

EXCLUSIVE

Office Building For Sale

975 W Bitters Rd, San Antonio, TX 78216



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



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15510 VANCE JACKSON RD., STE.101
SAN ANTONIO, TX 78255

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This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only. The information contained herein is believed to be reliable, but no representation or warranty, express or implied, is made regarding its accuracy, completeness, or correctness. Prospective purchasers are encouraged to conduct their own due diligence and consult with their advisors before making any investment decision.

This Memorandum is not an offer to sell or a solicitation of an offer to buy any securities or interests in the property. Any offering or solicitation will be made only to qualified prospective purchasers pursuant to applicable laws and regulations. The information contained in this Memorandum is confidential and is intended solely for the use of the recipient. It may not be reproduced or distributed, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group .

Prospective purchasers should rely solely on their own investigation and evaluation of the property and any investment decision should be made based on the purchaser's own analysis. Entrust Commercial Advisors Gp. and its representatives make no representation or warranty, express or implied, as to the accuracy or completeness of the information contained herein.



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15510 VANCE JACKSON RD.
STE.101
SAN ANTONIO, TX 78255

PROJECT OVERVIEW

Entrust Commercial Advisors Group, a part of KW Commercial, is pleased to present an outstanding, well maintained, office building available for lease or purchase in San Antonio's sought-after North Central submarket.

975 W. Bitters is strategically positioned near major thoroughfares, including Highway 281 N and Blanco Road. This property provides exceptional accessibility and is surrounded by a dynamic mix of retail and professional businesses. Its timeless stucco exterior, mature oak trees, and ample parking create a welcoming and professional environment.

Now available for lease is a 4,320-square-foot, ground-floor suite, offering the flexibility for custom build-out to suit specific tenant needs. With multiple ingress and egress options, the property ensures seamless convenience for employees and visitors alike.

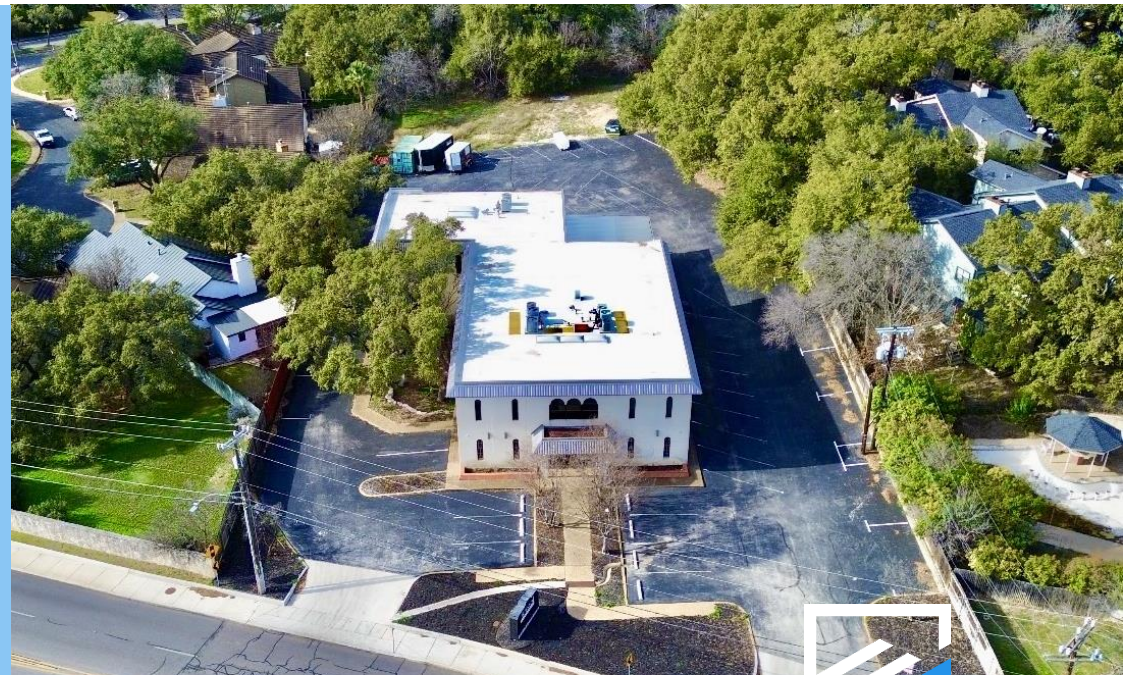
Situated along one of San Antonio's premier commercial corridors, 975 W. Bitters presents a unique opportunity for businesses looking to establish a strong presence in the thriving North Central commercial district.

