

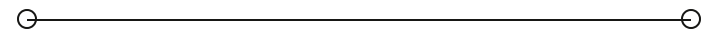


FOR LEASE

First Commercial Bank Building

13333 BLANCO ROAD

San Antonio, TX 78216



PRESENTED BY:

STEVE RODGERS CPM®, CCIM

O: 830.500.3787

steve.rodgers@svn.com

TX #0510821

TRAVIS TAYLOR MAI, CCIM

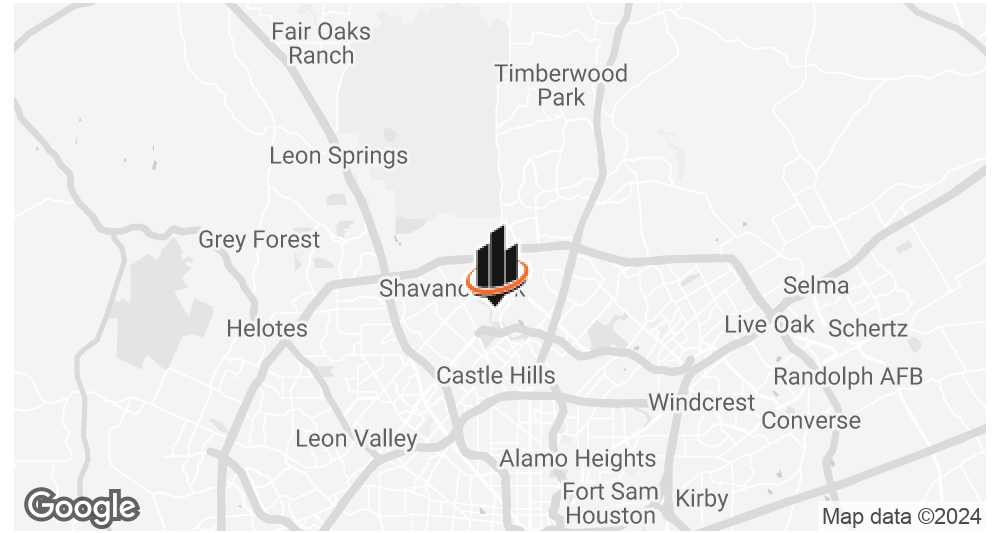
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NO PARKING

PROPERTY SUMMARY



OFFERING SUMMARY

LEASE RATE:	\$22.00 SF/yr (Full Service)
BUILDING SIZE:	31,071 SF
AVAILABLE SF:	719 - 2,645 SF
YEAR BUILT:	1984
ZONING:	C-3R (Restrictive Alcohol Sales)
APN:	638657

PROPERTY OVERVIEW

This three-story office building offers professional office spaces, both covered and surface parking, signage opportunities on Blanco Road in a beautiful setting with mature trees and landscaping.

PROPERTY HIGHLIGHTS

- After-hours, controlled access
- Reserved, covered parking available
- Janitorial included
- Utilities included

