

# FOR SALE



AIRPORT AREA

2118 MANNIX DRIVE, SAN ANTONIO, TX 78217

## HIGHLIGHTS

Building:	9,518 RSF
Lot Size:	20,000 SF (.4591 acres)
100% Occupied:	Short term lease
Building Sale Price:	\$1,750,000
Year Built/Renovated:	1970 / 2019
Zoning:	I-1



ELIZE PRUSKE, CCIM  
Broker / Principal  
epruske@epcommercialrealestate.co

## OFFICE WAREHOUSE BUILDING - 9,518 SF

### FIRST FLOOR

- 3,136 RSF Office / 3,964 RSF Warehouse

### SECOND FLOOR

- 1,863 RSF Office / 555 RSF Storage

## PROPERTY DESCRIPTION

Attractive office flex environment with office and warehouse areas that can be easily divided to create separate tenancies. Gated yard. Grade level warehouse access. Exterior building signage.

## LOCATION DESCRIPTION

Established area with large concentrations of office, retail and restaurants. Well-connected transportation infrastructure near San Antonio International Airport off Broadway with easy access to Loop 410 and city highway systems.



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# PROPERTY PHOTOS

2118 Mannix  
2118 Mannix Drive | San Antonio, TX 78217

03



# PROPERTY PHOTOS

2118 Mannix  
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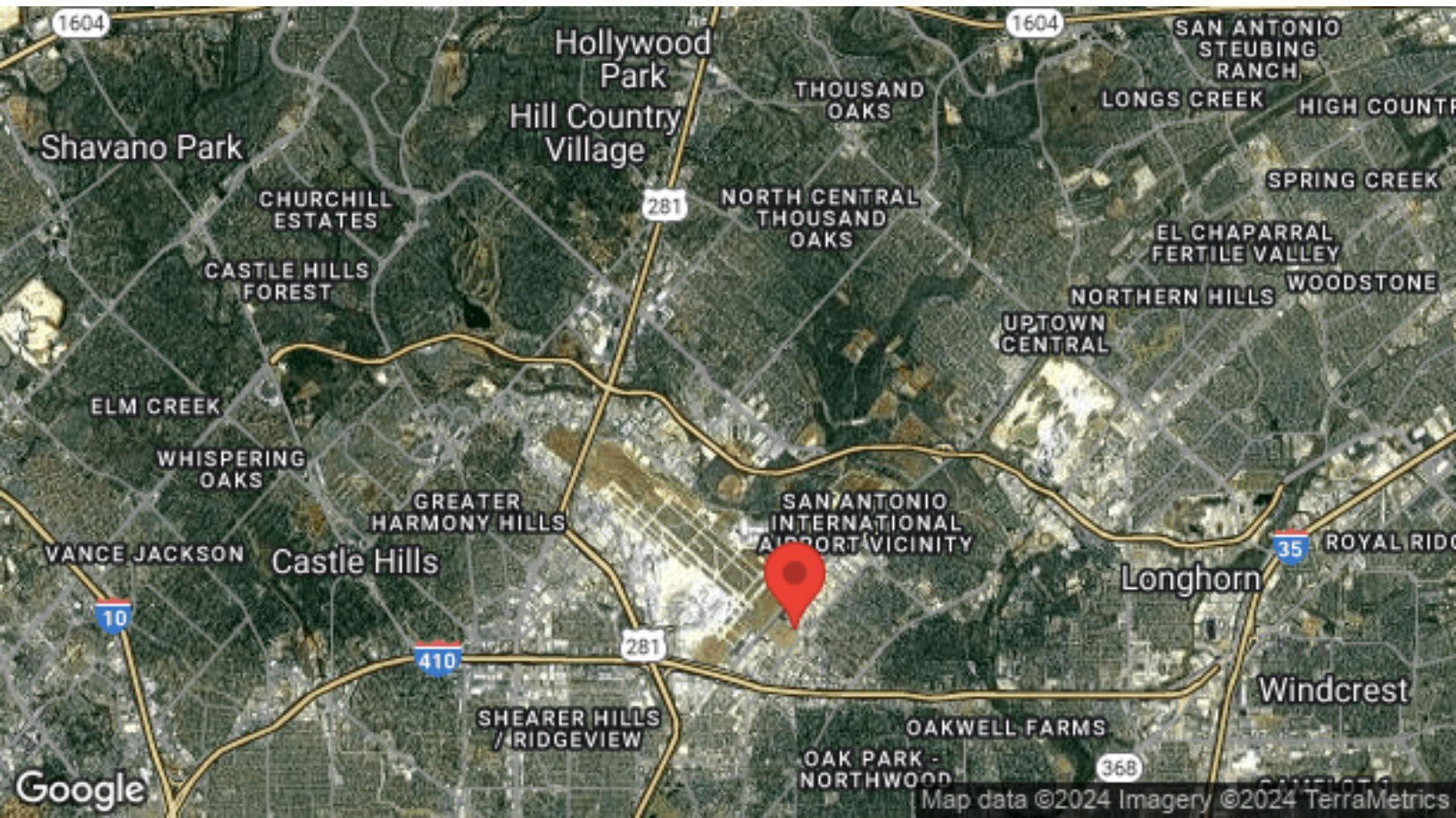
# PROPERTY PHOTOS

