

**FOR SALE**



## **MIXED-USE OFFICE/RETAIL LEGACY PROPERTY IN MONTE VISTA**

2515 McCullough Avenue/138 E. Mistletoe Avenue | San Antonio, Texas

**DONNIE WALKER** *BROKER ASSOCIATE*

210.378.0878 | [donnie@walkertexasre.com](mailto:donnie@walkertexasre.com)

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**KW COMMERCIAL CITY VIEW**  
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



# EXECUTIVE SUMMARY

## MIXED-USE OFFICE/RETAIL LEGACY PROPERTY IN MONTE VISTA

2515 McCullough Ave/138 E. Mistletoe Ave | San Antonio, Texas

### LOCATION

SWC of McCullough Ave & E. Mistletoe Ave  
2515 McCullough Ave/138 E. Mistletoe Ave, San Antonio, TX 78212

### AVAILABLE

±7,699 SF Building on ±0.47 AC Lot

- » **Building:** ±1,788 SF Standalone Restaurant; ±5,911 SF Professional Office Suites
- » **Zoning:** C-2
- » **County:** Bexar
- » **Parcel ID:** 01705-016-0110
- » **Frontage:** ±150' of E. Mistletoe Ave; ±140' of McCullough Ave

### PRICE

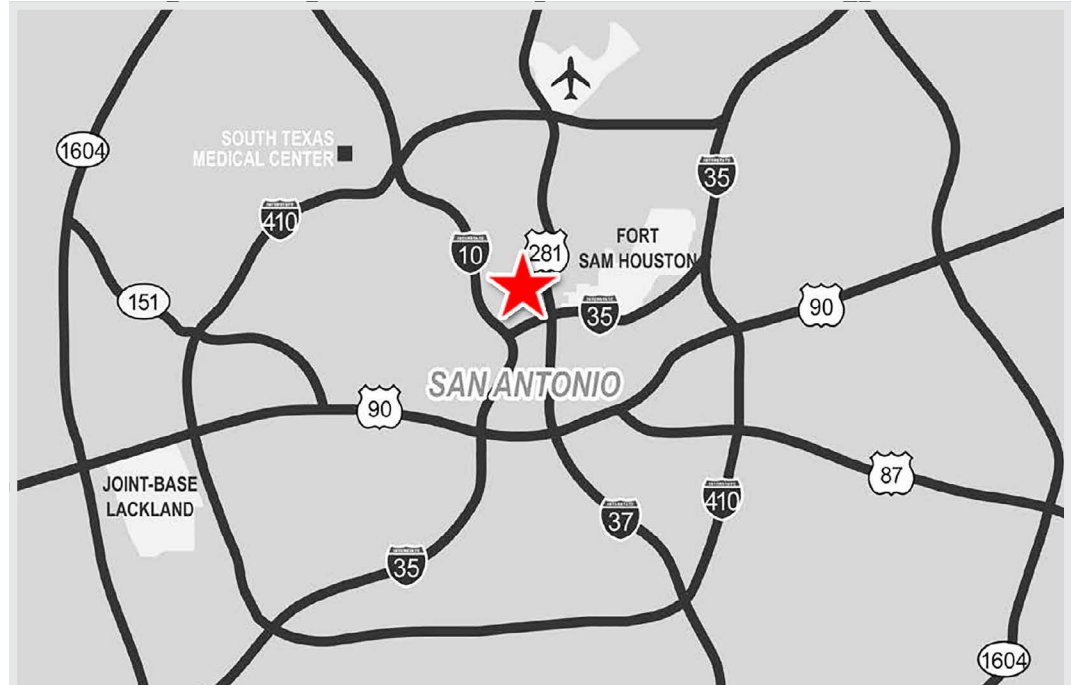
Call Broker

### TRAFFIC COUNTS (TXDOT)

US-281: 132,823 VPD ('24)

### HIGHLIGHTS

- » **Ideal Location:** Located in the Monte Vista Historic District area of San Antonio — a charming, historic neighborhood known for early-20th-century architecture and walkability. Minutes to The Pearl, Olmos Park, & Downtown San Antonio.
- » **Use:** Currently configured as Professional Office Suites + Retail/Restaurant, offering strong mixed-use flexibility. Ideal for owner/user looking for additional recurring rental income. There are not many opportunities to acquire legacy properties in this submarket.
- » **Offices:** ~15 offices across two floors with flexible multipurpose areas, suitable for retail, commercial, or professional use. Interior recently renovated with energy-efficient lighting, updated windows, and new flooring.



