



**BRUCE BAUMANN  
REAL ESTATE, INC.**

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**623 S. Leona  
San Antonio, Texas 78207**

**Location:** Located near Cesar Chavez and Ih35/IH10

**Mapsco:** 616D6

**Bldg Size:** (+/-) 7,260 SF

**Land Size:** (+/) 21,515 square feet per Bexar Appraisal

**Taxes:** (+/-) \$16,641.81 (2023)

**Legals:** NCB 279 BLK 13 LOT 17

**Zoning:** I-1

**Price:** Call Broker 210-710-5893

**Comments:** For Lease or sale, Former B. Martinez tortilla factory building on 21,515 square feet of land, may be combined with the property next door next door at 626 South Frio Street, Triple Net lease, corner lot close to the UTSA Downtown campus, building is fully equipped for the production of tortillas and chips with cold storage.

*\* The above information was received from sources deemed to be reliable; however, no warranty can be implied by Bruce Baumann Real Estate, Inc. as to the accuracy or correctness thereof. This offering is subject to verification, changes in price or terms, and withdrawal from the market.*