

# 5440 EVERS ROAD

5440-5446 EVERS ROAD, SAN ANTONIO, TEXAS 78238



Marcus & Millichap





## 5440 EVERS ROAD

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# 5440 EVERS ROAD

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# PROPERTY ANALYSIS



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# OFFERING OVERVIEW

## 5440 EVERS ROAD

5440 EVERS ROAD, SAN ANTONIO, TEXAS 78238

### OFFERING PRICE

**\$800,000**

### OFFERING SUMMARY

Price	\$880,000
Net Operating Income	\$58,544
Price/SF	\$209.52
Total Size (Gross Acres)	0.33 AC
Total Size (Gross Square Feet)	4,200 SF
Occupancy	100%



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RESTAURANT

LOWE'S  
BURRITOS  
TACOS  
CARNITAS





# PROPERTY DETAILS

## 5440 EVERS ROAD

Property Address	5440 Evers Road San Antonio, Texas 78238
Parcel Number	13722-004-0060
Square Footage	4,200 SF
Number of Stories	1
Year Built	1969/1990
Lot Size	0.33 Acres
Type of Ownership	Fee Simple
Parking	20 Surface Spaces







**DVD EXCHANGE**  
MOVIES • MUSIC • GAMES

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**RESTAURANT**

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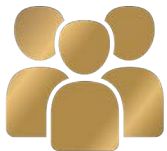
SEAFOOD  
PICKUPS  
CALDOS



15 minutes from the  
San Antonio International Airport

# DEMOGRAPHICS

2018 ESTIMATE	1 MILE	3 MILES	5 MILES
Population	13,888	140,739	393,904
Households	6,031	56,171	145,531
Average HH Income	\$53,764	\$54,885	\$59,770



