

1501 E SOUTHCROSS BLVD

SAN ANTONIO, TX 78223

FOR SALE

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

KW COMMERCIALSM

INVESTMENT OVERVIEW

BUILDING SIZE: 32,443 SF

LOT SIZE: 0.90 ACRES

NUMBER OF UNITS: 28

YEAR BUILT: 2024

PROPERTY TYPE: MULTIFAMILY

100% Occupied Multi-Family Investment Opportunity

Presenting a newly constructed, fully leased 28-unit multi-family community in San Antonio. Each +/-745 sq. ft. residence offers two bedrooms and one bathroom. Designed for long-term stability, the property features central parking and an on-site dog park.

Located just 7 minutes from Downtown San Antonio and 17 minutes from Texas A&M–San Antonio, the complex is surrounded by strong neighborhood amenities, including HEB, multiple restaurants, Riverside Golf Course, and Mission County Park. This offering represents a low-maintenance, turnkey investment positioned in a high-demand rental market.

SALES PRICE



\$4,200,000

NOI



\$250,271

CAP RATE



6.00%

OCCUPANCY



100%





PROPERTY HIGHLIGHTS

1501 E SOUTHCROSS BLVD SAN ANTONIO TX 78223



Prime Location – South San Antonio Corridor

- Excellent visibility along E Southcross Blvd, a well-traveled thoroughfare.
- Minutes from Downtown San Antonio and major employment hubs.
- Convenient access to IH-37, IH-10, and Loop 410, ensuring tenant mobility.

Strong Tenant Demand Drivers

- Surrounded by dense residential neighborhoods, supporting consistent rental demand.
- Close to major healthcare centers, including Brooke Army Medical Center (BAMC) and Mission Trail Baptist Hospital.
- Proximity to St. Philip's College and other educational institutions.

Retail & Lifestyle Amenities

- Near H-E-B, Walmart, and South Park Mall for everyday shopping.
- Quick access to restaurants, service businesses, and neighborhood retailers.
- Close to Mission San José and the San Antonio Missions National Historical Park – strong cultural and recreational appeal.

Growing Submarket

- Southside San Antonio is experiencing steady population growth and redevelopment activity.
- Investment-friendly area with ongoing infrastructure improvements.



