



MADILEE BUSINESS PARK

SEC Jordan Rd & Lookout Rd
17170 Jordan Road, Selma, TX 78154

An aerial photograph of the Madilee Business Park, showing a large commercial building with a red roof and a parking lot. A large, green, 3D-style "SOLD" text is superimposed over the center of the image. The parking lot has yellow and red painted lines. In the background, other industrial buildings and a clear blue sky are visible.

SOLD

CONFIDENTIAL OFFERING MEMORANDUM

The information contained herein was obtained from sources deemed reliable; however, RESOLUT RE makes no guaranties, warranties or representations to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal without notice. RESOLUT RE, which provides real estate brokerage services, is a division of Reliance Retail, LLC, a Texas Limited Liability Company.

CONFIDENTIALITY & DISCLAIMER

Please note that the use of this Offering Memorandum and the Information ("Information") provided is subject to the terms, provisions and limitations of the confidentiality agreement which we have provided to you ("Buyer") and requested an executed copy.

Brokerage Relationships: By taking possession of and reviewing the information contained herein, Buyer acknowledges that the Listing Team of RESOLUT RE ("Brokers") are acting as Seller's Agent in the disposition assignment for the property. Buyer acknowledges receipt of the form entitled Information About Brokerage Services.

Non-disclosure of Information: By taking possession of and reviewing the Information contained herein, Buyer agrees not to disclose, permit the disclosure of, release, disseminate or transfer any of the Information obtained from Broker or the Property owner ("Owner") to any other person or entity except as permitted herein. Buyer shall take all appropriate precautions to limit the dissemination of the Information only to those persons within the firm who need to know the Information. The phrase "within the firm" shall be deemed to include outside attorneys, accountants and investors.

Disclaimer and Waiver: By taking possession of and reviewing the Information contained herein, Buyer understands and acknowledges that neither Brokers nor Owner make any representations or warranty, expressed or implied, as to the accuracy or completeness of any Information provided.

Neither the Broker or the Owner shall have any liability whatsoever for the accuracy or completeness of the Information contained herein or any other written or oral communication or Information transmitted or made available or any action taken or decision made by the Buyer with respect to the Property. Buyer understands and acknowledges that they should make their own investigations, projections and conclusions without reliance upon the Information contained herein. Buyer assumes full and complete responsibility for confirmation and verification of all information received and expressly waives all rights of recourse against Owner, Brokers and RESOLUT RE.





PRICE
SOLD



CAP RATE
7.10%



OCCUPANCY
100%

PROPERTY KEY INFORMATION

PROPERTY ADDRESS	17170 Jordan Rd, Selma, TX 78154
LOCATION	SEC Jordan Rd & Lookout Rd
COUNTY	Comal
GROSS LEASEABLE AREA	34,000 square feet
LOT SIZE	2.73 acres
YEAR BUILT	2006
OCCUPANCY	100%
LEASE TYPE	Modified Gross
# OF TENANTS	20



INVESTMENT HIGHLIGHTS

- 100% Occupied
- Flex space for retail/office/warehouse
- New surrounding development
- Long standing tenant base
- Situated near I-35 corridor and Loop 1604 in Selma (San Antonio, MSA)
- Open to seller financing
- High Barrier to Entry

PROPERTY OVERVIEW

RESOLUT RE is pleased to present Madilee Business Park – a four building, 34,000 square feet, multi-tenant retail/office/warehouse flex space located at 17170 Jordan Rd in Selma, Comal County (San Antonio, MSA.) Comal County continues to rank among the fastest growing in the nation. The property was built by the current owner in 2006 and is positioned on 2.73 -acres with two points of ingress and egress, with a total of twenty-six suites, each with a 15' roll up door. The property is on the corner of Jordan Rd and Lookout Rd, and less than a mile from one of the busiest corridors in the nation, Interstate 35. The buildings are currently 100% occupied and encompasses twenty tenants, of which many among them have a long history at the property averaging over 7 years. Madilee Business Park is a rare find in the area and a key driver of local business. It has a historically low vacancy factor, with the upside on rental increases and adjusting lease structure given the current short-term lease agreements in place with no options. The size and position of the stabilized asset offers an investor or an owner/user the capability to balance risk, increase revenue, and own in a very desirable location.