2118 Mannix  
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# LOCATION MAPS

2118 Mannix  
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# AERIAL MAP

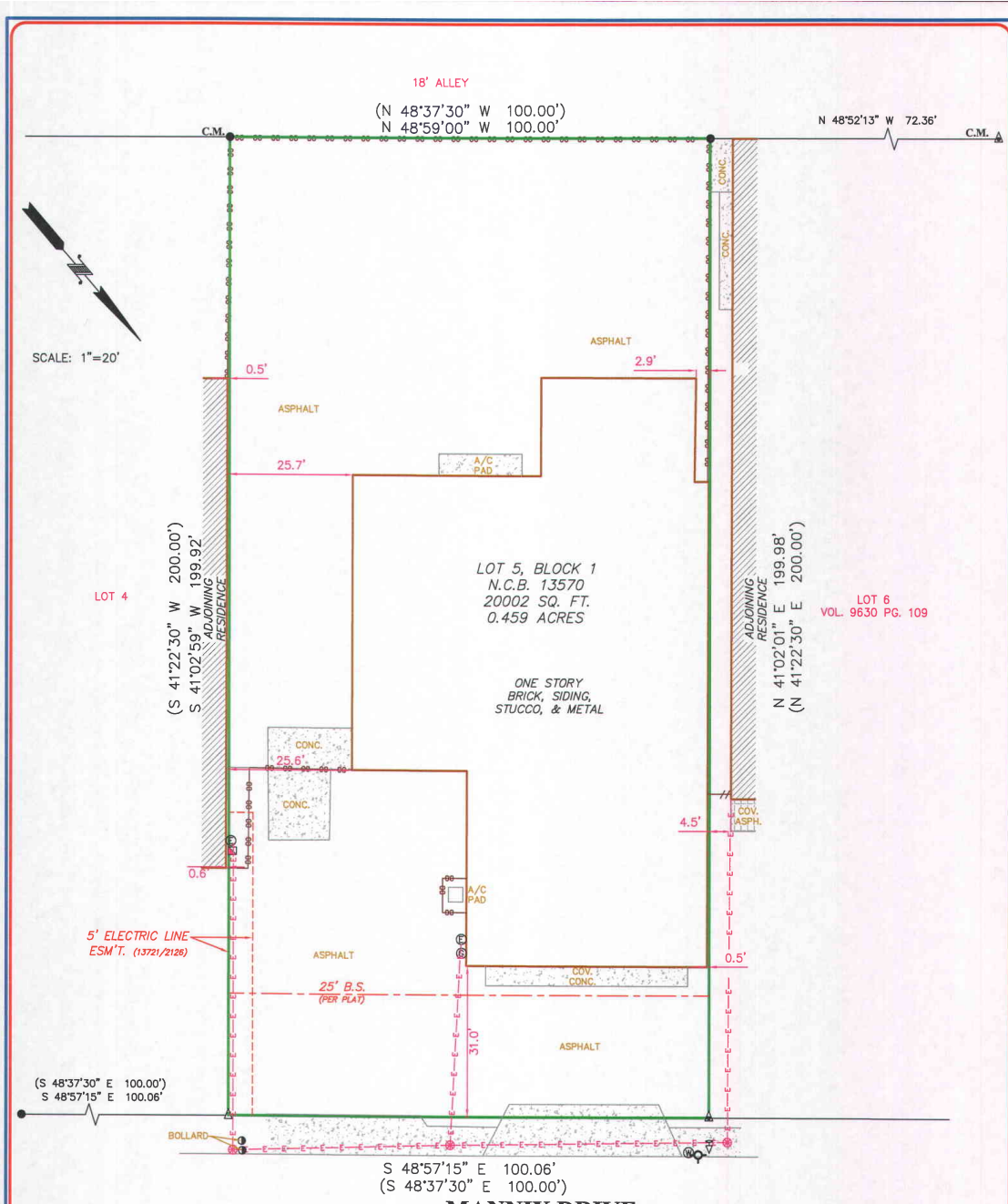
2118 Mannix  
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Google

Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies





**NOTE:**  
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 5003, PAGE 167, DEED RECORDS, BEXAR COUNTY, TEXAS.

**NOTE:**  
Bearings shown hereon are based on actual GPS Observations, Texas State Plane Coordinates, South Central Zone, Grid.

