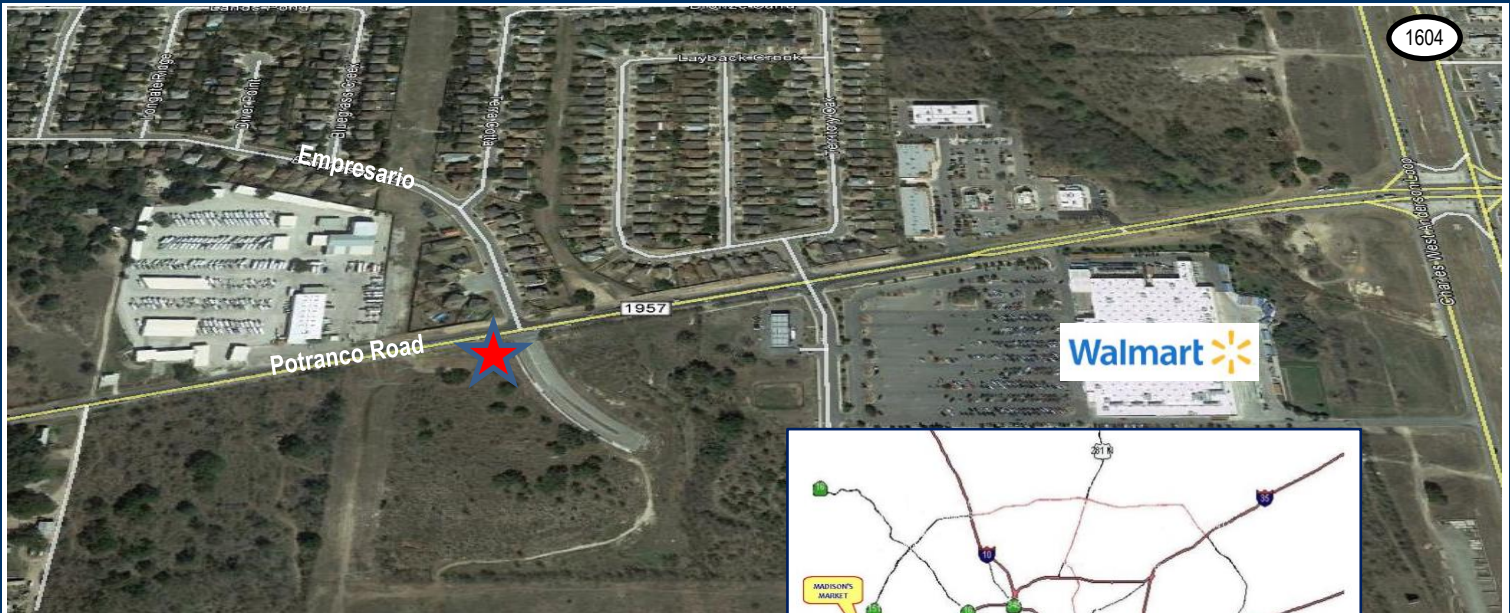


# FOR LEASE

## Potranco Road & Loop 1604

11440 FM 1957 (Potranco Road & Empresario), San Antonio, TX 78253



### Property Description

Approximately 0.929 Acres  
Bexar County, Texas

### Lease Rate

\$33.00/SF/Year Endcap

### Expenses

Estimated @ \$8.92/SF/Year

### Zoning

Out of City Limits

### Traffic Count

Potranco Road & Loop 1604: 22,000 VPD



*Established 1908*

11503 NW Military, Suite 330  
San Antonio, Texas 78231

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[www.loopnet.com](http://www.loopnet.com)

ID#: 19751065

Although Rohde, Ottmers & Siegel Realty, Inc., the broker, has used reasonable care in obtaining data and making projections based upon that data, the information contained herein is submitted without representation nor warranty. All information is subject to errors, omissions, price change, changes in terms and conditions, prior sale or lease, withdrawal from the market without notice, and other events beyond the control of the broker.