### 2025 DEMOGRAPHICS



**Total  
Population**



**Daytime  
Population**



**Avg HH  
Income**

1 Mile	13,971	1 Mile	25,925	1 Mile	\$108,067
3 Mile	126,746	3 Mile	236,792	3 Mile	\$94,638
5 Mile	334,342	5 Mile	475,146	5 Mile	\$84,653



# EXTERIOR PHOTOS

## MIXED-USE OFFICE/RETAIL LEGACY PROPERTY IN MONTE VISTA

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# INTERIOR PHOTOS

## MIXED-USE OFFICE/RETAIL LEGACY PROPERTY IN MONTE VISTA

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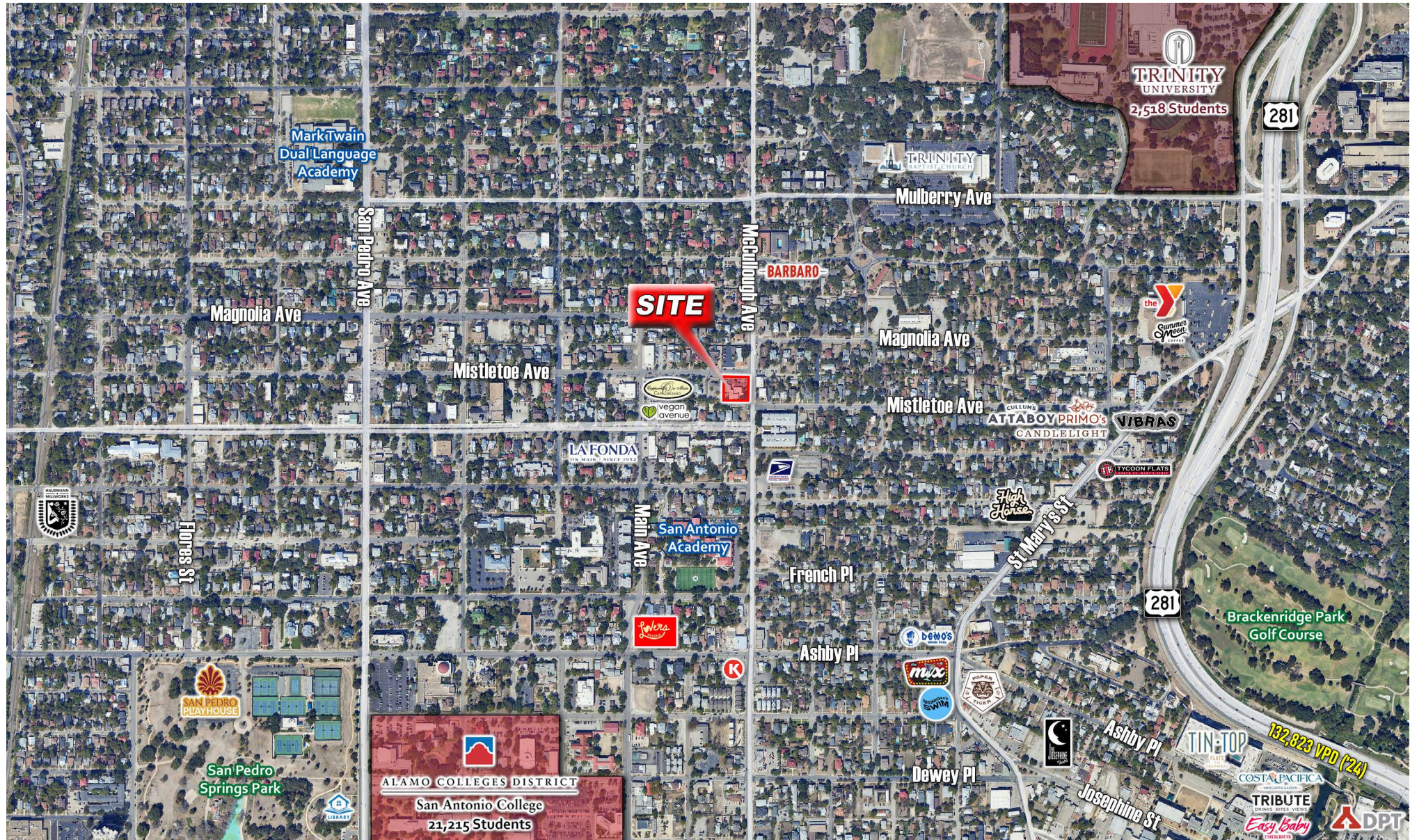




