



FEDEX DISTRIBUTION & SHIP CENTER

1102 BRUSSELS STREET, SAN ANTONIO, TEXAS

TENANT SINCE 1986





GOLD TIER

EXCLUSIVELY LISTED BY

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GOLD TIER



BUILDING HIGHLIGHTS



ADDRESS

1102 Brussles Street,
San Antonio, Texas
78219

SQUARE FOOTAGE

37,420 Square Feet

LOT SIZE

2.66 Acres

BUILDING DISTRIBUTION

Retail/Office (15%)
and Warehouse (85%)

DOCK DOORS

2 Dock Doors

GRADE LEVEL DOORS

9 Grade Level Doors

CLEAR HEIGHT

16' Clear Height

PARKING

97 Parking Spaces

LEASE SUMMARY



<p>LEASE TYPE</p>	<p>NNN Lease</p>
<p>CURRENT LEASE TERM</p>	<p>December 1, 2022 – November 30, 2024 \$28,065.00 per month + NNN December 1, 2024 – November 30, 2027 \$29,624.00 per month + NNN</p>
<p>ADDITIONAL RENEWAL OPTION</p>	<p>One (1), Five (5) Year Renewal at Greater of i. Fair Market Value or ii. \$9.50 per Square Foot</p>
<p>LANDLORD RESPONSIBILITIES</p>	<p>Roof, Foundation, Load Bearing Walls</p>

INVESTMENT HIGHLIGHTS

- » Contact Agent for Pricing
- » Contact Agent for Cap Rate
- » 5.50% Rent Bump in December, 2024
- » Fully Leased by Credit Tenant, FedEx
- » FedEx Tenant since March 1986
- » ~10.00% Below Market Rent in Northeast Submarket





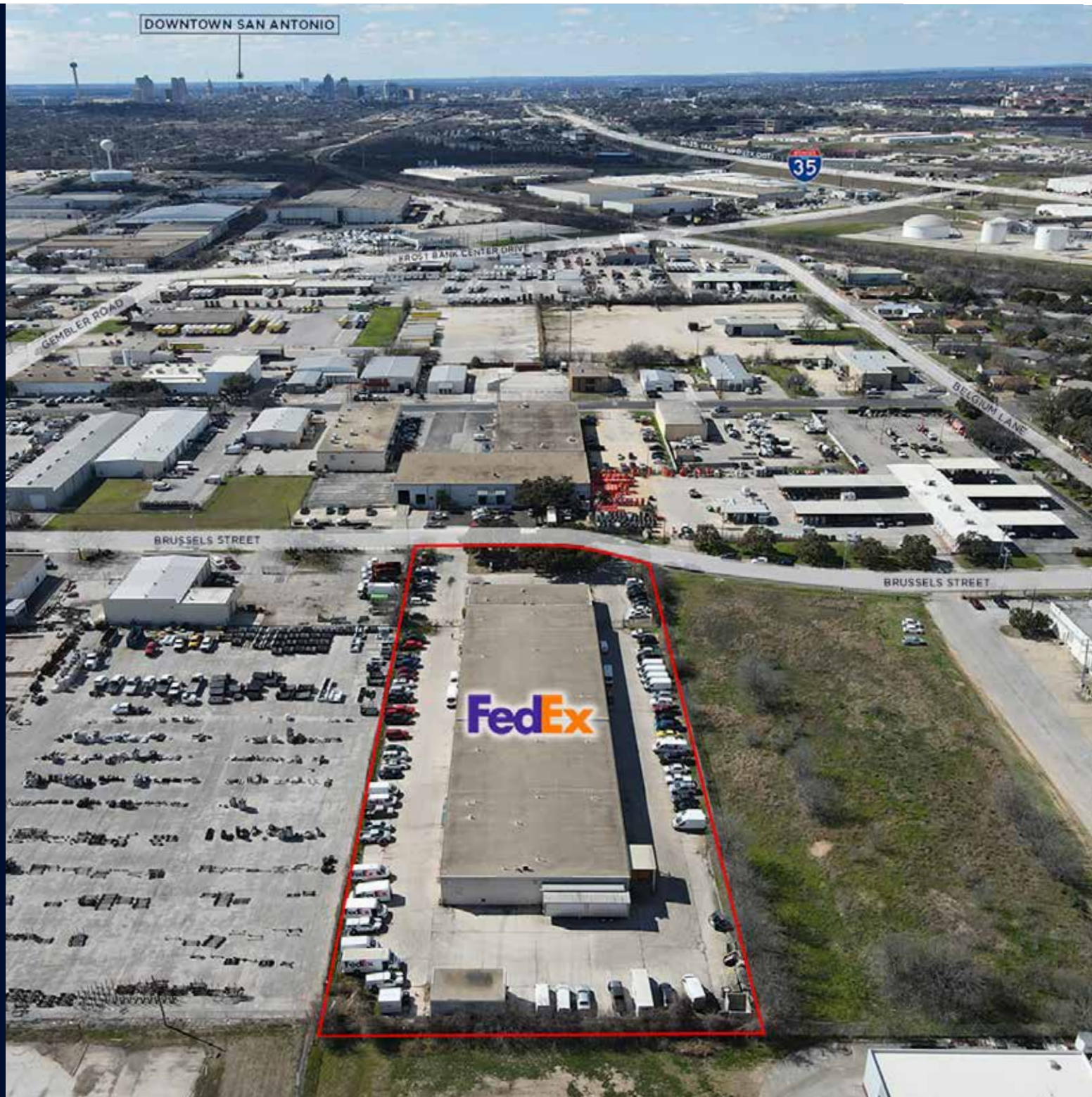
CLOSE PROXIMITY TO
IH-35, I-10, AND 410 LOOP



