

Marcus & Millichap
TAG INDUSTRIAL GROUP

I-35 INDUSTRIAL PORTFOLIO

10614-10624 NORTH INTERSTATE 35

SAN ANTONIO, TX 78233

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OFFICES THROUGHOUT THE U.S. AND CANADA
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Marcus & Millichap



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TOTAL CAR CARE
80624

AUTO CENTER
210-467-5091

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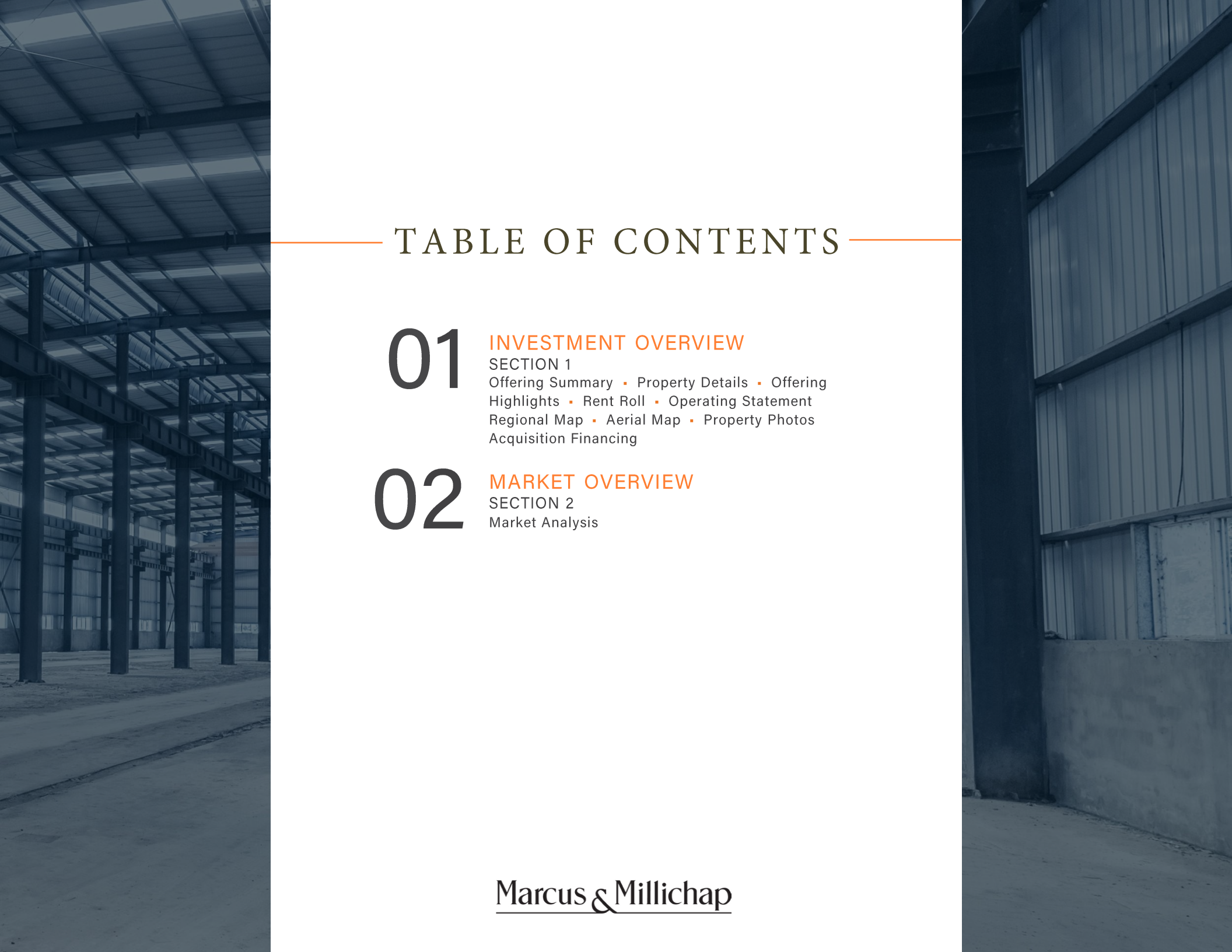