# SITE AERIAL

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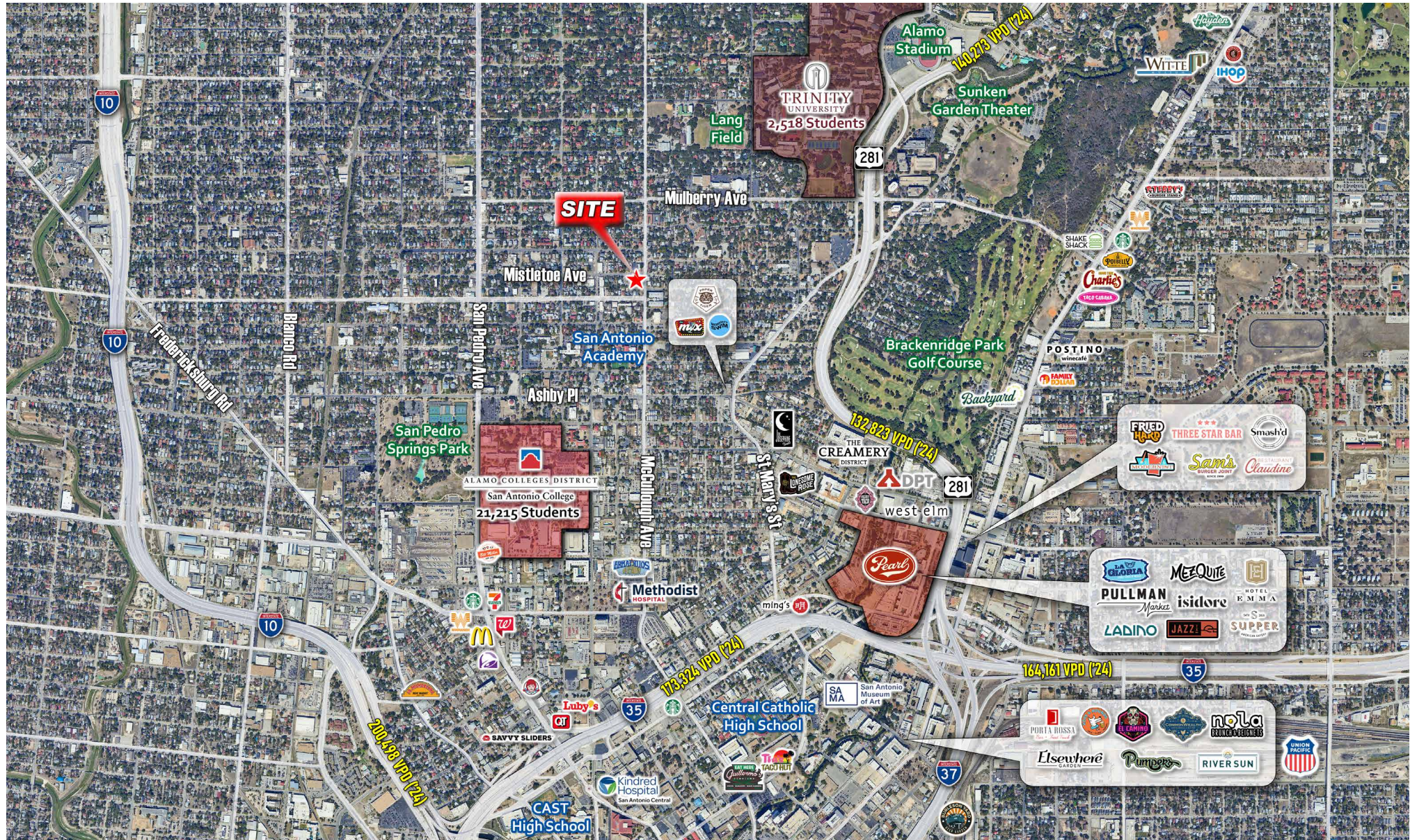




