



SAN ANTONIO, TX MSA

OFFERING MEMORANDUM

9492 CORPORATE DRIVE, SELMA, TEXAS

AN EXCLUSIVE INVESTMENT OFFERING
TRANSWESTERN | CAPITAL MARKETS

 TRANSWESTERN

PRESENTED BY:
Luis Garza/Vice President, CCIM

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INVESTMENT OVERVIEW

Transwestern is pleased to present a single-tenant (IOS Site) leased to United Rentals at 9492 Corporate Drive in Selma, Texas. The subject property is located in Northeast San Antonio along the IH-35 corridor in Selma, Texas, 18 miles northeast of Downtown San Antonio (one of the top MSA's in the country). The site is in close proximity of major infrastructure.

Indicating a strong commitment to the site, the Tenant executed a long-term initial 10-year lease and currently is in their first renewal option with 3% percent rent increases annually and has one, five-year option remaining.

Located just off the IH-35 corridor, the 10,000 square foot building, constructed in 2012 according to county records, is ideally located, and situated on a sizable 6.5-acre parcel along Corporate Dr in a dense infill industrial cluster and surrounded by similar IOS and other Industrial users. The property has a heavy outdoor storage component and has tremendous future redevelopment opportunities.

The buyer of this property will enjoy minimal landlord responsibilities/guaranteed by United Rentals and one of the top locations for United Rentals in one of the busiest corridors in the State of Texas.