**19,732**

Daytime Population

**34.04**

Median Age



**86.75%**

High School or Higher

**24.25%**

Bachelor's Degree or Higher

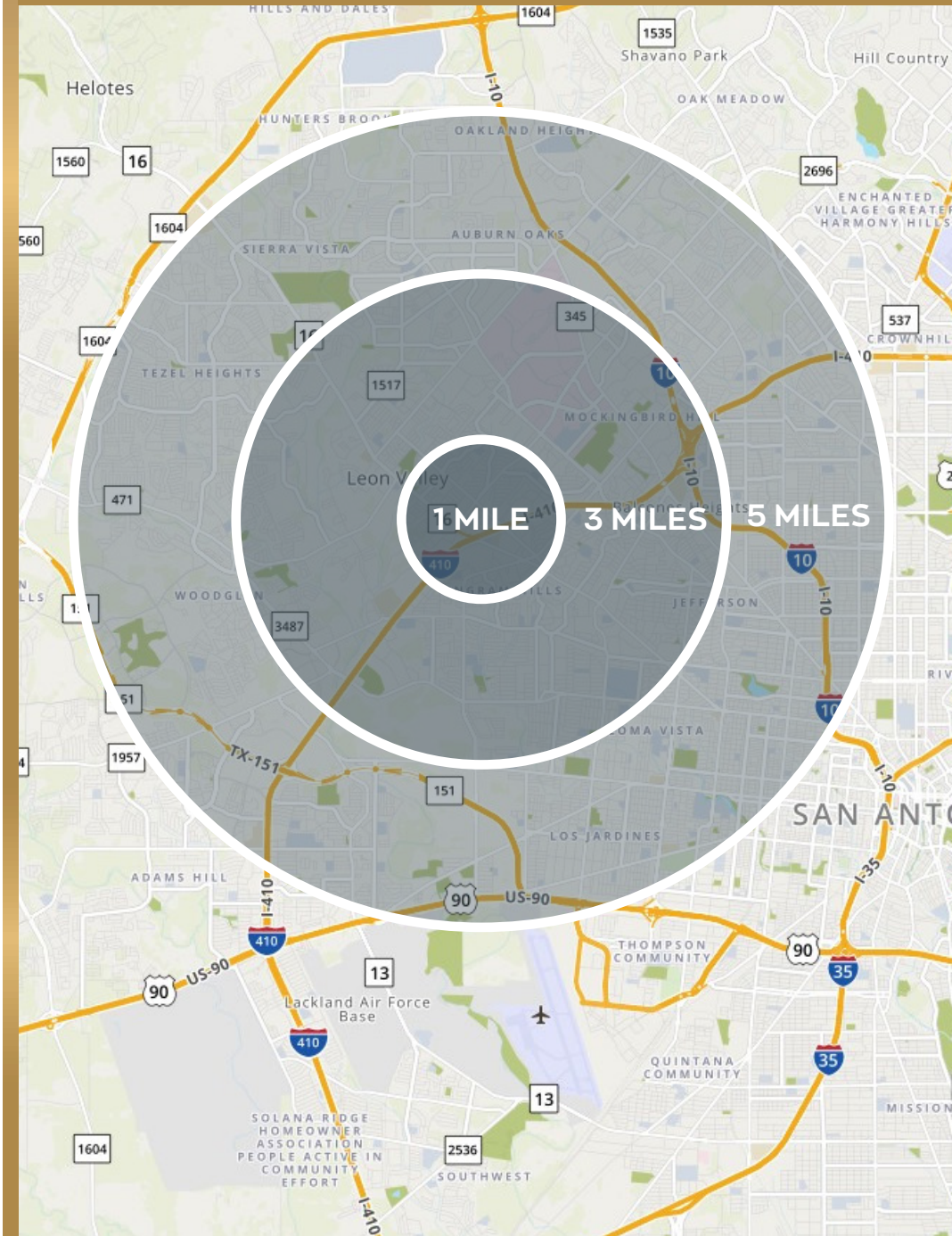
**7.58%**

Graduate or Professional Degree

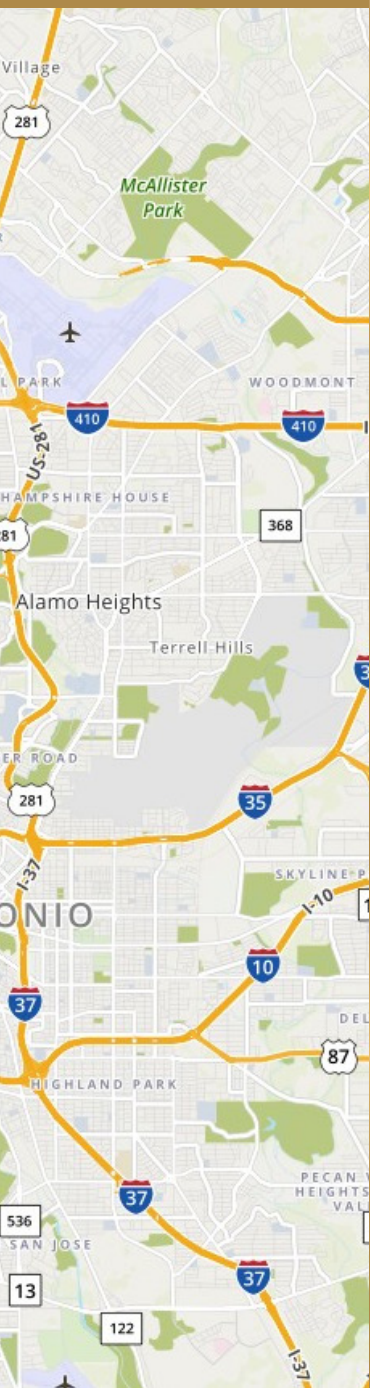


**2.29**

Average Household Size







## DEMOGRAPHICS SUMMARY

In 2018, there are 11,857 employees in your selected area, this is also known as the daytime population. The 2000 Census revealed that 66.26% of employees are employed in white-collar occupations in this geography, and 33.11% are employed in blue-collar occupations. In 2018, unemployment in this area is 3.21%.