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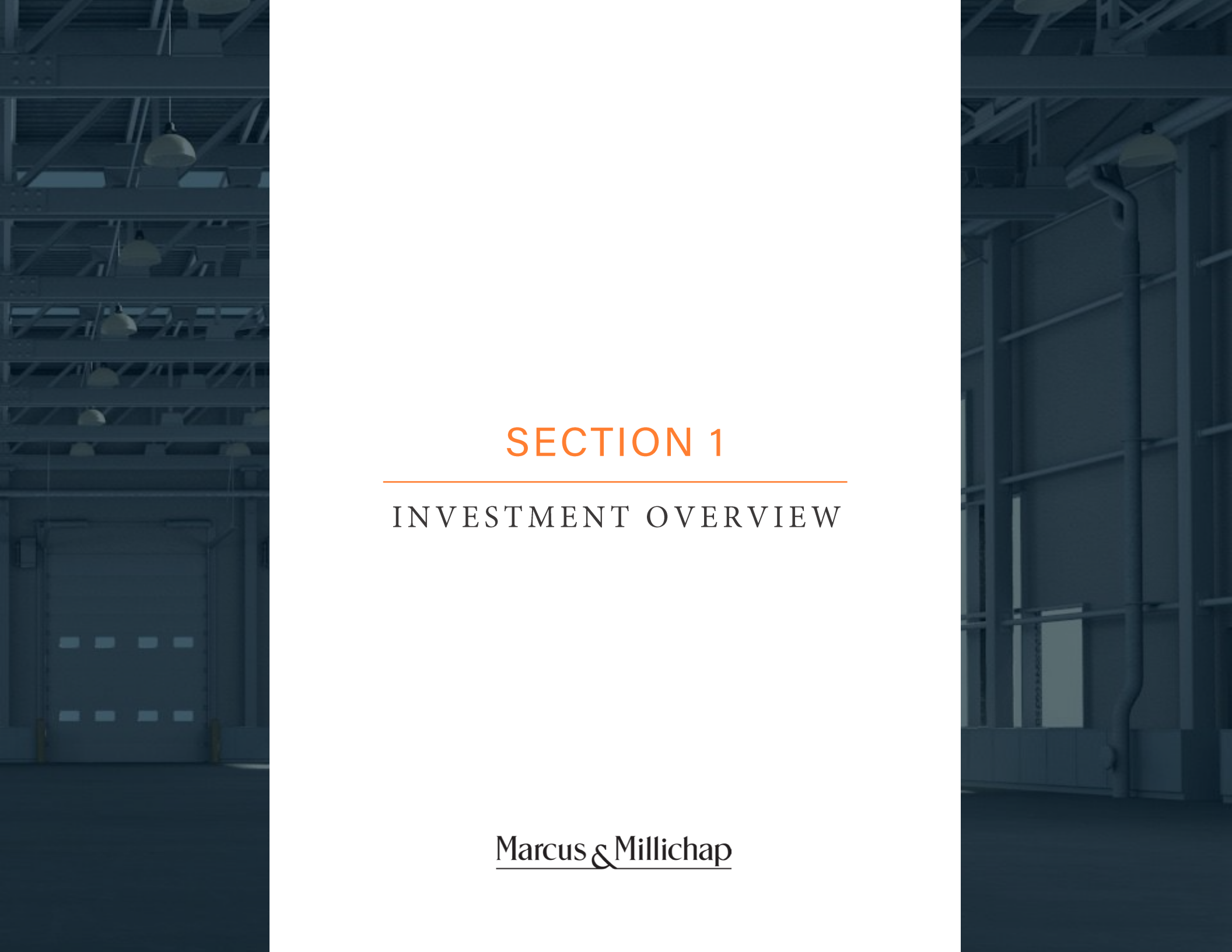
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Regional Map • Aerial Map • Property Photos
Acquisition Financing

02

MARKET OVERVIEW

SECTION 2

Market Analysis

The background of the slide is a dark, blue-toned photograph of an industrial interior. It features a complex network of steel beams, girders, and pipes. Several large, dome-shaped industrial lights are visible, hanging from the ceiling. The overall atmosphere is gritty and industrial.

SECTION 1

INVESTMENT OVERVIEW

Marcus & Millichap

OFFERING SUMMARY

- Two-Parcel, Four-Building Industrial Portfolio Totaling 18,668 Square Feet on 1.31 Combined Acres
- Featuring Metal Construction, 14'-24' Clear Heights, and 20 Grade-Level Doors | Zoned C-3 and I-1 for Auto Service, Industrial, and Flex Use
 - Fully Occupied at Below-Market Rents on Month-to-Month Lease Terms, Creating Value-Add or Owner-User Opportunity
 - Positioned Directly on the I-35 Access Road with Excellent Highway Visibility
- Well-Positioned in High-Growth Northeast Submarket with 10.4 Million-Square-Foot Inventory Expansion Over 10 Years, Supporting Long-Term Appreciation

Marcus & Millichap is pleased to present the opportunity to acquire a two parcel, four-building portfolio located at 10614 to 10624 Interstate 35 in San Antonio, Texas. The subject property consists of approximately 18,668 square feet of industrial space on 1.31 combined acres. The property is positioned directly on the Interstate 35 access road with excellent highway visibility. It sees a 164,993 daily traffic count on I-35 and a 13,519 daily traffic count on the frontage road. Constructed of metal, the property features 14' to 24' clear heights and 20 grade-level doors.

Zoned C-3 and I-1, the property allows for a variety of industrial uses, including auto service.

The investment opportunity presents a unique chance to acquire a fully occupied asset at below-market rents on month-to-month lease terms, creating a value-add or owner-user opportunity. The property is well-positioned within the Northeast submarket, which has experienced significant growth with a 10.4 million-square-foot inventory expansion since 2016, supporting long-term appreciation.

