

FOR SALE

COMMERCIAL-INDUSTRIAL



ESSEX PROPERTIES

\$3,500,000

3507 SW MILITARY DR
SAN ANTONIO, TX 78211



THE PROPERTY

- 2.759 Acres-120,182 sf
- Zoned I1 & I2
- Subtype-Flex Warehouse
- Frontage-272 LF
- Traffic - 23,700 cpd
- Fully fenced & secure
- High visibility

UTILITIES - FEATURES

- SAWS public water system
- CPS public electric
- SAWS public sewer system
- Warehouse 1 & 2=7,300 SF
- Office & Garage =7,000 Sf

Phil Essex - Broker
401 E. Sonterra, STE 375
San Antonio, TX 78258
210-288-5540
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HIGHLIGHTS



ESSEX PROPERTIES

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LINKS

[Website](#)

[Map](#)

[Photos](#)

HIGHLIGHTS

- **Prime Location:** Situated on **SW Military Drive**, a high-traffic commercial corridor in **San Antonio, TX**, providing excellent visibility and accessibility.
- **Industrial Zoning:** Ideal for **warehouse, distribution, or automotive-related businesses**, offering versatile usage options.
- **Large Lot & Facility:** Sits on a well-sized level lot with almost no trees and ample space for storage, operations, and future expansion.
- **Established Infrastructure:** Fully equipped with service bays, truck parts inventory, and necessary industrial utilities.
- **Potential for Redevelopment:** Opportunity for investors to repurpose the site for other industrial, flex, or retail uses.

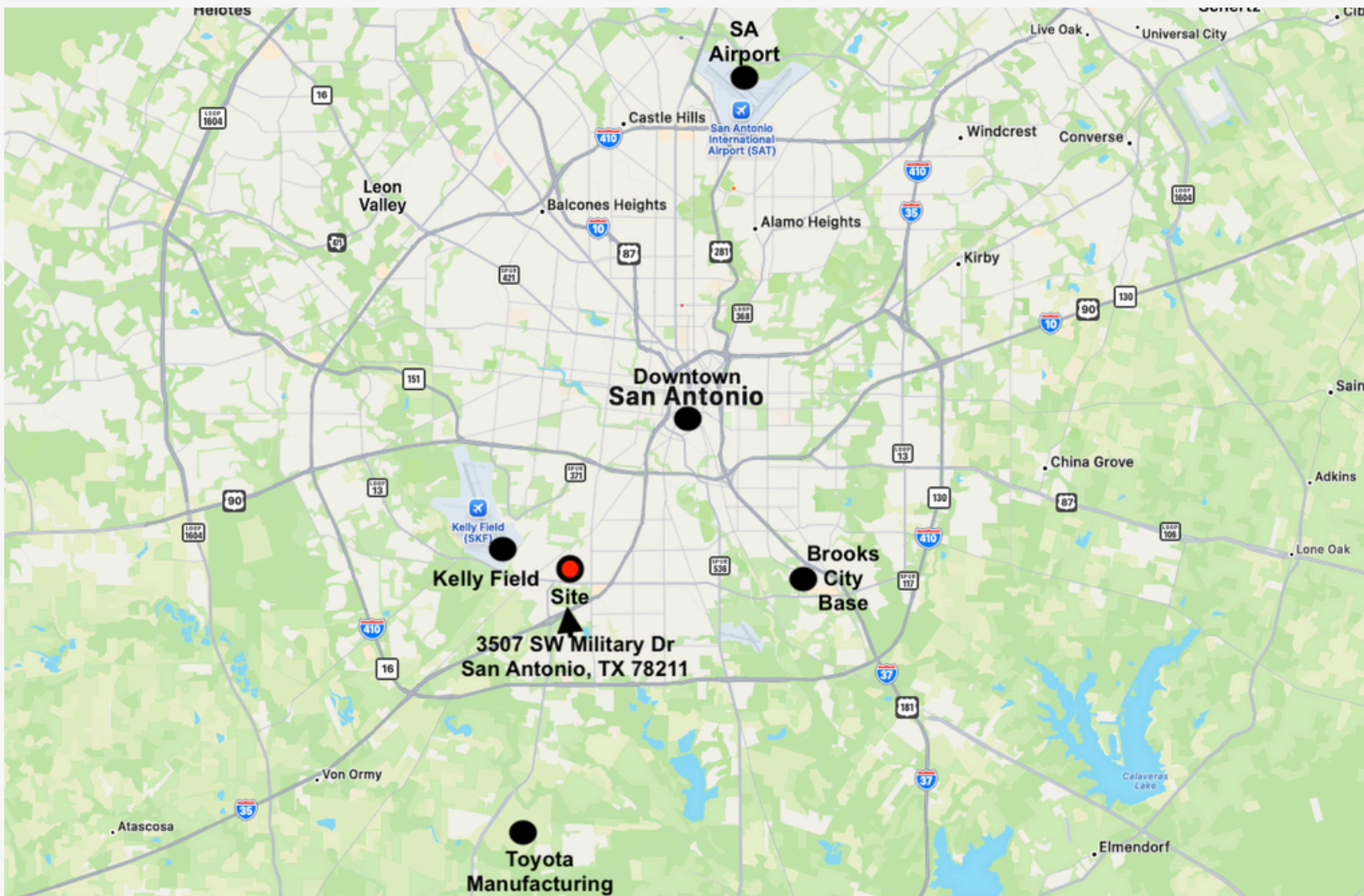
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LOCATION OVERVIEW

