

Offic/Flex Bldg. For Lease



20655 IH-10

San Antonio, TX 78257

Offered by:  
Andrew J. Lyles  
Kimberly S. Gatley



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# Benefits

## Property Highlights

<b>Address</b>	20655 IH-10, San Antonio, TX 78257
<b>Location</b>	IH-10 & Heuermann Rd
<b>Property Size</b>	10,220 Building SF
<b>Legal Description</b>	NCB 18333 BLK LOT P-3B (.0971 AC) & P-4B (.0971 AC) "IH 10
<b>Zoning</b>	C-3
<b>Bldg. Status</b>	Existing
<b># of Floors</b>	1
<b>Rd. Frontage</b>	200 feet (est.)
<b>Utilities</b>	Electric, Sewer, Water

## Comments

- Unparalleled location along IH-10 Corridor
- Quick access to Loop 1604, and located along IH-10 between SA and Boerne
- Conveniently located near growing Boerne Residential community
- Enjoys some of the strongest demographics in the city with highest household incomes
- Located near affluent neighborhoods of The Dominion, Fair Oaks Ranch, and Anaqua Springs
- Area employers include NuStar Energy, Medtronics, SSFCU, Valero, and USAA
- Close proximity to UTSA, the RIM, The Shops at La Cantera, and Six Flags Fiesta Texas

## Traffic Counts

IH-10, north of Heuermann Rd; 98,299 vpd (2019)

IH-10 at Ralph Fair Rd; 18,285 vpd (2019)

Source: TxDOT Statewide Planning Map





**TACO CABANA**  
**LAGUNA MADRE**  
**W**  
**Shell**  
**Bill Miller**  
**Schlitzsky's**  
**park**  
**CINNABON**  
**Leon Springs Pediatrics**  
**at Rialto**  
**Dominos**

**Park at Rialto**  
 274 units  
**Walmart**

**Fralo's**  
**The Grill**  
**LEON SPRINGS ELEMENTARY SCHOOL**  
**Compass**  
**Comet**  
**SONIC**  
**Rudy's**

**Baptist Church**  
**H-E-B**

**Mission City Church**  
**Grand at The Dominion Apts**  
 320 units

**LA FOGATA**  
**KIN**  
**ALDO'S**  
**CHASE**  
**Orange Leaf**

**The Abbey**  
 334 units

**Catalina**  
 255 units

**Enclave at Dominion**  
 275 units

**Marquis at Cresta Bella**  
 288 units

**Amara**  
 308 units

**Bourbon Street**  
**NORTH PARK SUBARU**  
**NORTH PARK Volkswagen**  
**of Dominion NORTH PARK**  
**LEXUS**  
**Audi Dominion**  
**The Children's Hospital of San Antonio**  
**CVS pharmacy**  
**DUNKIN' DONUTS**  
**LA GLORIA**  
**diesel BARBERSHOP**

**Vista Ridge**  
 272 units

**Oak Hills Church**

**Ferrari**  
**BRASAO**  
**Nustar Energy**

**Tribute @ The RIM - 380 units**  
**Retreat @ The RIM - 384 units**  
**Infinity @ The RIM - 310 units**  
**Axis @ The RIM - 308 units**