For more information or to schedule a tour, please contact us at your convenience.

PROJECT HIGHLIGHTS

- Suite 105 | Newly Renovated | 4,320 SF
- ADA Compliant | Improved Suite Floorplan
- Roof Install (2021) | New A/C System (2024)*
- Ample Parking | 4.0 : 1,000 SF
- Population | 93,000 | 3 Mi.
- Built Out Office | Ample Use Cases
- Established Co-Tenant | Bristol Alliance
- Convenient Access | Hwy 281 N. & Blanco Rd.

* Front Building



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



ASKING PRICE

\$2,650,000



RENTABLE BUILDING AREA

13,108 SF



PRICE / SF

\$202.17



TENANCY

Multi-Tenant



OCCUPIED SF

8,788 SF (67%)



AVAILABLE SF

4,320 SF (33%)



NOI

CALL BROKER



LAND AREA

1.254 AC



YEAR BUILT

1983



SUBMARKET

North Central



OWNERSHIP

Fee Simple



GEO ID

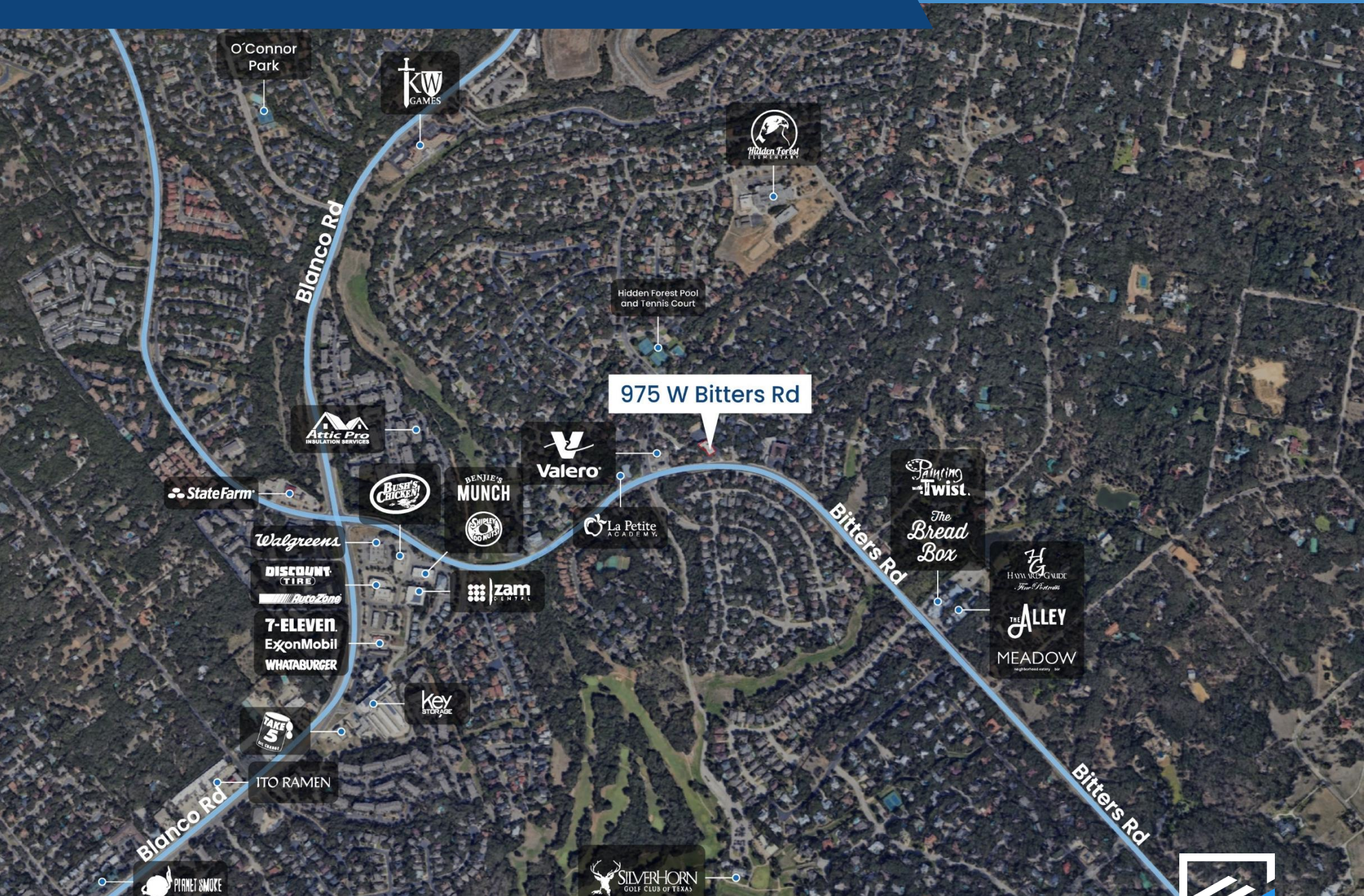
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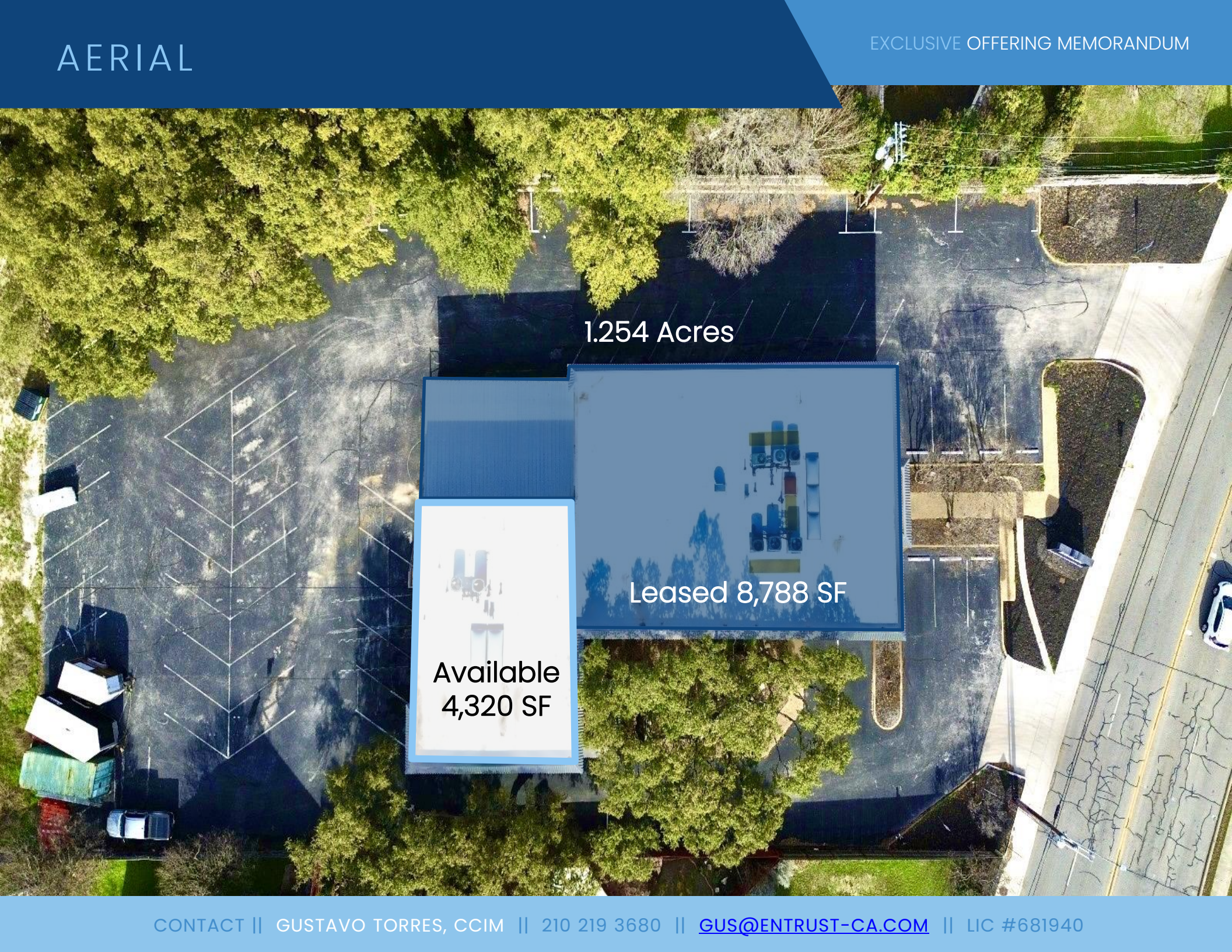