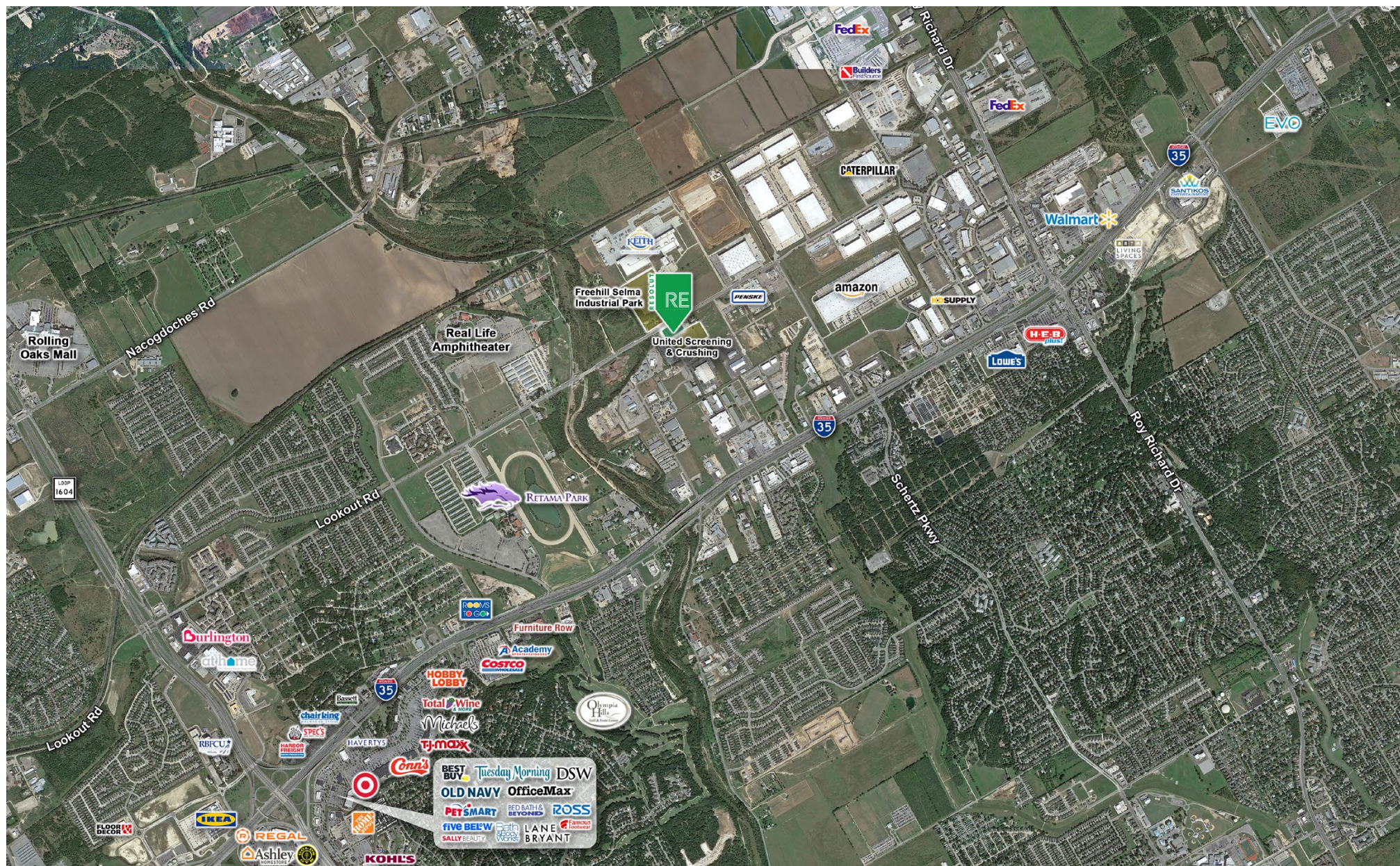
MADILEE BUSINESS PARK | 17170 Jordan Road, Selma, TX 78154



