



FOR LEASE

OFFICE

13037 Nacogdoches Rd, San Antonio, TX 78217



Maureen Moulton

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Mark Kincaid

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Engel Kincaid Partners, LLC

The Offering

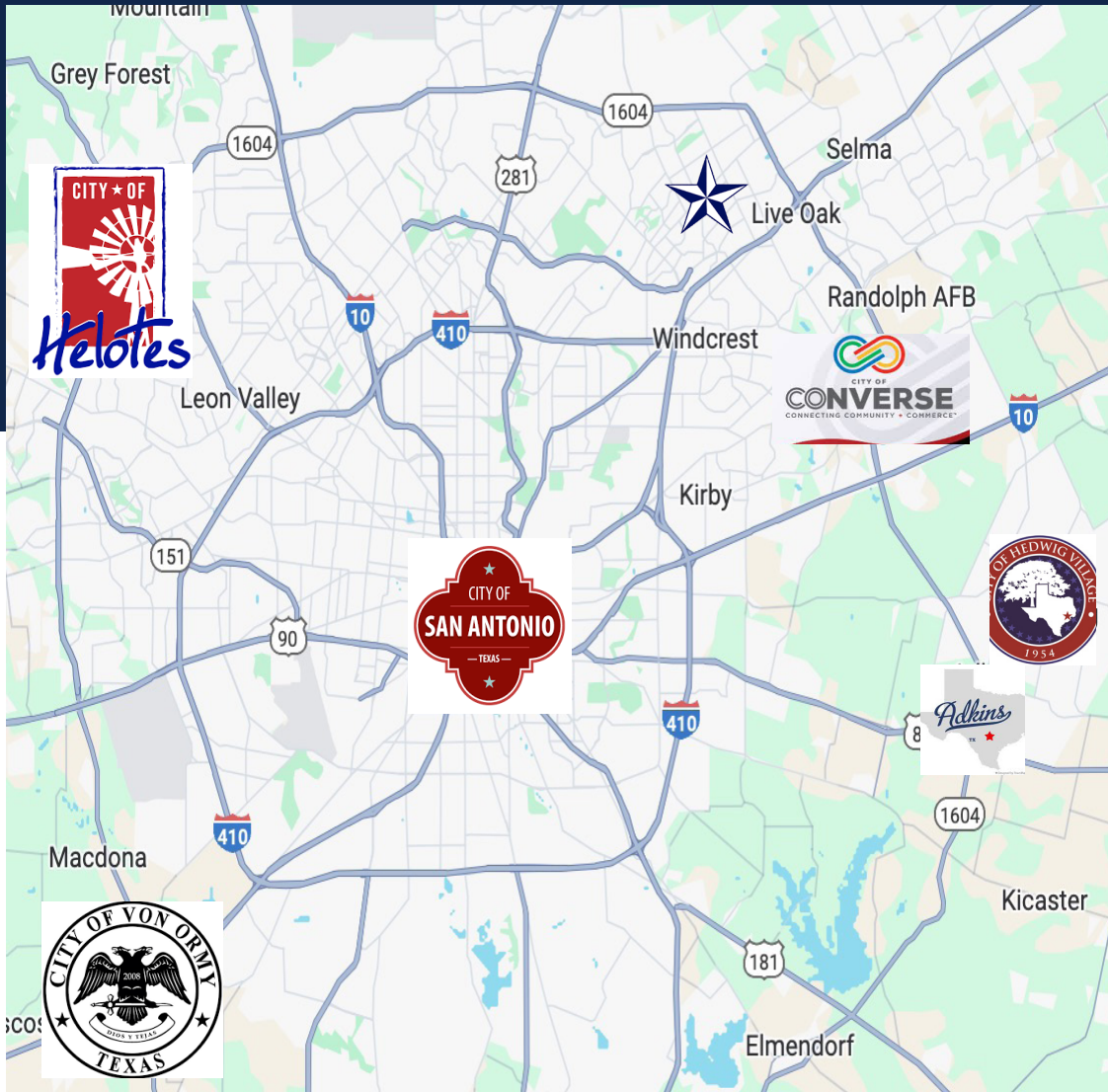
13037 Nacogdoches Rd, San Antonio, TX 78217 is strategically positioned along a high-traffic corridor offering exceptional visibility and accessibility. Surrounded by established residential communities, schools, and retail destinations, the property benefits from strong demographics and consistent daily traffic. Convenient access to Loop 410 and other major thoroughfares enhances connectivity across the city. This versatile site is well-suited for a variety of commercial uses, including retail, medical, or professional office, and presents an excellent opportunity for both owner-users and investors seeking a prominent location in one of San Antonio's most active northeast submarkets.