**Grace Community Church**

**Trinity Grace Church**

**Arrive at Eilan**  
 539

**The Towers**  
 504 units

**Eilan Hotel & Spa**

**RIM**  
 SEE PAGE 7

**Luminous Church**

**EchoPark**  
**AUTOMOTIVE CARVANA**  
**IFLY**  
**TOPGOLF**  
**ANDRETTI**

**Academy**  
**Merit**  
**Willie's**  
**Starbucks**  
**FREETAIL**  
**McALISTER'S**

**The Residences at La Cantera - 318 units**  
**Celeste at La Cantera - 300 units**

**Mira Vista**  
 390 units

**THE SHOPS AT LACANTERA**

**Marquis at the RIM**  
 298 units

**Villas at the RIM**  
 427 units

**WaterWalk at the RIM**  
 78 units

**THE SHOPS AT LACANTERA**  
 SEE PAGE 6

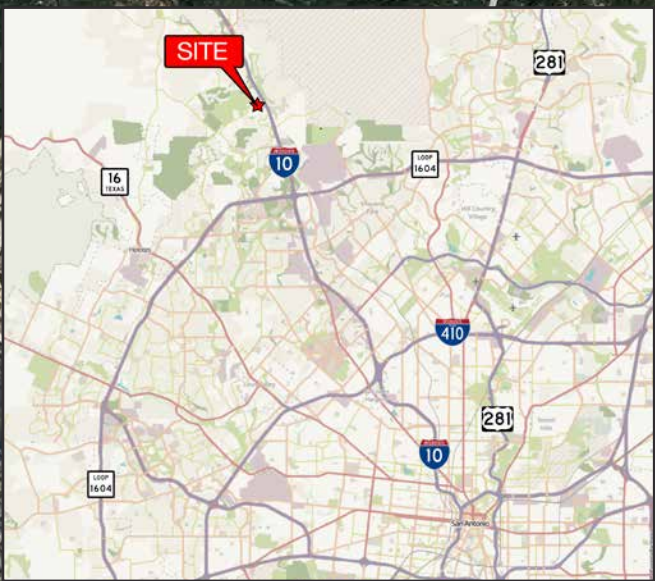
**The Gathering Place Church**

**SECURITY SERVICE**  
**FEDERAL CREDIT UNION**

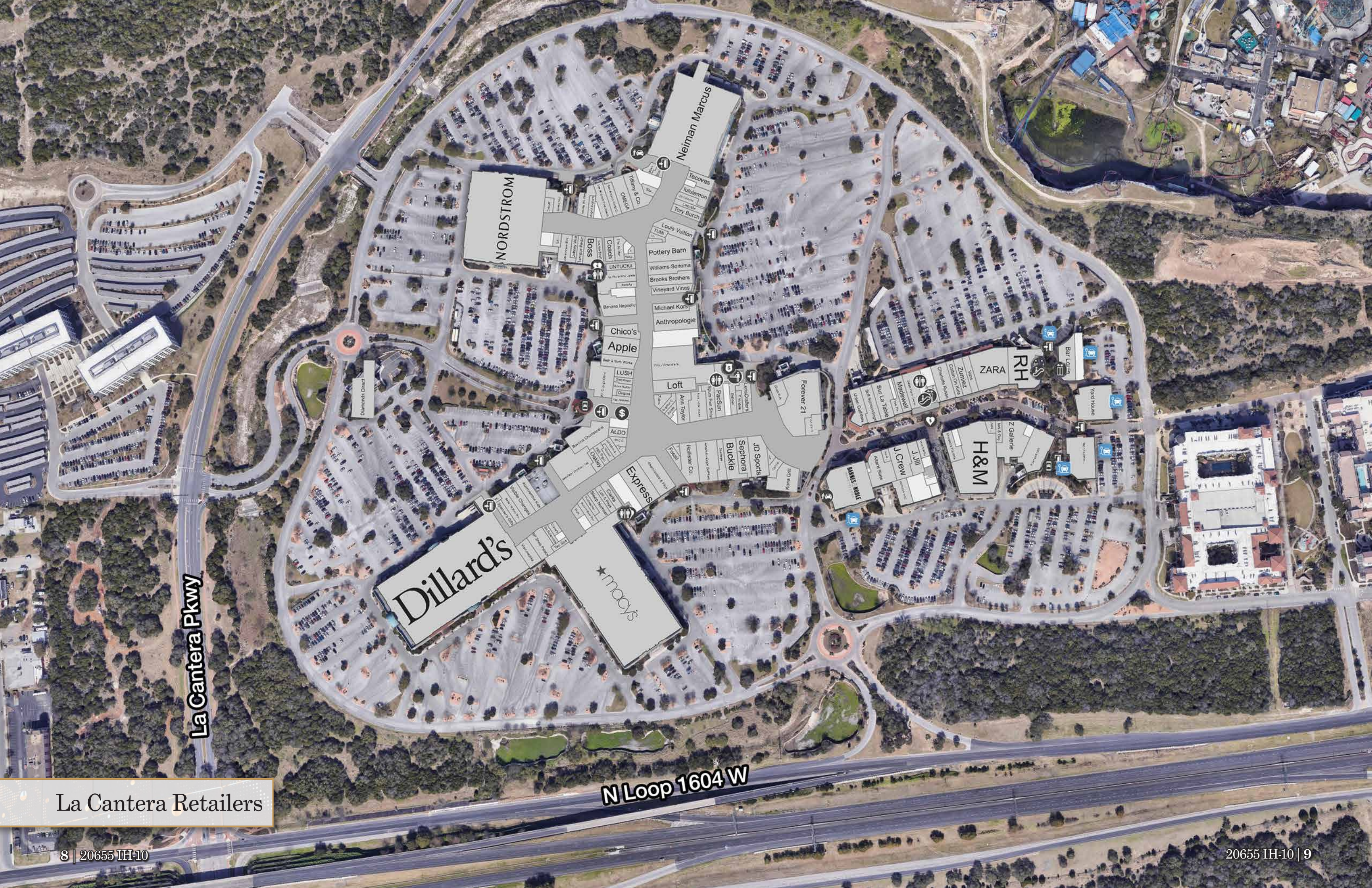
**UTSA**

**VALERO**  
 Corporate Office

**plucker's**  
**PAPPADEAUX**  
**Cheddar's**  
**Chuy's**



Market Aerial & Location Map



La Cantera Pkwy

N Loop 1604 W

Dillard's

macy's

NORDSTROM

Neiman Marcus

Express

Loft

Apple

Chico's

Anthropologie

Michael Kors

Vineyard Vines

Brooks Brothers

Williams-Sonoma

Pottery Barn

Louis Vuitton

Tory Burch

Lululemon

Tecovas

H&M

ZARA

RH

Bar Louie

Yard House

Z Gallerie

Z Gallerie

Z Gallerie

Z Gallerie

Z Gallerie

Z Gallerie

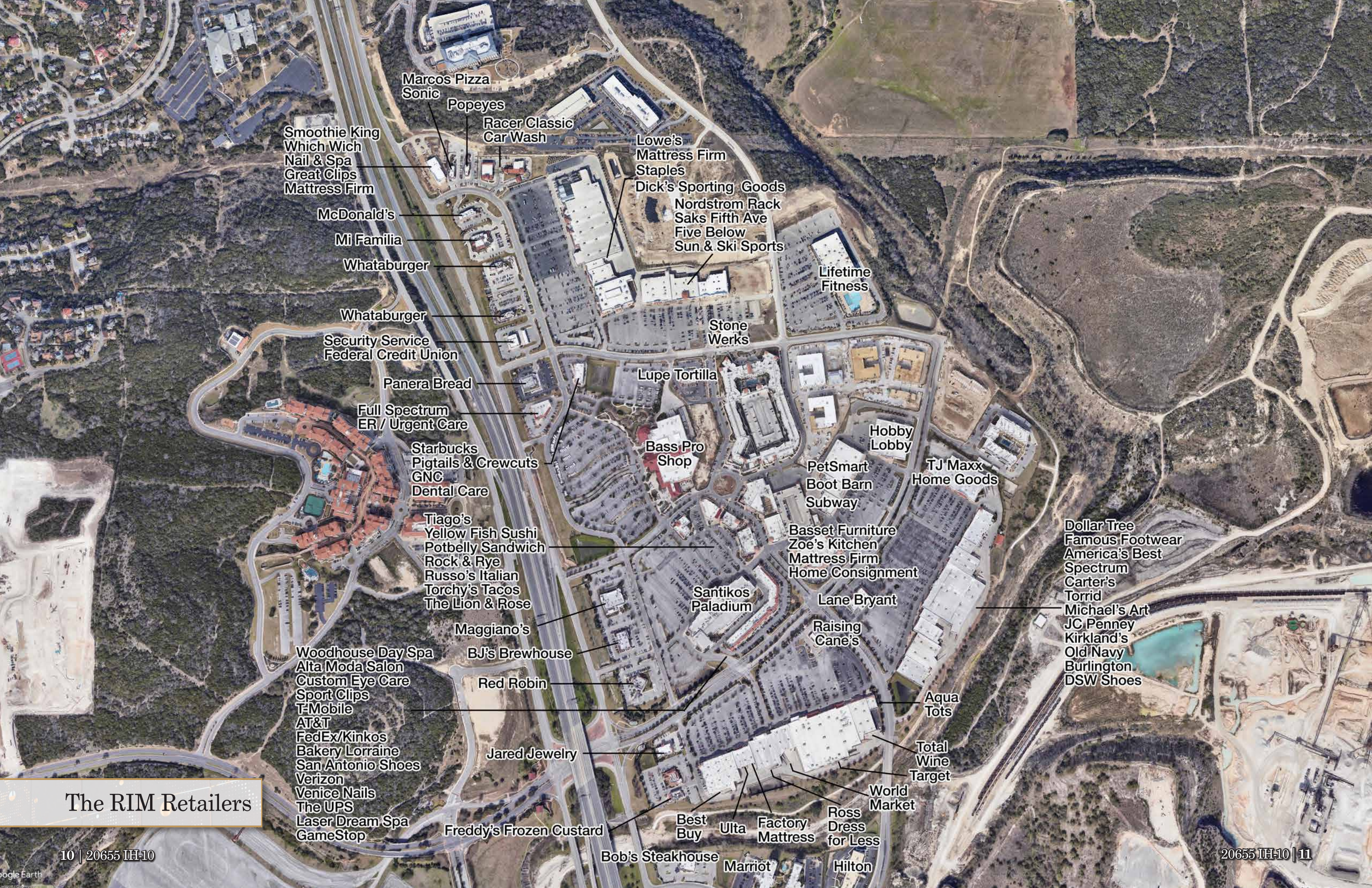
Z Gallerie

Z Gallerie

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Z Gallerie

Z Gallerie



- Marcos Pizza
- Sonic
- Popeyes
- Racer Classic Car Wash
- Lowe's
- Mattress Firm
- Staples
- Dick's Sporting Goods
- Nordstrom Rack
- Saks Fifth Ave
- Five Below
- Sun & Ski Sports
- Lifetime Fitness
- Stone Werks
- Lupe Tortilla
- Bass Pro Shop
- Hobby Lobby
- PetSmart
- Boot Barn
- Subway
- TJ Maxx Home Goods
- Basset Furniture
- Zoe's Kitchen
- Mattress Firm
- Home Consignment
- Lane Bryant
- Raising Cane's
- Santikos Paladium
- Dollar Tree
- Famous Footwear
- America's Best
- Spectrum
- Carter's
- Torrid
- Michael's Art
- JC Penney
- Kirkland's
- Old Navy
- Burlington
- DSW Shoes
- Woodhouse Day Spa
- Alta Moda Salon
- Custom Eye Care
- Sport Clips
- T-Mobile
- AT&T
- FedEx/Kinkos
- Bakery Lorraine
- San Antonio Shoes
- Verizon
- Venice Nails
- The UPS
- Laser Dream Spa
- GameStop
- Freddy's Frozen Custard
- Bob's Steakhouse