The San Antonio metropolitan area is a thriving market with a strong and diverse economy. The market encompasses several counties and covers over 4,000 square miles, with a population of approximately 2.5 million people. The area has experienced steady job growth and population expansion, driven by its business-friendly environment, affordable cost of living, and high quality of life. Major transportation infrastructure in the area includes several highways and the San Antonio International Airport, providing convenient access to national and international markets. The city is home to major industries such as healthcare, technology, and manufacturing, with several major corporate headquarters and economic anchors, including the San Antonio Military Medical Center and the Port San Antonio.

PROPERTY DETAILS

PORTFOLIO

Number of Suites	2
Number of Buildings	4
Total Square Feet	18,668
Year Built	1975-1985
Lot Size	1.31 Acres
Type of Ownership	Fee Simple
Clear Height	14'-24'
Parking Spaces	30
Parking Surface	Asphalt
Building Class	C
Tenancy	Multi-Tenant
Grade Level Doors	20
Construction	Metal
Power	Single-Phase
Type of Lighting	Fluorescent
Zoning	C-3, I-1
Roof Type	Metal, TPO
Age/Condition of Roofs	10624 Building: Recently Re-Coated TPO (2026)
HVAC Units	1
Age/Condition of HVAC	Unknown
Market	San Antonio
Submarket	Northeast San Antonio



PROPERTY DETAILS

10624 INTERSTATE 35

Number of Suites	2
Number of Buildings	2
Total Square Feet	10,468
Warehouse Square Feet	8,968
Office Square Feet	1,500
Office Ratio	14.33%
Year Built	1985
Lot Size	0.57 Acres
Type of Ownership	Fee Simple
Clear Height	14'-20'
Parking Spaces	15
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	10
Construction	Metal
Power	Single Phase
Type of Lighting	Fluorescent
Zoning	C-3, I-1
Roof Type	Metal, TPO
Age/Condition of Roofs	Unknown
HVAC Units	1
Market	San Antonio
Submarket	Northeast San Antonio

10614 INTERSTATE 35

Number of Suites	2
Number of Buildings	2
Total Square Feet	8,200
Year Built	1975
Lot Size	0.74 Acres
Type of Ownership	Fee Simple
Clear Height	16'-24'
Parking Spaces	15
Parking Surface	Asphalt
Building Class	C
Tenancy	Single-Tenant
Grade Level Doors	10
Construction	Metal
Power	Single Phase
Type of Lighting	Fluorescent
Zoning	C-3, I-1
Roof Type	Metal
Age/Condition of Roofs	Unknown
HVAC Units	1
Market	San Antonio
Submarket	Northeast San Antonio





OFFERING HIGHLIGHTS

PORTFOLIO PRICING	
Offering Price	\$2,500,000
Cap Rate Pro-Forma	8.96%
Price/SF	\$133.92
Total Square Feet	18,668
Rental Rate	\$6.85
Lease Type	Modified Gross
Lease Term	MTM
Rental Increases	N/A
Tenancy	Multi-Tenant
Occupancy	100.00%

INDIVIDUAL PRICING

10614 North Interstate 35	
Offering Price	\$1,100,000
Cap Rate Pro-Forma	8.95%
Price/SF	\$134
Total Square Feet	8,200
Rental Rate	\$8.27
Lease Type	Modified Gross
Lease Term	MTM
Tenancy	Single Tenant
Occupancy	100.00%

10624 North Interstate 35	
Offering Price	\$1,400,000
Cap Rate Pro-Forma	9.11%
Price/SF	\$134
Total Square Feet	10,468
Rental Rate	\$5.73
Lease Type	Modified Gross
Lease Term	MTM
Tenancy	Single-Tenant
Occupancy	100.00%