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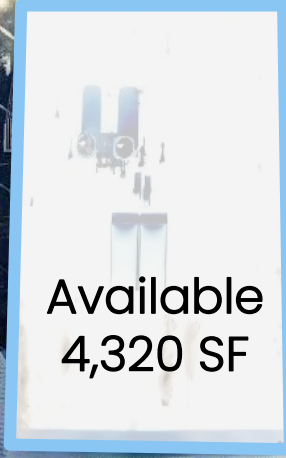
AERIAL MAP

EXCLUSIVE OFFERING MEMORANDUM

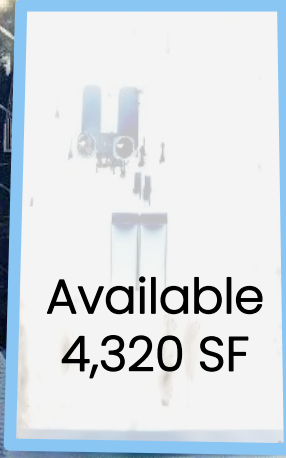


An aerial photograph of a property. A large, dark-colored building with a flat roof is the central feature. To the left of the building is a large, paved parking lot with several marked spaces. To the right of the building is a paved area with some landscaping and a road. The property is surrounded by trees and greenery. The text "1.254 Acres" is overlaid on the image, indicating the total size of the property.

1.254 Acres

A small inset image showing the interior of a building. It appears to be a warehouse or industrial space with high ceilings and large windows. The text "Leased 8,788 SF" is overlaid on this image, indicating the size of the leased space.

Leased 8,788 SF

A small inset image showing the interior of a building. It appears to be a warehouse or industrial space with high ceilings and large windows. The text "Available 4,320 SF" is overlaid on this image, indicating the size of the available space.