## DESIGN ELEVATION



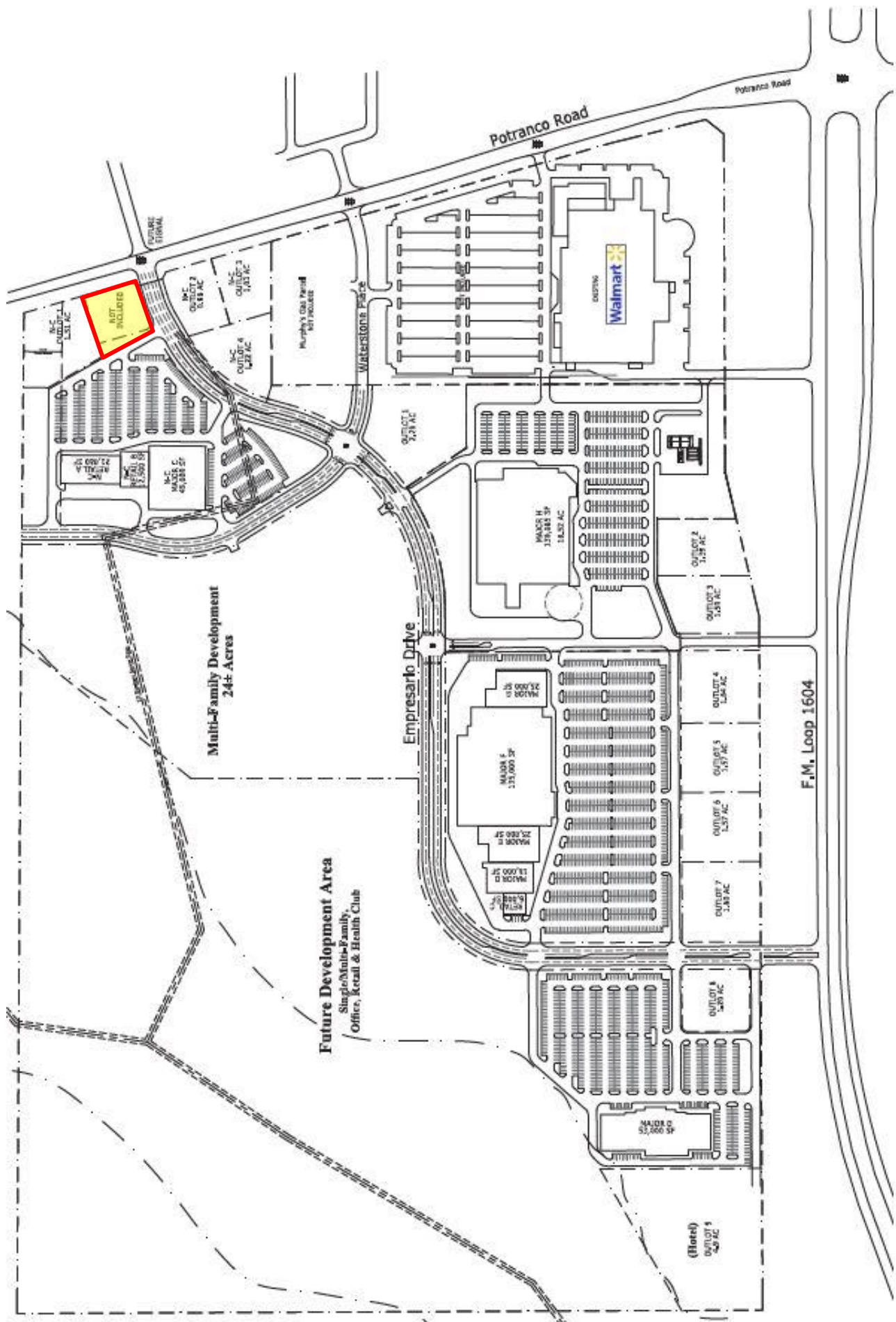












## MAJOR EMPLOYERS IN WESTOVER HILLS AND NORTHWEST SAN ANTONIO

1.	World Savings & Loan Association	4,000 <sup>±</sup> existing
	National Operations Center	5,000 projected
2.	JPMorgan Chase	2,300 existing
	Cardmember Services	
3.	QVC Network, Inc.	2,200 <sup>±</sup> existing season
	24 hour operations	1,650 off season
	start and end of "season" varies	
4.	The Capital Group Companies, Inc.	1,450 existing
		2,000 projected
5.	Sea World of Texas	3,500 <sup>±</sup> in season
	Start-up season (March - May)	
	Peak season (June - Aug.)	
	End of season (Sept. - Oct.)	
6.	Alamo Community College District	9,035 Students existing
	New Northwest Campus - Northwest Vista College	420 Faculty existing
7.	Hyatt Regency Hill Country Resort	600 existing
8.	Maxim Integrated Products (Philips Semiconductors)	600 existing
	24 hour operations	
9.	Hartford Insurance	350 existing
		450 projected
10.	Oberthur Gaming Technologies (BABN Technologies, Inc.)	350 existing
	24 hour operations.	375 projected
11.	Takata Seat Belts	200 existing
	24 hour operations	
12.	First Health Group	330 existing
		<u>600</u> projected
	<i>TOTAL EXISTING IN WESTOVER HILLS:</i>	<b>25,335</b>
13.	Port San Antonio (Kelly USA)	12,500 existing
		20,000 projected
14.	Citicorp US Center	4,000 existing
	24 hour operations	
15.	Southwest Research Institute	2,830 existing
	24 hour operations, however, most work 8 - 5	
16.	National Security Agency	1,500 @ opening
		5,000 projected
17.	Sears Call Center	975 existing
	24 hour operations	
18.	Southwest Foundation	375 existing
19.	Texas Research Park	300 existing
20.	Arlon Signtech USA, Inc.	<u>50</u> existing
	<b>TOTAL EXISTING IN NORTHWEST SAN ANTONIO:</b>	<b>47,865</b>
	<b>TOTAL ADDITIONAL PROJECTED:</b>	<b><u>12,945</u></b>
	<b>TOTAL EXISTING + PROJECTED:</b>	<b><u><u>60,810</u></u></b>