PRIME SAN ANTONIO
LOCATION



LIMITED INDUSTRIAL SUPPLY
IN NORTHEAST SUBMARKET





SUBJECT SITE

Fort Sam Houston

IH-35: 144,783 VPD (TXDOT)

35

SENEX

BLUNZL

LC

Kroger

MATERA

BirchStone MANAGEMENT

THE HOME DEPOT

KETOS

Conn's HomePlus

Victory Packaging

MADISON ON DIETRICH

410

Reliable HealthCare Logistics

AWAKEN

APPLIED Industrial Technologies

International Paper

AIW

RESCARE Community Living

MISSION

CAMERON ASHLEY BUILDING PRODUCTS

Red Berry Estate

I-10: 68,149 VPD (TXDOT)

IMPACT RECOVERY

Summit Signs

Willow Springs Golf Course

FREEMAN DESIGN

ANDERSON

Frost Bank CENTER

DIAMANTE APARTMENTS

Sam Houston High School

Starbucks

Westmount

THE ANDY

BBQ

Coca-Cola

Wheatley Heights Sports Complex

10

COMMERCE GARDENS

SEVEN07



UNIVERSITY OF
THE INCARNATE
WORLD

SAN ANTONIO
COUNTRY CLUB

SAN ANTONIO
ZOO

SAN ANTONIO
BOTANICAL GARDEN

BRACKENRIDGE
PARK GOLF COURSE

FORT SAM HOUSTON

SUBJECT SITE

PEARL
DISTRICT

WILLOW SPRINGS
GOLF COURSE

FROST BANK
CENTER

DOWNTOWN
SAN ANTONIO

SAN ANTONIO
RIVER WALK

ALAMODOME

WHEATLEY HEIGHTS
SPORTS COMPLEX



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.

Gold Tier Real Estate, LLC	9009518	colin@goldtier.net	(512) 674-5727
_____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Designated Broker of Firm	_____ License No.	_____ Email	_____ Phone
Colin Tierney	703959	colin@goldtier.net	(512) 674-5727
_____ Licensed Supervisor of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
Taylor Golden	725215	taylor@goldtier.net	(512) 626-4424
_____ Sales Agent/Associate’s Name	_____ License No.	_____ Email	_____ Phone

Buyer/Tenant/Seller/Landlord Initials

Date