

# 166 Ramjet Spring Branch, TX 78070

12,160 SF Industrial Warehouse



## FOR SALE - LEASE

**KW COMMERCIAL | HERITAGE**  
1717 N Loop 1604 E  
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

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## DISCLAIMER

166 Ramjet Spring Branch, TX 78070



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.



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# PROPERTY INFORMATION

EXECUTIVE SUMMARY

PROPERTY PHOTOS

PHOTOS

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## EXECUTIVE SUMMARY

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### OFFERING SUMMARY

LEASE RATE:	\$11.88/ YEAR NNN
SALES PRICE:	\$2,600,000
BUILDING SF:	12,160 SF
TYPE:	Warehouse
YEAR BUILT:	2009
PARKING:	10 Surface Spaces
LAND ACRES:	0.51 AC
NNN:	TAXES: \$22,000 INSURANCE: \$7,200 \$29,200   \$2.40 / SQFT/YEAR

### PROPERTY OVERVIEW

This well-maintained industrial property offers 12,160 SF of functional space, ideally located in a private airport development with direct access to the runway from the street. Built in 2009 and situated on 0.5070 acres, this property is perfectly suited for aviation-related operations, logistics, or light manufacturing.

### PROPERTY FEATURES

- 8,000 SF Warehouse (1st Floor)
- 2,160 SF Mezzanine Storage
- 2,000 SF Office Space (2nd Floor)
- 1 Dock-High Door & 4 Grade-Level Doors
- Full Kitchen and 2 Private Showers
- 18 to 22 feet clear
- 4 Large ground level doors
- 1 Dock-High Loading Door at Floor Level
- Heavy Structural Support on Mezzanine
- 1,500 SF of Block Wall Construction—Roof Needed Only
- Possible for sale
- Set up for an airplane hangar door

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## PROPERTY PHOTOS

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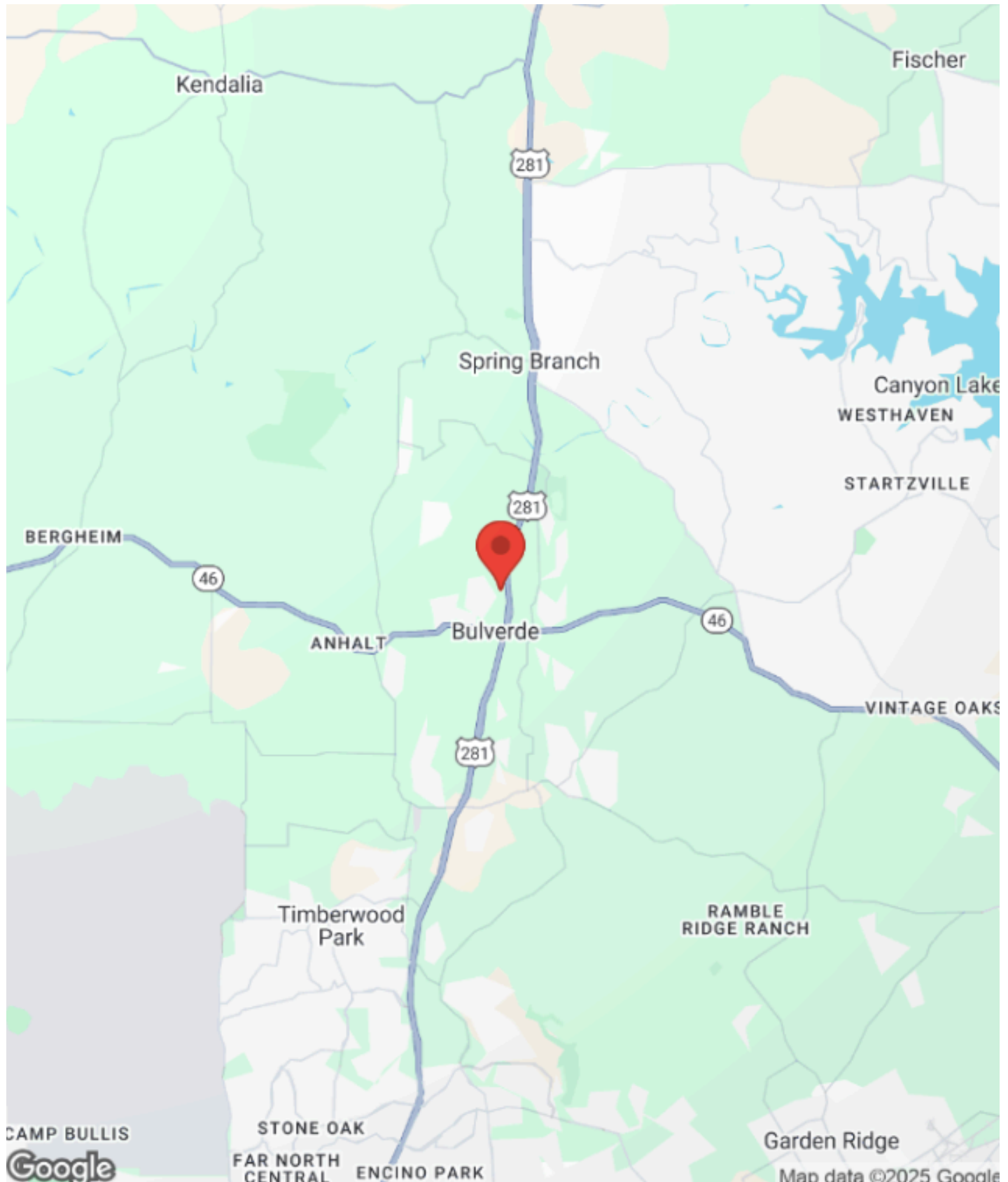
# LOCATION INFORMATION