Available
4,320 SF

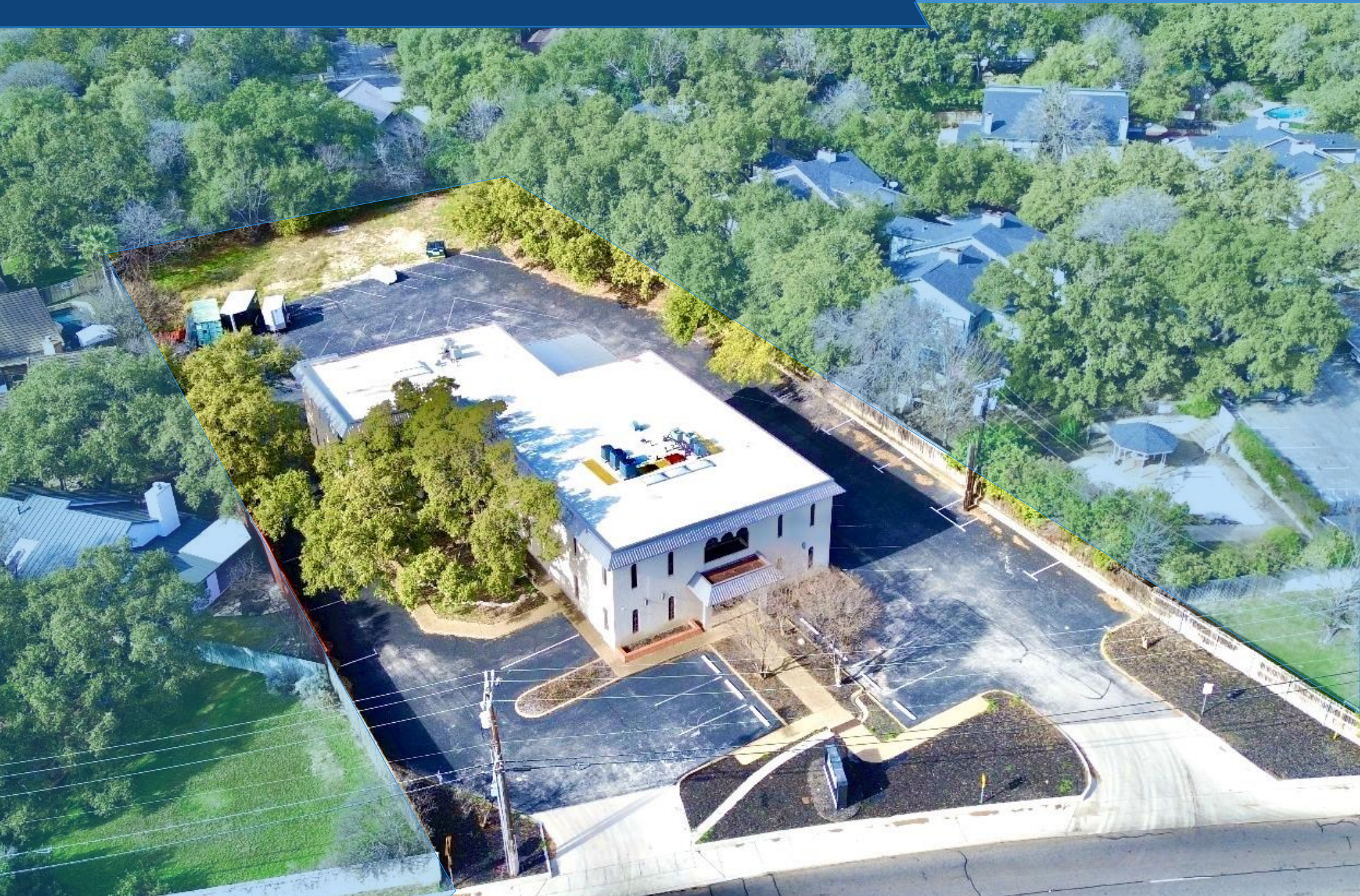
AERIAL

EXCLUSIVE OFFERING MEMORANDUM



Bitters Rd.

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OCCUPIED

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FOR LEASE | SUITE 105

NEWLY RENOVATED, 4,320 SF

Be the first to occupy this beautifully renovated 4,320 sq. ft. professional office suite, delivering September 1st in one of the most established and desirable submarkets—Bitters Road in North Central San Antonio. This two-story office is currently undergoing a full transformation to create a modern, functional, and impressive workspace.