- Marriot
- Hilton
- World Market
- Ross Dress for Less
- Factory Mattress
- Ulta
- Best Buy
- Target
- Total Wine
- Aqua Tots
- Jared Jewelry
- Red Robin
- BJ's Brewhouse
- Maggiano's
- The Lion & Rose
- Torchy's Tacos
- Russo's Italian
- Rock & Rye
- Potbelly Sandwich
- Yellow Fish Sushi
- Tiago's
- Dental Care
- GNC
- Pigtails & Crewcuts
- Starbucks
- Full Spectrum ER / Urgent Care
- Panera Bread
- Security Service
- Federal Credit Union
- Whataburger
- Whataburger
- Mi Familia
- McDonald's
- Mattress Firm
- Great Clips
- Nail & Spa
- Which Wich
- Smoothie King

The RIM Retailers



# Availability & Rates

<b>RSF Available</b>	Flex/Warehouse - 1,750
<b>Lease Price</b>	Flex/Warehouse - \$21.00/SF Full Service
<b>First Month's Rental</b>	Due upon execution of lease document by Tenant
<b>Term</b>	Three (3) years to ten (10) years
<b>Deposit</b>	Equal to one (1) month's Base Rental
<b>Financial Information</b>	Required prior to submission of lease document by Landlord
<b>Disclosure</b>	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and one (1) copy should be 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.