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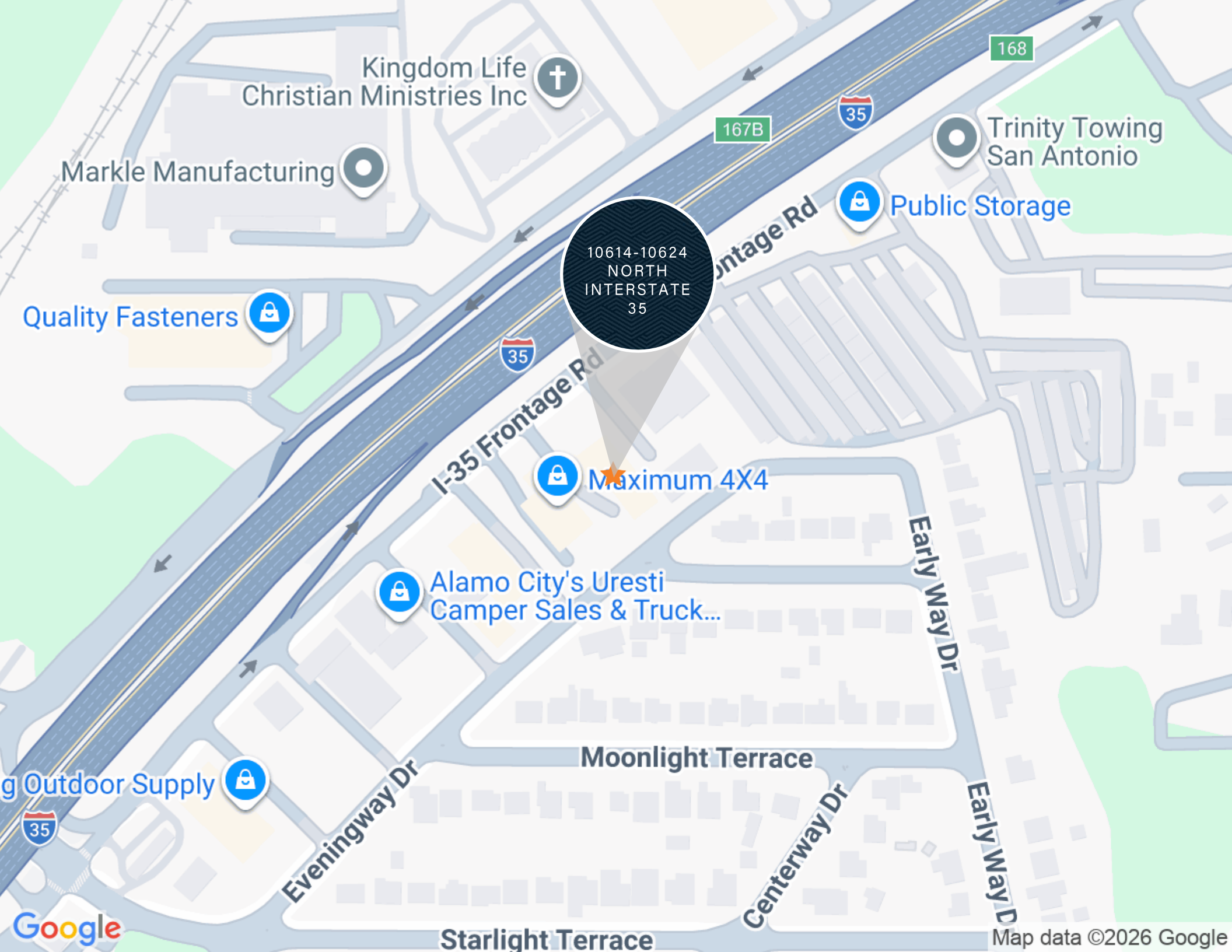
RENT ROLL

Tenant Name	Suite	Square Feet	% Bldg Share	Lease Dates		Annual Rent per Sq. Ft.	Total Rent Per Month	Total Rent Per Year	Pro Forma Rent Per Year	Rent Increase	Lease Type
A&M Auto Center	10614	8,200	43.9%	MtM	MtM	\$8.27	\$5,650	\$67,800	\$98,400	45.13%	Modified Gross
Auto Z Repair	10624	10,468	56.1%	MtM	MtM	\$5.73	\$5,000	\$60,000	\$125,616	109.36%	Modified Gross
Total		18,668				\$6.85	\$10,650	\$127,800	\$224,016		
Occupied Tenants: 2				Unoccupied Tenants: 0		Occupied GLA: 100.00%		Unoccupied GLA: 0.00%			
Total Current Rents: \$10,650						Occupied Current Rents: \$10,650		Unoccupied Current Rents: \$0			

OPERATING STATEMENT

Income	Current	Per SF	Pro Forma	Per SF
Scheduled Base Rental Income	127,800	6.85	224,016	12.00
Expense Reimbursement Income				
Net Lease Reimbursement				
Insurance	0	0.00	14,001	0.75
Real Estate Taxes	0	0.00	31,676	1.70
Total Reimbursement Income	\$0	0.0%	\$45,677	100.0%
Effective Gross Revenue	\$127,800	\$6.85	\$269,693	\$14.45

Operating Expenses	Current	Per SF	Pro Forma	Per SF
Insurance	14,001	0.75	14,001	0.75
Real Estate Taxes	28,796	1.54	31,676	1.70
Total Expenses	\$42,797	\$2.29	\$45,677	\$2.45
Expenses as % of EGR	33.5%		16.9%	
Net Operating Income	\$85,003	\$4.55	\$224,016	\$12.00



Kingdom Life
Christian Ministries Inc



Markle Manufacturing



Quality Fasteners



10614-10624
NORTH
INTERSTATE
35



I-35 Frontage Rd



Maximum 4X4



Alamo City's Uresti
Camper Sales & Truck...

