



OFFERING MEMORANDUM

# COMMERCIAL PROPERTY

1010 N ZARZAMORA  
SAN ANTONIO, TEXAS

---

EXCLUSIVELY LISTED BY

JAFFAR CHUGHTAI  
JAFFAR@THEEMERYGRP.COM  
210-449-2600

THE  
EMERY  
GROUP  
REAL ESTATE

kw LEGACY  
KELLER WILLIAMS REALTY



# 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















## CONTACT

JAFFAR CHUGHTAI  
JAFFAR@THEEMERYGRP.COM  
210-449-2600

THE  
EMERY  
GROUP  
REAL ESTATE

KW LEGACY  
KELLER WILLIAMS. REALTY