

FOR LEASE



9476 CORPORATE DR, SELMA, TEXAS 78154

AGENTS

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PROPERTY OVERVIEW

Key Property Highlights

- ±8,000 SF Warehouse with ±1,200 SF Office
- Four Grade-Level Doors | 18'-20' Clear Height
- Ample Parking for Fleet and Service Users
- ~\$98K Median Income | Strong Local Demand
- 57,000+ Households Within Five Miles

Key Property Highlights

9476 Corporate Dr presents a unique opportunity to lease a single-tenant industrial asset in the Olympia Business Park within the Selma / Northeast San Antonio submarket. The property features a ±8,000 SF warehouse on a ±0.92-acre lot, built in 2010 and well-suited for light industrial users, service operators, or small-scale distribution.

Its location provides strong regional connectivity and access to a growing workforce base. The surrounding area benefits from steady population growth, ~\$98K median household income, and over 57,000 households within five miles, supporting long-term operational demand. This offering delivers functional space in a stable, high-growth corridor with strong demographics.



BUILDING SPECS

Property Details

- **Property Type:** Industrial
- **Asking Price:** Contact Broker
- **Building SF:**
 - Total Building Size:** ±8,000 SF
 - Office:** ±1,200 SF
 - Warehouse:** ±6,800 SF
- **Year Built / Renovated:** 2010
- **Parcel Size (Acres or SF):** 0.92 Acres (or 40,075 SF)
- **Zoning:** L-1
- **Clear Height (Warehouse):** 18'-20'
- **Warehouse Doors:** Four (4) Grade Level Doors; 10' w x 12' h
- **Power:** 3 Phase, 200 amps
- **Construction:** Concrete Tilt-wall
- **Roofing:** Pitched metal roof



BUILDING PHOTOS



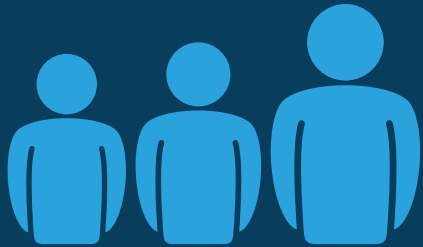
PARCEL OVERVIEW



AERIAL MAP



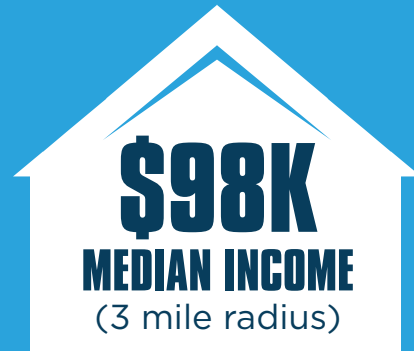
Steady Population Growth



+1.5-1.7%

annual growth through 2030

Affluent Household Base

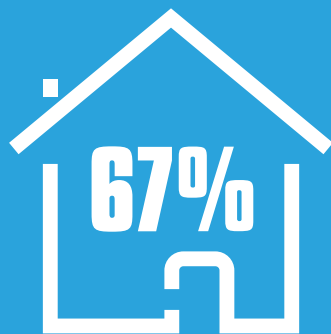


Dense Residential Support

57,000+
households
within
5 miles



Balanced Housing Mix



owner-occupied, stable community base

Strong Consumer Spending



\$1.9B+

annual spending (5-mile radius)

Education

33-39%

of population holds a bachelor's degree or higher



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials	Date
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