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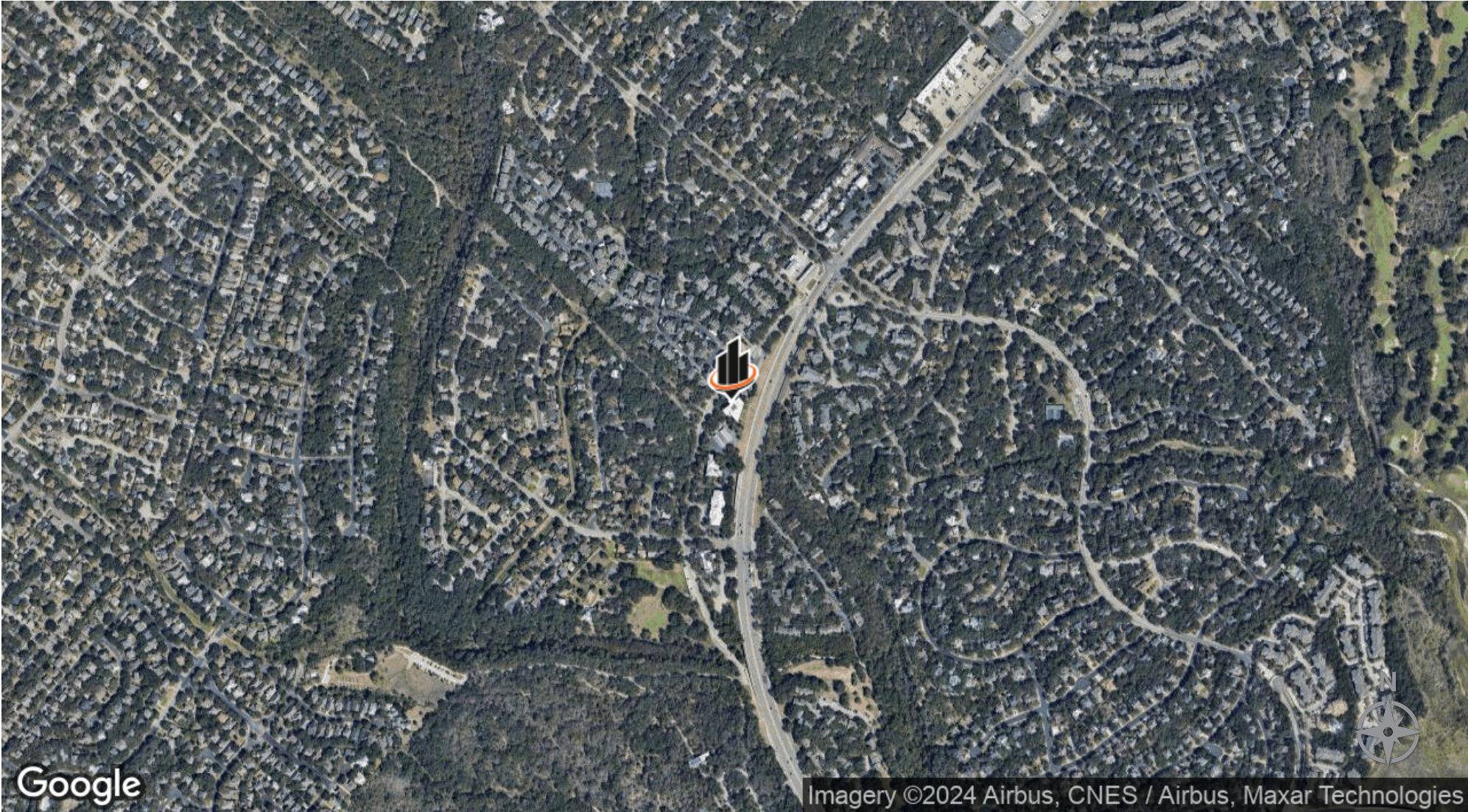
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LOCATION MAP



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PLANS

LEGEND

Available

Unavailable



SUITE 104

LEASE INFORMATION

LEASE TYPE: Full Service

LEASE TERM: 30 to 60 months

TOTAL SPACE: 719 - 2,645 SF

LEASE RATE: \$22.00 SF/yr

AVAILABLE SPACES

SUITE SIZE TYPE RATE DESCRIPTION

104	719 - 2,645 SF	Full Service	\$22.00 SF/yr	Suite 104 offers a reception area, multiple private offices, a large open area for team meetings/workstations, two large executive offices and a conference room. Most of the offices have windows, which add great natural light to the space.
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PLANS

LEGEND

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LEASE INFORMATION

LEASE TYPE:	Full Service	LEASE TERM:	30 to 60 months
TOTAL SPACE:	719 - 2,645 SF	LEASE RATE:	\$22.00 SF/yr

AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
Suite 204	1,126 SF	Full Service	\$22.00 SF/yr	Space has an entrance/reception lobby, a conference room and two private offices, plus a small kitchenette/break area and storage room.

