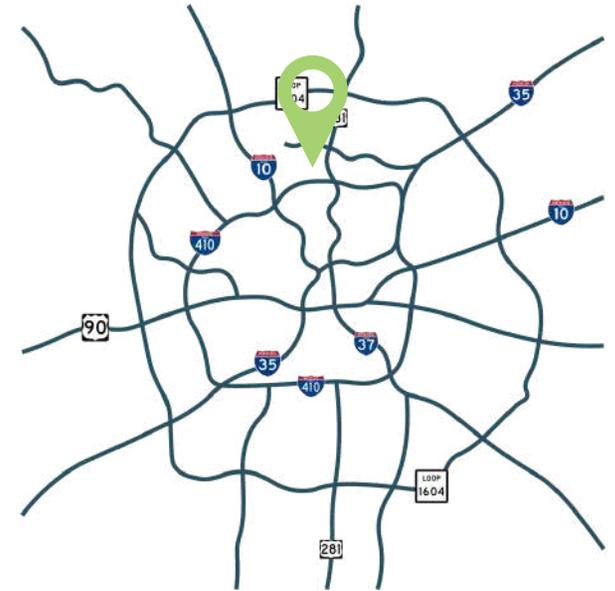


SPACE AVAILABLE 778 ISOM RD

778 ISOM ROAD, SAN ANTONIO, TX, USA

This 2,930 SF industrial building is located in a popular mixed-use development near premium tenants like a strength training facility, Class A co-working offices, and PAC Aviation. Currently an auto shop, the space will be renovated with new paint and flooring. The 34-foot ceilings allow for a potential mezzanine or custom car condo layout. Located less than five minutes from the airport with easy access to Loop 410 and Highway 281, the property works well for business operations, storage, workspace, or display.



KARA WALTERS
ASSOCIATE
(210) 816-2734
KWALTERS@FORESITECRE.COM

WHAT I LOVE ABOUT THIS PROPERTY:

“

This upscale business community in central San Antonio offers a unique opportunity for car collectors or boutique companies requiring warehouse space.

KARA WALTERS

”

778 ISOM RD

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	7,395	90,289	293,589
Household Income	\$73,427	\$97,577	\$103,678
Households	3,239	41,215	129,975
Median Age	36.7	39.0	38.9

DESIRED USES

- Classic car storage
- Boutique logistics
- Product Showroom
- Specialty Retail

PROPERTY HIGHLIGHTS

- 1 Upscale community feel** with premium neighbors including a luxury gym, Class A co-working offices, and PAC Aviation.
- 2 Convenient and connected location** just minutes from the airport, Loop 410, and Highway 281 for easy daily access.
- 3 2,930 SF industrial space** with 34-foot ceilings ideal for premium hobby space or showroom.



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

778 ISOM RD

SAN ANTONIO, TEXAS



PROPERTY SUMMARY

Available SF:	2,930 SF
Building Size:	4,010 SF
Year Built:	1989
Ceiling Height:	34'
Rental Rate:	Contact Broker



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778 ISOM RD

SAN ANTONIO, TEXAS

GREATER HARMONY HILLS
(2,200 HOMES)

North Plaza

KONECRANES 

Ambition Plumbing 

DRAIN SERVICES 

LASCO 



CROWNHILL PARK
(280 HOMES)

