

2275 OLD PLEASANTON RD

2275 OLD PLEASANTON ROAD
SAN ANTONIO, TX 78264



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



FOR SALE

Lisa Grove
lgrove@phyllisbrowning.com
(210) 824-7878

PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



TABLE OF CONTENTS

2275 OLD PLEASANTON ROAD

LISA GROVE
AGENT
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

1 - PROPERTY INFORMATION

Property Summary	4
Property Photos	5

2 - LOCATION INFORMATION

Business Map	7
BOUNDARY MAP	8
SURVEY	9
Demographics	10
LISA GROVE	11
Disclaimer	12

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

2275 OLD PLEASANTON ROAD

2275 OLD PLEASANTON ROAD

PROPERTY INFORMATION

1

PROPERTY SUMMARY
PROPERTY PHOTOS

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

PROPERTY SUMMARY

2275 OLD PLEASANTON ROAD | SAN ANTONIO, TX 78264



Property Summary

Price:	\$300,000
Building SF:	1068 sq ft
Lot Size:	0.75 Acres
Year Built:	2000
Zoning:	OCL
Parking:	30 spaces

Property Overview

Escape the hustle and bustle of the city and discover the true meaning of tranquility with this stunning gem in the country. Calling all dreamers, entrepreneurs, and lovers of all things delicious, this former bakery is your golden opportunity to create the restaurant or bakery you've always envisioned. Located in a prime spot with steady traffic, this turnkey establishment comes complete with existing bakery infrastructure, ready for you to walk in and start making your dreams a reality.

Location Overview

The current owners experienced incredible success by exclusively serving the community in the burgeoning developments of South San Antonio. With a growing community, the potential for profit is boundless. With ample parking available, your customers will feel welcomed and at ease as they enjoy the charm and beauty of this unique location. Picture a bustling patio filled with the aroma of fresh-baked goods, morning coffee crowds, and weekend brunch gatherings under the clear blue skies. The possibilities are endless, and the memories created here will last a lifetime. With its prime location, steady traffic, and potential for expansion, this is a golden ticket to a prosperous and fulfilling future.

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

PROPERTY PHOTOS

2275 OLD PLEASANTON ROAD | SAN ANTONIO, TX 78264



BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

2275 OLD PLEASANTON ROAD

2275 OLD PLEASANTON ROAD

LOCATION INFORMATION

2

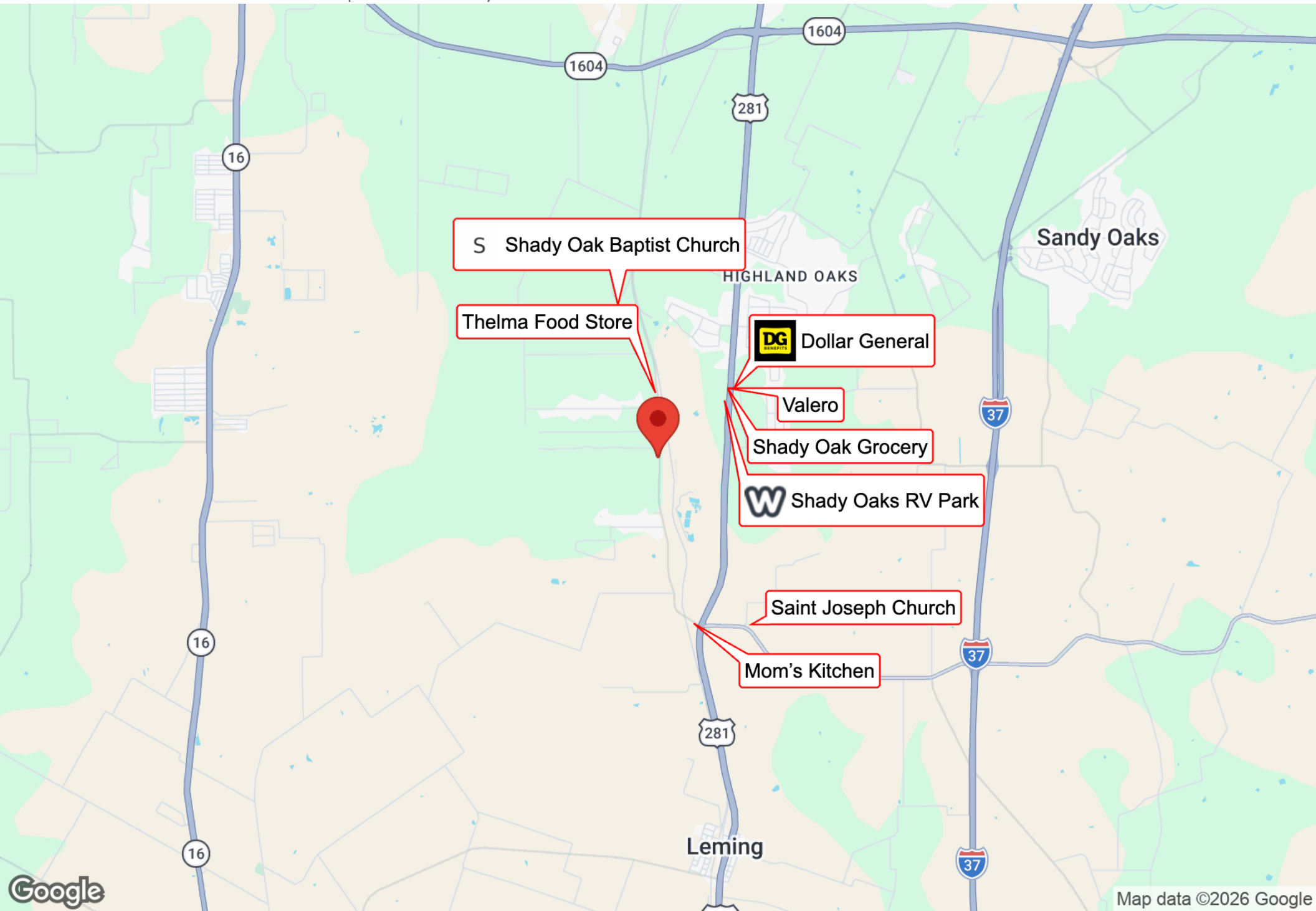
BUSINESS MAP
BOUNDARY MAP
SURVEY
DEMOGRAPHICS
LISA GROVE
DISCLAIMER

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

BUSINESS MAP

2275 OLD PLEASANTON ROAD | SAN ANTONIO, TX 78264



S Shady Oak Baptist Church

Thelma Food Store

Dollar General

Valero

Shady Oak Grocery

Shady Oaks RV Park

Saint Joseph Church

Mom's Kitchen

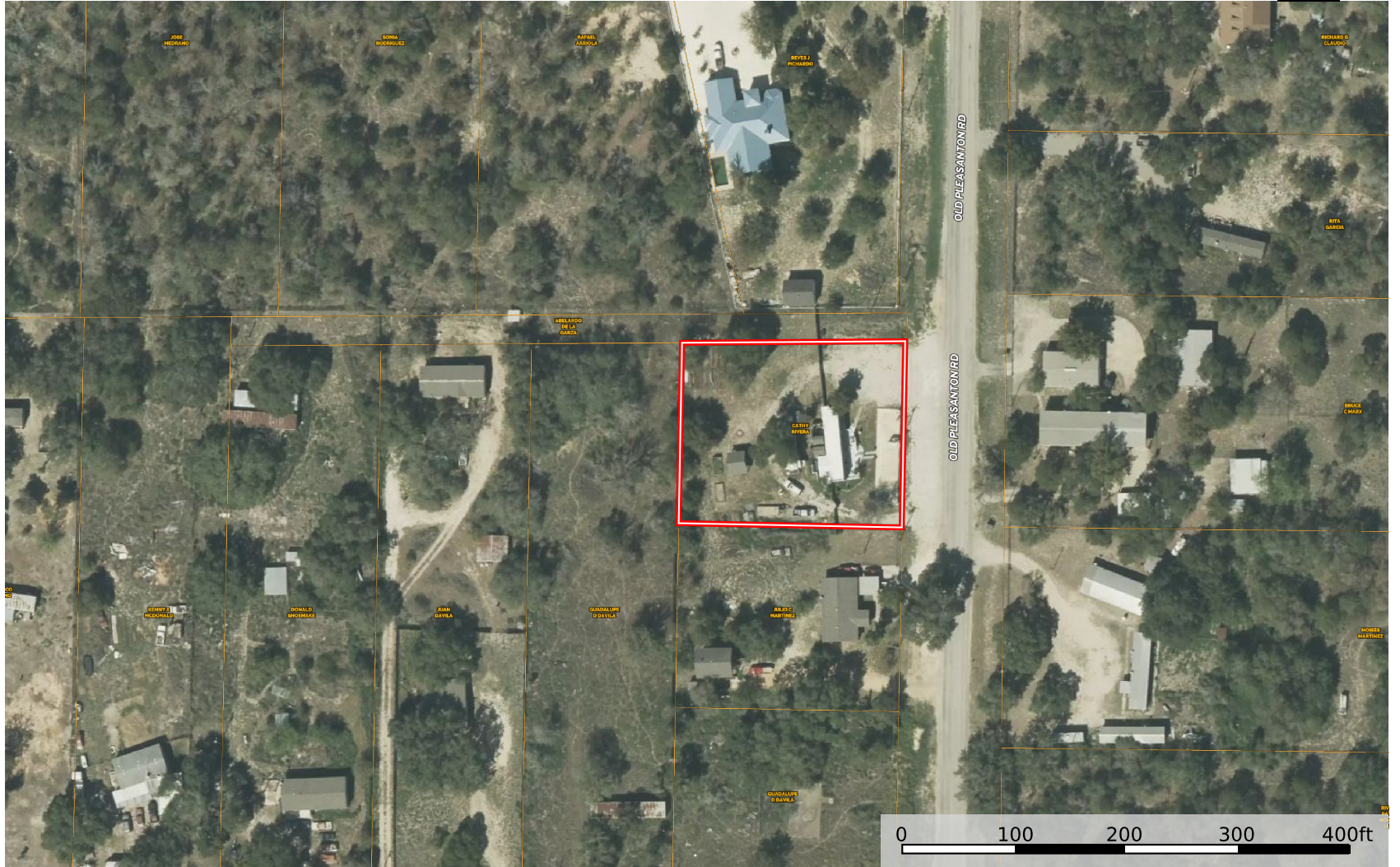
Sandy Oaks

HIGHLAND OAKS

Leming

BOUNDARY MAP


2275 OLD PLEASANTON ROAD | SAN ANTONIO, TX 78264
2275 Old Pleasanton
Texas, AC +/-



 Boundary

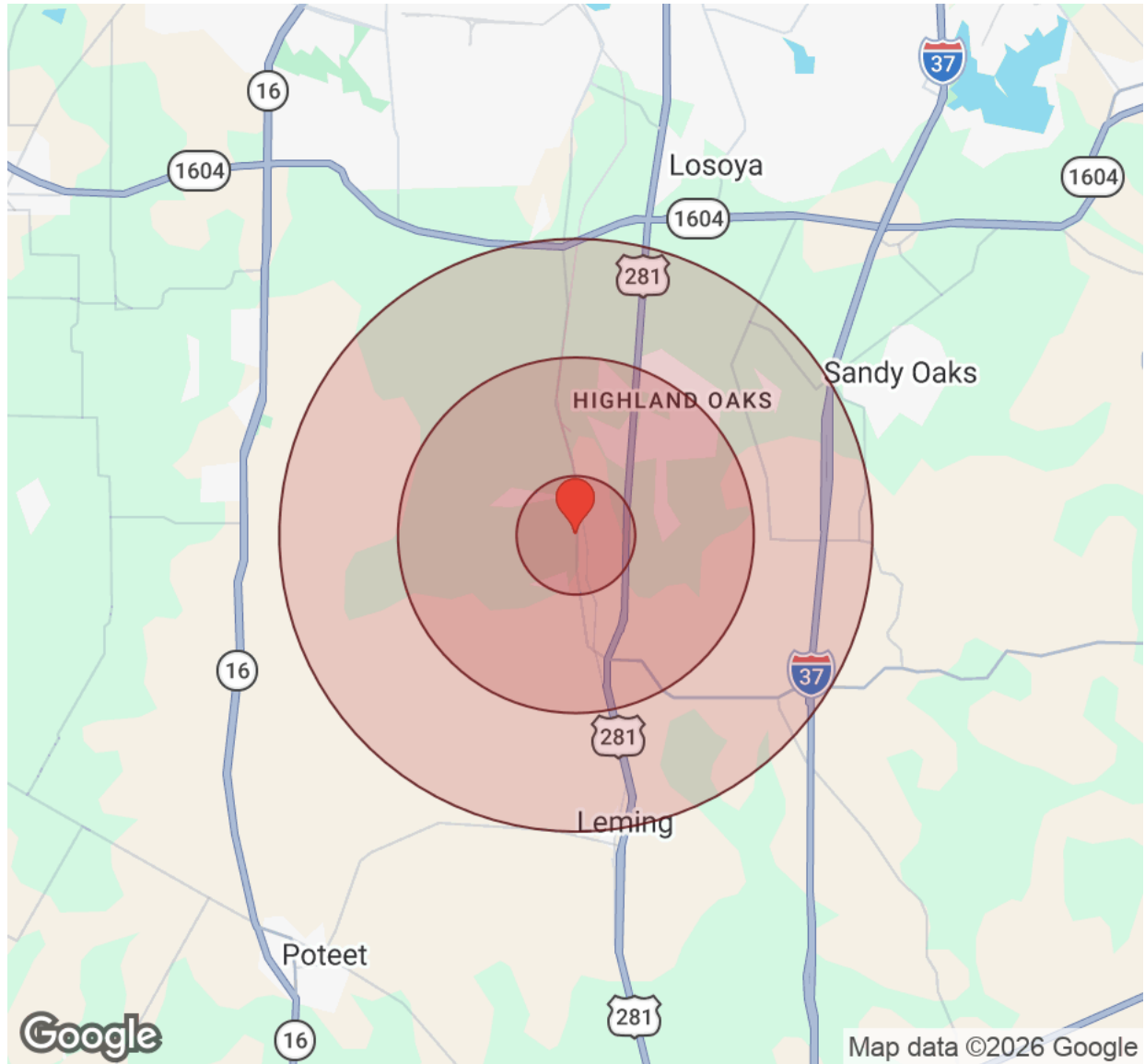
Lisa Grove
BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

lgrove@phyllisbrowning.com
LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

