

# 100 INGRAM RD APARTMENTS

100 INGRAM RD, SAN ANTONIO, TX 78228



## FOR SALE

FEDERICO VOLKMER | (210) 880-7360  
FVOLKMER@KW.COM

**KW** COMMERCIAL<sup>SM</sup>

# INVESTMENT OVERVIEW

BUILDING SIZE: 26,282 SF

LOT SIZE: 1.36 ACRES

NUMBER OF UNITS: 32

YEAR BUILT: 2025

PROPERTY TYPE: MULTIFAMILY

## Multi-Family Investment Opportunity

Presenting a brand new, 32-unit multi-family community in San Antonio. Each +/-800 sq. ft. residence offers two bedrooms and two bathrooms. Designed for long-term stability, featuring central parking.

Located along the high-traffic Ingram Road corridor, this property offers excellent visibility with over 20,000 vehicles per day and convenient access to Loop 410 and Hwy 151. Surrounded by established national retailers, restaurants, and service businesses, the area benefits from strong residential density and steady customer demand. This prime commercial location combines accessibility, amenities, and growth potential, making it ideal for a wide range of business uses.

### SALES PRICE



\$5,200,000

### PRO FORMA NOI



\$340,000

### CAP RATE



6.50%

### OCCUPANCY



68%





# PROPERTY HIGHLIGHTS

100 INGRAM RD, SAN ANTONIO, TX 78228



- High traffic/visibility — Ingram Rd has traffic counts in the 20,000+ vehicles per day range (e.g., Ingram, east of Callaghan ~22,800 VPD; Callaghan, south of Ingram ~20,300 VPD).
- Excellent freeway access — Close proximity to Loop 410, and near Highway 151.
- Strong retail corridor — Many established national retailers, grocery anchors, and food & service businesses in the vicinity. Examples include La Fiesta Supermarket, Dollar Tree, Chase Bank, Subway, T-Mobile, Family Dollar, Walgreens, McDonald's, Sonic, etc.
- Residential density — The area supports strong residential populations, which is good for retail foot traffic.
- Neighboring commercial development & land use — There are commercial centers, pad sites, and development tracts nearby, plus vacant lots/land zoned for commercial or mixed-use.
- Amenities & supporting uses — Retail shopping centers, grocery stores, restaurants, and other services are nearby, increasing convenience for both retail customers and employees.



# BUSINESS MAP

100 INGRAM RD, SAN ANTONIO, TX 78228



ULTA BEAUTY BARNES & NOBLE BEST BUY  
SPEC'S MICHAEL'S  
Visionworks T Mobile PETCO

Cavender TOYOTA

H-E-B LA FITNESS

INGRAM PARK MALL  
Dillard's JCPenney  
Macy's AT&T  
Chick-fil-A OUTBACK STEAKHOUSE

BOOT BARN

Olive Garden ITALIAN KITCHEN

SALTGRASS STEAK HOUSE TEXAS ROADHOUSE COURTYARD Marriott  
Holiday Inn REGAL KFC

McDonald's CHURCH'S TEXAS CHICKEN Public Storage  
SUBWAY DQ Dairy Queen

IDEA Public Schools

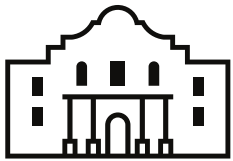
100 Ingram Rd



# SAN ANTONIO, TEXAS



METRO AREA POPULATION  
**2.76 MILLION**



**HOME OF THE ALAMO**  
MOST VISITED ATTRACTION  
IN THE STATE OF TEXAS



**UNIVERSITY OF TEXAS  
AT SAN ANTONIO**

OVER 229 UNDERGRAD AND GRADUATE DEGREES  
38,200 STUDENTS ENROLLED FOR FALL 2025



**RIVERWALK & TOURISM**  
LARGEST URBAN ECOSYSTEM IN THE NATION  
UNITED NATIONS NAMED WORLD HERITAGE SITES  
MORE THAN 11.5 MILLION VISITORS ANNUALLY