The median housing value in your area was \$135,756 in 2018, compare this to the US average of \$201,842. In 2000, there were 2,137 owner occupied housing units in your area and there were 3,376 renter occupied housing units in your area. The median rent at the time was \$500.

The current year racial makeup of your selected area is as follows: 73.53% White, 5.79% Black, 0.16% Native American and 3.06% Asian/Pacific Islander. Compare these to US averages which are: 70.20% White, 12.89% Black, 0.19% Native American and 5.59% Asian/Pacific Islander. People of Hispanic origin are counted independently of race. People of Hispanic origin make up 66.31% of the current year population in your selected area. Compare this to the US average of 18.01%.

In 2018, the median household income for your selected geography is \$39,276, compare this to the US average which is currently \$58,754. The median household income for your area has changed by 10.48% since 2000. It is estimated that the median household income in your area will be \$46,184 five years from now, which represents a change of 17.59% from the current year.



POPULATION	1 MILE	3 MILES	5 MILES
2023 Projection	13,888	140,739	393,904
2018 Estimate	13,665	136,748	380,432
2010 Census	12,931	127,463	355,819
2000 Census	12,481	116,435	326,497
Current Daytime Population	19,732	192,926	409,245

POPULATION PROFILE	1 MILE	3 MILES	5 MILES
Under 20	25.05%	25.63%	26.71%
20 to 34 Years	26.47%	29.05%	26.43%
35 to 39 Years	6.72%	7.09%	7.03%
40 to 49 Years	11.14%	10.80%	11.65%
50 to 64 Years	14.84%	14.65%	15.95%
Age 65+	15.79%	12.80%	12.26%
Median Age	34.04	32.35	33.08

POPULATION EDUCATION LEVEL	1 MILE	3 MILES	5 MILES
2018 Estimate Population Age 25+	9,200	90,054	248,764
Elementary (0-8)	4.08%	5.36%	6.92%
Some High School (9-11)	7.69%	9.22%	9.43%
High School Graduate (12)	25.63%	26.68%	25.75%
Some College (13-15)	29.60%	25.58%	24.42%
Associate Degree Only	7.27%	7.30%	7.34%
Bachelors Degree Only	16.67%	16.12%	15.99%
Graduate Degree	7.58%	7.96%	7.99%







HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2023 Projection	6,259	59,145	154,433
2018 Estimate	6,031	56,171	145,531
2010 Census	5,675	52,163	135,957
2000 Census	5,512	46,803	121,514

HOUSEHOLDS BY INCOME	1 MILE	3 MILES	5 MILES
\$150,000 or More	3.74%	3.54%	4.42%
\$100,000 - \$149,000	7.50%	7.85%	10.10%
\$75,000 - \$99,999	10.61%	10.11%	11.33%
\$50,000 - \$74,999	20.13%	19.89%	20.27%
\$35,000 - \$49,999	12.48%	15.68%	15.44%
Under \$35,000	45.56%	42.92%	38.45%
Average Household Income	\$53,764	\$54,885	\$59,770
Median Household Income	\$39,276	\$40,953	\$45,618
Per Capita Income	\$23,756	\$22,779	\$22,994

HOUSEHOLDS BY EXPENDITURE	1 MILE	3 MILES	5 MILES
Total Average Household Retail Expenditure	\$54,227	\$54,587	\$59,483
Average Household Housing Expenditure	\$14,453	\$14,455	\$15,642
Average Household Transportation Expenditure	\$10,812	\$10,964	\$12,041
Average Household Food Expenditure	\$5,743	\$5,739	\$6,215
Average Household Health Care Expenditure	\$3,396	\$3,240	\$3,550
Average Household Entertainment Expenditure	\$2,196	\$2,166	\$2,406





EVERS ROAD (27,168 VPD)

**SUBJECT**

**5440 EVERS ROAD**

GLA: 4,200 SQ FT  
LOT: 0.33 AC | BUILT: 1969



**SUBJECT**

**5402 GLEN  
RIDGE DRIVE**

GLA: 8,844 SQ FT  
LOT: 0.97 AC | BUILT: 1970

BANDERA ROAD (38,043 VPD)