g Outdoor Supply



Eveningway Dr

Moonlight Terrace

Centerway Dr

Early Way Dr

Early Way Dr

Starlight Terrace

Trinity Towing
San Antonio



Public Storage

168

167B

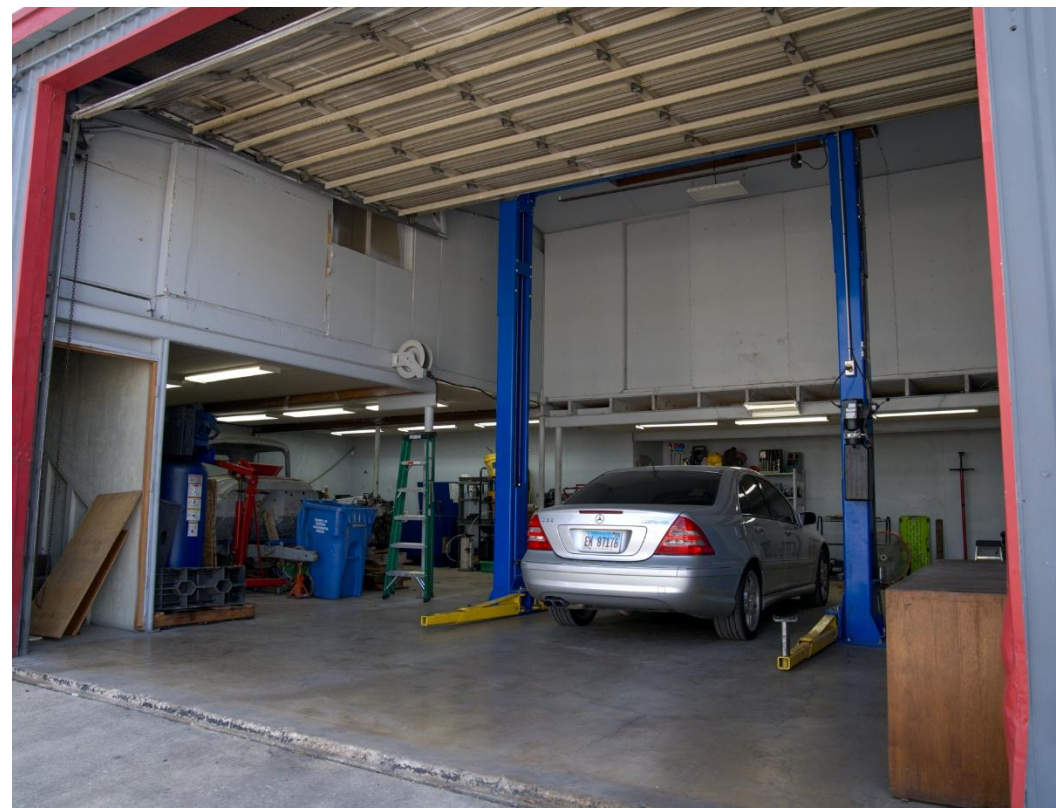
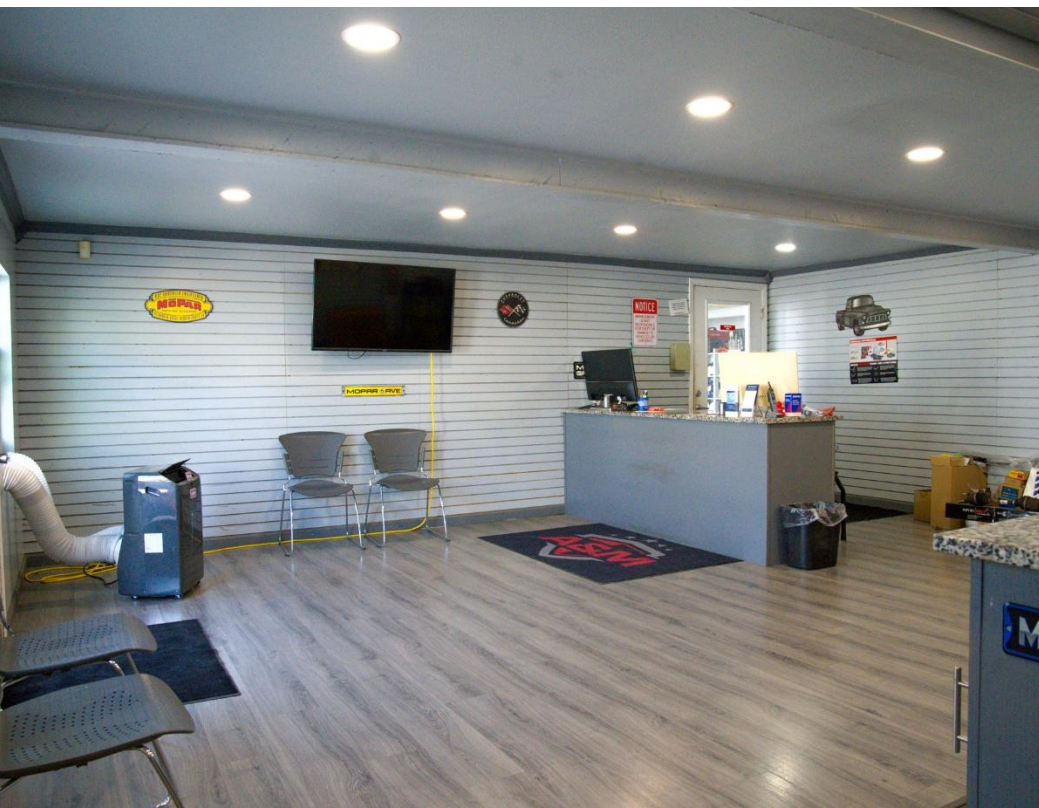


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10624 NORTH
INTERSTATE
35

10614 NORTH
INTERSTATE
35





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 our 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.