 The information contained herein was obtained from sources deemed to be reliable. Land ID® Services makes no warranties or guarantees as to the completeness or accuracy thereof.

DEMOGRAPHICS

2275 OLD PLEASANTON ROAD | SAN ANTONIO, TX 78264



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	536	4,469	7,205
Female	532	4,377	7,014
Total Population	1,068	8,846	14,219

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	276	1,972	3,177
Black	18	180	279
Am In/AK Nat	2	30	48
Hawaiian	N/A	2	3
Hispanic	754	6,502	10,442
Asian	5	64	108
Multiracial	13	93	154
Other	1	5	10

Housing	1 Mile	3 Miles	5 Miles
Total Units	379	3,102	4,971
Occupied	337	2,800	4,502
Owner Occupied	264	2,208	3,561
Renter Occupied	73	592	941
Vacant	43	302	470

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	245	1,865	2,970
Ages 15 - 24	150	1,294	2,093
Ages 25 - 54	410	3,413	5,525
Ages 55 - 64	119	1,088	1,736
Ages 65+	144	1,187	1,894

Income	1 Mile	3 Miles	5 Miles
Median	\$55,885	\$60,510	\$59,670
Under \$15k	53	296	466
\$15k - \$25k	53	236	340
\$25k - \$35k	14	403	693
\$35k - \$50k	32	271	487
\$50k - \$75k	54	594	965
\$75k - \$100k	45	311	497
\$100k - \$150k	68	388	566
\$150k - \$200k	18	217	355
Over \$200k	3	85	133

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

LISA GROVE

2275 OLD PLEASANTON ROAD | SAN ANTONIO, TX 78264



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jo Ann Gonzales	532414	jgonzales@phyllisbrowning.com	(210) 408-2500
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lisa D. Grove	444720	lgrove@phyllisbrowning.com	(210) 857-7085
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

DISCLAIMER

2275 OLD PLEASANTON ROAD

All materials and information received or derived from Browning Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Browning Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Browning Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

PRESENTED BY:

LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.