BUSINESS MAP

1501 E SOUTHCROSS BLVD SAN ANTONIO TX



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

7TH LARGEST CITY
IN THE UNITED STATES



TEXAS OVERVIEW

#1 STATE IN AMERICA
TO START A BUSINESS

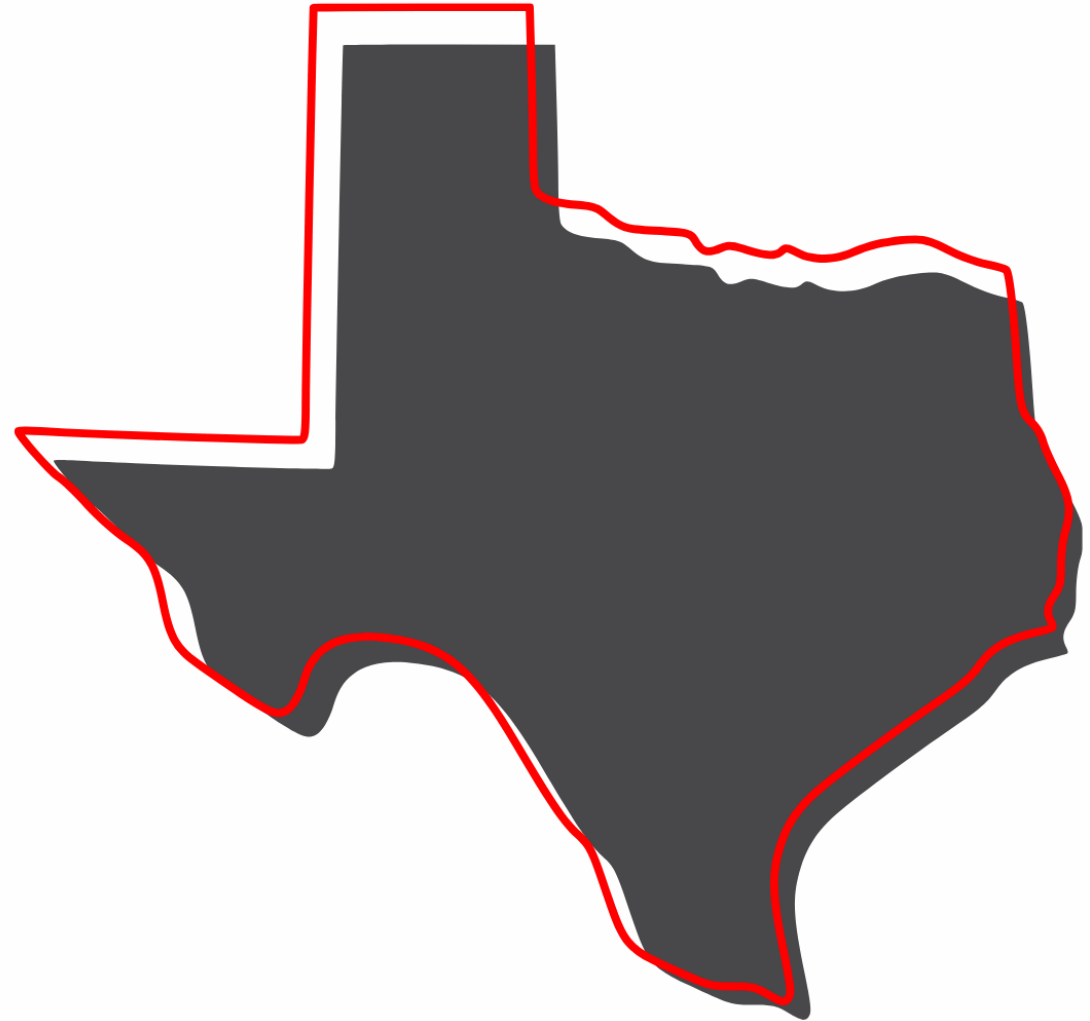
LARGEST
MEDICAL CENTER



POPULATION
31,290,831

2ND LARGEST LABOR WORKFORCE
14+ MILLION WORKERS

54 FORTUNE 500 COMPANIES
CALL TEXAS HOME



TOP STATE
FOR JOB GROWTH



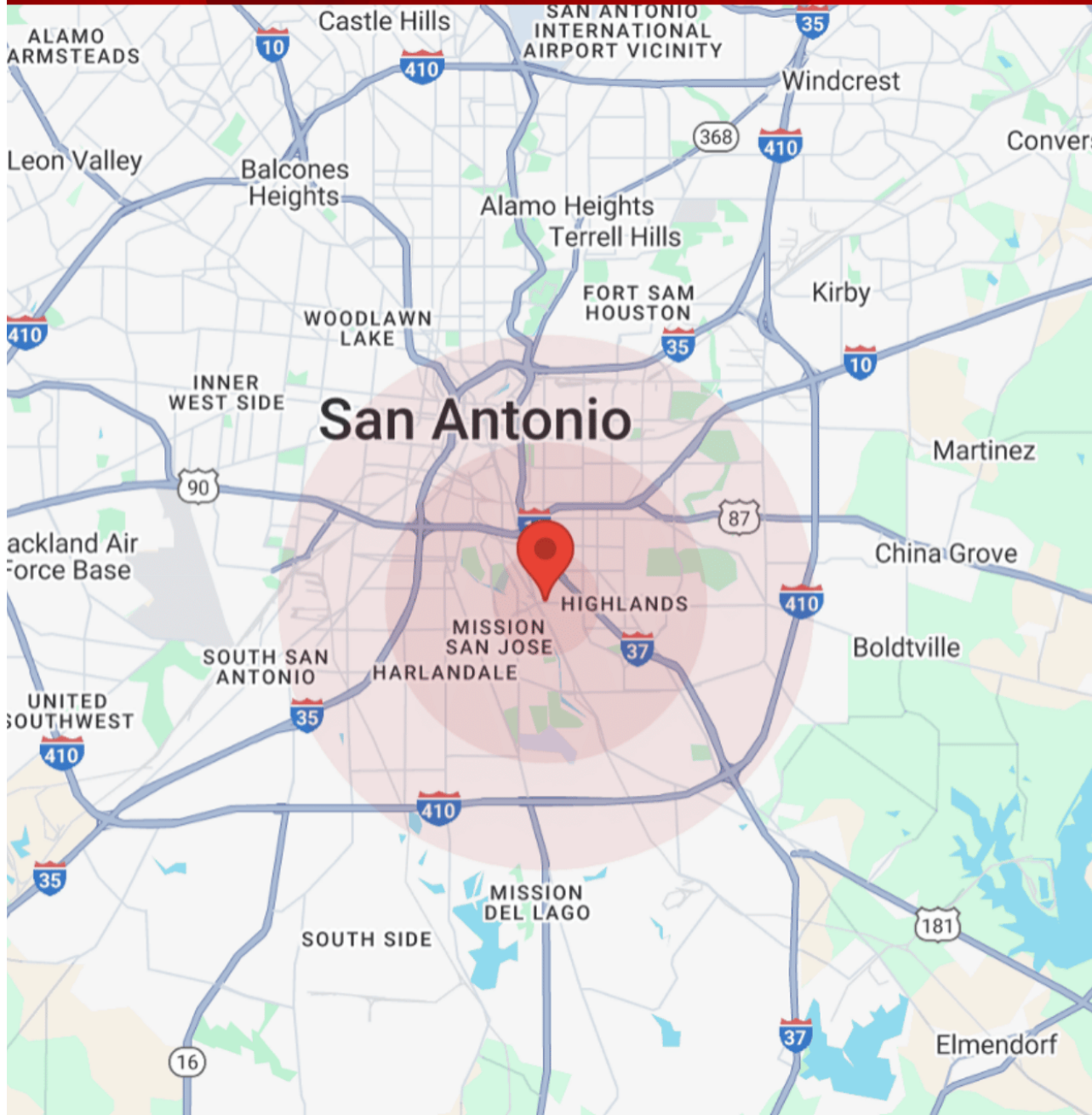
BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

DEMOGRAPHICS

1501 E SOUTHCROSS BLVD, SAN ANTONIO, TX 78228



Population	1 Mile	3 Miles	5 Miles
Male	8,265	64,743	141,829
Female	8,893	65,886	144,784
Total Population	17,158	130,629	286,613

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	4,576	31,745	68,935
Ages 15-24	2,768	19,540	42,871
Ages 25-54	6,678	52,150	112,408
Ages 55-64	1,542	12,843	27,498
Ages 65+	1,594	14,351	34,901

Race	1 Mile	3 Miles	5 Miles
White	12,946	95,438	205,841
Black	322	4,551	18,325
Am In/AK Nat	60	192	600
Hawaiian	N/A	N/A	2
Hispanic	15,835	115,521	245,414
Multi-Racial	7,620	60,780	123,320

Income	1 Mile	3 Miles	5 Miles
Median	\$32,680	\$28,894	\$28,980
< \$15,000	1,471	10,778	23,144
\$15,000-\$24,999	1,254	8,350	16,657
\$25,000-\$34,999	891	6,489	14,057
\$35,000-\$49,999	951	7,620	15,892
\$50,000-\$74,999	663	6,497	13,904
\$75,000-\$99,999	360	2,639	5,704
\$100,000-\$149,999	155	1,421	3,413
\$150,000-\$199,999	7	218	782
> \$200,000	13	178	413

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,476	50,406	108,039
Occupied	5,781	45,422	96,724
Owner Occupied	2,771	25,500	54,632
Renter Occupied	3,010	19,922	42,092
Vacant	695	4,984	11,315

PROPERTY PHOTOS

1501 E SOUTHCROSS BLVD, SAN ANTONIO, TX 78233





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



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SAN ANTONIO

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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Federico Volkmer	670481	Fvolkmer@kw.com	210.880.7360
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date