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ADDITIONAL PHOTOS



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DEMOGRAPHICS MAP & REPORT

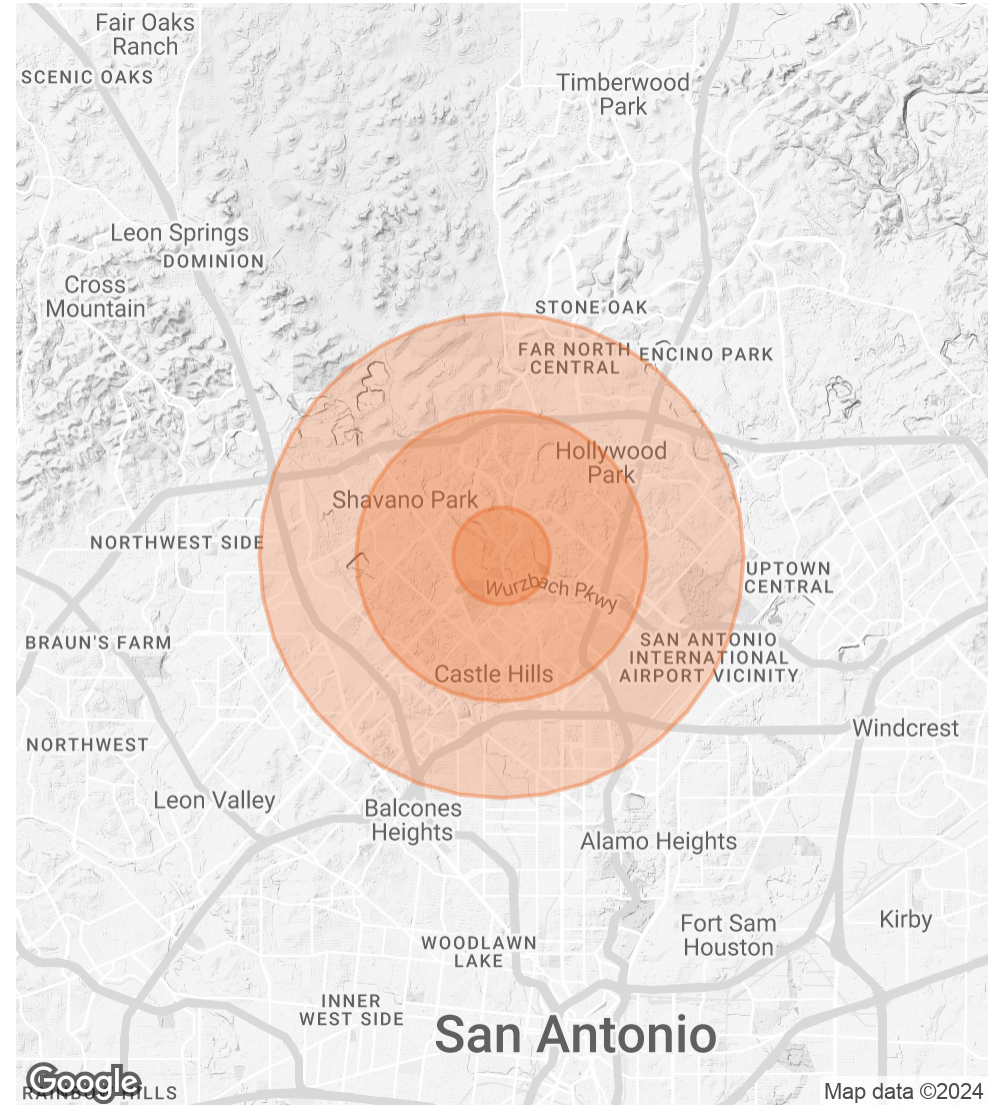
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	15,043	96,497	274,479
AVERAGE AGE	36.5	39.7	37.2
AVERAGE AGE (MALE)	38.7	37.4	36.1
AVERAGE AGE (FEMALE)	36.7	41.4	38.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	6,845	43,016	117,611
# OF PERSONS PER HH	2.2	2.2	2.3
AVERAGE HH INCOME	\$81,938	\$95,687	\$80,025
AVERAGE HOUSE VALUE	\$288,862	\$297,355	\$231,464

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO



TRAVIS TAYLOR MAI, CCIM

Managing Director

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Direct: **830.500.3787** | Cell: **210.391.4514**

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PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. He began his career as a commercial appraiser in 2002. In 2015, Travis opened his own firm, Trager Property Advisors. BBG, a national firm, acquired Trager Property Advisors in August of 2017.

In 2021, Travis left the appraisal profession to open and co-own SVN | Traditions, bringing over 20 years of deep analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types including: farm and ranch, industrial, multi-family, single-family residential subdivision, free standing retail, convenience stores, restaurants, multi-tenant strip shopping centers, hotel/motel and a wide variety of assignments related to income-producing properties, from small commercial to institutional investment grade.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly move forward, or move on to the next.

EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

MEMBERSHIPS

CCIM Designation - CCIM Institute
MAI Designation - Appraisal Institute
NAR - National Association of Realtors
TAR - Texas Association of Realtors
SABOR - San Antonio Board of Realtors
Rotary Club of New Braunfels

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SALES
LEASING
PROPERTY MANAGEMENT
TENANT REPRESENTATION
CORPORATE SERVICES
CAPITAL MARKETS
ACCELERATED SALES/AUCTIONS



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:
 - 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.

Traditions Commercial Real Estate, LLC	9011826	travis.taylor@svn.com	830-500-3787
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Travis Taylor	0549653	travis.taylor@svn.com	830-500-3787
Designated Broker of Firm	License No.	Email	Phone
Travis Taylor	0549653	travis.taylor@svn.com	830-500-3787
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Travis Taylor	0549653	travis.taylor@svn.com	830-500-3787
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission
Information available at www.trec.texas.gov