

Marcus & Millichap
TAG INDUSTRIAL GROUP

13934 SOUTH US HIGHWAY 181

SAN ANTONIO, TX 78223

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Texas Real Estate Commission
P.O. Box 12188
Austin, Texas 78711-2188
(512) 936-3000

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONSULT YOUR MARCUS & MILLICHAP AGENT FOR MORE DETAILS.

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The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a series of overhead industrial lights hanging from a metal framework. In the lower left, there is a large, closed industrial door with several small, rectangular windows. The overall atmosphere is industrial and modern.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

- 10.72 Acres of Land Outside San Antonio City Limits
- Equipped with Well Water, Septic Tank, and Single Phase Power with 300A/120-240V
- ± 480 Feet of Frontage, 25,000+ Daily Traffic Count, and Nearby Traffic Light for Yield Control
- Located in Large Industrial Submarket with Proximity to I-37, I-410, and Loop 1604
- Ideal Development Opportunity for Industrial, Truck Stop/Gas Station, RV Park, and Self-Storage

Marcus & Millichap is pleased to present the opportunity to acquire the property located at 13934 South U.S. Highway 181 in San Antonio, Texas. The subject property consists of approximately 10.72 acres of land. The asset features 480 feet of frontage along U.S. Highway 181 and currently houses two industrial buildings, totaling 4,720 square feet, and two multi-unit sheds. With access to well water, a septic tank, and single-phase power with 300 amps and 120 to 240 volts, the property maintains the necessary infrastructure to support immediate development. The property is located just outside the city limits of San Antonio near the Richter Road intersection, which is equipped with a traffic light to slow down traffic. With exposure to an average daily traffic count of more than 25,000 vehicles annually, the property is ideal for the development of a gas station and/or truck stop, recreational vehicle park, or self-storage expansion. There are three major thoroughfares within six miles of the property, including Interstates 37 and 410 and Loop 1604.

The subject property is positioned within the large South submarket, containing 43.4 million square feet of industrial space. In the 12 months through Q1, nearly 1.2 million square feet of industrial space was absorbed on net in South San Antonio. Given that only about 677,000 square feet were supplied during that time, the vacancy rate bucked the national trend and fell from 12.0 percent to 10.7 percent. Despite availability tightening, annual rent growth decelerated from 6.2 percent to 4.5 percent in Q1 year-over-year. As a result, the average market rent per square foot rose to \$12.80. During Q2, roughly 2 million square feet of industrial space were under construction in the South submarket, representing 4.5 percent of existing inventory (CoStar).

Home to the Alamo and famous River Walk, San Antonio metro is the primary residence of 2.7 million people. San Antonio is the second most populous city in Texas behind Houston, housing more than 1.5 million residents. The local economy is anchored by the industries of healthcare, tourism, and national defense. An extensive transportation network provides shipping options to domestic and international markets. Additionally, the formation of the Eagle Ford Shale that runs through Atascosa and Wilson counties has cultivated a thriving energy sector. Valero Energy, one of the largest oil companies in the U.S., is headquartered in San Antonio. Major private employers include AT&T, Wells Fargo, USAA, and Toyota. San Antonio offers a high quality of life with a variety of entertainment including the NBA's San Antonio Spurs, SeaWorld, and Six Flags.

PROPERTY DETAILS

13934 SOUTH US HIGHWAY 181, SAN ANTONIO, TX 78223

Number of Suites	1
Number of Buildings	2
Total Square Feet	4,720 SF
Warehouse Square Feet	4,720 SF
Year Built	2008
Lot Size	10.72 Acres
Type of Ownership	Fee Simple
Parking Surface	Dirt
Building Class	C
Tenancy	Owner-User
Construction	Metal
Power	1Ø 120/240V, 300A
Zoning	OCL - Outside City Limits
Market	TX-San Antonio