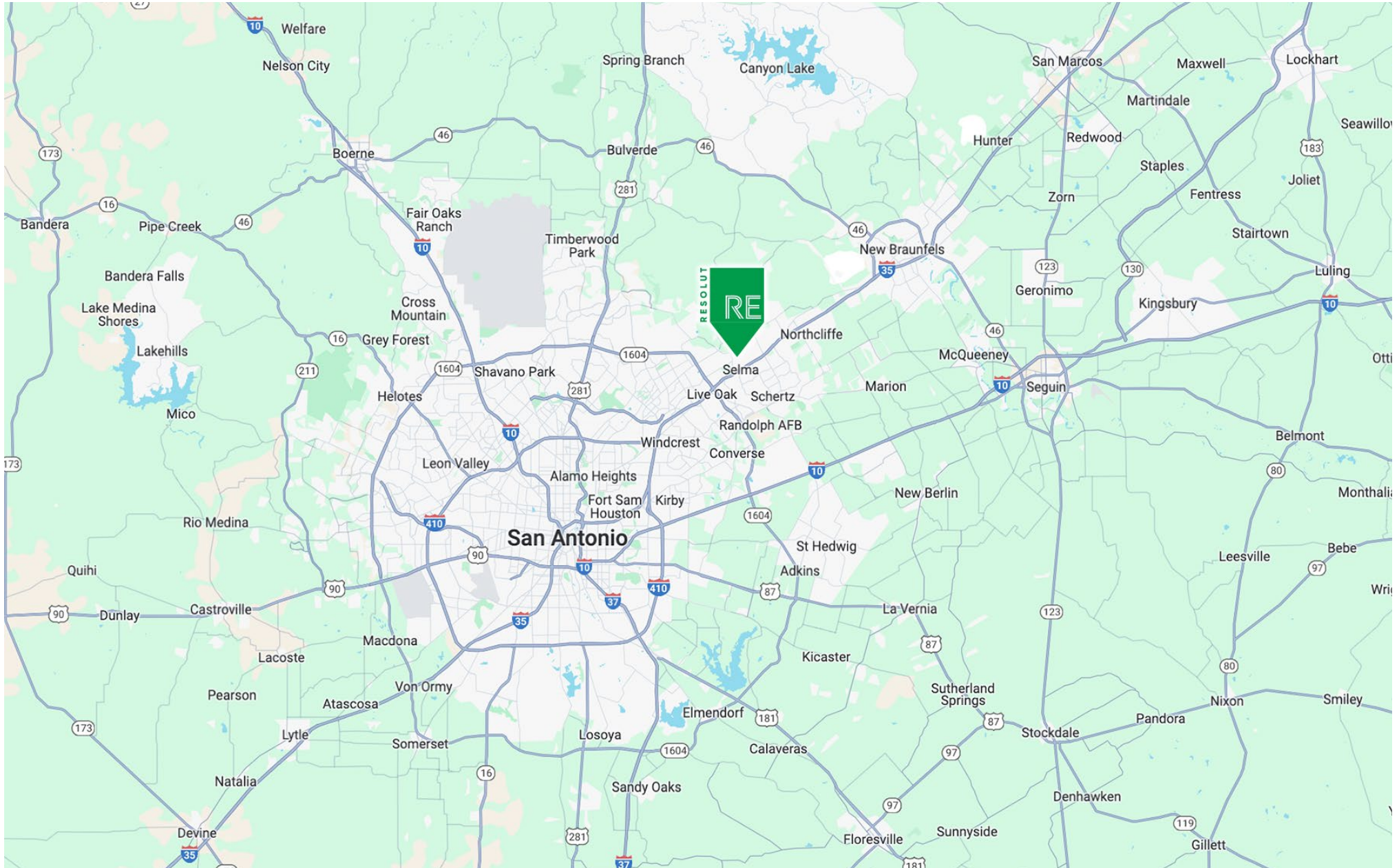
LOCATION OVERVIEW | MADILEE BUSINESS PARK

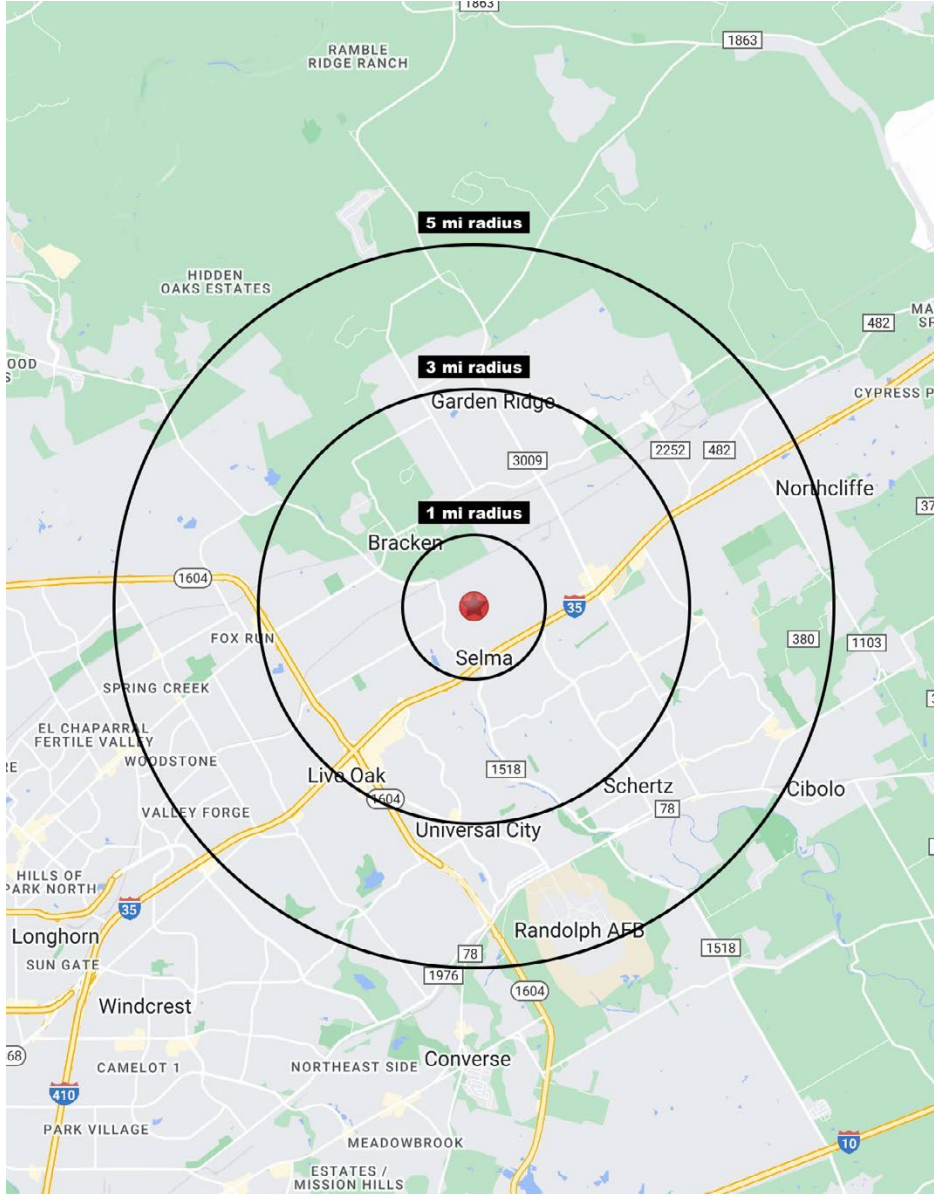


LOCATION OVERVIEW | MADILEE BUSINESS PARK



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17170 Jordan Rd Selma, TX 78154	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2023)	1,355	49,347	149,036
Projected Population (2028)	1,567	55,073	164,692
Census Population (2020)	1,410	48,281	146,923
Census Population (2010)	670	37,586	120,140
Projected Annual Growth (2023-2028)	212 3.1%	5,726 2.3%	15,656 2.1%
Historical Annual Growth (2020-2023)	-55 -	1,066 0.7%	2,113 0.5%
Historical Annual Growth (2010-2020)	740 11.0%	10,695 2.8%	26,783 2.2%
Estimated Population Density (2023)	432 <i>psm</i>	1,746 <i>psm</i>	1,899 <i>psm</i>
Trade Area Size	3.1 <i>sq mi</i>	28.3 <i>sq mi</i>	78.5 <i>sq mi</i>
Households			
Estimated Households (2023)	500	18,472	54,171
Projected Households (2028)	587	20,824	60,407
Census Households (2020)	522	17,757	52,885
Census Households (2010)	276	14,053	43,557
Projected Annual Growth (2023-2028)	87 3.5%	2,351 2.5%	6,235 2.3%
Historical Annual Change (2010-2023)	224 6.2%	4,419 2.4%	10,614 1.9%
Average Household Income			
Estimated Average Household Income (2023)	\$137,234	\$136,915	\$122,300
Projected Average Household Income (2028)	\$125,626	\$130,277	\$117,479