(major employers wch & nw sa with totals May '06) Revised: 5/06

## DEMOGRAPHICS

	1 mile	3 miles	5 miles
<b>Population</b>			
2000 Population	5,221	32,884	98,885
2010 Population	11,497	74,098	170,228
2013 Population	12,306	81,006	185,716
2018 Population	13,575	91,242	208,208
2000-2010 Annual Rate	8.21%	8.46%	5.58%
2010-2013 Annual Rate	2.11%	2.78%	2.72%
2013-2018 Annual Rate	1.98%	2.41%	2.31%
2013 Male Population	48.6%	48.6%	49.1%
2013 Female Population	51.4%	51.4%	50.9%
2013 Median Age	31.3	30.5	30.6

In the identified area, the current year population is 185,716. In 2010, the Census count in the area was 170,228. The rate of change since 2010 was 2.72% annually. The five-year projection for the population in the area is 208,208 representing a change of 2.31% annually from 2013 to 2018. Currently, the population is 49.1% male and 50.9% female.

### **Median Age**

The median age in this area is 30.6, compared to U.S. median age of 37.3.

### **Race and Ethnicity**

2013 White Alone	71.1%	68.9%	69.8%
2013 Black Alone	10.1%	9.8%	9.0%
2013 American Indian/Alaska Native Alone	0.9%	0.8%	0.8%
2013 Asian Alone	2.6%	2.9%	2.5%
2013 Pacific Islander Alone	0.3%	0.2%	0.2%
2013 Other Race	10.1%	12.6%	13.2%
2013 Two or More Races	4.9%	4.8%	4.5%
2013 Hispanic Origin (Any Race)	53.4%	60.0%	63.4%

Persons of Hispanic origin represent 63.4% of the population in the identified area compared to 17.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 73.4 in the identified area, compared to 62.1 for the U.S. as a whole.

### **Households**

2000 Households	1,652	10,257	32,297
2010 Households	3,594	23,556	56,176
2013 Total Households	3,874	25,722	61,227
2018 Total Households	4,281	29,053	68,834
2000-2010 Annual Rate	8.08%	8.67%	5.69%
2010-2013 Annual Rate	2.34%	2.74%	2.68%
2013-2018 Annual Rate	2.01%	2.47%	2.37%
2013 Average Household Size	3.18	3.15	2.99

### **Median Household Income**

2013 Median Household Income	\$71,321	\$59,664	\$53,538
2018 Median Household Income	\$80,147	\$71,747	\$64,098
2013-2018 Annual Rate	2.36%	3.76%	3.67%

### **Average Household Income**

2013 Average Household Income	\$75,761	\$70,298	\$63,739
2018 Average Household Income	\$84,480	\$79,933	\$73,279
2013-2018 Annual Rate	2.20%	2.60%	2.83%

### **Per Capita Income**

2013 Per Capita Income	\$23,816	\$22,461	\$21,240
2018 Per Capita Income	\$26,606	\$25,612	\$24,415
2013-2018 Annual Rate	2.24%	2.66%	2.83%

### **Households by Income**

Current median household income is \$53,538 in the area, compared to \$51,314 for all U.S. households. Median household income is projected to be \$64,098 in five years, compared to \$59,580 for all U.S. households

Current average household income is \$63,739 in this area, compared to \$71,842 for all U.S. households. Average household income is projected to be \$73,279 in five years, compared to \$83,667 for all U.S. households

Current per capita income is \$21,240 in the area, compared to the U.S. per capita income of \$27,567. The per capita income is projected to be \$24,415 in five years, compared to \$32,073 for all U.S. households





# Information About Brokerage Services

11-2-2015

*Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.*

## 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.

<u>ROHDE OTTMERS SIEGEL REALTY</u>	<u>0486112</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>ALFRED WILLIAM ROHDE, III</u>	<u>0146682</u>	<u>tomrohde@rohderealty.com</u>	<u>(210) 366-1400</u>
Designated Broker of Firm	License No.	Email	Phone

_____ Licensed Supervisor of Sales Agent/ Associate	_____ License No.	_____ Email	_____ Phone
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_____ Sales Agent/Associate's Name	_____ License No.	_____ Email	<u>(210) 366-1400</u> Phone
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\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

TAR 2501

IABS 1-0

Rohde Ottmers Siegel Realty, 11503 NW Military Hwy San Antonio, TX 78231  
Carlton Ivey

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Information about

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**\* The family of A.W. (Tom) Rohde, III is a partner in this property.**

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