INTERSTATE 410 (174,000 VPD)





# FINANCIAL ANALYSIS



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# FINANCIAL OVERVIEW

## 5440 EVERS ROAD

5440 EVERS ROAD, SAN ANTONIO, TEXAS 78238

OFFERING PRICE

**\$800,000**

### OVERVIEW

Offering Price	\$800,000
Price S/F (GLA)	\$190.48
Net Operating Income	\$58,544
Gross Leasable Area (GLA)	4,200 SF
Occupancy	100%
Lot Size	0.33 Acres
Year Built/Renovated	1969/1990

**\$800K**

OFFERING PRICE

**\$190**

PRICE S/F

**7.32%**

CAP RATE



ANNUAL OPERATING DATA	YEAR 1	PER SF
Scheduled Base Rental Income	\$75,000	\$17.86
Total NNN Reimbursement Income	-0-	-0-
Other Income	N/A	N/A
Effective Gross Revenue	\$75,000	\$17.86
Less: Operating Expenses (Estimated)	(19.5%) \$16,456	\$3.92
Net Operating Income	\$58,544	\$13.94
Cash Flow	\$58,544	
Debt Service	\$54,990	
Net Cash Flow After Debt Service	(4.74%) \$3,554	
Principal Reduction	\$8,104	
Total Return	(15.54%) \$11,868	

OPERATING EXPENSES	YEAR 1	PER SF
CAM (Estimated)	\$1,772	\$0.42
Insurance	\$3,741	\$0.89
Real Estate Taxes	\$10,943	\$2.61
Total Expenses	\$16,456	\$3.92