Census Average Household Income (2010)	\$76,512	\$88,443	\$73,738
Census Average Household Income (2000)	\$88,814	\$70,849	\$60,606
Projected Annual Change (2023-2028)	-\$11,608 -1.7%	-\$6,638 -1.0%	-\$4,822 -0.8%
Historical Annual Change (2000-2023)	\$48,420 2.4%	\$66,066 4.1%	\$61,694 4.4%
Median Household Income			
Estimated Median Household Income (2023)	\$97,465	\$100,281	\$91,040
Projected Median Household Income (2028)	\$98,236	\$102,177	\$92,416
Census Median Household Income (2010)	\$62,913	\$81,407	\$67,805
Census Median Household Income (2000)	\$77,153	\$63,961	\$53,836
Projected Annual Change (2023-2028)	\$772 0.2%	\$1,896 0.4%	\$1,376 0.3%
Historical Annual Change (2000-2023)	\$20,311 1.1%	\$36,320 2.5%	\$37,204 3.0%
Per Capita Income			
Estimated Per Capita Income (2023)	\$50,655	\$51,286	\$44,525
Projected Per Capita Income (2028)	\$47,060	\$49,290	\$43,155
Census Per Capita Income (2010)	\$31,488	\$33,061	\$26,735
Census Per Capita Income (2000)	\$31,620	\$25,809	\$21,755
Projected Annual Change (2023-2028)	-\$3,595 -1.4%	-\$1,996 -0.8%	-\$1,371 -0.6%
Historical Annual Change (2000-2023)	\$19,035 2.6%	\$25,478 4.3%	\$22,770 4.6%
Estimated Average Household Net Worth (2023)	\$502,364	\$565,816	\$501,309



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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