

# 5537 W Commerce St.



## OFFERING MEMORANDUM

5537 W Commerce St.  
San Antonio, TX 78237

**Brian Curtis**  
JB Goodwin Realtors  
Commercial Associate  
(210) 708-7832  
brian-curtis@jbgoodwin.com  
Lic: 684313

**Veronica De Leon**  
JB Goodwin Realtors  
Commercial Associate  
(210) 849-5870  
veronica-deleon@jbgoodwin.com  
Lic: 818338



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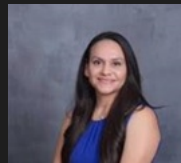
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*Exclusively Marketed by:*



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# 5537 W COMMERCE ST.

## 01 Executive Summary

Investment Summary

Location Summary



## OFFERING SUMMARY

ADDRESS	5537 W Commerce St. San Antonio TX 78237
COUNTY	Bexar
MARKET	Commercial
SUBMARKET	Industrial
WAREHOUSE SF	4,144 SF
OFFICE SF	2,002
LAND ACRES	2.4768
LAND SF	107,889 SF
YEAR BUILT	1968
APN	411003
OWNERSHIP TYPE	Fee Simple

## FINANCIAL SUMMARY

PRICE	\$1,250,000
PRICE PSF	\$624.38

## DEMOGRAPHICS 1 MILE 3 MILE 5 MILE

2023 Population	18,172	123,354	329,410
2023 Median HH Income	\$33,725	\$37,999	\$40,622
2023 Average HH Income	\$48,377	\$53,811	\$59,196

### \*For Sale: Versatile Industrial Flex Space - 5537 W. Commerce St., San Antonio, TX 78237\*

- Explore the potential of this expansive industrial flex warehouse, ideally located just west of downtown San Antonio. Spanning 2.4768 acres with a total of 6,146 sq ft, this property includes 4,144 sq ft of warehouse space featuring skylights and four grade-level doors, alongside 2,002 sq ft of office space. Additional amenities include two 1,000 sq ft carports (attached and detached), 3,000 sq ft of covered open warehouse space, and 816 sq ft of secure bunker storage. Zoned C3s Commercial and built in 1968, this fully fenced property ensures security and privacy. Positioned near major highways, it offers excellent accessibility for business operations. A prime opportunity for businesses or investors seeking a location with significant growth potential.



# 5537 W COMMERCE ST.

## 02 Property Description

- Property Features
- Aerial Map
- Property Images

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## PROPERTY FEATURES

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BUILDING SF	6,146
WAREHOUSE SF	4,144
OFFICE SF	2,002
LAND SF	107,889
LAND ACRES	2.4768
YEAR BUILT	1968
ZONING TYPE	C-3S
BUILDING CLASS	C
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	3
LOT DIMENSION	Regular
GRADE LEVEL DOORS	4
SKYLIGHTS	Yes
FENCED YARD	Yes
COVERED OPEN WAREHOUSE SF	2,500
ATTACHED CARPORT SF	1,000
DETACHED CARPORT SF	1,000
ADDITIONAL BUNKER STORAGE SF	816

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## NEIGHBORING PROPERTIES

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SOUTH	St. John Bosco Elementary
EAST	M3 Motors
WEST	Texas Storage Containers

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## MECHANICAL

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HVAC	1
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Yes