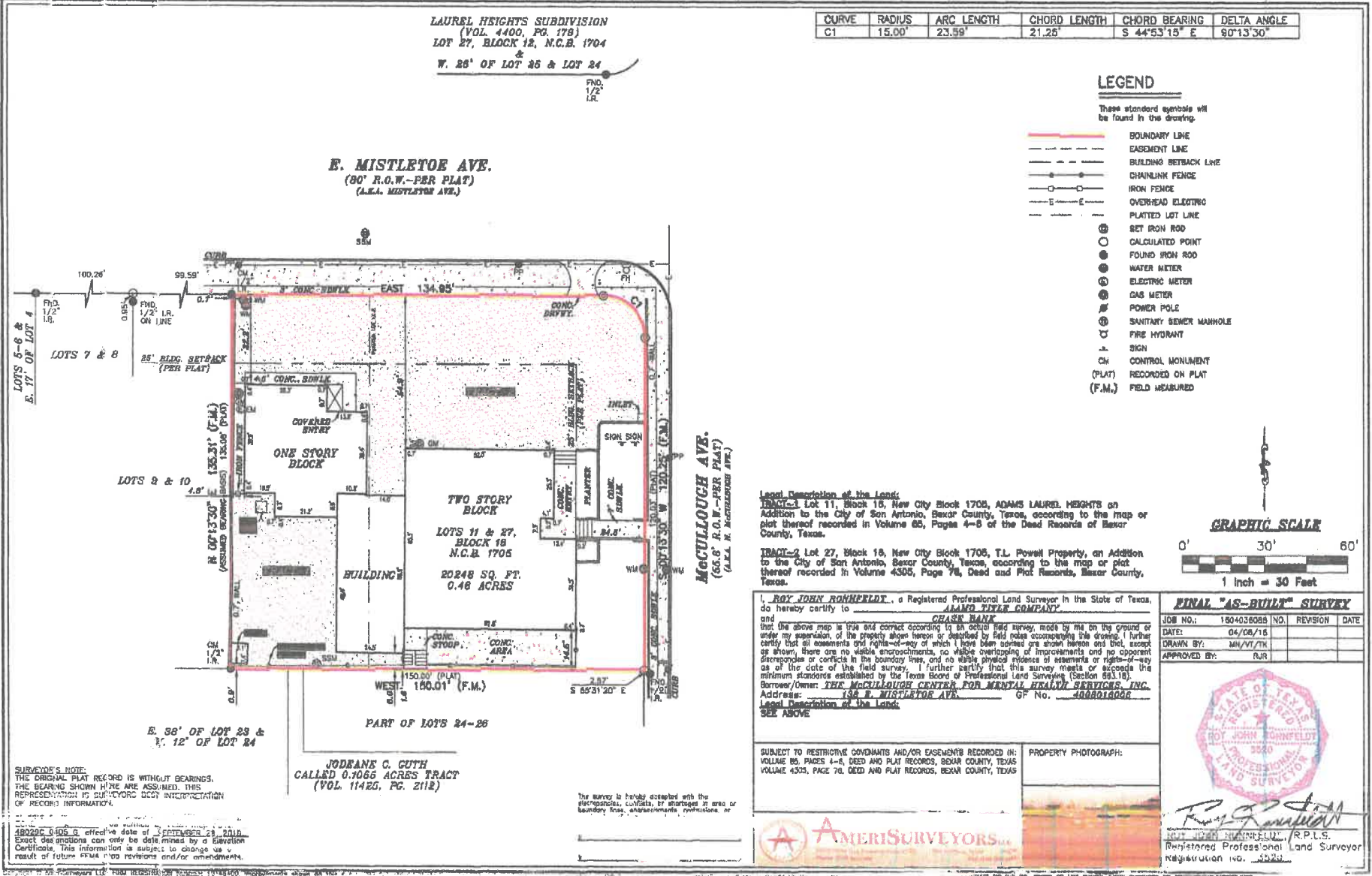
# REGIONAL AERIAL

## MIXED-USE OFFICE/RETAIL LEGACY PROPERTY IN MONTE VISTA

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**DONNIE WALKER**  
**BROKER ASSOCIATE**

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C: 210.378.0878

0697847, Texas

### PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 85M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

### AFFILIATIONS

**RLI:** Realtors Land Institute

**NAR:** National Association of Realtors

**TAR:** Texas Association of Realtors

### EDUCATION

**Texas A&M Mays Business School**  
BBA in Finance





## 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.

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Donnie Walker	697847	donnies@walkertexasre.com	210.378.0878
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

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

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