**ELECTRIC, TELEPHONE, GAS, ANCHOR, SERVICE, OVERHANG UTILITY, AND TRANSFORMER EASEMENT**

THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:



**FLOOD ZONE INTERPRETATION:** IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48023C, Panel No. 0265G, which is Dated 09/29/2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X.

Because this is a boundary survey, the surveyor did not take any action to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's FIRM as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://mac.fema.gov/portals>.

**Property Address:**  
2118 MANNIX DR.

**Property Description:**  
LOT 5, BLOCK 1, NEW CITY BLOCK 13570, PAPE INDUSTRIAL PARK SUBDIVISION, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF, RECORDED IN VOLUME 4960, PAGE 7, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

**Owner:**  
JHKH INVESTMENTS

FIRM REGISTRATION NO. 1011700

**Westar Alamo**  
LAND SURVEYORS, L.L.C.  
P.O. BOX 1848 BOERNE, TEXAS 78009  
PHONE (210) 372-9500 FAX (210) 372-9999

- LEGEND**
- ▲ = FND PK WAIL
  - = FND 1/2" IRON ROD
  - = RECORD INFORMATION
  - = BUILDING SETBACK
  - C.M. = CONTROLLING MONUMENT
  - = WATER METER
  - = FIRE HYDRANT
  - = WATER VALVE
  - = POWER POLE
  - = OVERHEAD ELECTRIC
  - = CHAIN LINK FENCE
  - = ELECTRIC METER
  - = GAS METER
  - = TELEPHONE PED
- DRAWN BY: DC



I, MARK J. EWALD, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown herein.

MARK J. EWALD  
Registered Professional Land Surveyor  
Texas Registration No. 5095

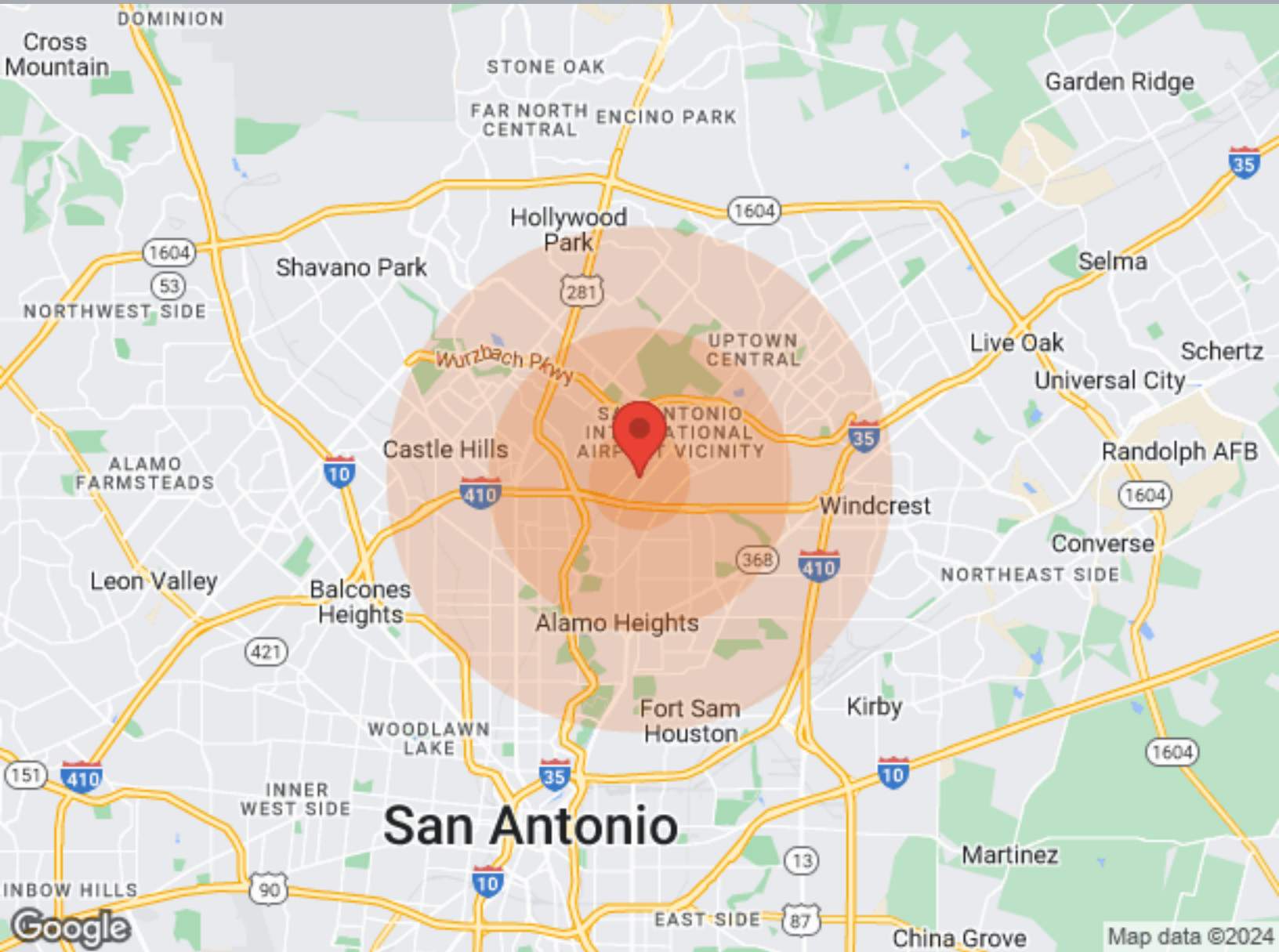
G.F. NO. 2005842-SOSA      JOB NO. 95769      TITLE COMPANY: INDEPENDENCE TITLE      DATE: 02/17/2020