Closed 1,659 Debt
and equity
financings in 2025



National platform operating
within the firm's
brokerage offices



\$11.9 billion
total national
volume in 2025



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

WHY MMCC?

.....

Optimum financing solutions
to enhanced value

.....

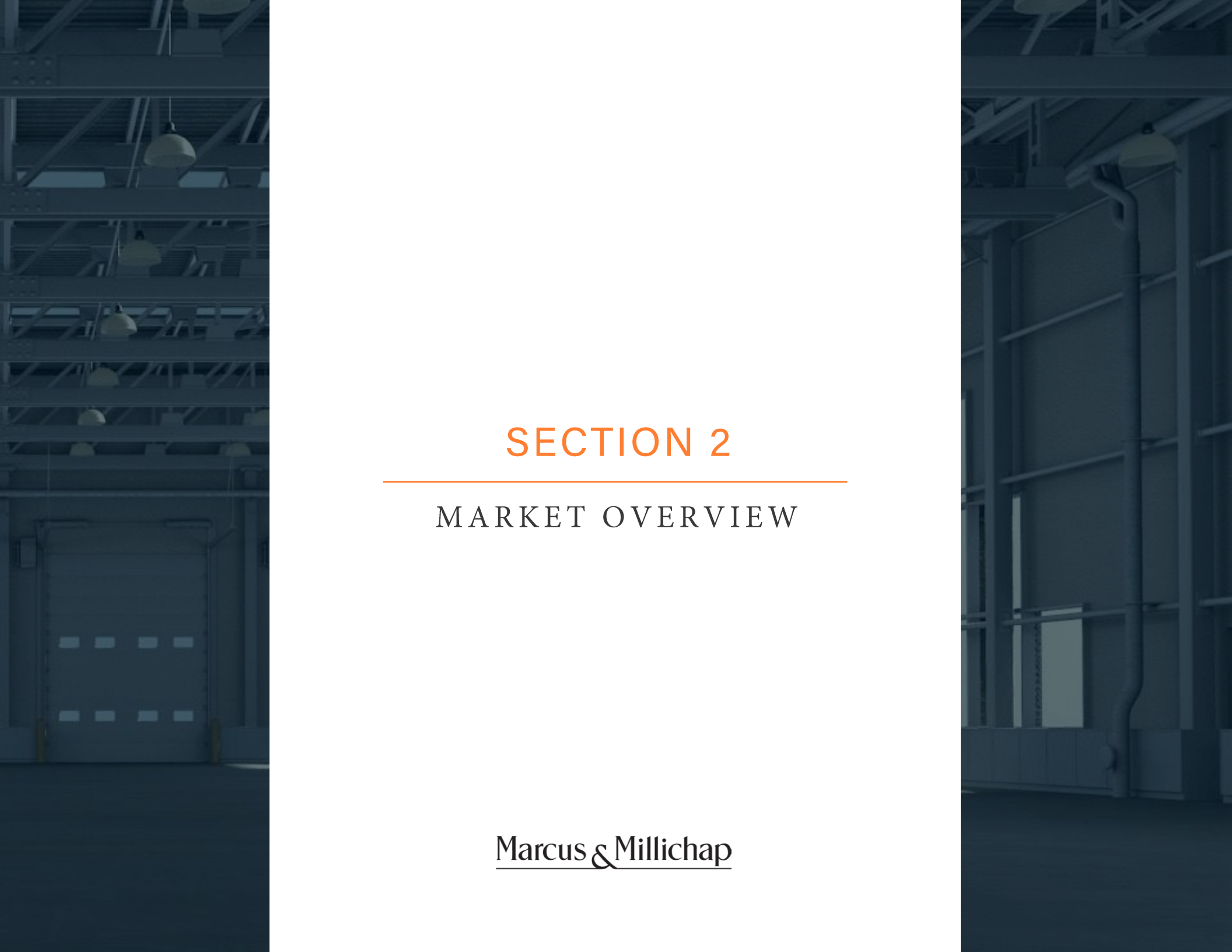
Enhanced control through
MMCC's ability to qualify
investor finance contingencies.

.....

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 features a complex network of steel beams, girders, and pipes. Several large, dome-shaped industrial lights are visible, hanging from the ceiling. The overall atmosphere is gritty and industrial.

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: Bandera, Atascosa, Kendall, Comal, Bexar, Guadalupe, Medina, and Wilson. Situated only 160 miles from Nuevo Laredo, Mexico, San Antonio is an easy drive on Interstate 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 of over 111,000 citizens.