**SAN ANTONIO INTERNATIONAL AIRPORT**  
AVERAGE NUMBER OF PASSENGERS  
MORE THAN 11,094,278

**#2** MOST VISITED  
CITY IN TEXAS

**3** FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO

**7<sup>TH</sup>** LARGEST CITY  
IN THE UNITED STATES



# TEXAS OVERVIEW

**#1** STATE IN AMERICA  
TO START A BUSINESS

---

**LARGEST**  
MEDICAL CENTER



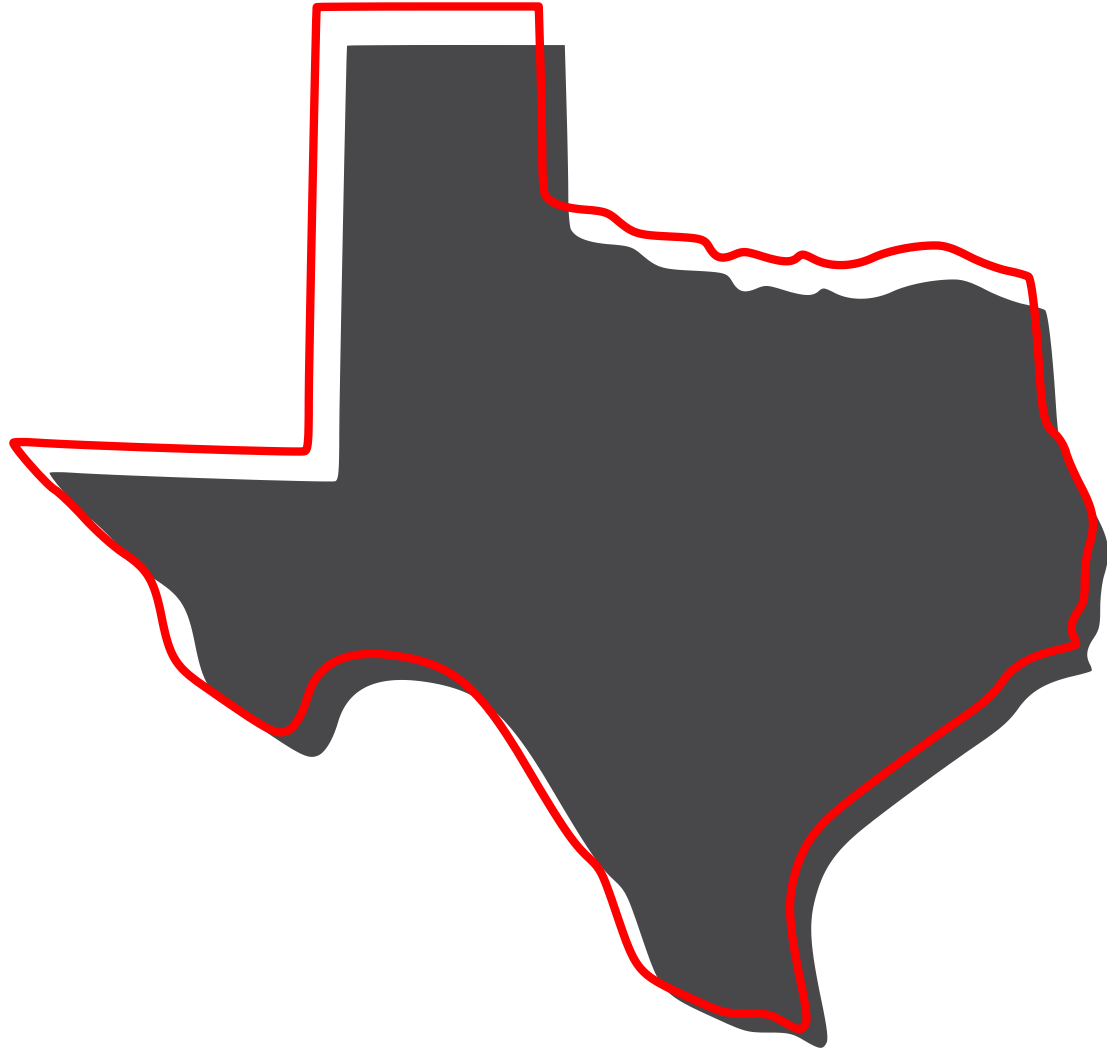
POPULATION  
**31,290,831**

---

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE  
14+ MILLION WORKERS

---

**54** FORTUNE 500 COMPANIES  
CALL TEXAS HOME



**TOP STATE**  
FOR JOB GROWTH



**BEST STATE**  
FOR BUSINESS



**NO STATE**  
INCOME TAX

# DEMOGRAPHICS

100 INGRAM RD, SAN ANTONIO, TX 78228

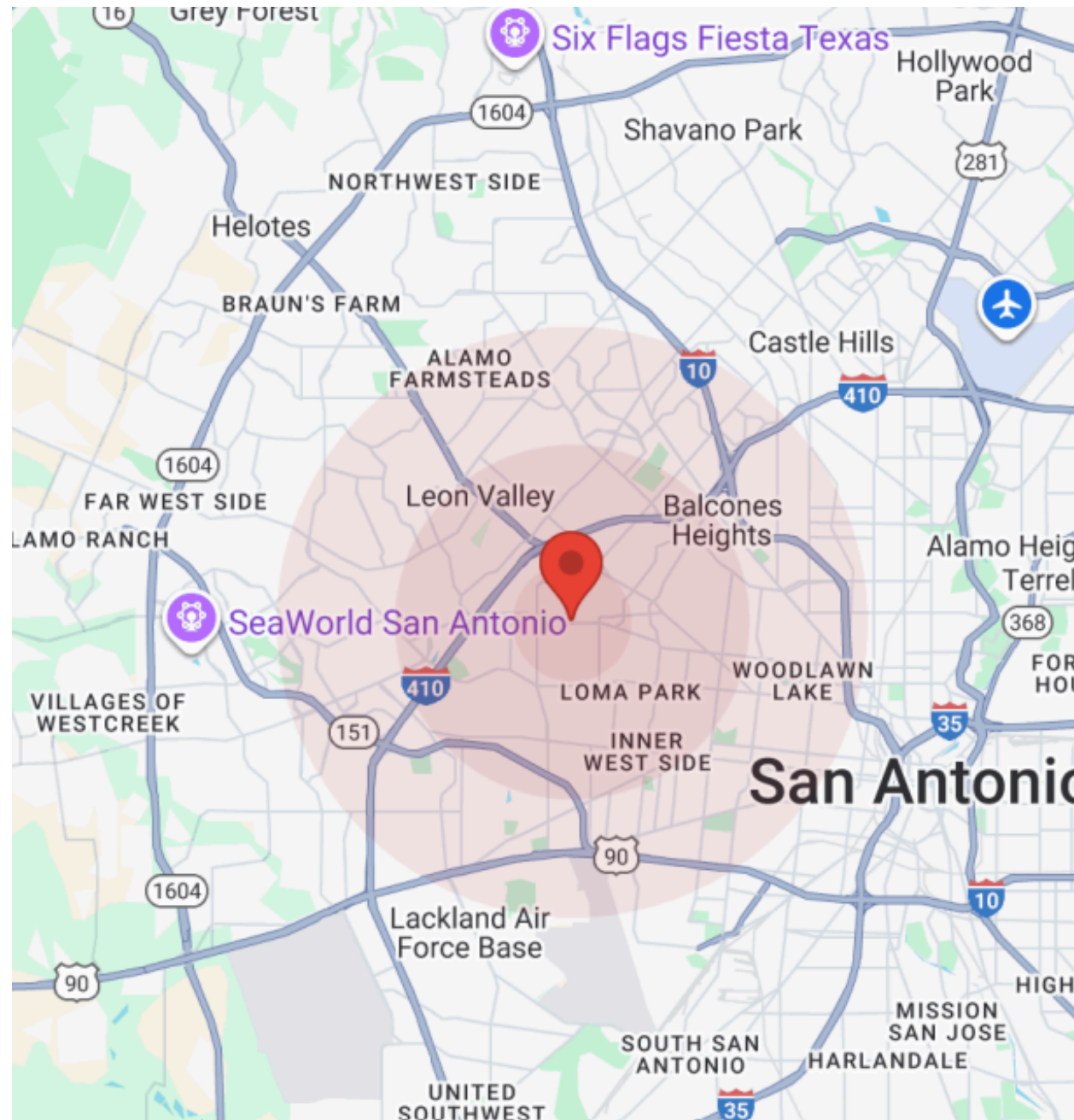
Population	1 Mile	3 Miles	5 Miles
Male	8,405	57,692	181,141
Female	9,146	60,048	185,791
Total Population	17,551	117,740	366,933

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,307	22,833	71,212
Ages 15-24	2,497	17,238	52,484
Ages 25-54	6,783	49,108	156,392
Ages 55-64	1,846	11,830	37,594
Ages 65+	3,120	16,730	49,252

Race	1 Mile	3 Miles	5 Miles
White	2,529	20,322	68,066
Black	783	6,452	22,199
Am In/AK Nat	35	212	624
Hawaiian	4	59	220
Hispanic	13,878	86,716	257,403
Asian	137	2,496	13,210
Multi-Racial	165	1,260	4,513
Other	23	224	697

Income	1 Mile	3 Miles	5 Miles
