

EXCLUSIVE

WAREHOUSE LEASING OPPORTUNITY

1119 N. Mesquite St., San Antonio, TX 78202



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



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15510 VANCE JACKSON RD.
STE. 101
SAN ANTONIO, TX 78255

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This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

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PROJECT OVERVIEW

Entrust Commercial Advisors Group, a part of KW Commercial, is pleased to present an outstanding, well-maintained, warehouse available for lease in San Antonio's sought-after Northeast submarket. 1119 N. Mesquite Ave. is strategically positioned near major modes of transportation, including Interstate 37/ 281 N and Interstate 35 N. Available for lease is a secure, 4,480-square-foot, air-conditioned suite, featuring two (2) docks and one (1) drive-in ramp, offering a wide array of potential uses.

For more information or to schedule a tour, please contact us at your convenience.

PROJECT HIGHLIGHTS

- Established Northeast Submarket
- Convenient Access to I-37/ Hwy 281 N. & I-35
- 4,480 Sq. Ft. | 36' Clear Height
- CMU Block Construction
- Air-Conditioned Suite
- 24/7 Security Alarm System



EXECUTIVE SUMMARY

EXCLUSIVE LEASING OPPORTUNITY



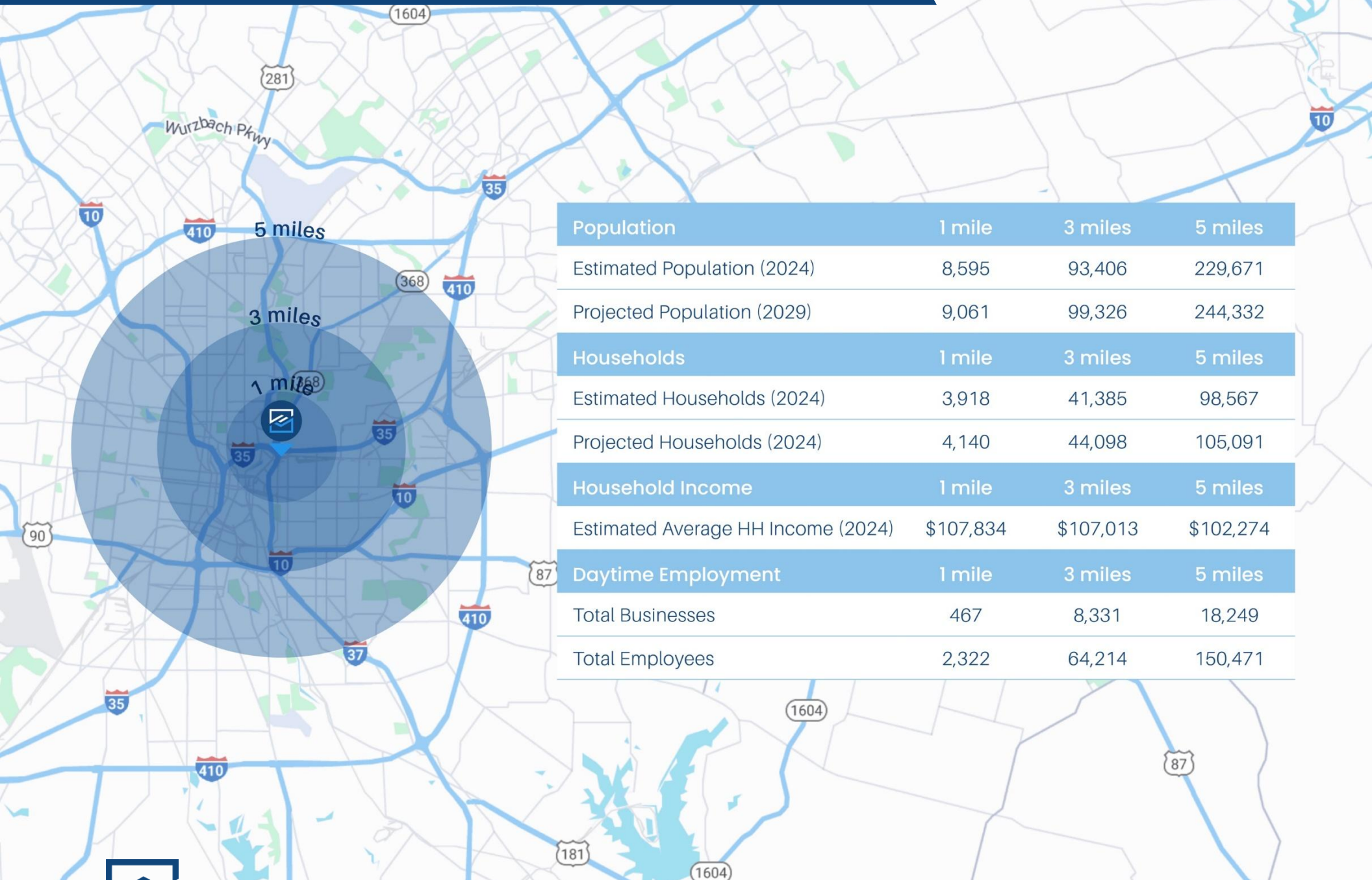
	RENTABLE BUILDING AREA
	4,480 SF
	LEASE RATE/ SQ. FT.
	7.20 GROSS
	DOCKS : RAMPS
	(2) : (1)
	CLEAR HEIGHT
	36'
	LOT SIZE (AC)
	1.19
	YEAR BUILT
	1970
	OCCUPANCY
	91%
	SUBMARKET
	Northeast
	ZONING
	I-1
	Type
	STORAGE WAREHOUSE



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Population	1 mile	3 miles	5 miles
Estimated Population (2024)	8,595	93,406	229,671
Projected Population (2029)	9,061	99,326	244,332
Households	1 mile	3 miles	5 miles
Estimated Households (2024)	3,918	41,385	98,567
Projected Households (2024)	4,140	44,098	105,091
Household Income	1 mile	3 miles	5 miles
Estimated Average HH Income (2024)	\$107,834	\$107,013	\$102,274
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	467	8,331	18,249
Total Employees	2,322	64,214	150,471





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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.



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.

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Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov