

Accent Plant Nursery

SAN ANTONIO, TX



OFFERING MEMORANDUM

PRESENTED BY:

KW COMMERCIAL
1717 N Loop 1604 E
San Antonio, TX 78232

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ACCENT PLANT NURSERY

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

PROPERTY PHOTOS

Property Summary



PROPERTY DESCRIPTION

****Prime Commercial Opportunity on SE Loop 410!**** Nestled in the heart of bustling San Antonio, Accent Plant Nursery has flourished for four decades at this strategic location just south of Rigsby Rd. This expansive 0.77-acre lot boasts a prominent office/storage building with a welcoming covered porch, all encompassed by maintained grounds enclosed by a secure fence - an ideal canvas for your next business endeavor to thrive! Situated within the City Limits of San Antonio, Texas, and zoned as C-3NA, this property offers endless possibilities sans alcohol sales restrictions. The sky's the limit with no constraints on building size and a height allowance up to 35 feet. Whether you envision an auto repair shop, home improvement center, or even a trendy mobile food court hub - seize this golden opportunity! The asking price excludes existing nursery plants and business equipment inventory; however, the seller remains open to separate negotiations. Unlock your entrepreneurial dreams today and explore the boundless potential that awaits at this coveted location on SE Loop 410.

PROPERTY HIGHLIGHTS

- Currently Zoned C3NA

OFFERING SUMMARY

Sale Price:	\$595,000
Number of Units:	1
Lot Size:	0.771 Acres
Building Size:	10,200 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,257	51,070	227,854
Total Population	10,602	146,646	638,204
Average HH Income	\$56,669	\$48,743	\$61,074



Property Details

Sale Price

\$595,000

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C-3NA
Lot Size	0.771 Acres
APN #	515528
Lot Frontage	242 ft
Lot Depth	146 ft
MLS #	1717379
Power	Yes

LOCATION INFORMATION

Building Name	Accent Plant Nursery
Street Address	2700 SE Loop 410
City, State, Zip	San Antonio, TX 78222
County	Bexar
Road Type	Paved
Nearest Highway	Loop 410
Nearest Airport	San Antonio International Airport

BUILDING INFORMATION

Buildings	Office, Large & Small Greenhouse
Occupancy %	100.0%
Tenancy	Single
Ceiling Height	10 ft
Minimum Ceiling Height	8 ft
Number of Floors	1
Year Built	1970
Framing	Block
Condition	Good
Roof	Composition Shingles and Shade Cloth
Free Standing	Yes
Number of Buildings	3

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	10

UTILITIES & AMENITIES



Property Photos



Property Photos



Property Photos



Property Photos



ACCENT PLANT NURSERY

LOCATION INFORMATION

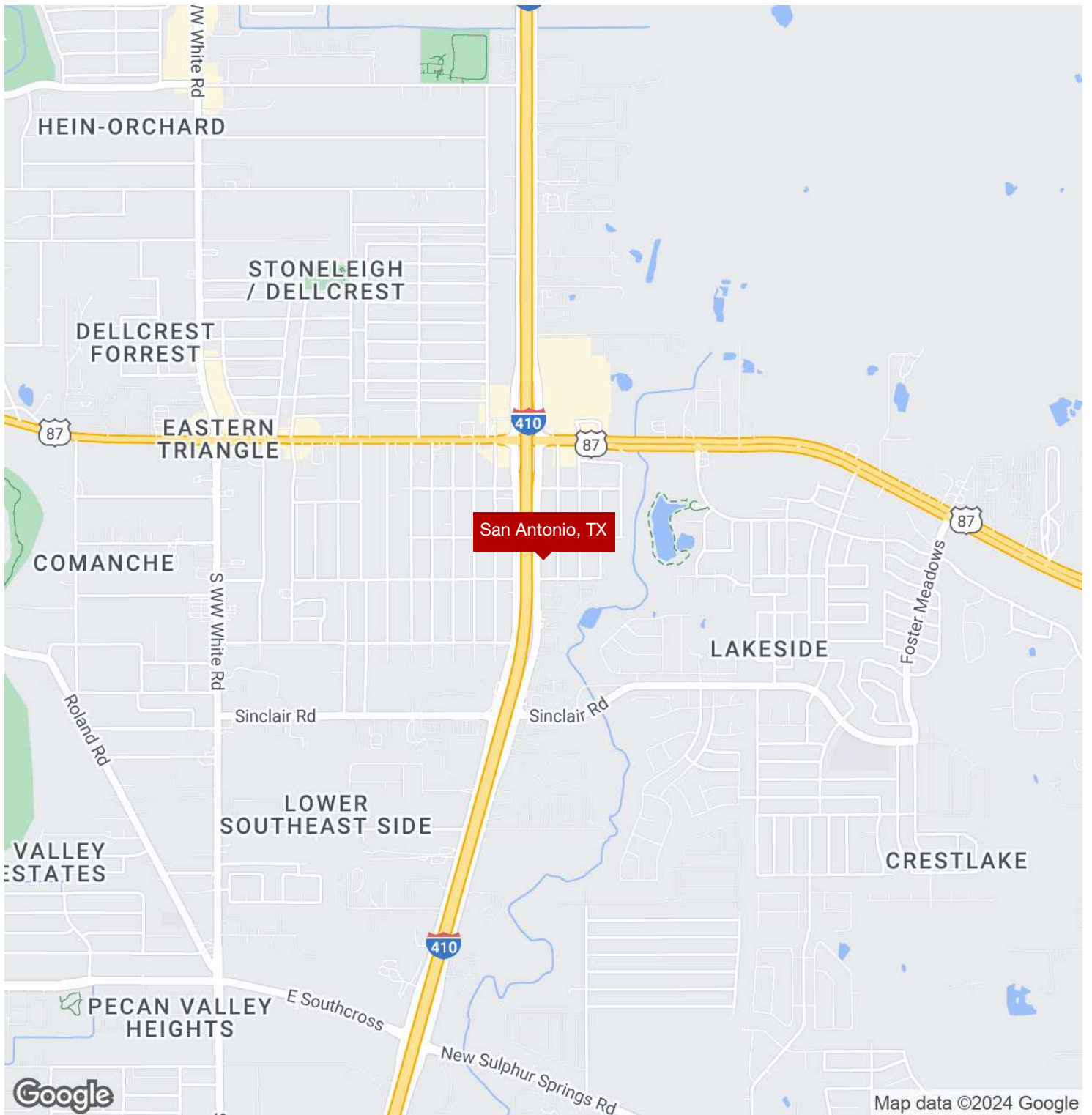
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REGIONAL MAP

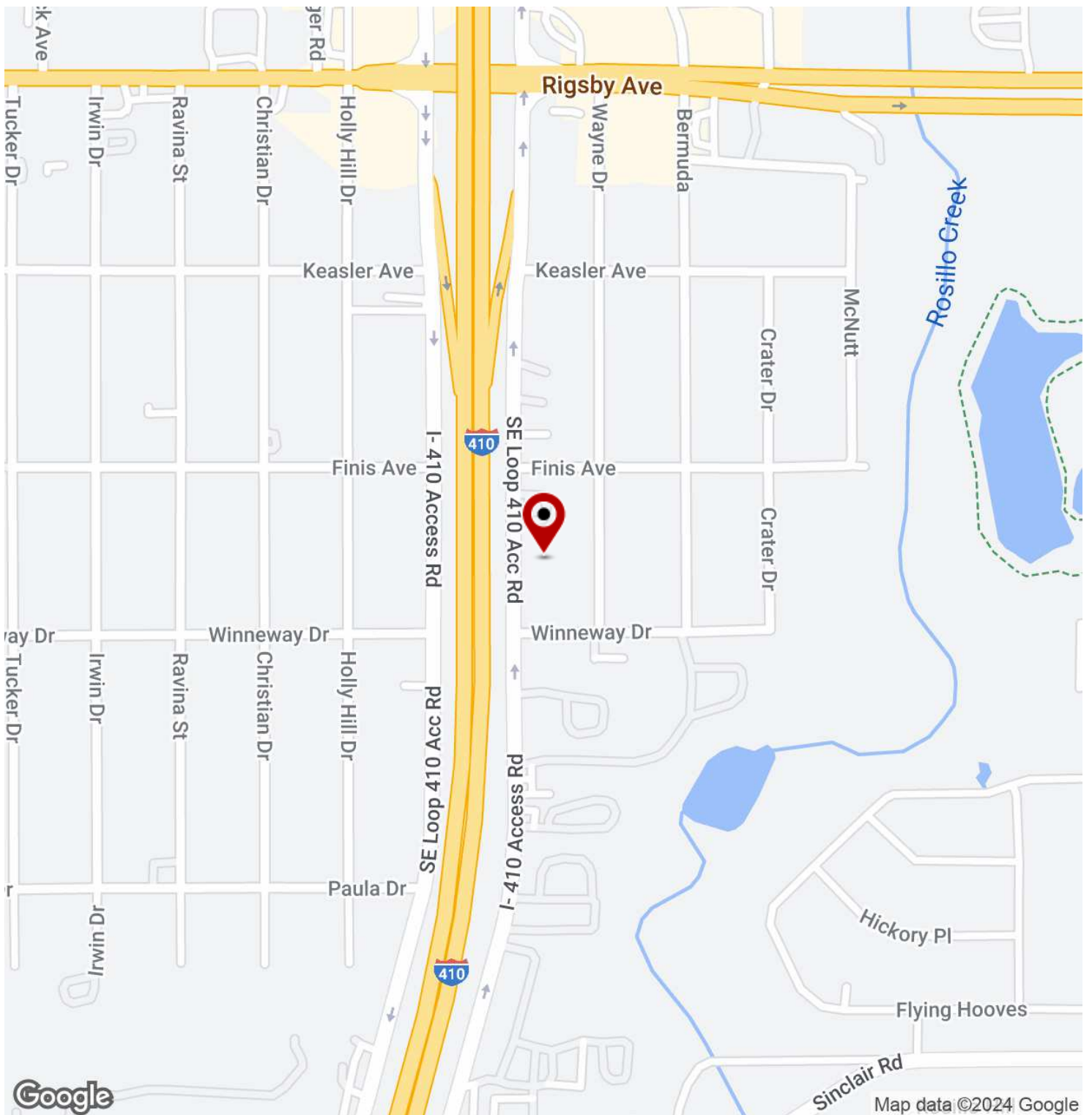
LOCATION MAP

AERIAL MAP

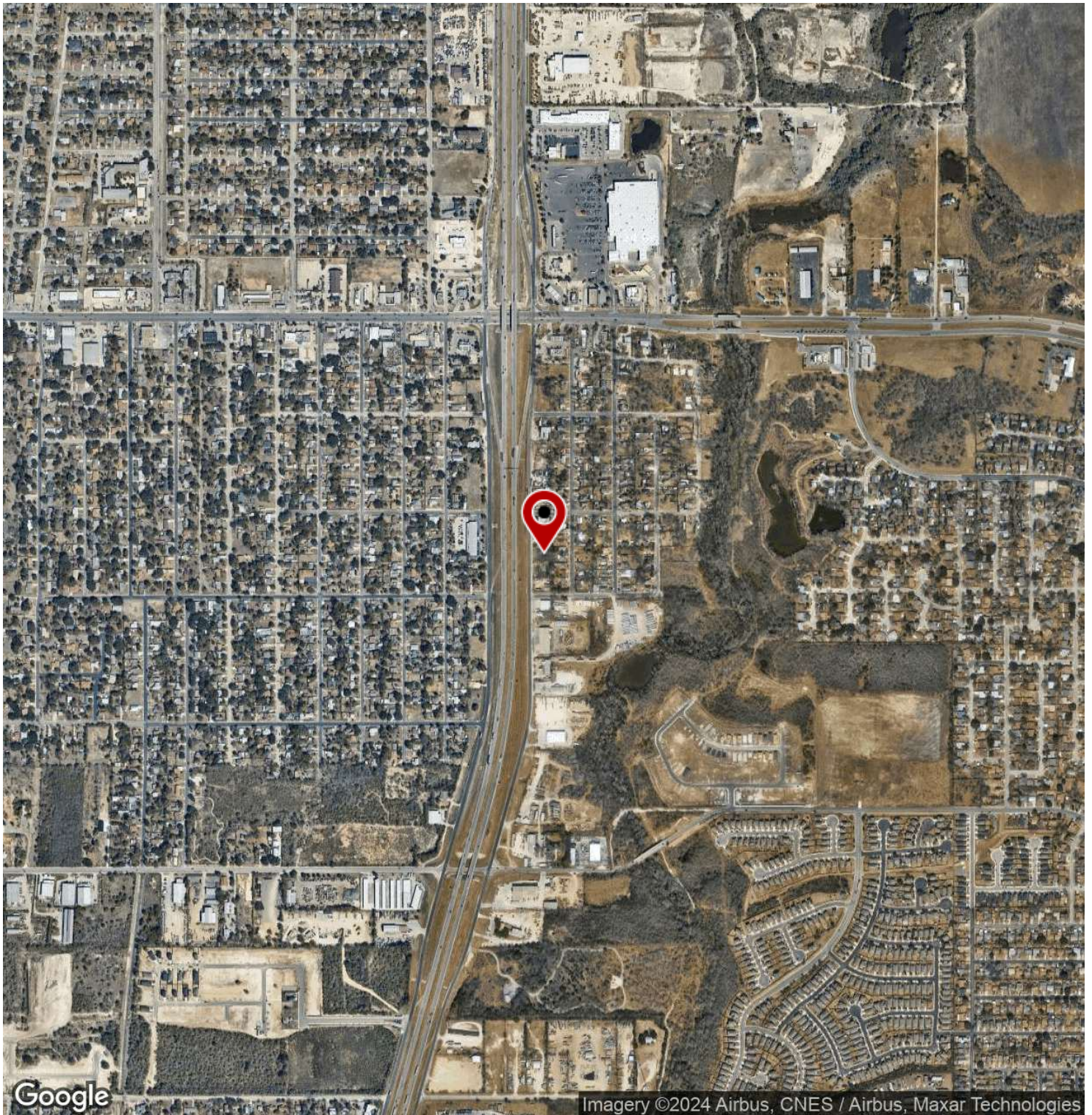
Regional Map



Location Map



Aerial Map



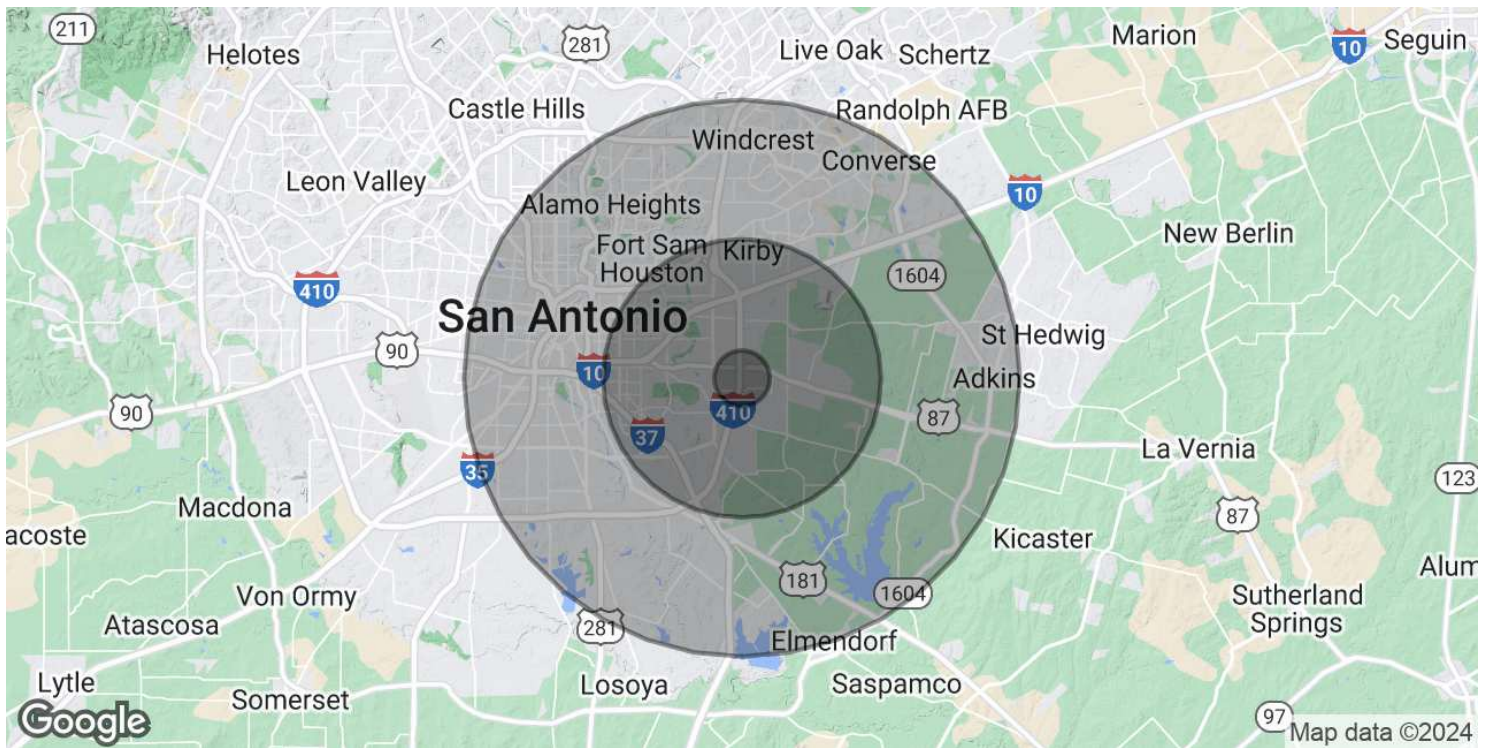
ACCENT PLANT NURSERY

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,602	146,646	638,204
Average Age	37.1	35.2	35.4
Average Age (Male)	34.4	33.6	33.9
Average Age (Female)	38.3	36.7	37.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,257	51,070	227,854
# of Persons per HH	3.3	2.9	2.8
Average HH Income	\$56,669	\$48,743	\$61,074
Average House Value	\$104,855	\$108,847	\$155,938

2020 American Community Survey (ACS)

