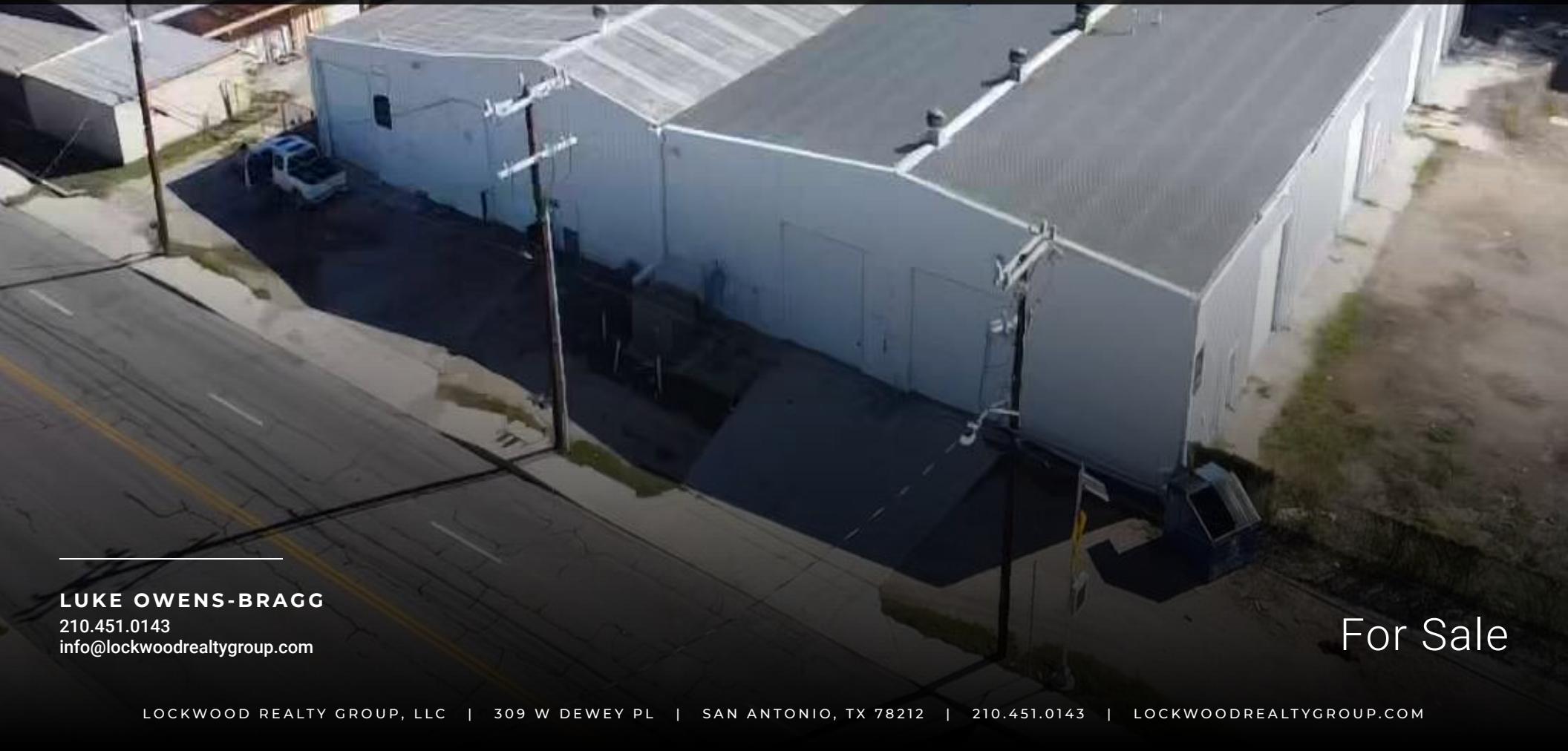




2833 ROOSEVELT AVE
SAN ANTONIO, TX 78214



LUKE OWENS-BRAGG
210.451.0143
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For Sale