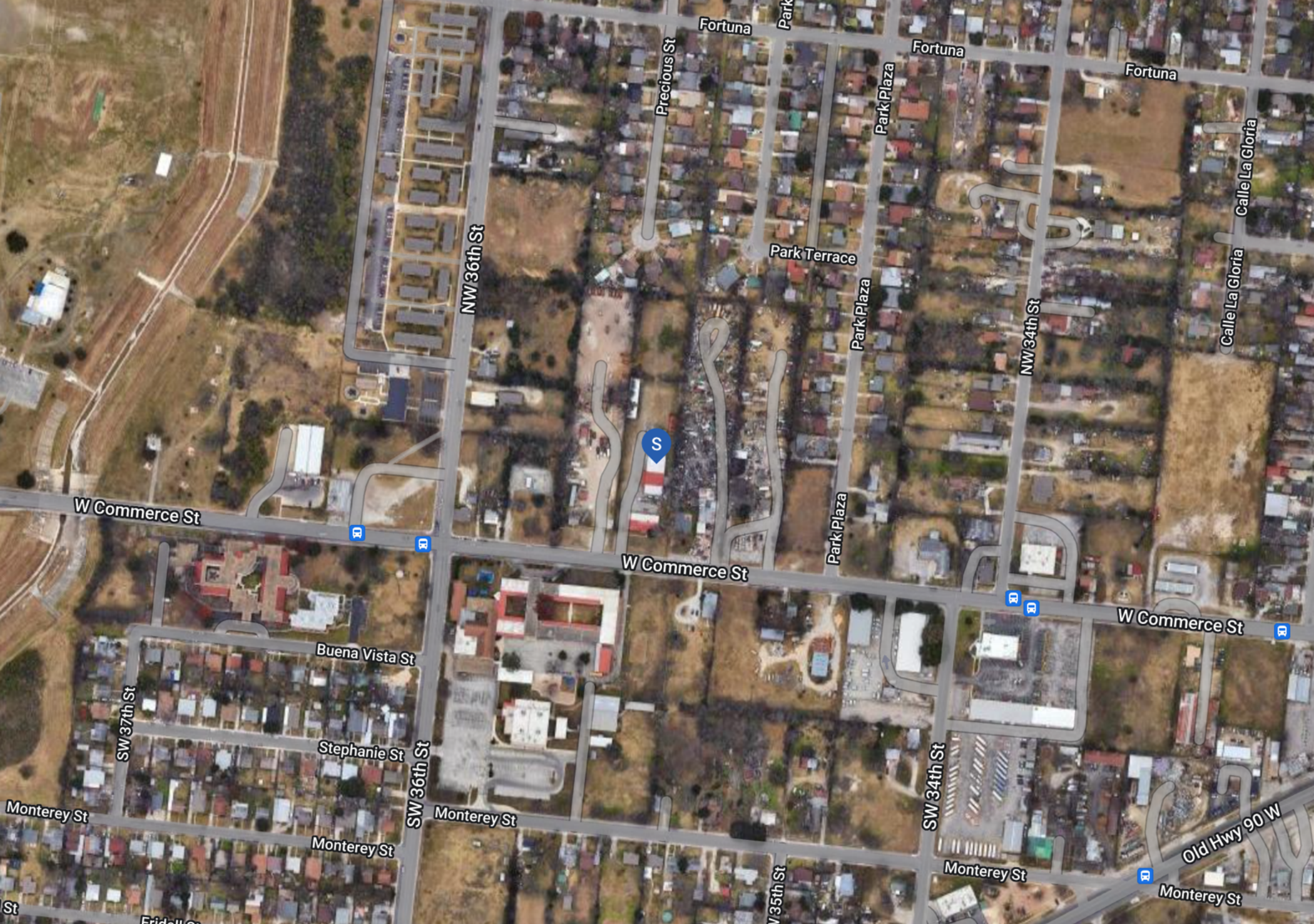
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## CONSTRUCTION

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FOUNDATION	Slab
FRAMING	Metal   Wood
EXTERIOR	Cement   Metal
PARKING SURFACE	Asphalt
ROOF	Metal
LANDSCAPING	Maintained

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# 5537 W COMMERCE ST.

## 03 Demographics

Demographics

Demographic Charts

03



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Population	19,082	133,713	343,135
2010 Population	19,928	133,666	341,832
2023 Population	18,172	123,354	329,410
2028 Population	17,516	119,403	322,710
2023 African American	398	3,414	15,338
2023 American Indian	263	1,907	5,069
2023 Asian	75	913	4,806
2023 Hispanic	17,130	112,338	269,511
2023 Other Race	4,997	30,060	75,546
2023 White	6,475	46,970	129,984
2023 Multiracial	5,950	39,996	98,338
2023-2028: Population: Growth Rate	-3.65 %	-3.25 %	-2.05 %

<b>2023 HOUSEHOLD INCOME</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
less than \$15,000	1,189	7,666	20,313
\$15,000-\$24,999	918	6,010	16,090
\$25,000-\$34,999	894	5,263	15,170
\$35,000-\$49,999	905	6,700	18,722
\$50,000-\$74,999	917	7,211	21,903
\$75,000-\$99,999	513	3,976	11,159
\$100,000-\$149,999	359	3,260	11,084
\$150,000-\$199,999	81	751	3,365
\$200,000 or greater	52	563	2,438
Median HH Income	\$ 33,725	\$ 37,999	\$ 40,622
Average HH Income	\$ 48,377	\$ 53,811	\$ 59,196