# Lease Contacts



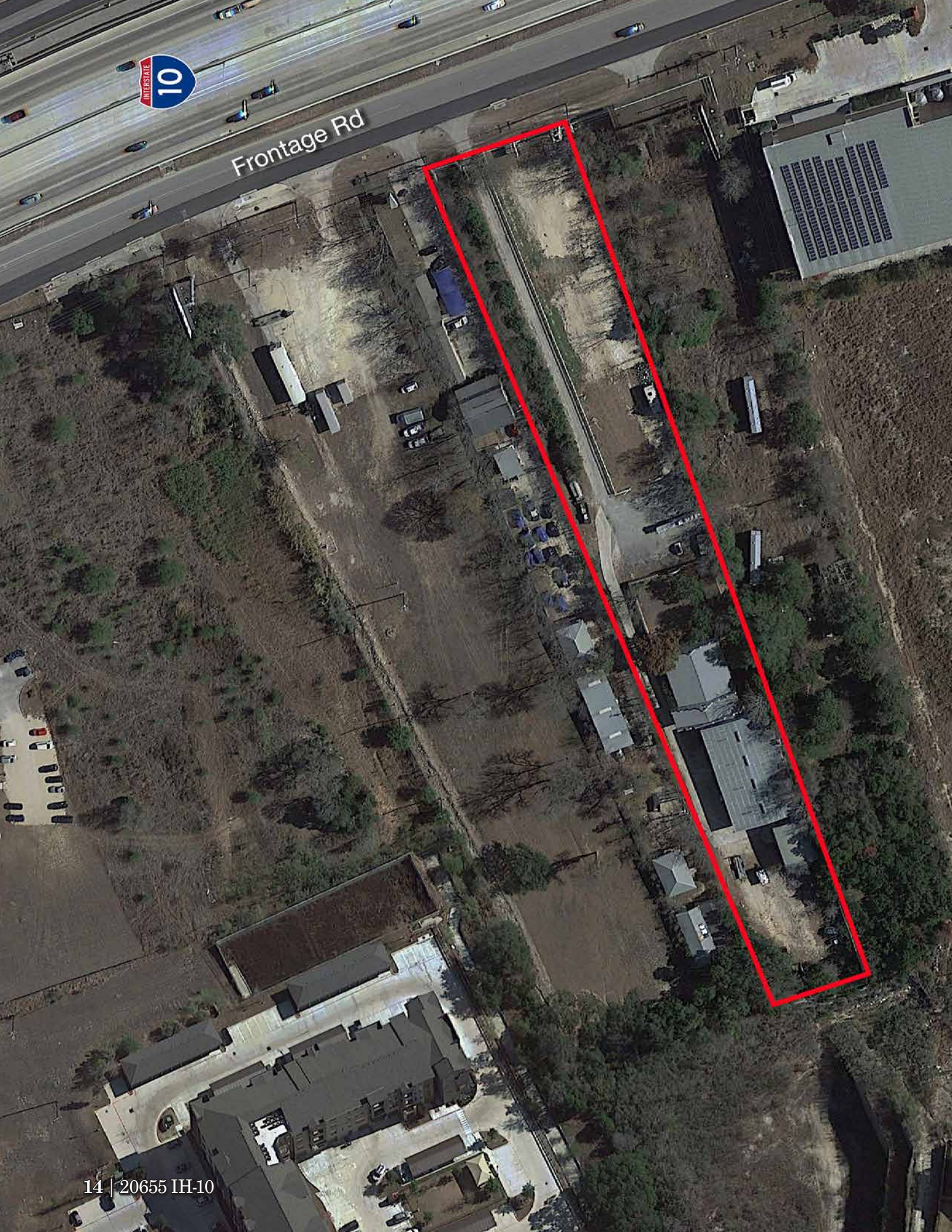
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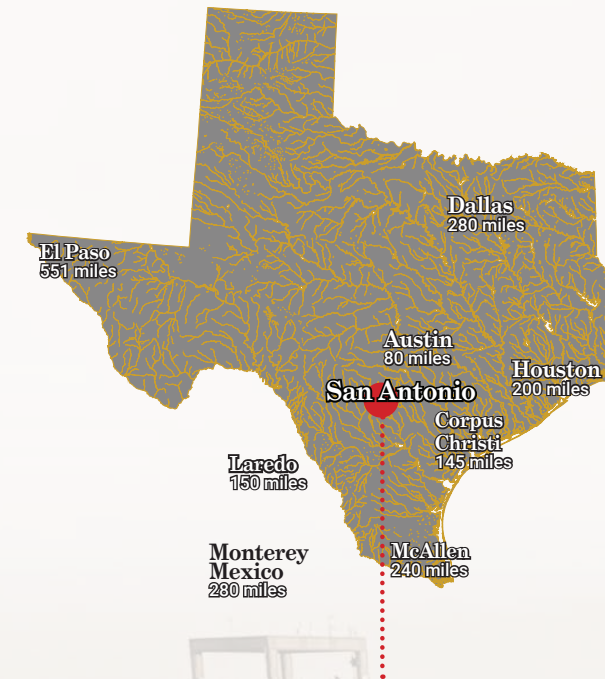
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# San Antonio Market Overview