This information has been secured from sources we believe to be reliable, but we make no representations or warranties, express or implied, as to the accuracy of the information. References to square footage or age are approximate. Buyer must verify the information and bears all risk for any inaccuracies. Marcus & Millichap is a service mark of Marcus & Millichap Real Estate Investment Services of Nevada, Inc. © 2025 Marcus & Millichap. All rights reserved. (Activity ID: ZAG0490076)





13934 SOUTH US HIGHWAY 181

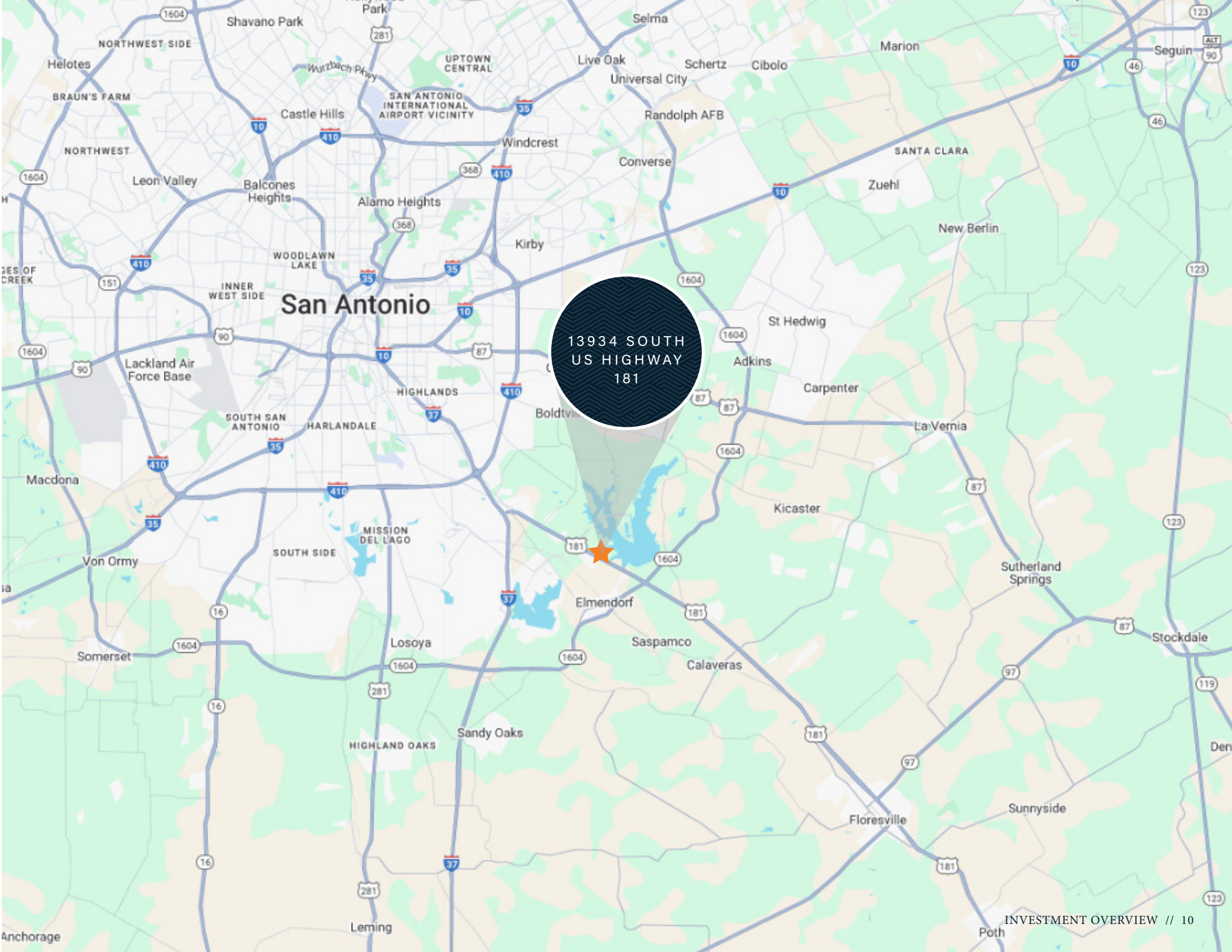
SAN ANTONIO, TX 78223

OFFERING PRICE

Request For Offers

Offering Price	Request For Offers
Total Acres	10.72
Total Square Feet (Land)	467,224.56
Total Square Feet (Buildings)	4,720
Taxes (Est. 2025)	\$20,187.83
Annual Average Daily Traffic (TXDOT)	25,035

