aquarium inside the Shops at Rivercenter in Downtown San Antonio, which was created by Merlin Entertainments.

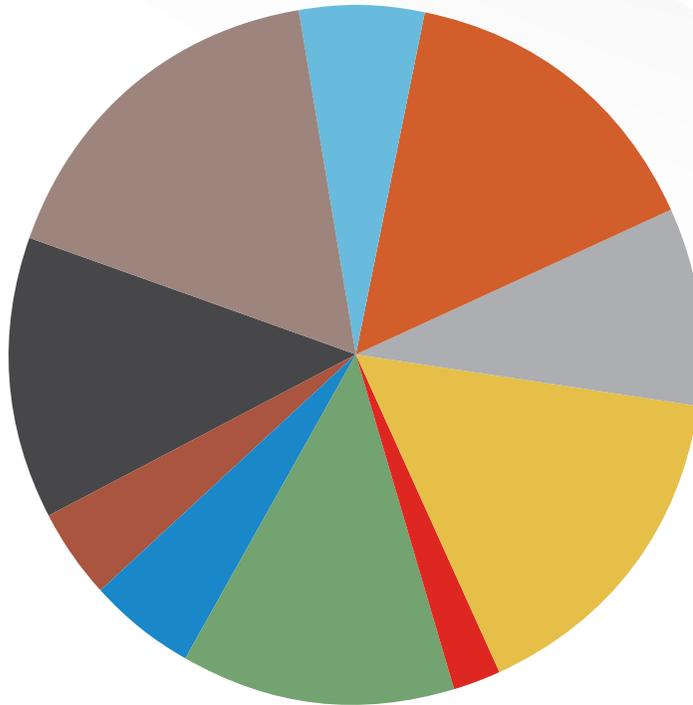
San Antonio is also home to several commercial amusement parks, including Six Flags Fiesta Texas, Splashtown, and Morgan’s Wonderland, a theme park for children with special needs. Kiddie Park, featuring old-fashioned amusement rides for children, was established in 1925 and is the oldest children’s amusement park in the U.S.



SAN ANTONIO, TX MSA LARGEST EMPLOYERS



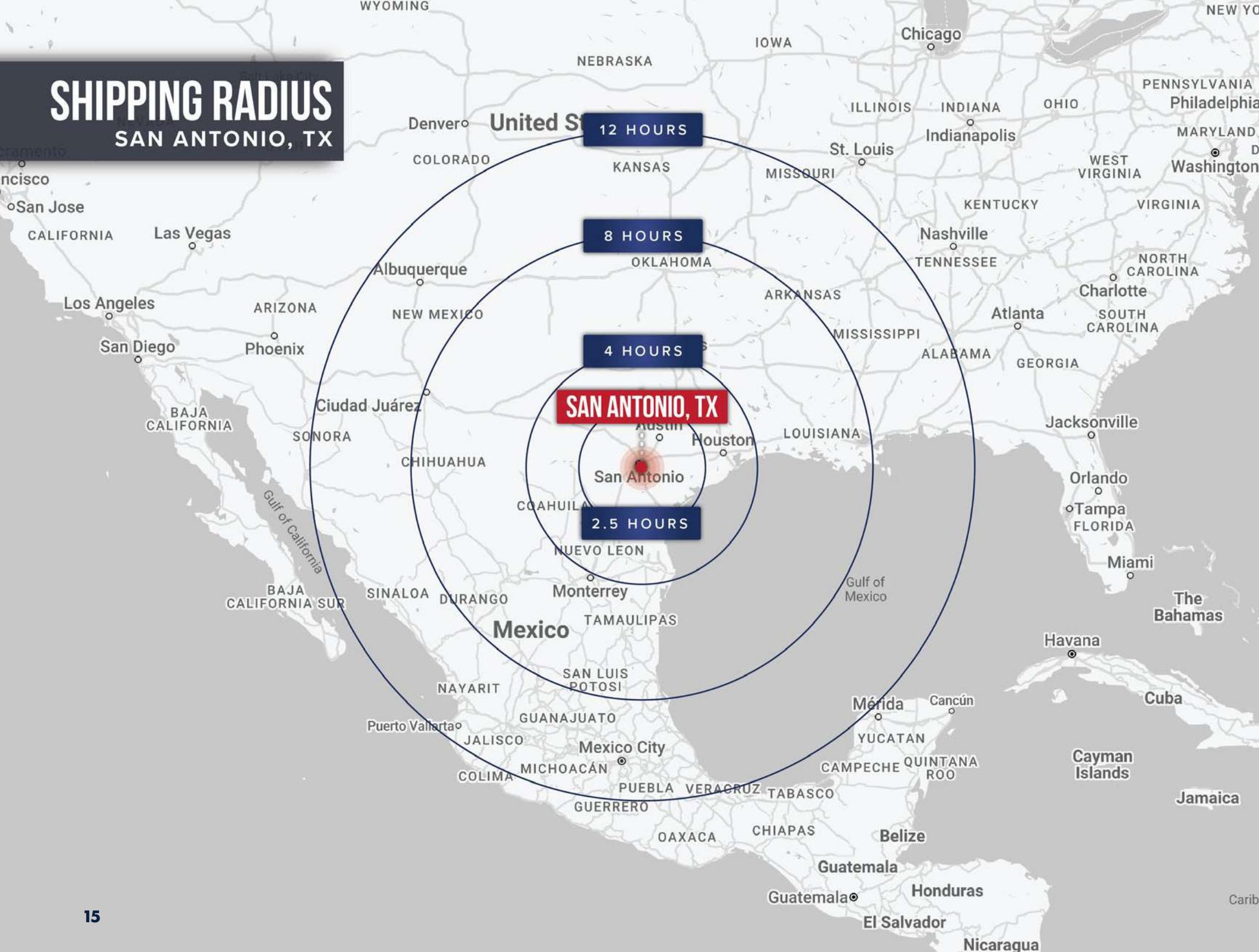
LARGEST EMPLOYERS BY SECTOR



- 26% Healthcare
- 7% Education
- 13% Manufacturing
- 8% Financial Services
- 14% Logistics
- 5% Government
- 11% Technology
- 6% Construction
- 6% Retail
- 10% Tourism

SHIPPING RADIUS

SAN ANTONIO, TX



CONFIDENTIALITY & DISCLAIMER STATEMENT

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **18843 Redland Rd, San Antonio, TX 78259** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services™ is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services™, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services™ expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

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PATRICK GRAHAM

Broker of Record

License No. 9005919 (TX)



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.

11-2-2015



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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date