ROBUST JOB
CREATION



STRONG
POPULATION
GROWTH

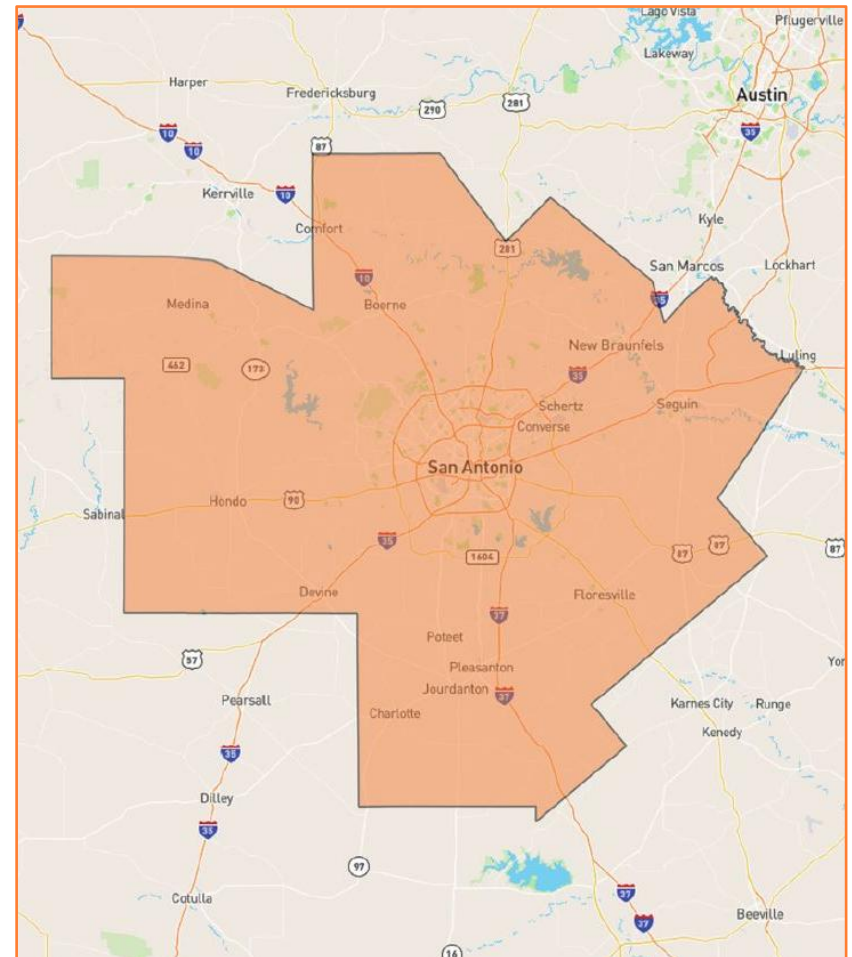
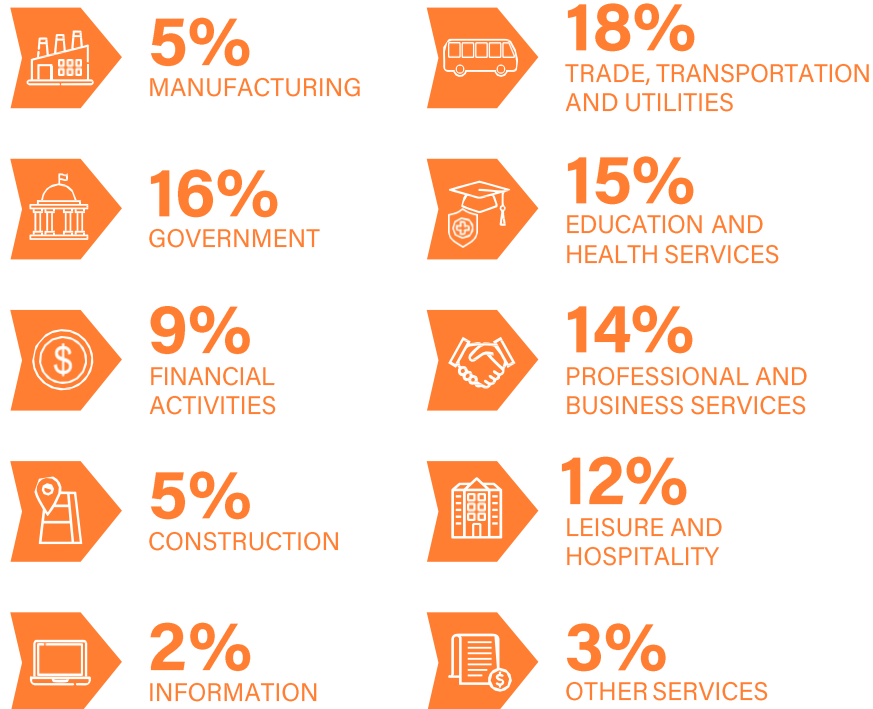


LOW COST OF
LIVING AND
DOING BUSINESS

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 centers, as well as higher education facilities.



METROPLEX GROWTH

DEMOGRAPHICS

The metro is expected to add more than 124,000 people through 2029, resulting in the formation of roughly 51,000 households. The metro features a home ownership rate around 63percent — below the national measure of 65 percent. Roughly 32 percent of residents ages 25 and older hold a bachelor's degree; 12 percent of residents have also earned a graduate or professional degree.