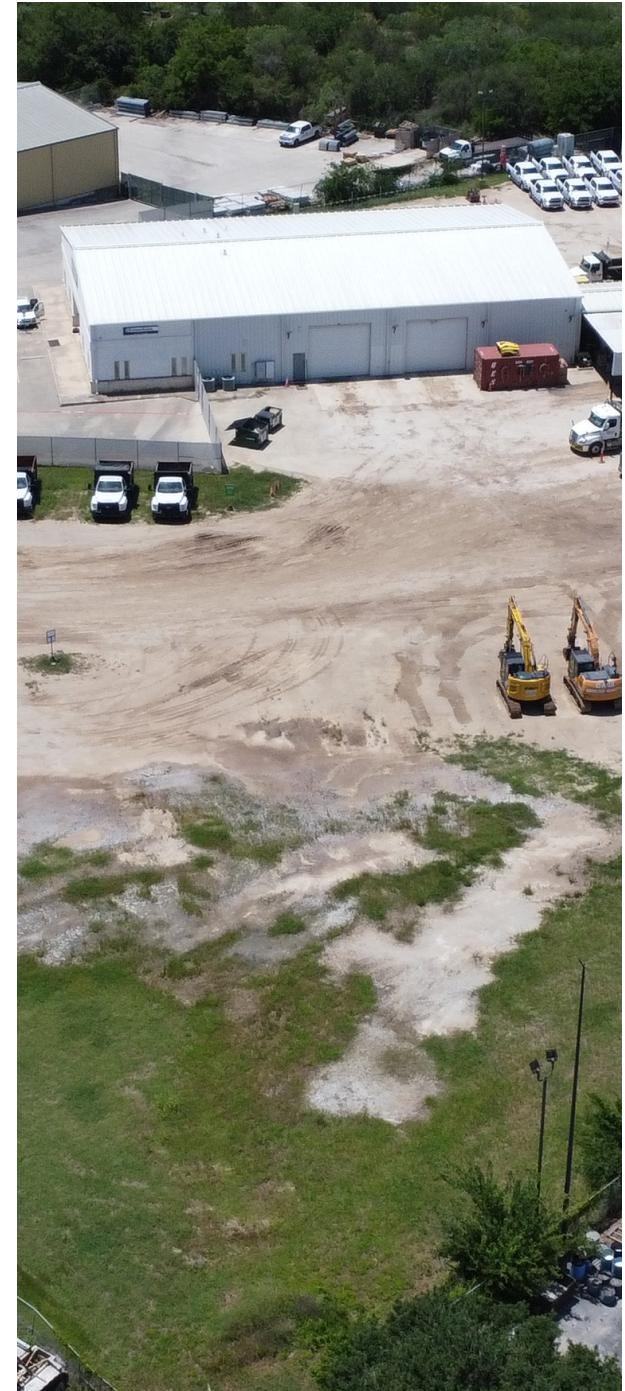
OFFERING SUMMARY

Property Address	9492 Corporate Drive, Selma TX 78154
Tenant	United Rentals
Guarantor	United Rentals Realty, LLC
NOI – Current	\$219,192 increasing 3% every year throughout the initial term and option
Lease Expiration	April 30, 2027
Landlord Responsibilities*	Roof and Structure
Ownership	Fee Simple (Land and Building)
Right of First Refusal	No
*Refer to Lease for details	



PROPERTY & INVESTMENT HIGHLIGHTS

- Single Tenant NNN United Rentals
- Lease guaranteed by United Rentals
- Favorable 3% rental increases annually
- Ideally Located along the I-35 corridor in Northeast San Antonio
- One 5-year option to renew at 3% annual increases
- Sticky Tenant with over 13 years of tenancy
- Large 6.5 acre site makes this a true IOS (Industrial Outdoor Storage)



PROPERTY/LEASE SUMMARY

Tenant	United Rentals
Guarantor	United Rentals Realty, LLC
Property Address	9492 Corporate Drive Selma, TX 78154
Commencement Date	May 1, 2012
Lease Expiration Date	April 30, 2027
Total Building Area	10,000 square feet
Total Land Area	6.50 acres per survey
Primary Term	Ten (10) years
Net Operating Income – Current	\$219,192
Rent Increases	Favorable 3% rental increases annually
Renewal Options	One (1), 5 year option to renew at 3% annual increases
Real Estate Taxes	Paid to Landlord by Tenant
Landlord Responsibilities	Roof and Structure
Right of First Refusal	None
Parcel ID #	135383, 147186, 170942
Legal Description	OLYMPIA BUSINESS PARK #7 BLOCK 2 LOT 5 3.05 AC, OLYMPIA BUSINESS PARK #7, BLOCK 2, LOT 6, ACRES 1.967 OLYMPIA BUSINESS PARK 7, BLOCK 2, LOT 5 (GCAD PID 135383, TOTAL ACRES 4.407), ACRES 1.357

ACTUAL LOCATION



ACTUAL LOCATION



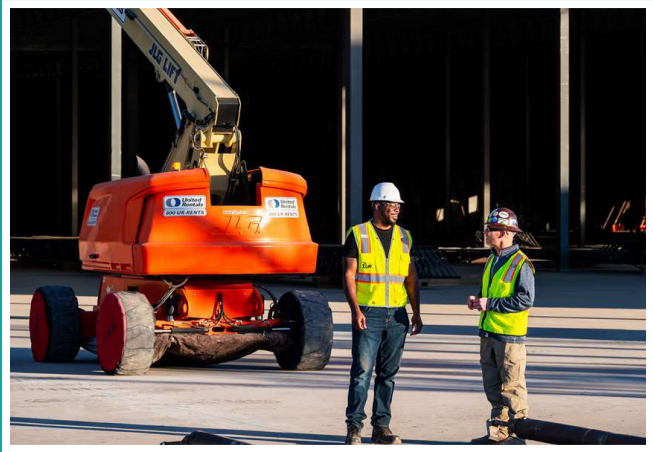
ACTUAL LOCATION



TENANT OVERVIEW

United Rentals, Inc. is the largest equipment rental company in the world. The company has an integrated network of 1,504 rental locations in North America,14 in Europe, 27 in Australia and 19 in New Zealand. In North America, the company operates in 49 states and every Canadian province.