# DEMOGRAPHICS

2118 Mannix  
2118 Mannix Drive | San Antonio, TX 78217



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,832	39,666	138,638	Median	\$48,406	\$50,342	\$49,625
Female	3,185	43,413	146,705	< \$15,000	401	5,185	14,981
Total Population	6,017	83,079	285,343	\$15,000-\$24,999	446	4,376	14,494
				\$25,000-\$34,999	102	4,626	14,318
<b>Age</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	\$35,000-\$49,999	453	5,783	17,470
Ages 0-14	1,210	15,128	55,402	\$50,000-\$74,999	416	6,342	21,630
Ages 15-24	753	9,430	34,816	\$75,000-\$99,999	347	3,906	12,855
Ages 25-54	2,310	33,526	119,353	\$100,000-\$149,999	215	3,922	11,898
Ages 55-64	726	10,401	33,430	\$150,000-\$199,999	93	1,859	4,171
Ages 65+	1,018	14,594	42,342	> \$200,000	25	1,859	4,994
<b>Race</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>	<b>Housing</b>	<b>1 Mile</b>	<b>3 Miles</b>	<b>5 Miles</b>
White	4,493	65,794	223,449	Total Units	2,885	43,896	132,872
Black	304	5,091	16,264	Occupied	2,633	39,383	121,080
Am In/AK Nat	22	245	728	Owner Occupied	1,291	19,192	64,155
Hawaiian	23	48	115	Renter Occupied	1,342	20,191	56,925
Hispanic	3,038	34,900	141,318	Vacant	252	4,513	11,792
Multi-Racial	2,306	21,074	81,054				

11/2/2015



## Information About Brokerage Services

*Texas law requires all real estate licensees 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
  - 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.

<b>EP Commercial Real Estate, LLC</b> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<b>9008404</b> License No.	<b>epruske@epcommercialrealestate.com</b> Email	<b>(210)416-3491</b> Phone
<b>Elize Pruske</b> Designated Broker of Firm	<b>367619</b> License No.	<b>epruske@epcommercialrealestate.com</b> Email	<b>(210)416-3491</b> Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Elize Pruske, CCIM</b> Sales Agent/Associate's Name	<b>367619</b> License No.	<b>epruske@epcommercialrealestate.com</b> Email	<b>(210)416-3491</b> Phone

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

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

TXR-2501

EP Commercial Real Estate, LLC, 215 West Bandera Road, Ste. 114-724 Boerne TX 78006  
Elize Pruske

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

IABS 1-0 Date

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2118 Mannix

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)