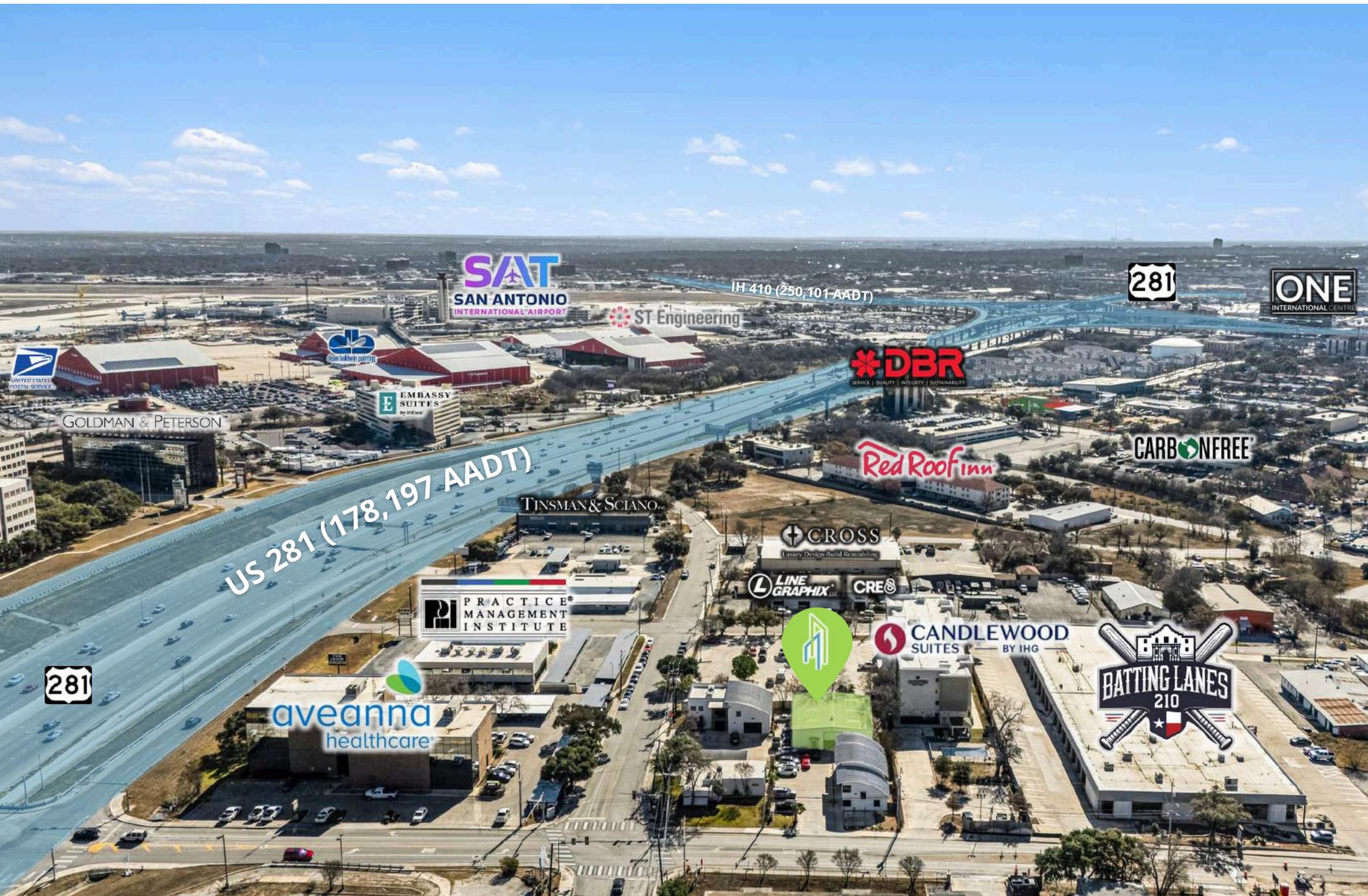
ALLORA
ALAMO HEIGHTS

JCPenney

 **FORESITE**
COMMERCIAL REAL ESTATE

778 ISOM RD

SAN ANTONIO, TEXAS



SAT
SAN ANTONIO
INTERNATIONAL AIRPORT

IH 410 (250,101 AADT)

281

ONE
INTERNATIONAL CENTRE

ST Engineering

DBR
SERVICE | QUALITY | INTEGRITY | SUSTAINABILITY

UNITED STATES
POSTAL SERVICE

Asian holiday gateway

E EMBASSY
SUITES
by Hilton

GOLDMAN & PETERSON

US 281 (178,197 AADT)

TINSMAN & SCIANO

Red Roof Inn

CARBONFREE

PM PRACTICE
MANAGEMENT
INSTITUTE

CROSS
Luxury Design-Build Renovation

L LINE
GRAPHIX

CRE

281

aveanna
healthcare

CANDLEWOOD
SUITES BY IHG

BATTING LANES
210

778 ISOM RD

SAN ANTONIO, TEXAS



SAN PEDRO CROSSING

- BARNES & NOBLE
- ROCKLER
- DAVID'S
- petco
- ROSS DRESS FOR LESS
- HALF PRICE BOOKS HPB.COM
- FLOOR DECOR
- D. CLARK
- MATTRESS FIRM
- BEST BUY
- DICK'S SPORTING GOODS
- DSW Total Wine & MORE

North Plaza

- KONECRANES
- Ambition Plumbing
- DRAIN SERVICES
- ECs
- LASCO

Other Business Logos: GENERAL DYNAMICS Mission Systems, DIAMANT PAPER, PAPER PEOPLE, SPECIALIZED FITNESS, peopleready SKILLED TRADES, DOUBLE TREE by Hilton, SWBC, NORTHSIDE, MISSION, MITSUBISHI MOTORS, KEN PAXTON ATTORNEY GENERAL OF TEXAS, GROOMER'S, BATTLING LANES 210, CANDLEWOOD SUITES BY IHG, SOMEBODY'S WAR.

Streets: MCCULLOUGH AVE, ISOM RD (4,919 AADT), PORTLAND RD

778 ISOM RD

SAN ANTONIO, TEXAS



AVAILABLE SPACE

Suite	SF	Condition
Suite 102	2930	2 nd generation retail





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.

<u>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u>598255</u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u>Chad Knibbe</u>	<u>497303</u>	<u>cknibbe@foresitecre.com</u>	<u>(210) 816-2734</u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Kara Walters</u>	<u>808054</u>	<u>kwalters@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0