<b>HOUSEHOLDS</b>	<b>1 MILE</b>	<b>3 MILE</b>	<b>5 MILE</b>
2000 Total Housing	5,663	41,648	119,325
2010 Total Households	5,822	40,911	114,397
2023 Total Households	5,829	41,399	120,244
2028 Total Households	5,711	40,718	120,319
2023 Average Household Size	3.11	2.95	2.63
2000 Owner Occupied Housing	3,682	25,149	60,259
2000 Renter Occupied Housing	1,674	14,215	51,384
2023 Owner Occupied Housing	3,892	24,635	59,065
2023 Renter Occupied Housing	1,937	16,764	61,179
2023 Vacant Housing	500	3,826	13,300
2023 Total Housing	6,329	45,225	133,544
2028 Owner Occupied Housing	3,855	24,557	59,100
2028 Renter Occupied Housing	1,856	16,162	61,220
2028 Vacant Housing	624	4,642	15,177
2028 Total Housing	6,335	45,360	135,496
2023-2028: Households: Growth Rate	-2.05 %	-1.65 %	0.05 %

Source: esri



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2023 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2023 Population Age 30-34	1,293	8,598	24,884
2023 Population Age 35-39	1,141	7,592	21,581
2023 Population Age 40-44	1,039	6,947	19,360
2023 Population Age 45-49	893	6,190	17,023
2023 Population Age 50-54	967	6,386	17,092
2023 Population Age 55-59	903	6,276	16,988
2023 Population Age 60-64	918	6,393	16,975
2023 Population Age 65-69	828	5,928	15,399
2023 Population Age 70-74	761	5,138	13,286
2023 Population Age 75-79	521	3,710	9,565
2023 Population Age 80-84	348	2,354	6,207
2023 Population Age 85+	275	2,044	5,822
2023 Population Age 18+	12,951	88,563	246,699
2023 Median Age	33	33	34

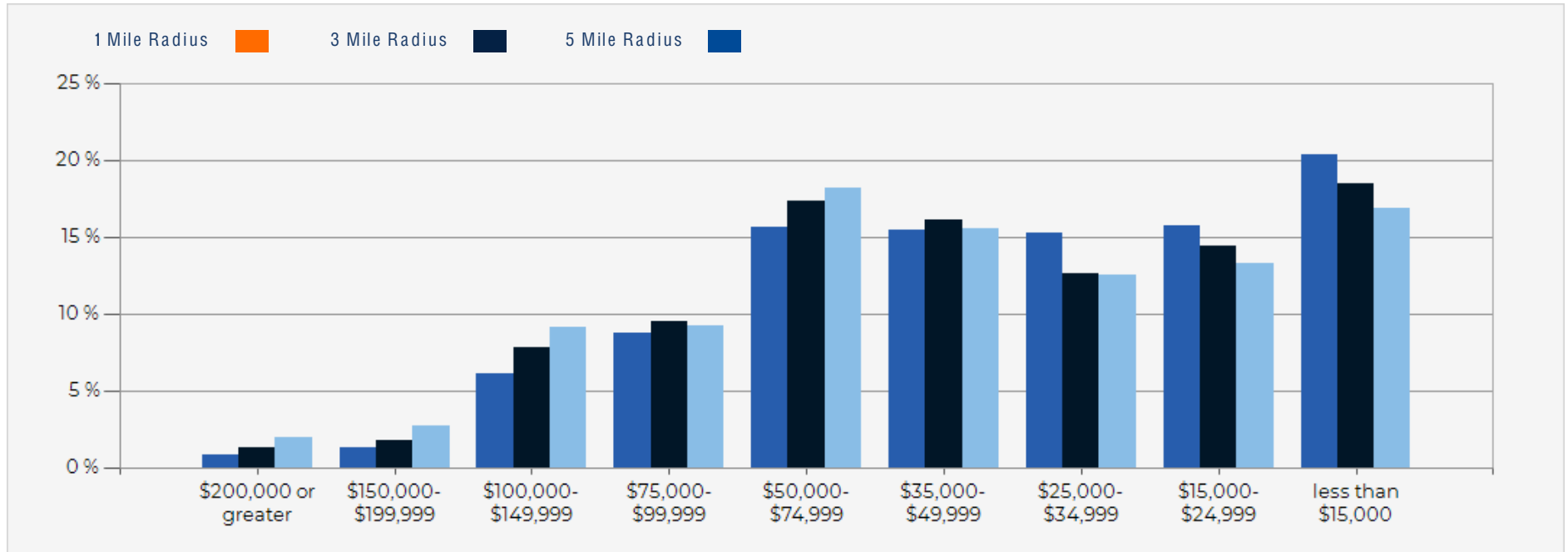
2023 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$ 41,100	\$ 43,733	\$ 45,830
Average Household Income 25-34	\$ 56,371	\$ 58,093	\$ 61,723
Median Household Income 35-44	\$ 40,626	\$ 46,528	\$ 50,196
Average Household Income 35-44	\$ 52,707	\$ 62,149	\$ 68,069
Median Household Income 45-54	\$ 45,319	\$ 50,417	\$ 52,131
Average Household Income 45-54	\$ 57,937	\$ 64,819	\$ 70,506
Median Household Income 55-64	\$ 35,631	\$ 40,113	\$ 42,275
Average Household Income 55-64	\$ 47,589	\$ 54,731	\$ 61,584
Median Household Income 65-74	\$ 28,857	\$ 33,030	\$ 35,182
Average Household Income 65-74	\$ 41,686	\$ 46,231	\$ 51,127
Average Household Income 75+	\$ 35,256	\$ 39,542	\$ 44,556

