

12803 O'Connor Rd.

SAN ANTONIO, TX



OFFERING MEMORANDUM

KW COMMERCIAL

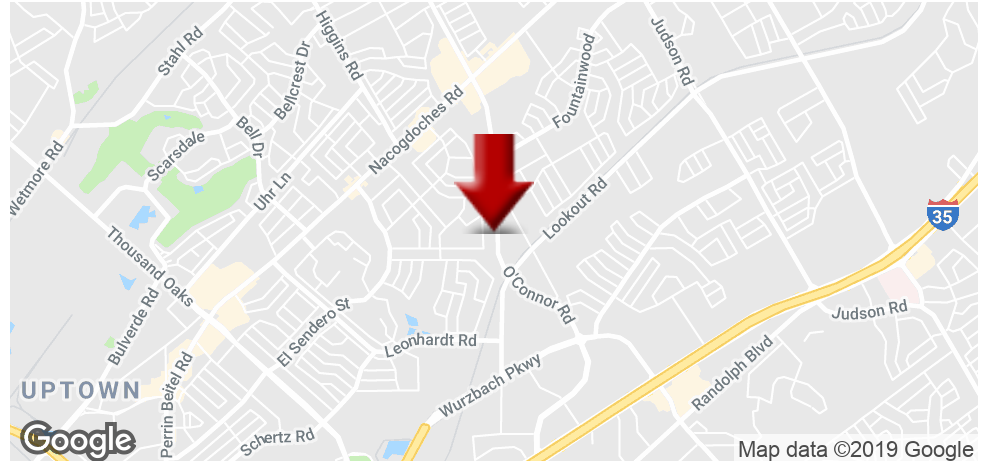
PRESENTED BY:

PATRICK R. SAENZ

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TX #Director

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12803 O'connor Rd. , San Antonio, TX 78233



OFFERING SUMMARY

SALE PRICE:	\$750,000
LOT SIZE:	0.57 Acres
YEAR BUILT:	1999
BUILDING SIZE:	6,408
RENOVATED:	2015
ZONING:	C-3
PRICE / SF:	\$117.04

PROPERTY OVERVIEW

Warehouse: 4,798 SF
 --Fully Insulated
 Office: 1,250 SF
 --3 offices, break room, reception area
 Land: .57 acres
 Concrete Apron 16,904 SF
 Zoning: C3
 GL OH Doors: 4
 Dock High OH Doors: 1
 Clear Height: 14'
 Covered Storage: 912 SF
 Parking Spaces: 10+
 Built: 1999

