

OFFERING MEMORANDUM

COMMERCIAL PROPERTY

1010 N ZARZAMORA SAN ANTONIO, TEXAS

EXCLUSIVELY LISTED BY

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PROPERTY SUMMARY

This investment offering highlights a fully leased industrial warehouse located in the core of San Antonio, Texas. The property comprises approximately 9,800 square feet of well-maintained warehouse space and is 100% occupied, providing immediate, reliable cash flow with no vacancy exposure. Positioned within a mature and in-demand industrial submarket, the asset benefits from consistent tenant stability, strong market fundamentals, and attractive long-term growth prospects in one of Texas's most rapidly developing metropolitan areas.

HIGHLIGHTS

- 1010 N Zarzamora offered at 8.872% Cap Rate
- 1010 N Zarzamora: ±9,800 SF
- Quick access to IH-10
- Signage opportunities
- 100% tenant occupied with stable in-place income
- Located in a high-demand industrial submarket of San Antonio
- Well-maintained facilities with functional layouts
- Ideal for investors seeking stabilized cash-flowing assets
- Potential for long-term appreciation in a growing Texas market

05 PROPERTY PHOTOS





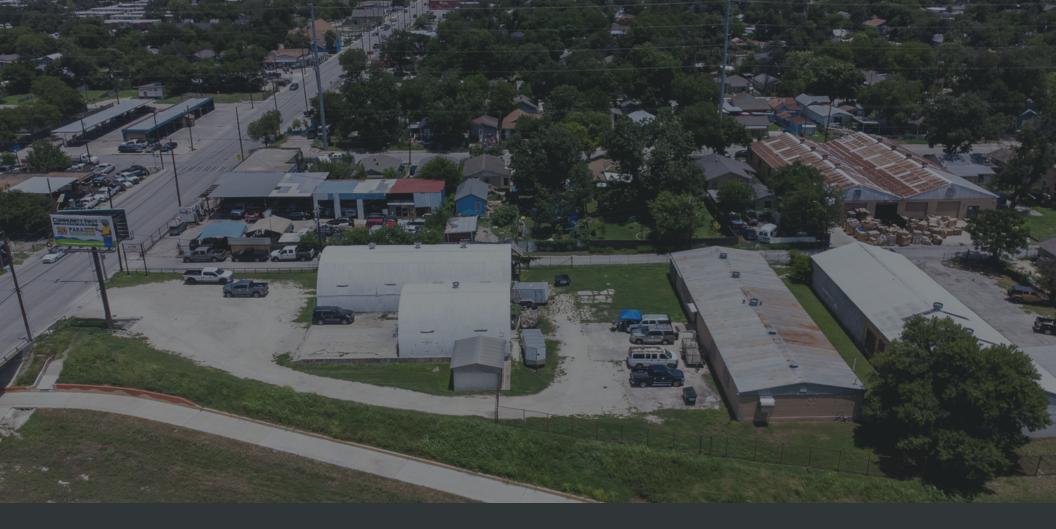












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