2028 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2028 Population Age 30-34	1,072	7,331	21,205
2028 Population Age 35-39	1,209	7,709	21,894
2028 Population Age 40-44	1,062	7,216	20,022
2028 Population Age 45-49	977	6,587	18,200
2028 Population Age 50-54	821	5,874	15,998
2028 Population Age 55-59	894	5,976	15,994
2028 Population Age 60-64	864	5,871	15,757
2028 Population Age 65-69	823	5,849	15,473
2028 Population Age 70-74	754	5,351	13,788
2028 Population Age 75-79	616	4,298	11,152
2028 Population Age 80-84	416	2,945	7,631
2028 Population Age 85+	337	2,442	6,755
2028 Population Age 18+	12,597	86,539	243,675
2028 Median Age	35	35	35

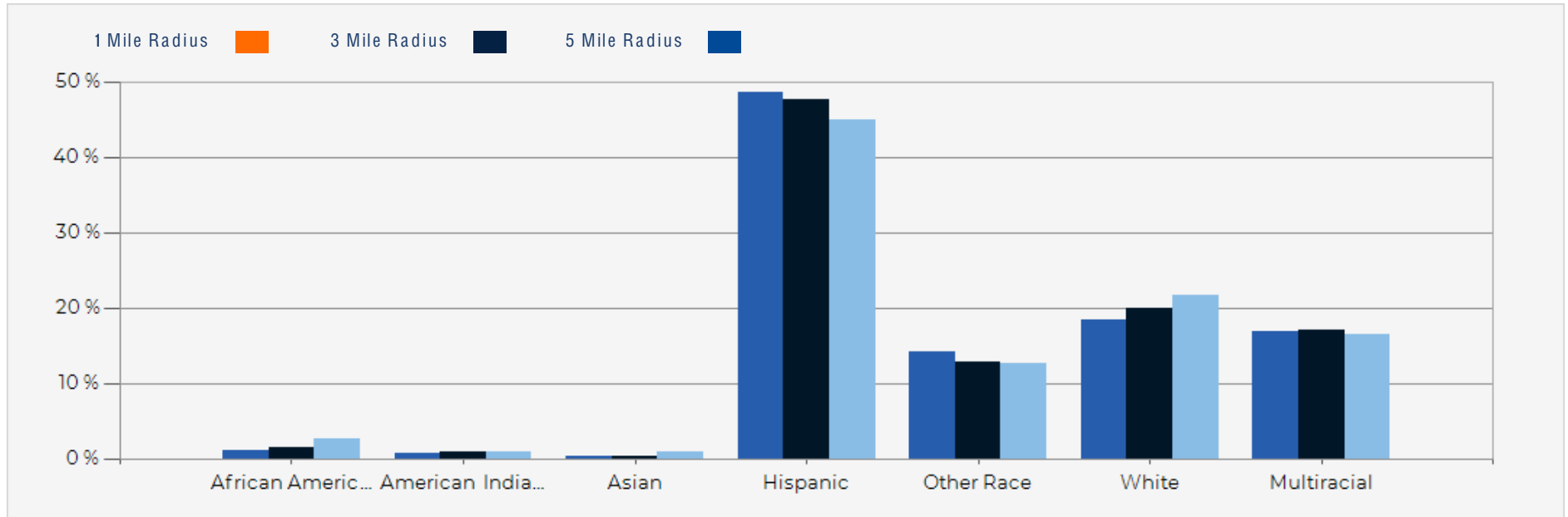
2028 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$ 48,418	\$ 50,444	\$ 51,456
Average Household Income 25-34	\$ 64,937	\$ 65,183	\$ 69,046
Median Household Income 35-44	\$ 44,888	\$ 51,569	\$ 54,391
Average Household Income 35-44	\$ 59,447	\$ 69,846	\$ 76,442
Median Household Income 45-54	\$ 50,988	\$ 54,390	\$ 56,821
Average Household Income 45-54	\$ 65,865	\$ 73,942	\$ 80,078
Median Household Income 55-64	\$ 39,073	\$ 45,309	\$ 49,178
Average Household Income 55-64	\$ 54,657	\$ 62,698	\$ 70,875
Median Household Income 65-74	\$ 30,922	\$ 35,845	\$ 37,968
Average Household Income 65-74	\$ 47,873	\$ 52,433	\$ 58,243
Average Household Income 75+	\$ 39,287	\$ 44,376	\$ 50,401