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Property Overview



Lot Size:	0.2 +/- acres
Building:	1,558 +/- SF
Parking:	15
Occupancy:	Tenant Occupied
For Lease:	Contact Broker
For Sale:	Contact Broker



VISIBILITY

Highly visible along Nacogdoches and within 5 minutes of Loop 1604 and IH 35



ZONING

C3 (Commercial)
Verify with City of San Antonio



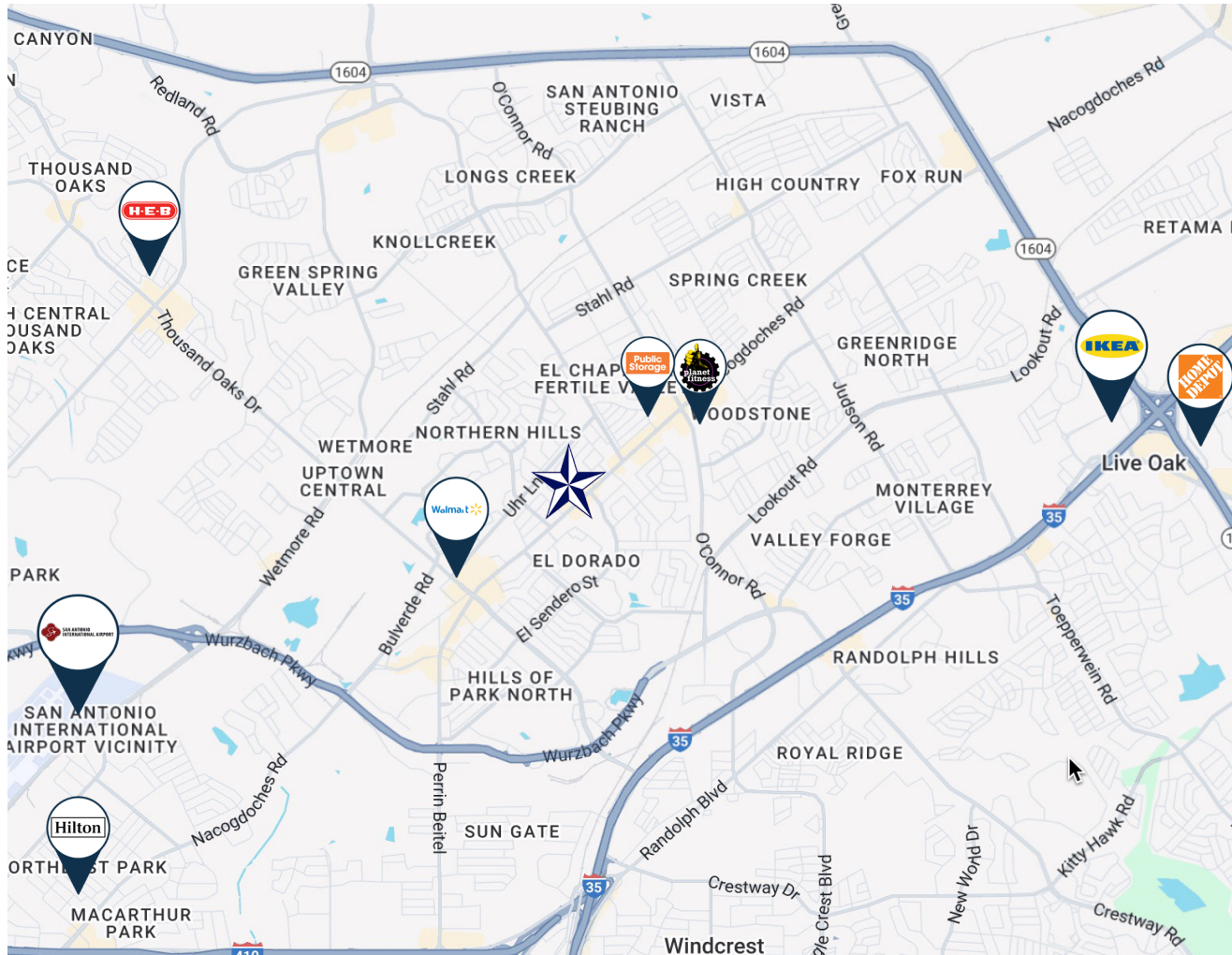
DOWNTOWN LOCATION

Nacogdoches	Location
Loop 1604	3 minutes
IH 35	5 minutes
San Antonio Airport	15 minutes
Downtown SA	10 minutes

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Drive Time



	 10 mins
	 15 mins
	 12 mins
	 3 mins
	 5 mins
	 3 min
	 14 mins
	 10 mins

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SAN ANTONIO, TX

 CENSUS PLACE

 ADD COMPARISON

2023 POPULATION

1.46M

0.919% 1-YEAR GROWTH

US SENATOR



John
Cornyn

REPUBLICAN PARTY

US SENATOR



Ted
Cruz

REPUBLICAN PARTY

2023 MEDIAN AGE

34.6

1.47% 1-YEAR INCREASE

2023 POVERTY RATE

17.1%

3.42% 1-YEAR DECREASE

2023 MEDIAN HOUSEHOLD INCOME

\$62,917

5.58% 1-YEAR GROWTH

2023 MEDIAN PROPERTY VALUE

\$219,700

11% 1-YEAR GROWTH

2023 EMPLOYED POPULATION

701,332

1.02% 1-YEAR GROWTH



POPULATION
& DIVERSITY



ECONOMY



CIVICS



EDUCATION



HOUSING &
LIVING



HEALTH

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San Antonio, Texas

A Powerhouse in Advanced Manufacturing

61K

employed in the
Manufacturing sector

Sub-Sectors:

Automotive, Aerospace,
Semiconductor, Oil & Gas,
New Energy, Machinery,
and Food & Beverage

Home to:

1,600

Employer Sites

2024 to Date*:

Landed **14** new Manufacturing projects

1,597 new jobs

\$940M in capital investment

*Driven by
greater:SATX Regional
Economic Partnership

Workforce Readiness:

1.3 million labor force

165 education programs in
Engineering, Math & Manufacturing

Growth Success:

Regional Sector GDP: **\$13.5B**
27% growth since 2020



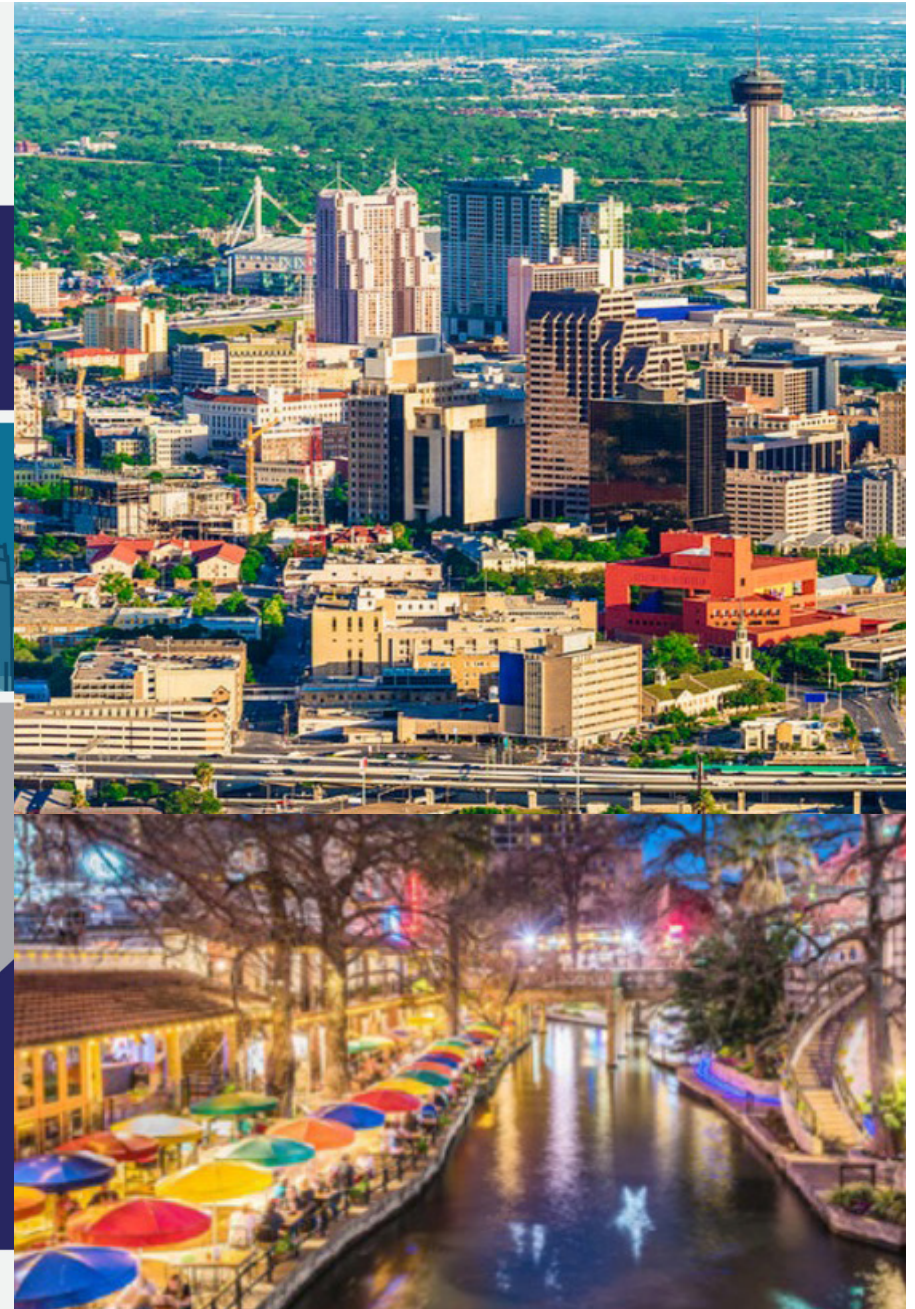
- Fastest growing city in America
- 22,000 new residents in 2023
- Diverse: 64% Hispanic
- Top 5 Best cities for jobs
- Top 5 Friendliest cities
- 3rd in Metro Positivity

Industry

Innovation:

Leading in
Smarter
Manufacturing
combining
Automation, AI,
and Cybersecurity

greater:
SATX
REGIONAL ECONOMIC PARTNERSHIP



Source: greater:SATX Regional Economic Partnership

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Information About Brokerage Services



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.

2-10-2025



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.

Engel Kincaid Partners LLC	9014434	maureenm@ekpartners.us	(210)421-9144
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
Engel Kincaid Partners LLC	9014434	maureenm@ekpartners.us	(210)421-9144
Designated Broker of Firm	License No.	Email	Phone
Maureen Moulton	536514	maureenm@ekpartners.us	(210)421-9144
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Maureen Moulton	536514	maureenm@ekpartners.us	(210)421-9144
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

Engel Interests LLC, 17583 La Cantara Pkwy, Ste. 104-418 San Antonio TX 78257
Maureen Moulton

Phone: 4214808200

Fax:

www.jacoff.com

IABS 1-1

Maureen



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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
Mark Kincaid	716378	markk@ekpartners.us	(702)303-0338
Sales Agent/Associate's Name	License No.	Email	Phone

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Additional Information

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary, and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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