The company’s approximately 26,300 employees serve construction and industrial customers, utilities, municipalities, homeowners and others. The company offers approximately 4,700 classes of equipment for rent with a total original cost of \$19.99 billion. United Rentals is a member of the Standard & Poor’s 500 Index,t he Barron’s 400 Index and the Russell 3000 Index and is headquartered in, Connecticut.



TENANT/GUARANTOR OVERVIEW

Tenant Entity	United Rentals Realty, LLC
Guarantor	United Rentals Realty, LLC
Parent Company	Uniteds Rentals, Inc
Number of Locations	1,504
Corporate Year Founded	1997
Headquarters	Stamford, CT
Employees	26,300
Market Cap	\$45 + billion (NYSE:URI)
Website	unitedrentals.com

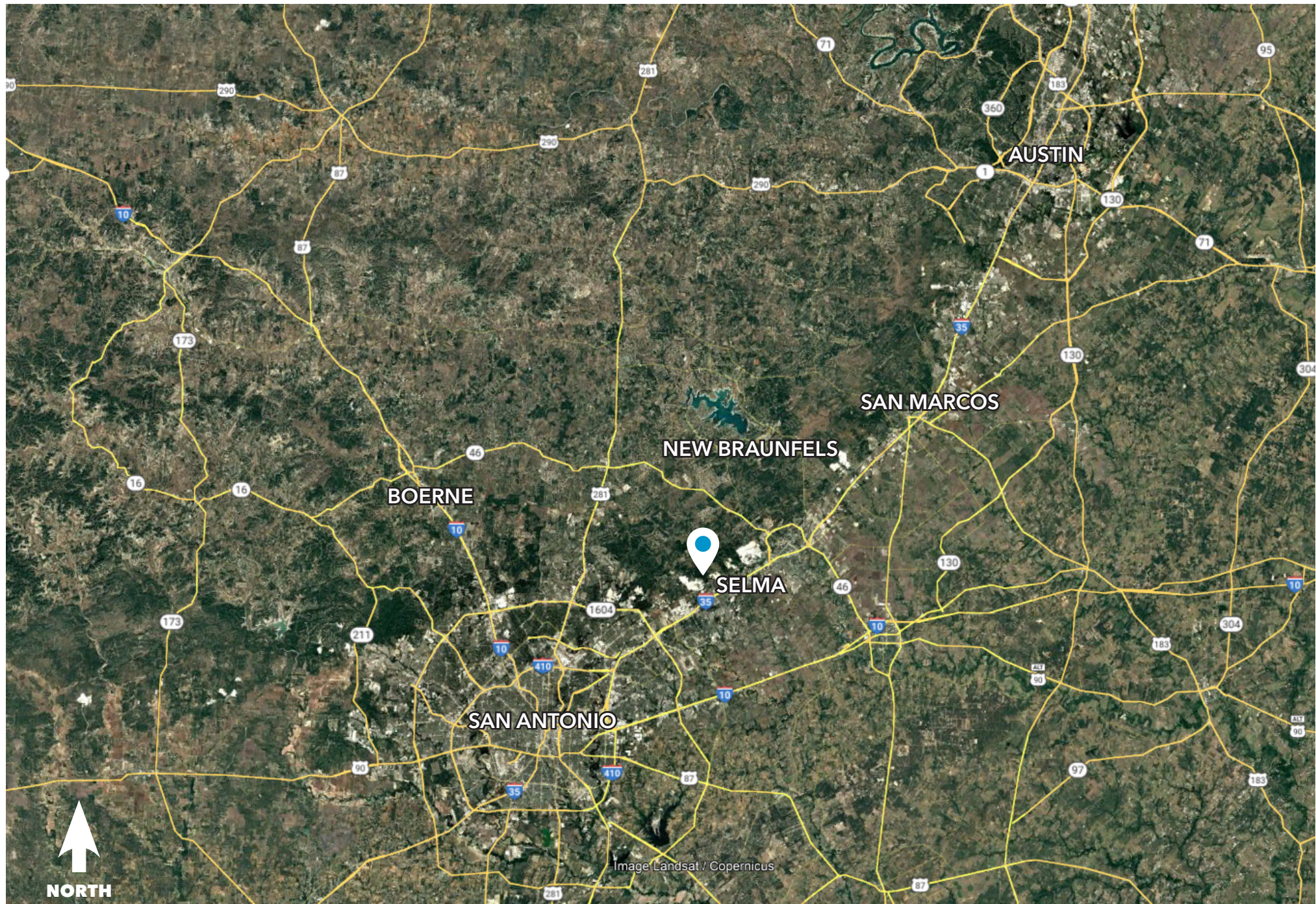
AERIAL SITE PLAN - 9492 CORPORATE DRIVE, SELMA, TX



MARKET AERIAL - 9492 CORPORATE DRIVE, SELMA, TX



REGIONAL AERIAL - 9492 CORPORATE DRIVE, SELMA, TX



AREA OVERVIEW

Selma

Selma is believed to be one of the many settlements along the Cibolo Creek founded by German pioneers. In 1849, the Harrison and McCulloch Stagecoach Stop was created to transport passengers and freight between the communities of central, south, and east Texas.

Located sixteen miles northeast of downtown San Antonio, the population in Selma was 100 in 1940 and since the city's incorporation in 1964, Selma has seen tremendous growth as businesses along the Interstate 35 Austin / San Antonio corridor has developed. The city of Selma is located on the Old Austin Road, which is now Interstate 35. Selma, which covers approximately five square miles, is in three counties (Bexar, Comal, and Guadalupe) and today, has a population of more than 6,000.

San Antonio

San Antonio is the seventh-most populous city in the United States and the second-most populous in the state of Texas. San Antonio is experiencing robust population and economic growth, fueled by a diversified economy and a vibrant tech sector. San Antonio consistently ranks among the fastest-growing cities in the U.S., with significant increases in both population and metro area population. The city's economy is anchored by sectors like healthcare, technology, defense, education, and manufacturing, providing a stable foundation for growth. The city is actively investing in infrastructure, including roads, libraries, and fire stations, through bond elections and other initiatives.