# FINANCIAL OVERVIEW (CONTINUED)

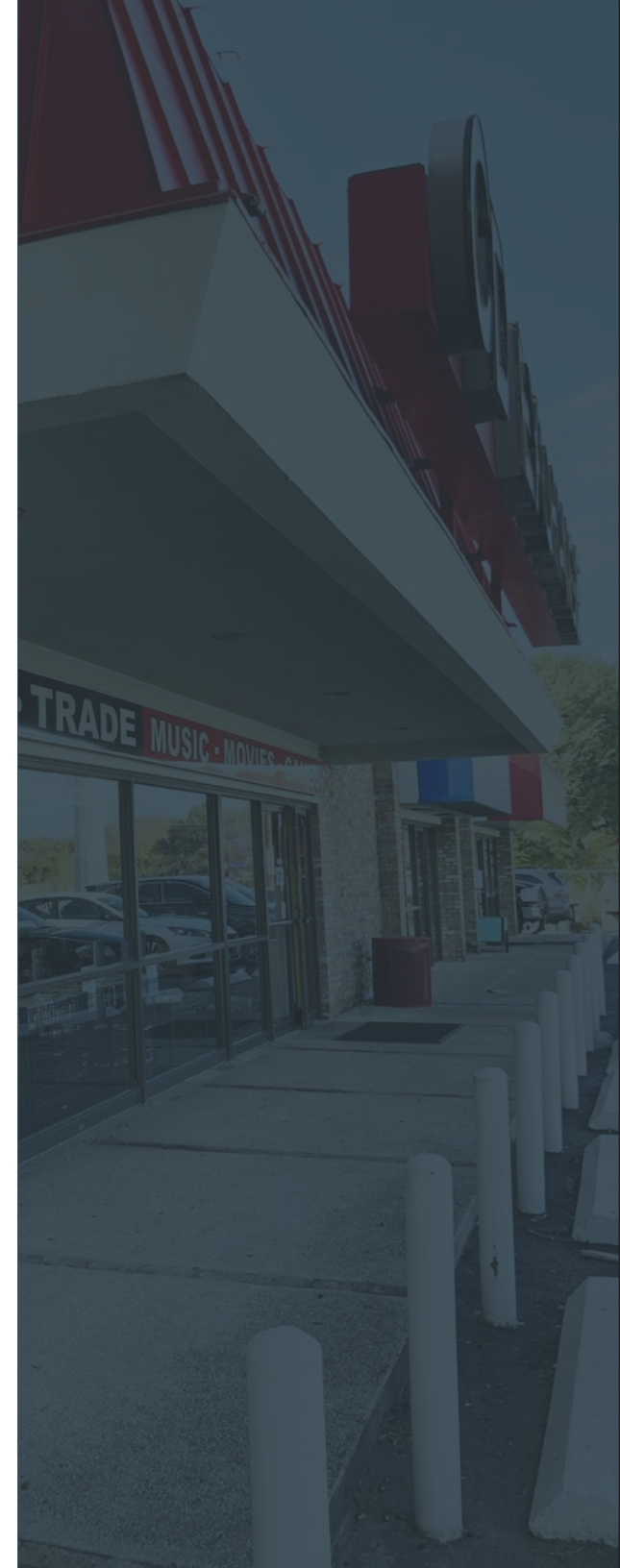
## OPTIONAL SELLER FINANCING

New Loan	\$725,000
Down Payment	\$75,000
Loan to Value	91%
Interest Rate	6.50%
Amortization Period	30 Years
Loan Constant	6.84%
Annual Debt Service Payment	\$36,123
Debt Coverage Ratio	1.06
Year 1 Net Cash Flow After Debt Service	\$3,554
Principal Reduction	\$8,104

## RETURNS

## YEAR 1

CAP Rate	7.32%
Cash-On-Cash	4.74%
Total Return	15.54%





# RENT ROLL

SUITE	TENANT	SIZE (SF)	LEASE TYPE	MONTHLY RENT	ANNUAL RENT
5440	Church	2,000	Gross	\$2,250	\$27,000
5442	210 Ice Cream	1,000	Gross	\$1,750	\$21,000*
5446	Don Luis Restaurant	1,200	Gross	\$2,250	\$27,000
100% Occupied		4,200		\$6,250	\$75,000

\*210 Ice Cream rental rate is estimated

INTERSTATE 410 (174,000 VPD)

**SUBJECT**

**5440 EVERS ROAD**

GLA: 4,200 SQ FT  
LOT: 0.33 AC | BUILT: 1969





# MARKET OVERVIEW



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# MARKET OVERVIEW

## SAN ANTONIO

The San Antonio metro is located in the southern portion of central Texas, covering 412 square miles and straddling the Interstate 35 Corridor, one of the fastest-growing areas in the lone star state.

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 area, housing more than 1.4 million residents.



The metro is maintaining population growth and household formation well above the national level and generating the need for housing options.



More than 47,000 jobs are expected to be created through 2022. Many positions will be related to Eagle Ford, one of the largest oil and gas developments in the world.







## SAN ANTONIO METRO AREA

**Retailers concentrate on existing space as demand outweighs limited supply this year.**

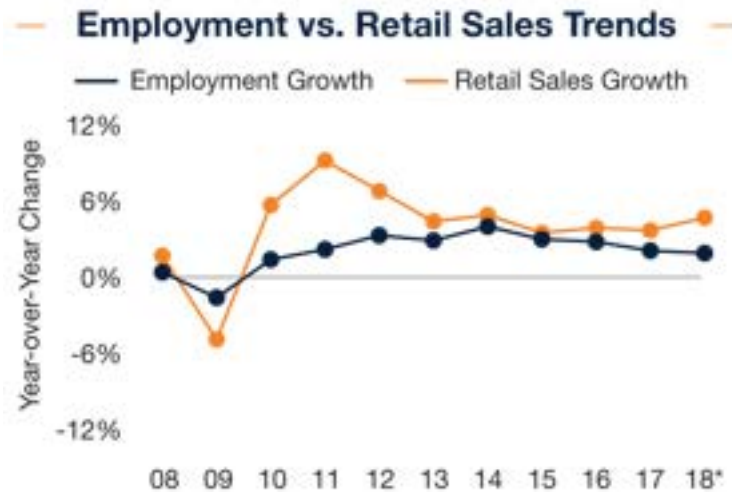
Steady employment growth has resulted in a healthy stream of new residents to San Antonio over the past several years, encouraging retailers to expand. Developers have struggled to keep pace with robust tenant demand, and vacancy has tightened 100 basis points below the national average. Completions dip for a second consecutive year in 2018, as deliveries remain less than half of the 10-year average, and expanding retailers will be forced to compete for limited space in existing centers. As a result, the vacancy rate remains on a downward spiral this year.