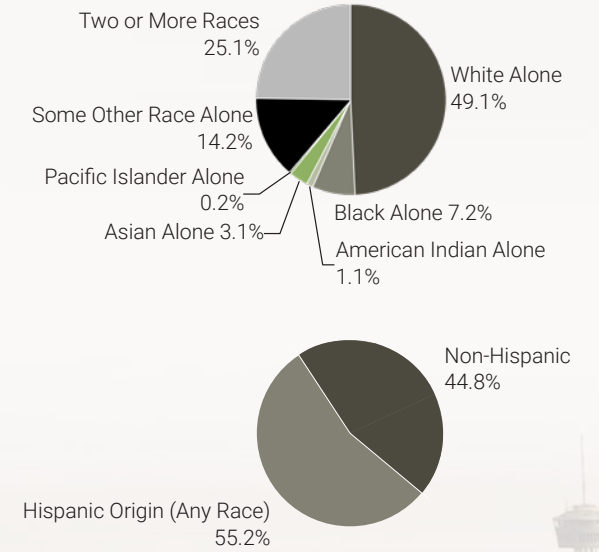
## Largest U.S. Cities

- 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

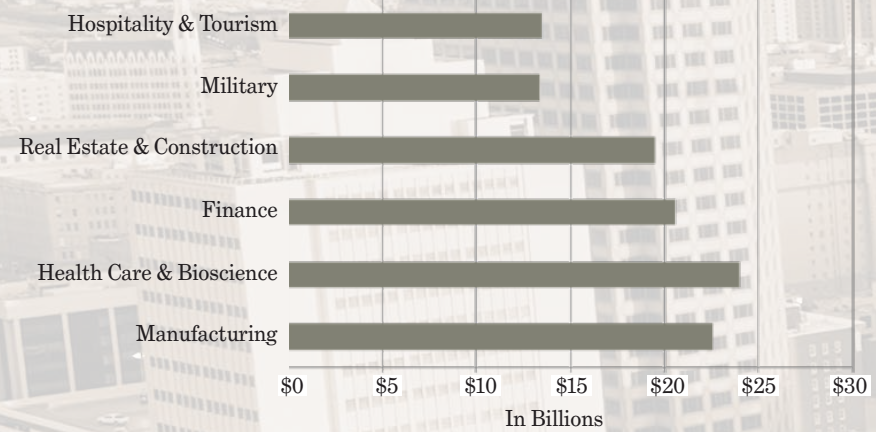


Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

## Ethnicity 2024 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

	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	-	-	-
2024 Estimate	2,733,998	36.7	996,691	\$102,854	\$75,580	\$36,100
2029 Projection	2,931,790	37.8	1,080,836	\$118,460	\$84,692	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2024 & 2029; 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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Buyer/Tenant/Seller/Landlord Initials

Date

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Phone 210 524 4000 Fax 210 5244029

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