



Move-In-Ready Commercial Space with Bandera Road Visibility

2135 Bandera Road | San Antonio, Texas 78228

 Kuper | Sotheby's
INTERNATIONAL REALTY

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Executive Summary

2135 Bandera Road presents a well-located, improved commercial asset along one of San Antonio’s most established and heavily traveled corridors. The property consists of approximately 1,298 square feet of updated building area situated on a 0.303-acre parcel, offering immediate functionality for owner-users or long-term positioning for investors.

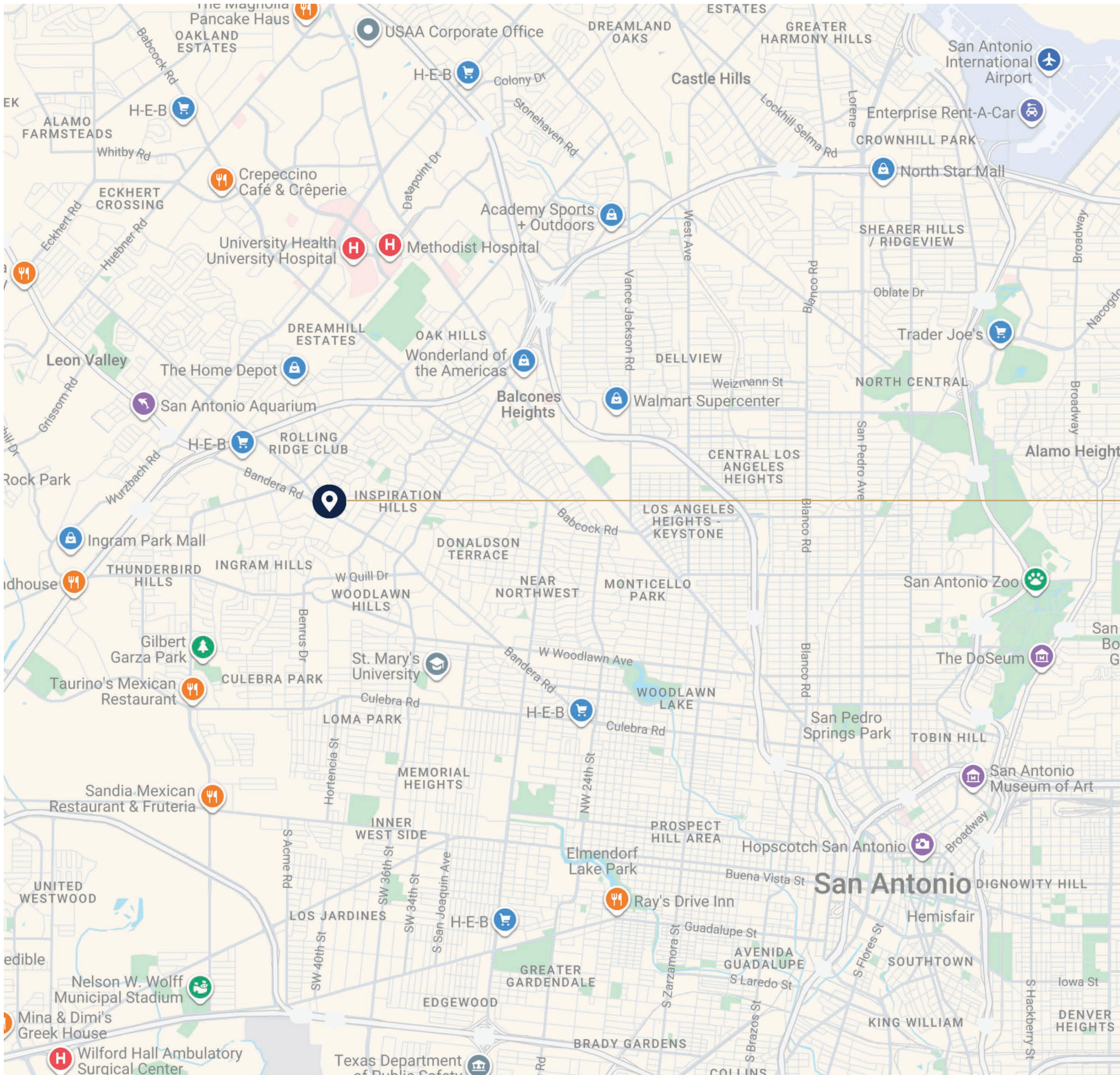
Zoned C-2, the site supports a broad range of commercial uses and benefits from excellent visibility, strong daily traffic exposure, and direct access along Bandera Road (TX-16). Recent interior and exterior improvements, combined with on-site parking, create a move-in-ready opportunity within a dense and proven trade area.

The combination of flexible zoning, on-site parking, and frontage along a proven commercial corridor positions the asset as a durable long-term holding with near-term usability.

Property Highlights & Facts

- FLEXIBLE C-2 ZONING ALLOWING A WIDE RANGE OF COMMERCIAL USES
- PRIME BANDERA ROAD FRONTAGE WITH CONSISTENT TRAFFIC VOLUMES
- PRIVATE ON-SITE PARKING (±12 SPACES)
- ±1,298 SF OF IMPROVED, SINGLE-STORY SPACE
- MODERNIZED INTERIOR AND EXTERIOR CONDITION
- ESTABLISHED NORTHWEST SAN ANTONIO TRADE AREA
- STRONG OWNER-USER APPEAL WITH LONG-TERM INVESTMENT OPTIONALITY





Location & Connectivity

The property benefits from direct frontage along Bandera Road (TX-16), one of San Antonio's primary north-south arterials, providing strong regional connectivity.

APPROXIMATELY 1.8 MILES FROM LOOP 410

ACCESSIBLE FROM LOOP 1604 VIA TX-16

CENTRALLY POSITIONED WITHIN NW SAN ANTONIO

This connectivity supports consistent traffic flow, ease of access for customers and employees, and long-term market relevance.

Surrounded by established retail, healthcare, and institutional anchors supporting consistent daily traffic and long-term demand.



Building & Site Details

The building is efficiently configured for a wide range of commercial users, offering a balance of visibility, functionality, and ease of operation.

FEATURE	DETAILS
Building Area	±1,298 SF
Lot Size	±0.303 acres
Stories	1
Construction	Wood, brick, stucco, metal; four-sided masonry
Roof	Metal
Foundation	Pier and beam
Ceiling Height	±8 feet
Parking	Approximately 12 surface spaces
HVAC	Central heating and air

Zoning & Land Use

Zoning: C-2 Commercial

Supports a wide range of commercial, service, and retail uses

No known floodplain or use restrictions (buyer to verify)



The Opportunity

This well-improved commercial property provides immediate usability along the Bandera Road corridor, supported by strong access, dedicated parking, and flexible zoning. Its location within a dense, established trade area positions the asset for continued relevance and sustained demand.

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