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13934 SOUTH
US HIGHWAY
181

An aerial photograph showing a large, mostly undeveloped plot of land with sparse vegetation and some trees. The land is bordered by a dense forest to the west and a body of water to the north. In the foreground, a multi-lane highway runs horizontally across the frame. To the east of the main plot, there are several small, colorful modular buildings and some larger industrial structures. In the far background, a large industrial facility with several tall smokestacks is visible near the water. A white callout bubble with a dark blue hatched interior is positioned over the main plot, with a white arrow pointing to a specific spot on the land.

13934 SOUTH
US HIGHWAY
181



CAPABILITIES

MMCC—our fully integrated, dedicated financing arm—is committed to providing superior capital market expertise, precisely managed execution, and unparalleled access to capital sources, providing the most competitive rates and terms.

We leverage out prominent capital market relationships with commercial banks, life insurance companies, CMBS, private and public debt/equity funds, Fannie Mae, Freddie Mac, and HUD to provide our clients with the greatest range of financing options.

Our dedicated, knowledgeable experts understand the challenges of financing and work tirelessly to resolve all potential issues for the benefit of our clients.



1,249 Financing
Transactions
in 2024



National platform operating
within the firm's
brokerage offices



\$6.7 billion total
national volume
in 2024



Access to more capital
sources than any other
firm in the industry

WHY MMCC?

Optimum financing solutions
to enhance value

Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

Enhanced control through quickly
identifying potential debt/equity
sources, processing, and closing
buyer's finance alternatives.

Enhanced control through MMCC's
ability to monitor investor/due
diligence and underwriting to
ensure timely, predictable closings.

The background of the slide is a dark, blue-toned photograph of an industrial interior. It shows a large, multi-level structure with metal beams, pipes, and several hanging industrial lamps. The lighting is dim, creating a moody atmosphere. The structure appears to be a factory or a large warehouse with complex piping and structural elements.

SECTION 2

MARKET OVERVIEW

Marcus & Millichap

SAN ANTONIO TEXAS

Home to the Alamo and famous River Walk, the San Antonio metro is located in the southern portion of central Texas and straddles the Interstate 35 corridor, one of the fastest-growing areas in the state. The metro encompasses eight counties: Bander, Atascosa, Kendall, Comal, Bexar, Guadalupe, Medina, and Wilson. Situated only 160 miles from Nuevo Laredo, Mexico, San Antonio is an easy drive on I-35 from the border and serves as a major gateway between the United States and Mexico. The area is further enhanced by an extensive transportation network that provides shipping options to domestic and international markets, as well as the Eagle Ford Shale formation that runs through Atascosa and Wilson counties. San Antonio is the most populous city in the metro, housing nearly 1.5 million residents. New Braunfels also has a local population above 100,000 citizens.



ROBUST
JOB CREATION



STRONG POPULATION
GROWTH



LOW COST-OF-LIVING
AND DOING BUSINESS

METROPLEX GROWTH

ECONOMY

The Eagle Ford Shale deposit has contributed to the diversification of jobs into the energy sector. Valero's corporate headquarters are here, as well as firms like NuStar Energy. Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston, and Camp Bullis are among the myriad military installations located in the metro. An important component of the health care industry is South Texas Medical Center — a conglomerate of hospitals, clinics and research, as well as higher education facilities.