PROJECT HIGHLIGHTS

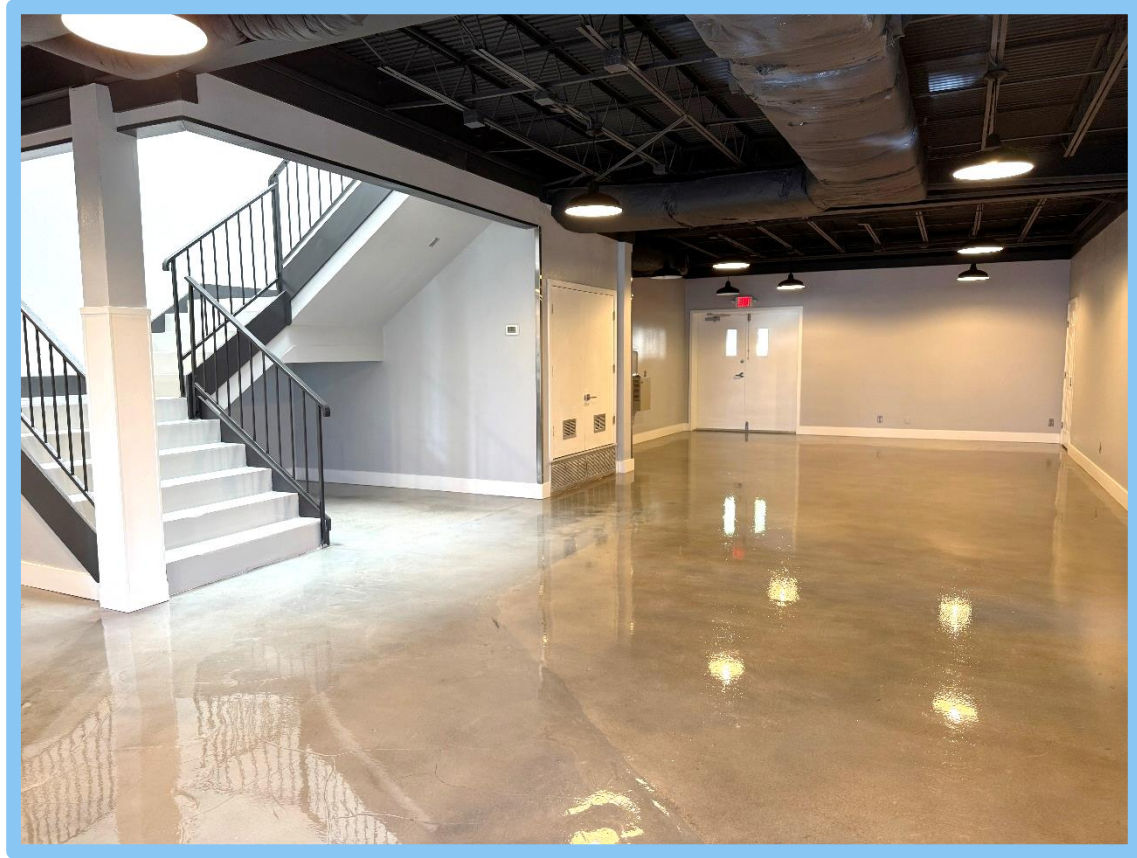
New epoxy floors, both levels

Modern pendant lighting

Expansive open-concept layout on the first floor—ideal for collaborative workstations or bullpen setups

Fully ADA-compliant upgrades, including a new building entrance, renovated restroom, and 5 dedicated handicap parking spaces

Second-floor conference room created by combining two offices—perfect for team meetings or client presentations.