POPULATION

2.7M

2025-2029* Growth

4.6%



HOUSEHOLDS

995K

2025-2029* Growth

5.1%



MEDIAN AGE

36

U.S. Median

39



MEDIAN HOUSEHOLD INCOME

\$80,000

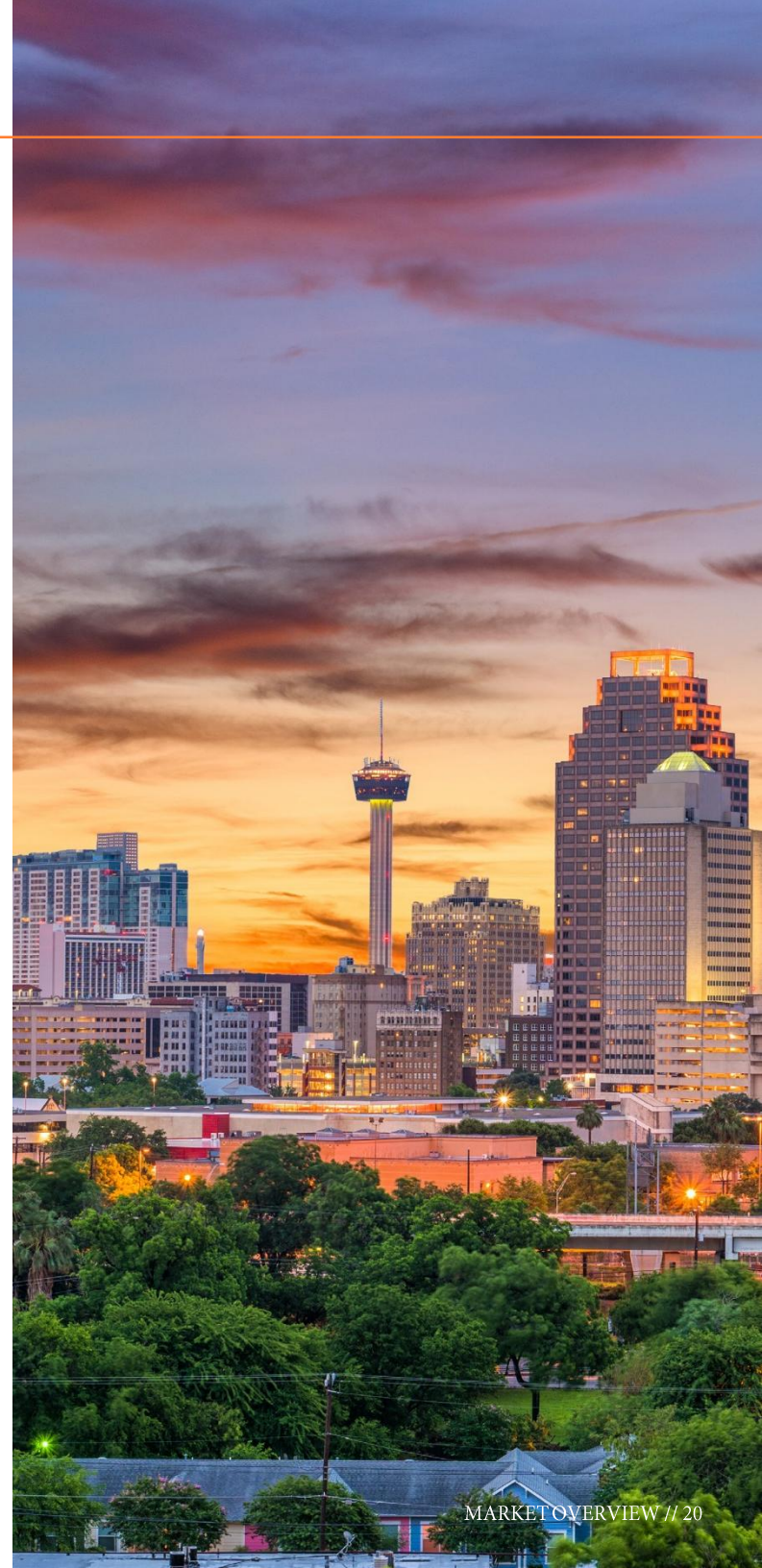
U.S. Median

\$76,000

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 around 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. Additionally, the University of Texas at San Antonio Roadrunners play NCAA Division 1 football. Art enthusiasts can also visit many museums and cultural centers in San Antonio.

Sources: Marcus & Millichap Research Services; BLS; Bureau of Economic Analysis; Experian; Fortune; Moody's Analytics; U.S. Census Bureau.





Information About Brokerage Services

11-03-2025

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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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
 - 0 that the owner will accept a price less than the written asking price;
 - 0 that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 0 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant options or advise regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement containing the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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

Information available at www.trec.texas.gov

IABS 1-2

Buyer/Tenant/Seller/Landlord's Initials

Date

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