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ESSEX PROPERTIES



Approximate Drive commutes

- 7 min to Kelly Field
- 10 min to downtown SA
- 20 min to S.A Airport
- 20 min to Brooks City Base
- 5 min to IH 35

DEMOGRAPHICS-3 MILE

- Population - **91,327**
- Avg. Income per household - **\$61,889**
- Number of households - **29,495**
- Median Age - **32**
- Projected population growth 2027 - **^ 5.22%**

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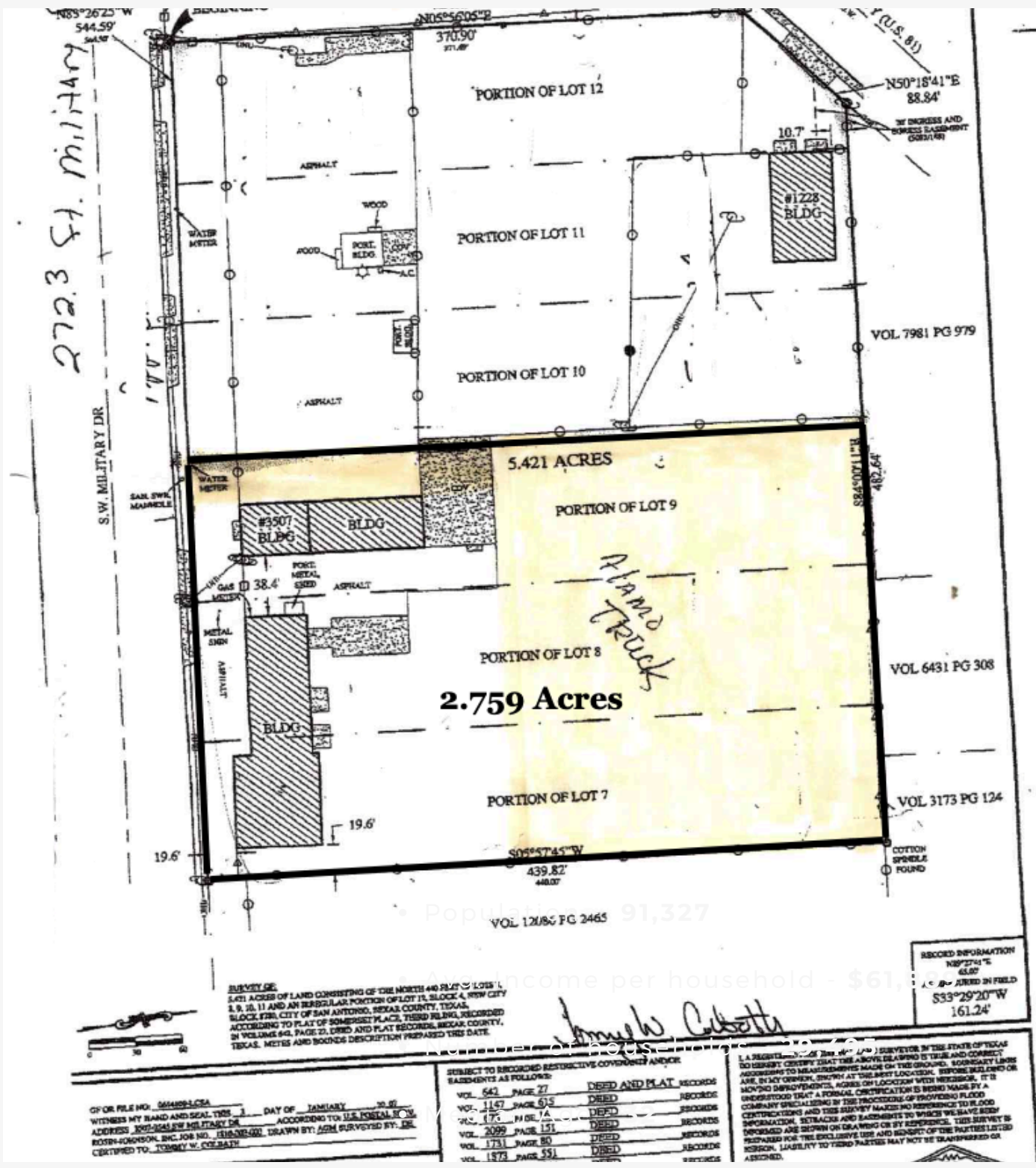
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**2024 Demographic Source (PopStats)*

PLAT / SURVEY



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INFORMATION ABOUT BROKER SERVICES



11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

<u>Essex Properties</u>	<u>516152</u>	<u>phil@essectexas.com</u>	<u>(210)495-8889</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Phil Essex</u>	<u>516152</u>	<u>phil@essectexas.com</u>	<u>(210)288-5540</u>
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Phil Essex</u>	<u>516152</u>	<u>phil@essectexas.com</u>	<u>(210)288-5540</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Essex Properties, 1100 NW Loop 410, STE 700 San Antonio, TX 78213

Information available at www.trec.texas.gov

IABS 1-0 Date

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Random Docs