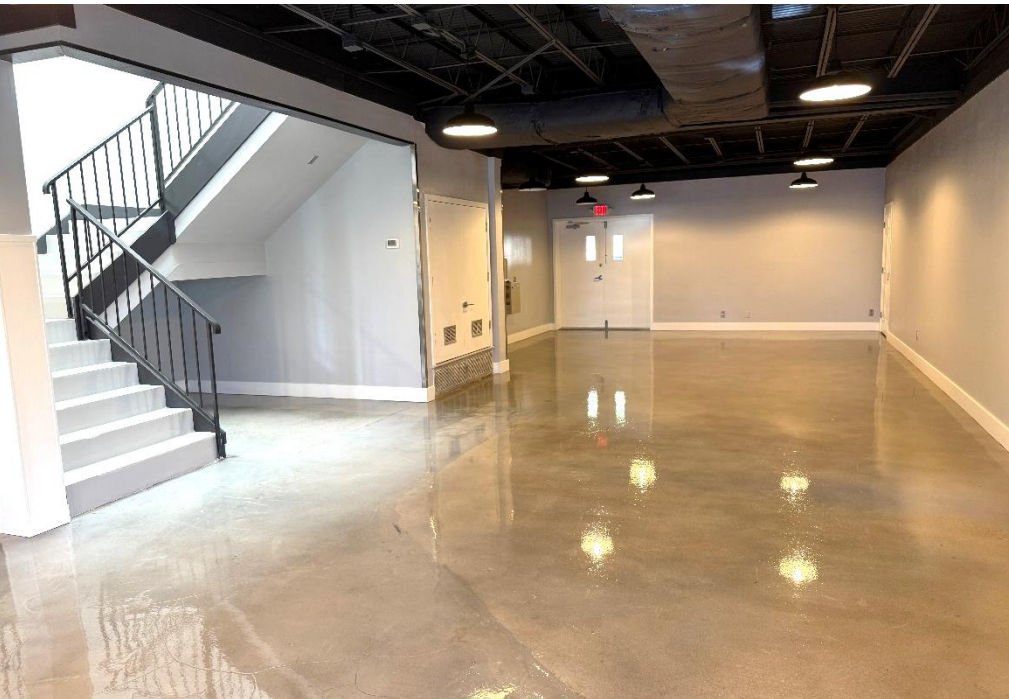
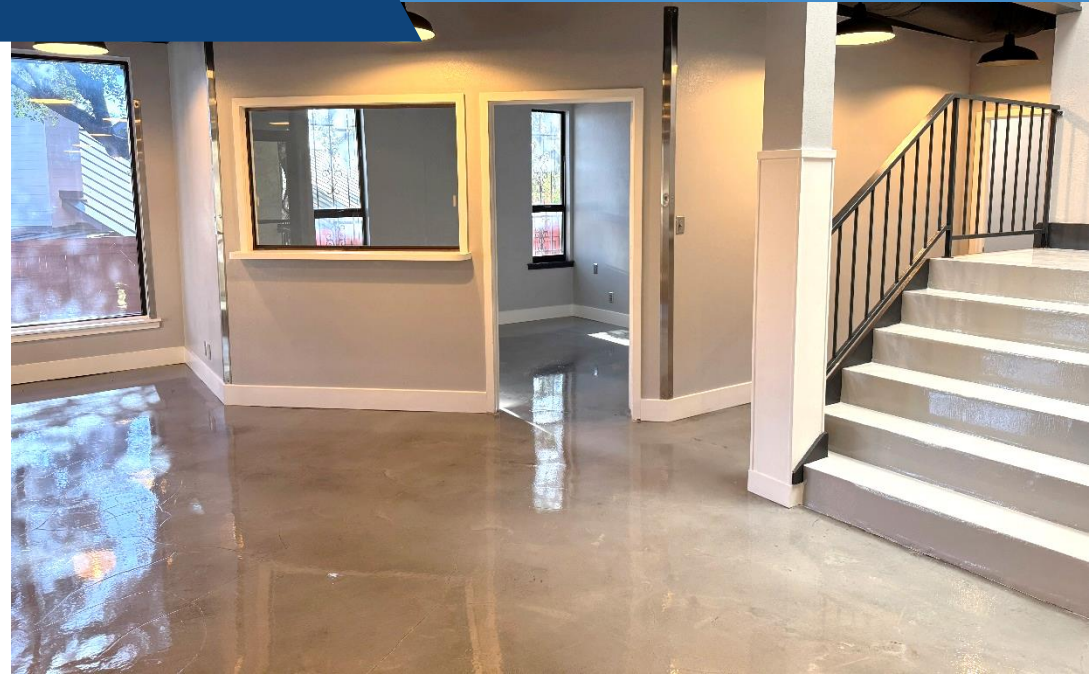


[Virtual Tour | Click Here](#)



AVAILABLE | SUITE 105

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AVAILABLE | SUITE 105

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AVAILABLE | SUITE 105 | 2ND FLOOR