5%
MANUFACTURING



14%
PROFESSIONAL AND
BUSINESS SERVICES



16%
GOVERNMENT



12%
LEISURE AND HOSPITALITY



9%
FINANCIAL
ACTIVITIES



18%
TRADE, TRANSPORTATION,
AND UTILITIES



5%
CONSTRUCTION



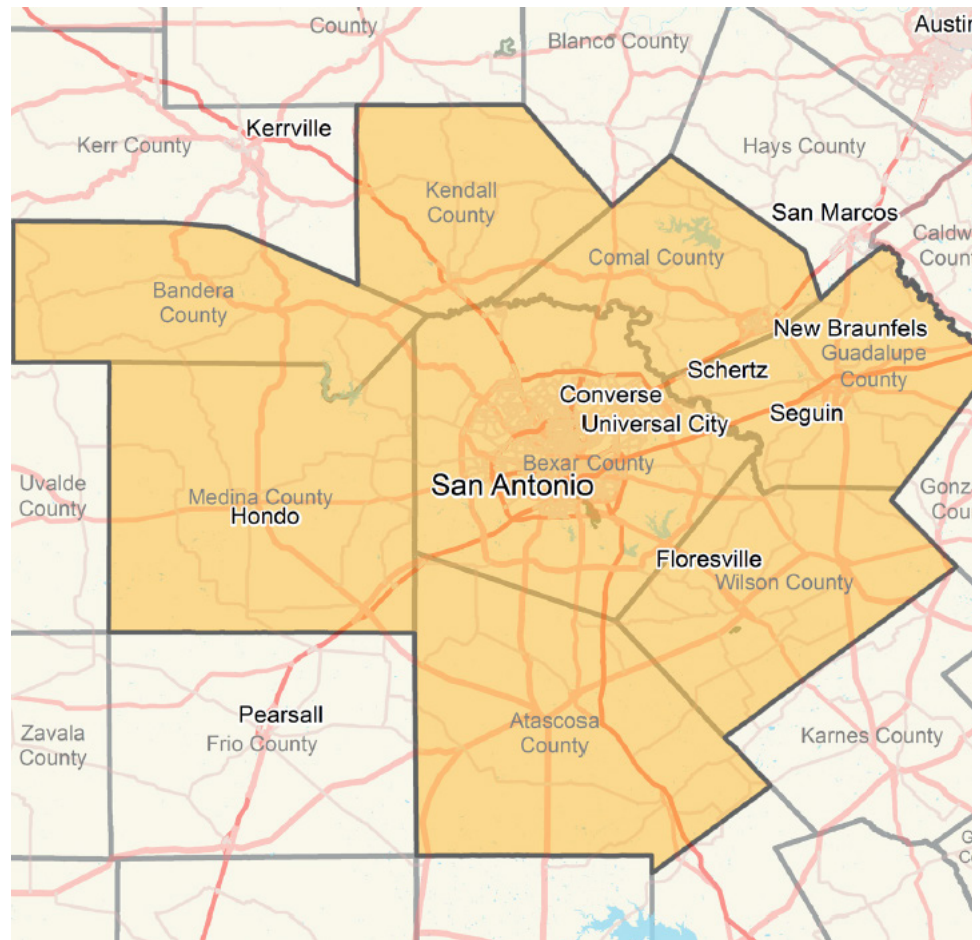
15%
EDUCATION AND
HEALTH SERVICES



2%
INFORMATION



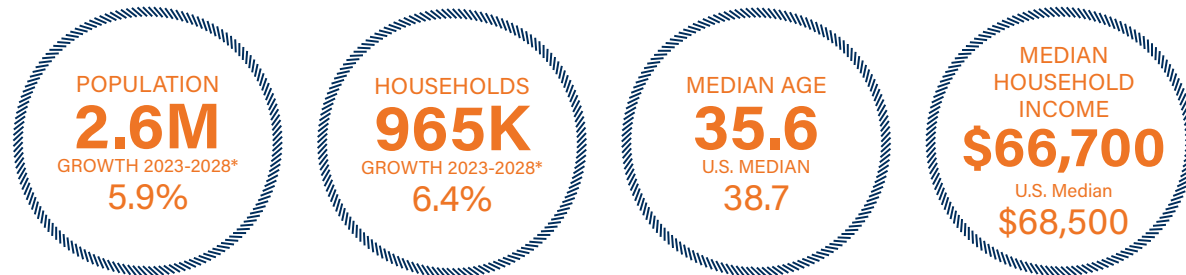
4%
OTHER SERVICES



METROPLEX GROWTH

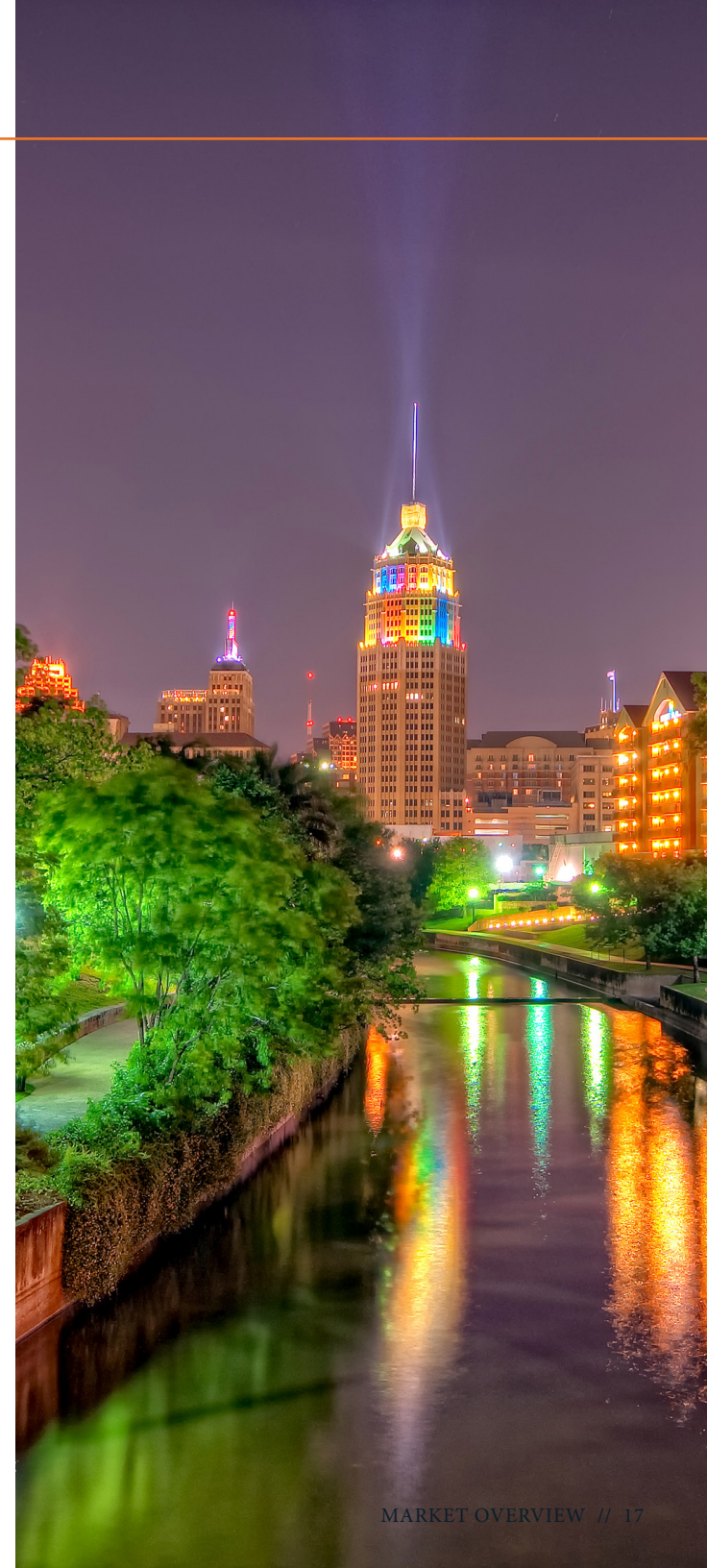
DEMOGRAPHICS

The metro is expected to add more than 153,000 people through 2028, resulting in the formation of roughly 62,000 households. A relatively youthful population contributes to a homeownership rate of 63 percent, which is slightly below the national rate of 64 percent. Roughly 28 percent of residents ages 25 and older hold a bachelor's degree; 10 percent of residents have also earned a graduate or professional degree.