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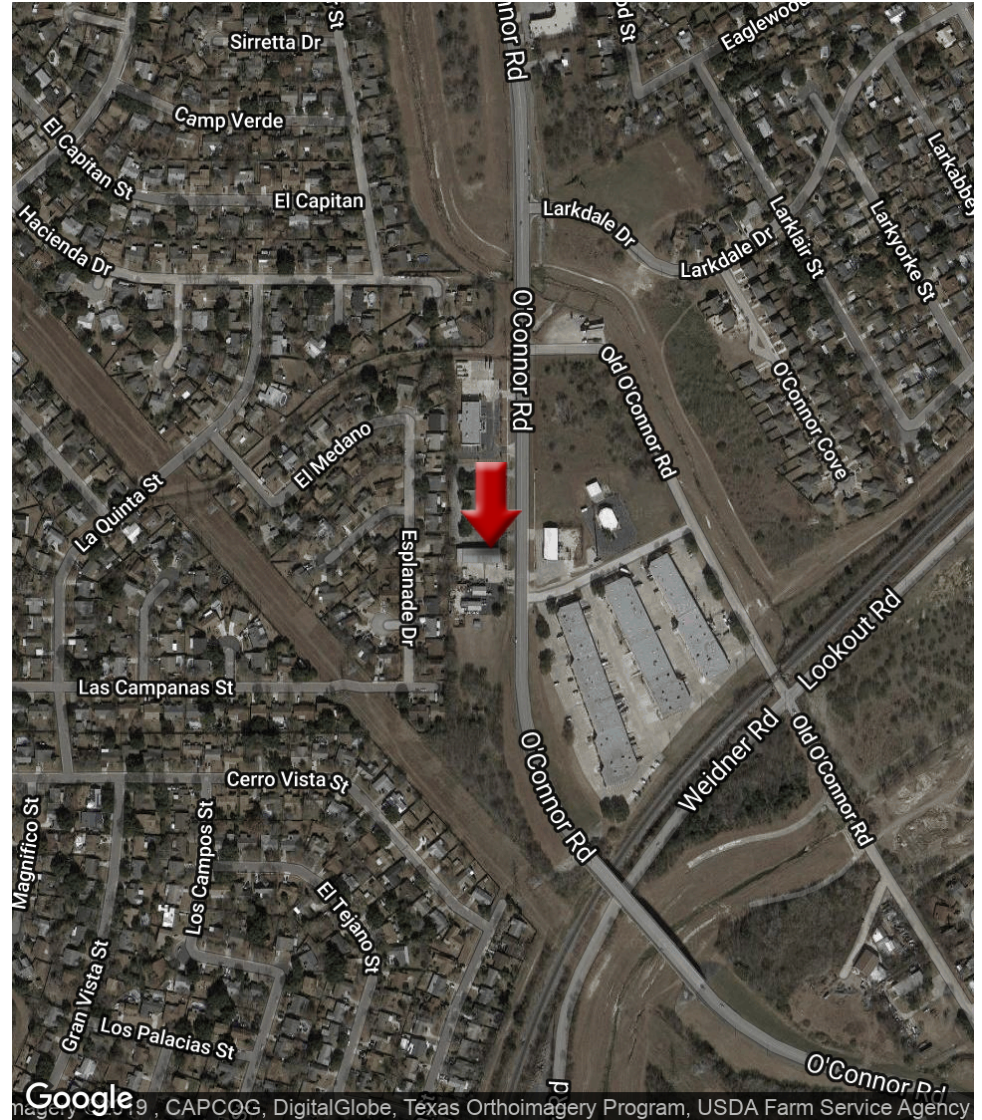
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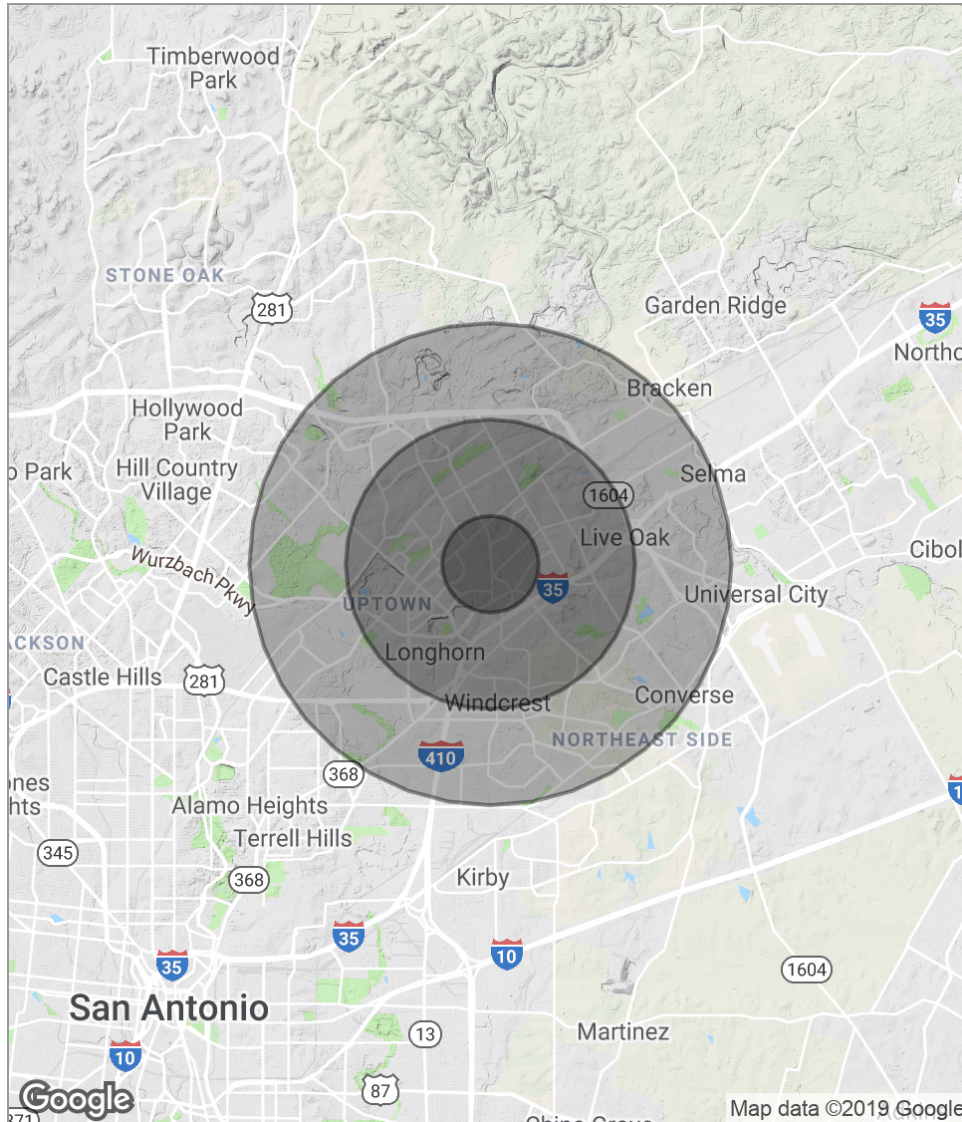
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,681	95,928	227,334
Median Age	33.7	34.7	34.5
Median Age (Male)	30.8	32.6	32.6
Median Age (Female)	36.7	36.9	36.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	4,829	35,299	84,566
# Of Persons Per HH	2.8	2.7	2.7
Average HH Income	\$59,159	\$64,926	\$64,938
Average House Value	\$107,579	\$123,775	\$134,102