DEMOGRAPHIC SNAPSHOT - 9492 CORPORATE DRIVE, SELMA, TX

POPULATION

	3 miles	5 miles	10 miles
2020 Census Population	49,836	147,578	487,715
2024 Population	51,588	149,210	502,751
2029 Projected Population	57,691	164,210	546,954

HOUSEHOLDS

	3 miles	5 miles	10 miles
2020 Census Households	18,997	53,475	65,976
2024 Households	19,624	54,062	89,198
2029 Projected Households	21,915	59,518	99,121
2024-2029 Estimated Average Household Size	2.3%	2.0%	1.8%

ESTIMATED HOUSEHOLD INCOME

	3 miles	5 miles	10 miles
Average Household Income	\$105,250	\$99,181	\$94,049
Median Household Income	\$87,832	\$80,824	\$73,945
Median Age	38.4	37.6	36.9

TRAFFIC COUNTS

I-35	VPD	203,627
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Transwestern is a privately held real estate firm of collaborative entrepreneurs who deliver a higher level of personalized service– the Transwestern Experience. Specializing in Agency Leasing, Management, Tenant Advisory, Capital Markets, Research and Sustainability services, our fully integrated global enterprise adds value for investors, owners and occupiers of all commercial property types. We leverage market insights and operational expertise from members of the Transwestern family of companies specializing in development, real estate investment management and research. Transwestern has 33 U.S. offices and assists clients through more than 180 offices in 37 countries as part of a strategic alliance with BNP Paribas Real Estate.

Year-to-date, Transwestern has overseen the leasing and management of 2,006 properties, representing more than 370 million square feet - leased and managed combined. Within that same time period, the firm completed leasing, sales and finance transactions totaling \$8.6 billion.

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