QUALITY OF LIFE

Culture and history abound in places like La Villita, the Spanish Governor's Palace, San Fernando Cathedral, Casa Navarro State Historic Site, and the Alamo. Tradition blends with more modern attractions, such as the River Walk, a 2.5 mile stretch of parks, cafes, nightclubs and hotels. Upscale apartments built along the walk have brought more residents into the city. The metro is also home to numerous sporting events and teams, including the NBA's San Antonio Spurs, San Antonio FC Soccer and AA Baseball's Missions. Also, the University of Texas at San Antonio Roadrunners play NCAA Division 1 football. Art enthusiasts can visit many museums and cultural centers in San Antonio.



DEMOGRAPHICS



14,224

Total Population
Within 5 Miles



48.9%



51.1%



\$89,771

Average Household Income
Within 5 Miles



6,114

Employees
Within 1 Mile

DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Population	1,330	5,804	15,386
2024 Estimate			
Total Population	1,277	5,492	14,224
2020 Census			
Total Population	1,340	5,553	13,681
2010 Census			
Total Population	1,235	4,848	12,172
Daytime Population			
2024 Estimate	1,198	4,510	10,374
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2029 Projection			
Total Households	525	2,232	5,642
2024 Estimate			
Total Households	504	2,111	5,224
Average (Mean) Household Size	2.5	2.6	2.7
2020 Census			
Total Households	476	1,946	4,651
2010 Census			
Total Households	429	1,683	4,120

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2024 Estimate			
\$200,000 or More	3.1%	3.8%	6.3%
\$150,000-\$199,999	6.9%	6.9%	9.3%
\$100,000-\$149,999	12.6%	16.0%	16.2%
\$75,000-\$99,999	17.1%	13.0%	14.2%
\$50,000-\$74,999	16.1%	18.2%	18.1%
\$35,000-\$49,999	12.8%	12.9%	11.0%
\$25,000-\$34,999	10.6%	9.3%	7.9%
\$15,000-\$24,999	10.3%	9.8%	8.7%
Under \$15,000	10.6%	10.2%	8.3%
Average Household Income	\$74,104	\$77,457	\$89,771
Median Household Income	\$61,777	\$63,001	\$71,022
Per Capita Income	\$29,907	\$29,550	\$32,796
POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2024 Estimate Total Population	1,277	5,492	14,224
Under 20	23.8%	25.8%	27.2%
20 to 34 Years	17.9%	18.3%	19.2%
35 to 39 Years	7.3%	6.9%	6.8%
40 to 49 Years	12.7%	12.7%	13.3%
50 to 64 Years	21.4%	20.7%	19.3%
Age 65+	16.9%	15.6%	14.2%
Median Age	40.0	39.0	38.0
Population 25+ by Education Level			
2024 Estimate Population Age 25+	889	3,726	9,416
Elementary (0-8)	11.6%	11.3%	10.4%
Some High School (9-11)	10.2%	11.5%	8.9%
High School Graduate (12)	40.4%	38.4%	33.8%
Some College (13-15)	21.1%	20.2%	22.5%
Associate Degree Only	7.6%	8.2%	9.2%
Bachelor's Degree Only	4.1%	6.1%	10.5%
Graduate Degree	5.1%	4.2%	4.6%
Travel Time to Work			
Average Travel Time to Work in Minutes	32.0	32.0	32.0



Information About Brokerage Services

2-10-2025

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. **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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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

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