Median	\$48,248	\$53,299	\$56,009
< \$15,000	1,021	5,594	16,276
\$15,000-\$24,999	720	4,102	12,128
\$25,000-\$34,999	719	4,733	13,954
\$35,000-\$49,999	894	6,711	20,607
\$50,000-\$74,999	1,148	8,987	28,045
\$75,000-\$99,999	544	5,261	17,110
\$100,000-\$149,999	968	6,123	20,214
\$150,000-\$199,999	202	1,617	6,666
> \$200,000	320	2,118	7,297

Housing	1 Mile	3 Miles	5 Miles
Total Units	7,025	49,283	155,768
Occupied	6,534	45,248	142,299
Owner Occupied	3,235	20,602	64,250
Renter Occupied	3,299	24,646	78,049
Vacant	491	4,036	13,470



# PROPERTY PHOTOS

100 INGRAM RD, SAN ANTONIO, TX 78228





FOR MORE INFORMATION ABOUT THIS PROPERTY OR KW COMMERCIAL  
REAL ESTATE SERVICES, PLEASE CONTACT



**FEDERICO VOLKMER**  
(210) 880-7360  
FVOLKMER@KW.COM

**SAN ANTONIO**

15510 Vance Jackson Rd Ste 101, San Antonio, TX 78249 | O: 210-696-9996



## 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.*

2-10-2025



### 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

Keller Willis San Antonio, Inc	547594	Legal@kwcityview.com	210.696.9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	210.696.9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@kwcityview.com	210.696.9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Federico Volkmer	670481	Fvolkmer@kw.com	210.880.7360
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date