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PROPERTY INFORMATION

SECTION 1

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PROPERTY SUMMARY



LOCATION DESCRIPTION

Situated in the heart of San Antonio, the area surrounding 2833 Roosevelt Ave offers prime industrial and warehousing opportunities with easy access to major transportation routes and distribution hubs. The location provides convenience for businesses with its proximity to notable landmarks such as San Antonio International Airport and Port San Antonio. Additionally, the property is surrounded by a network of local amenities, including dining options, retail centers, and recreational facilities, making it an ideal choice for industrial, warehouse, and distribution investors or tenants seeking a strategic foothold in the thriving San Antonio market.

OFFERING SUMMARY

Sale Price:	Subject to Offer		
Lot Size:	2.25 Acres		
Building Size:	20,000 SF		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,198	47,169	96,535
Total Population	14,822	129,289	273,032
Average HH Income	\$49,810	\$58,632	\$58,256

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Discover an exceptional industrial opportunity at 2833 Roosevelt, a massive warehouse of over 20,000 sq ft situated on more than 2 acres in one of San Antonio's most active and rapidly growing commercial corridors.

This rare combination of building size and land availability offers unmatched flexibility for logistics, manufacturing, storage, distribution, or specialized commercial use.

The expansive warehouse footprint delivers a highly adaptable layout, allowing businesses to configure the space to fit their operational needs with ease. With ample acreage surrounding the structure, there is room for fleet parking, equipment storage, yard space, future expansion, or outdoor operational requirements, a feature rarely available in today's industrial market.

Strategically positioned near the San Antonio River and major transportation arteries, this property ensures seamless access to highways and key distribution routes, supporting fast and efficient logistics. Its proximity to established businesses creates a vibrant, synergistic commercial environment that drives visibility and steady traffic from both local and regional markets.

This is a standout opportunity to buy or lease a property that truly has it all, size, land, location, and endless potential.

Industrial spaces of this magnitude, especially with significant accompanying acreage, are increasingly scarce and in extremely high demand. This one will move quickly.

Don't miss your chance.

Schedule a tour today and see firsthand why 2833 Roosevelt is the perfect foundation for your company's next phase of growth.

COMPLETE HIGHLIGHTS



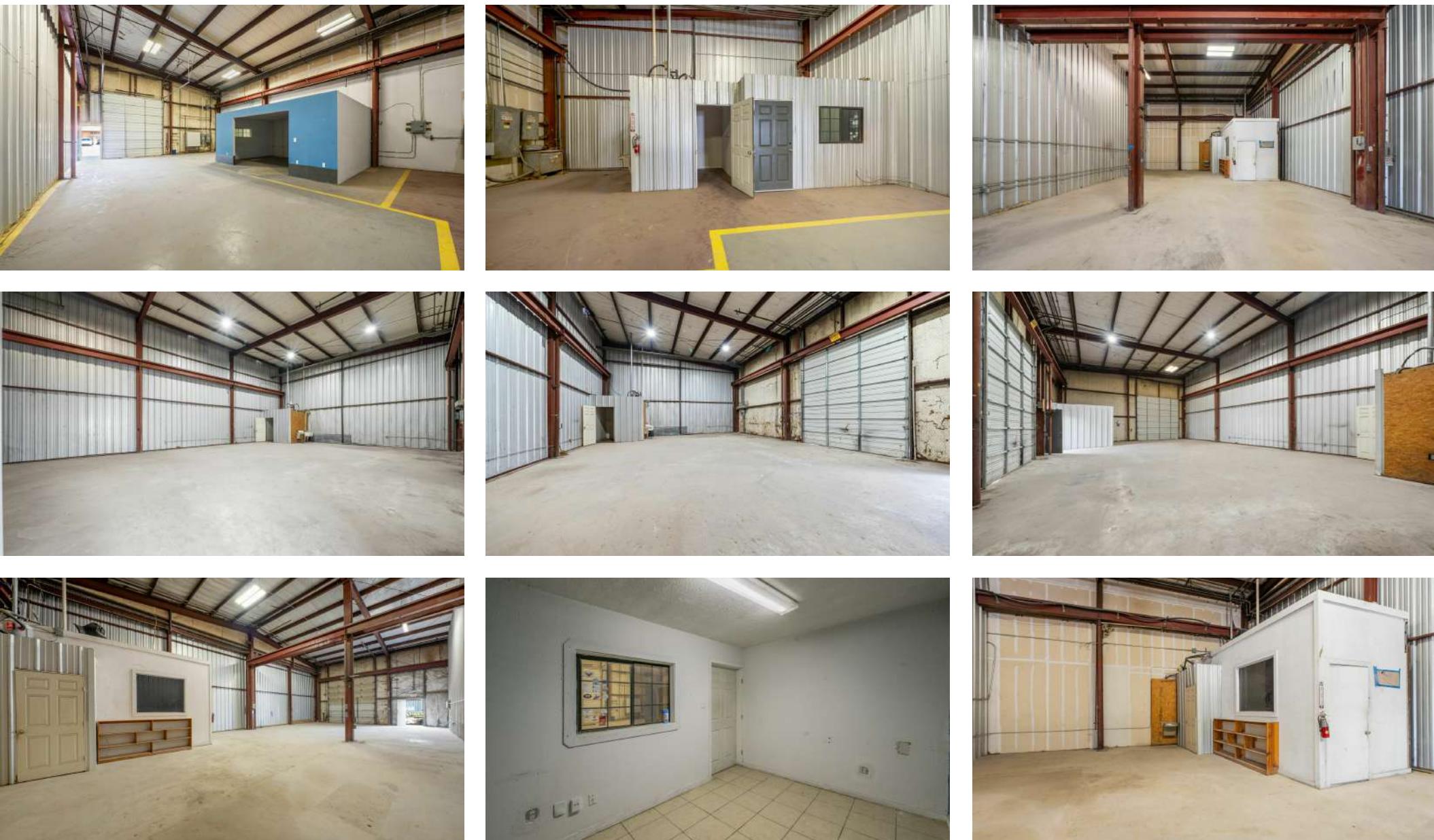
BUILDING INFORMATION

Tenancy	Single
Number of Cranes	1
Ceiling Height	20 ft
Minimum Ceiling Height	20 ft
Number of Floors	1
Average Floor Size	20,000 SF
Year Built	1950
Framing	Metal
Condition	Excellent
Roof	Sawtooth
Number of Buildings	1
Walls	Metal
Floor Coverings	Concrete
Foundation	Slab
Exterior Walls	Metal

PROPERTY HIGHLIGHTS

- 20,000 SF industrial building
- Constructed in 1950
- Versatile MC-1 zoning
- Prime San Antonio location

ADDITIONAL PHOTOS



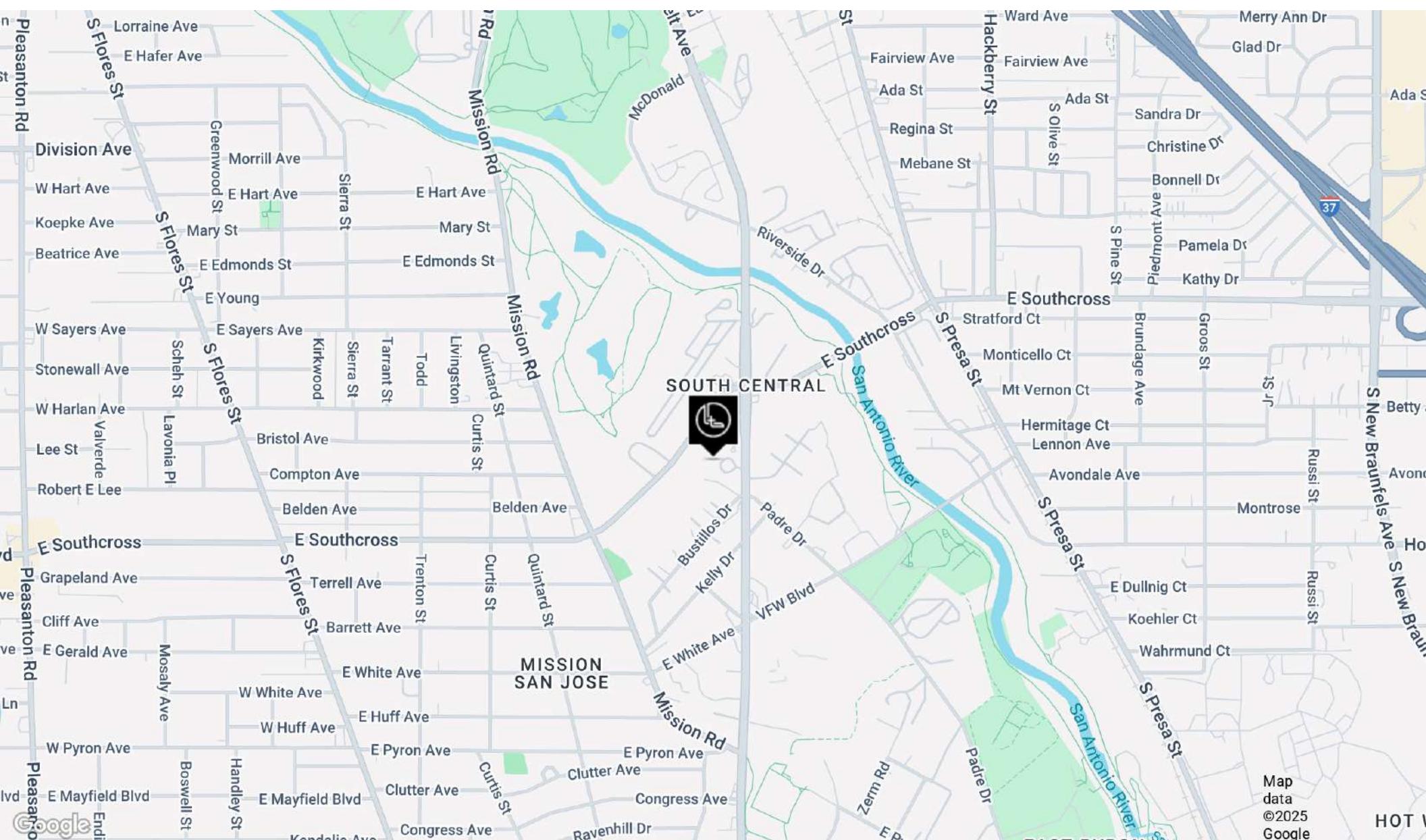


LOCATION INFORMATION

SECTION 2

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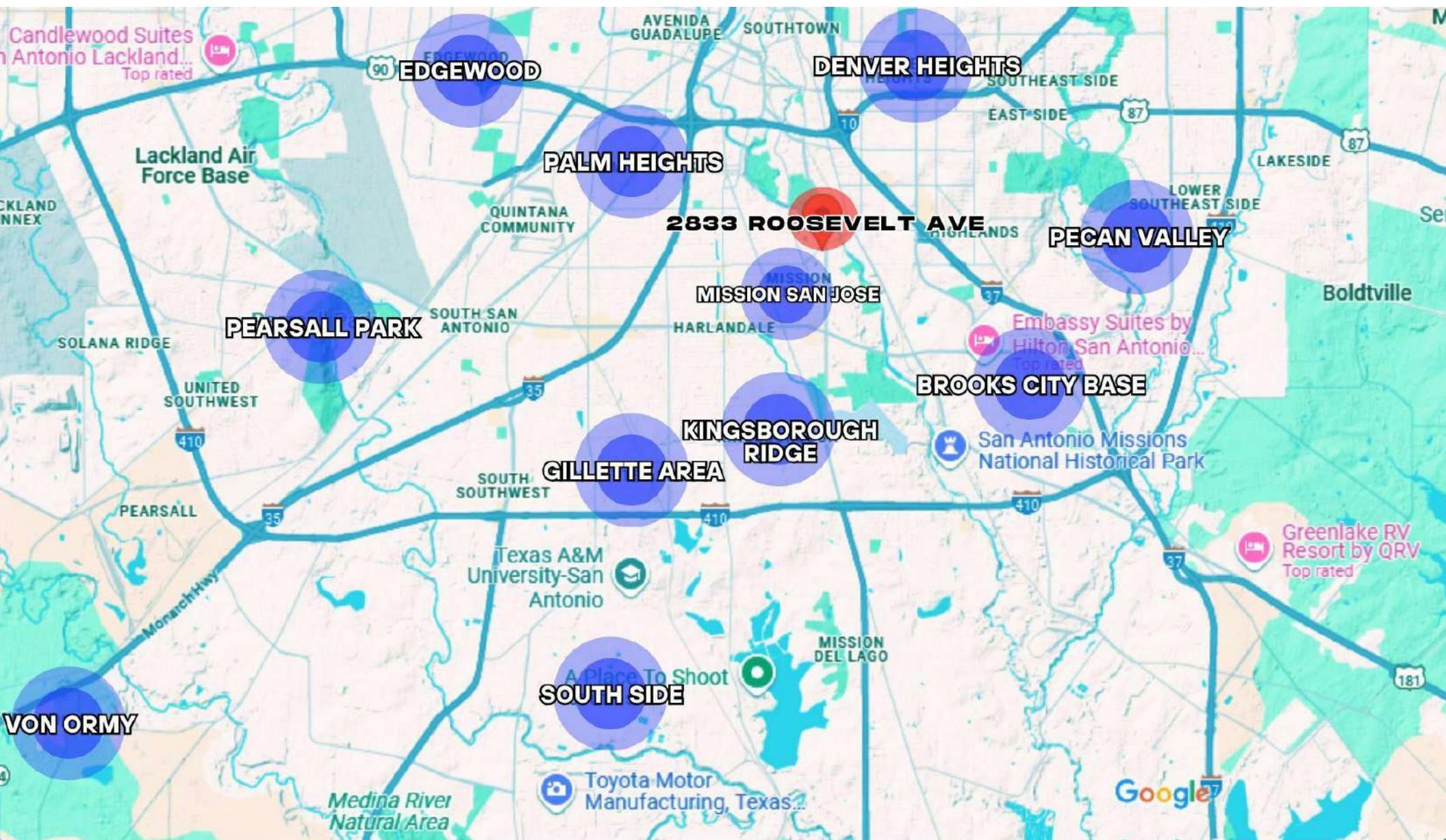
LOCATION MAP



AERIAL MAP



NEIGHBORHOOD MAP





DEMOGRAPHICS

SECTION 3

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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,822	129,289	273,032
Average Age	38	40	38
Average Age (Male)	37	38	37
Average Age (Female)	39	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,198	47,169	96,535
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$49,810	\$58,632	\$58,256
Average House Value	\$162,760	\$192,734	\$197,991
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	90.0%	86.7%	83.8%
RACE	1 MILE	3 MILES	5 MILES
Total Population - White	5,987	51,816	106,290
Total Population - Black	279	3,909	15,776
Total Population - Asian	69	706	1,897
Total Population - Hawaiian	18	88	191
Total Population - American Indian	279	2,071	4,239
Total Population - Other	3,423	31,772	65,378

Demographics data derived from AlphaMap