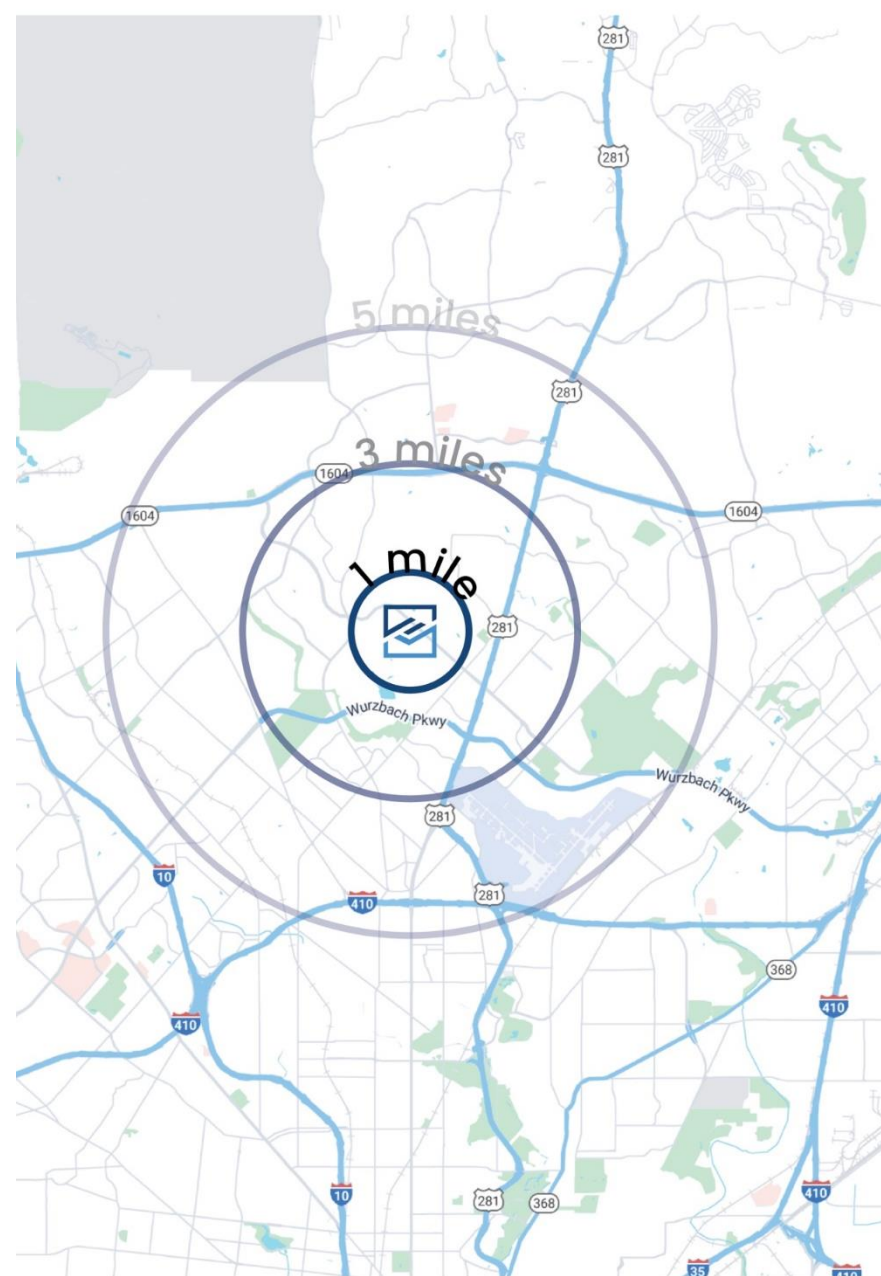
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DEMOGRAPHICS

EXCLUSIVE OFFERING MEMORANDUM



Population	1 mile	3 miles	5 miles
Estimated Population (2024)	8,595	93,406	229,671
Projected Population (2029)	9,061	99,326	244,332

Households	1 mile	3 miles	5 miles
Estimated Households (2024)	3,918	41,385	98,567
Projected Households (2024)	4,140	44,098	105,091

Household Income	1 mile	3 miles	5 miles
Estimated Average Household Income (2024)	\$107,834	\$107,013	\$102,274

Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	467	8,331	18,249
Total Employees	2,322	64,214	150,471



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

15510-01 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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