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REGIONAL MAP  
LOCATION MAPS  
AERIAL MAP

## REGIONAL MAP

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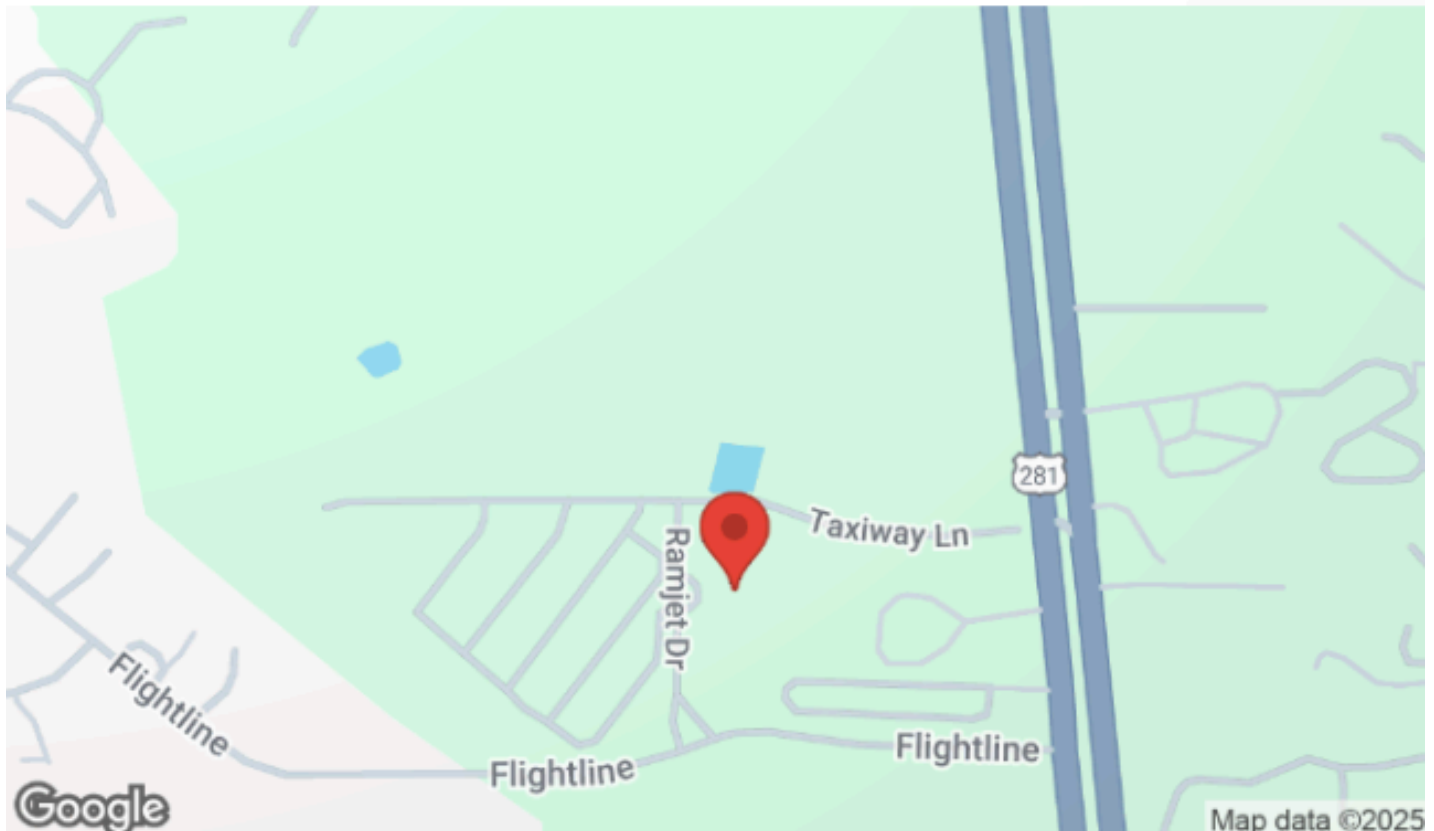
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## LOCATION MAPS