**Vacancy tightest in submarkets with minimal new supply.**

Developers have completed nearly 4.6 million square feet of retail space in northern submarkets since 2012, compared with approximately 2.4 million square feet throughout the rest of the metro during the span. Scant completions elsewhere in the market have resulted in vacancy retreating well below the overall average for eight out of 12 submarkets. While completions remain heavy in the north, vacancy stays above the metrowide average through the rest of the year.



# SAN ANTONIO METRO AREA



**1.8%**

Increase in Total Employment Y-O-Y

The construction and trade, transportation and utilities sectors added 4,400 and 3,800 positions, respectively, over the past year, leading employment gains. These additions contributed to total job creation of 18,400 during the past 12 months.

The unemployment rate sank 70 basis points during the past four quarters to 3.4 percent.



**743,000**

Squared Feet Completed Y-O-Y

Developers completed 66,000 square feet of space during the first quarter of the year as the pace of deliveries slows during 2018. More than 175,000 square feet was brought online in the first three months last year.

Nearly 300,000 square feet of retail space is underway in the northern portion of the metro as deliveries remain concentrated through the remainder of the year.



**40**

Basis Point Decrease In Vacancy Y-O-Y

A reduced level of deliveries has been met with still strong demand, driving retail vacancy down to 4.0 percent in the first quarter. This rate matches a cyclical low recorded in 2016.

Vacancy in North Central and Northeast San Antonio are some of the highest in the metro, at 5.4 percent and 4.9 percent, respectively.



**3.4%**

Decrease In the Average Asking Rent Y-O-Y

The average asking rent reached its highest level since the recession during the first quarter last year but has since retreated to \$15.18 per square foot.

Absorption of existing square footage has resulted in the space available for lease primarily in older buildings in need of upgrades or repositioning, prompting the decline in marketed rents since March of last year.

# ECONOMY

- The economy is anchored by the industries of healthcare, tourism and national defense.
- 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 NuStar Energy, Halliburton, NOV, Baker-Hughes and Tesoro.
- Lackland Air Force Base, Randolph Air Force Base, Fort Sam Houston and Camp Bullis are among the many military installations located in the metro.
- An important component of the healthcare industry is South Texas Medical Center, a conglomerate of hospitals, clinics and research and higher-education facilities.

## SHARE OF 2017 TOTAL EMPLOYMENT



Leisure and Hospitality

**13%**



Construction

**5%**



Trade, Transportation and Utilities

**17%**



Financial Activities

**8%**



Professional and Business Services

**13%**



Other Services

**4%**



Government

**17%**



Manufacturing

**5%**



Education and Health Services

**16%**



Information

**2%**

## MAJOR AREA EMPLOYERS

South Texas Medical Center

USAA

Wells Fargo

Baptist Health System

Southwest Research Institute

Methodist Healthcare System

## SPORTS



## EDUCATION



## ARTS & ENTERTAINMENT





**SUBJECT**

**5440 EVERS ROAD**

GLA: 4,200 SQ FT  
LOT: 0.33 AC | BUILT: 1969

**GLEN RIDGE DRIVE (12,594 VPD)**

**SUBJECT**

**5402 GLEN  
RIDGE DRIVE**

GLA: 8,844 SQ FT  
LOT: 0.97 AC | BUILT: 1970







# INFORMATION ABOUT BROKERAGE SERVICES

11-2-2015

*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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Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone





**5440 EVERS ROAD**

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