** Demographic data derived from 2010 US Census*

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WHY

Hire KW Commercial for Industrial:

- **800 offices nationwide**, including tier 2 and 3 cities in 49 states
- State-of-the-art transaction process
- Higher net monies to field agents
- No conflicts of interest
- Secure online service portal
- 175,000+ residential agents
- Over \$8 billion in transaction volume

I am plugged into the latest national and international markets. I achieve industrial real estate superiority and excellence for my client base by providing an unsurpassed combination of expertise, experience, talent and resources. As a result, I provide best-in-class service to all of my clients.

- Sale/leaseback based on market knowledge and trends
- Build-to-suit analysis and planning services
- Acquisition and disposition of buildings
- Lease analysis and management
- Selection and acquisition of land
- Tenant/buyer representation
- Incentive negotiations
- Transaction management
- Investment sales
- Property management
- Feasibility studies
- Market analysis
- Market interaction
- Project execution

ABOUT

KW Commercial:

KW Commercial, the commercial real estate arm of Keller Williams Realty, the largest real estate company in North America, is no stranger to success. Our commercial team consists of the most knowledgeable, results- driven brokers backed by the most innovative and scalable technology the commercial real estate industry has to offer. Our KW Commercial agents and brokers are held to the highest standard of business to exceed our clients' needs in virtually any market nationwide.

An agent-centric company, **our mission is “to build commercial careers worth having, businesses worth owning and lives worth living.”** KW Commercial associates have the training, technology, marketing tools and resources to serve their clients at the highest level. Our agents work harder because their work directly influences their bottom line.

KW Commercial agents are located in over 650 offices nationwide, including secondary and tertiary markets. This means wherever you need a commercial agent, there is one there for you. With this many locations, we are never far from where our clients need to be.



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