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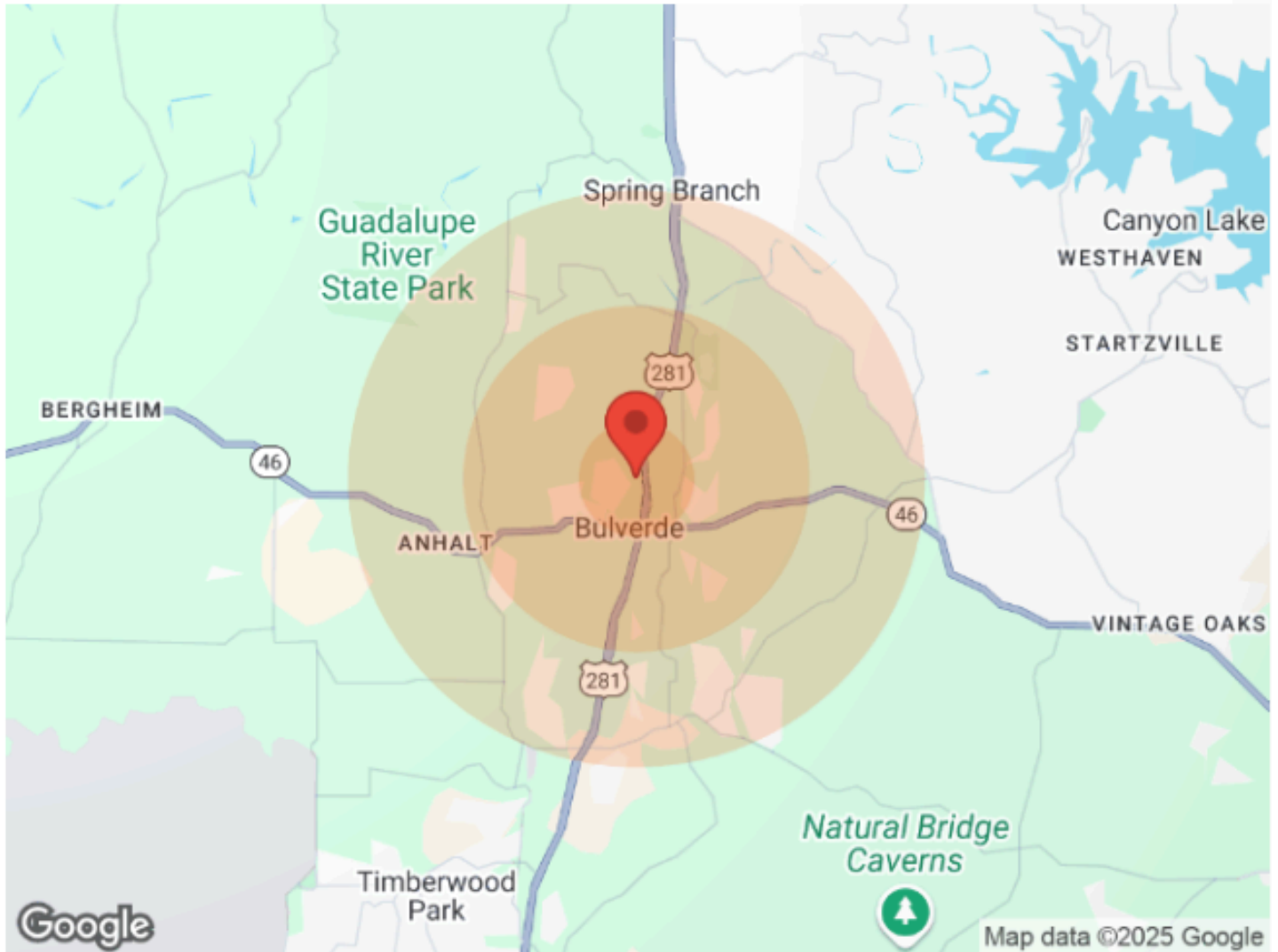


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## DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	N/A	5,706	8,470
Female	N/A	5,734	8,429
Total Population	N/A	11,440	16,899

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	N/A	2,190	3,212
Ages 15-24	N/A	1,666	2,410
Ages 25-54	N/A	4,066	5,840
Ages 55-64	N/A	1,604	2,434
Ages 65+	N/A	1,914	3,003

Race	1 Mile	3 Miles	5 Miles
White	N/A	10,859	16,059
Black	N/A	66	79
Am In/AK Nat	N/A	2	2
Hawaiian	N/A	N/A	N/A
Hispanic	N/A	2,135	2,996
Multi-Racial	N/A	982	1,472

Income	1 Mile	3 Miles	5 Miles
Median	N/A	\$100,523	\$96,862
< \$15,000	N/A	202	307
\$15,000-\$24,999	N/A	202	358
\$25,000-\$34,999	N/A	150	355
\$35,000-\$49,999	N/A	285	472
\$50,000-\$74,999	N/A	605	820
\$75,000-\$99,999	N/A	687	999
\$100,000-\$149,999	N/A	895	1,252
\$150,000-\$199,999	N/A	511	847
> \$200,000	N/A	489	588

Housing	1 Mile	3 Miles	5 Miles
Total Units	N/A	3,990	6,165
Occupied	N/A	3,794	5,829
Owner Occupied	N/A	3,494	5,333
Renter Occupied	N/A	300	496
Vacant	N/A	196	336

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## PROFESSIONAL BIO

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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Keller Williams - Heritage