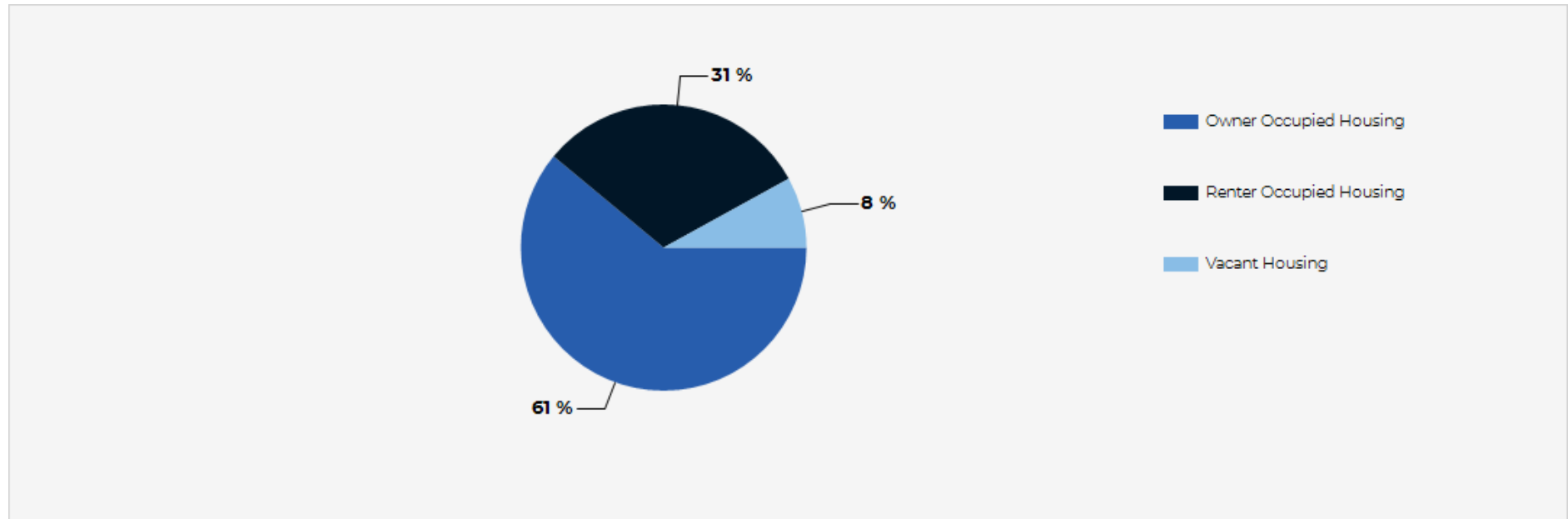
## 2023 Household Income



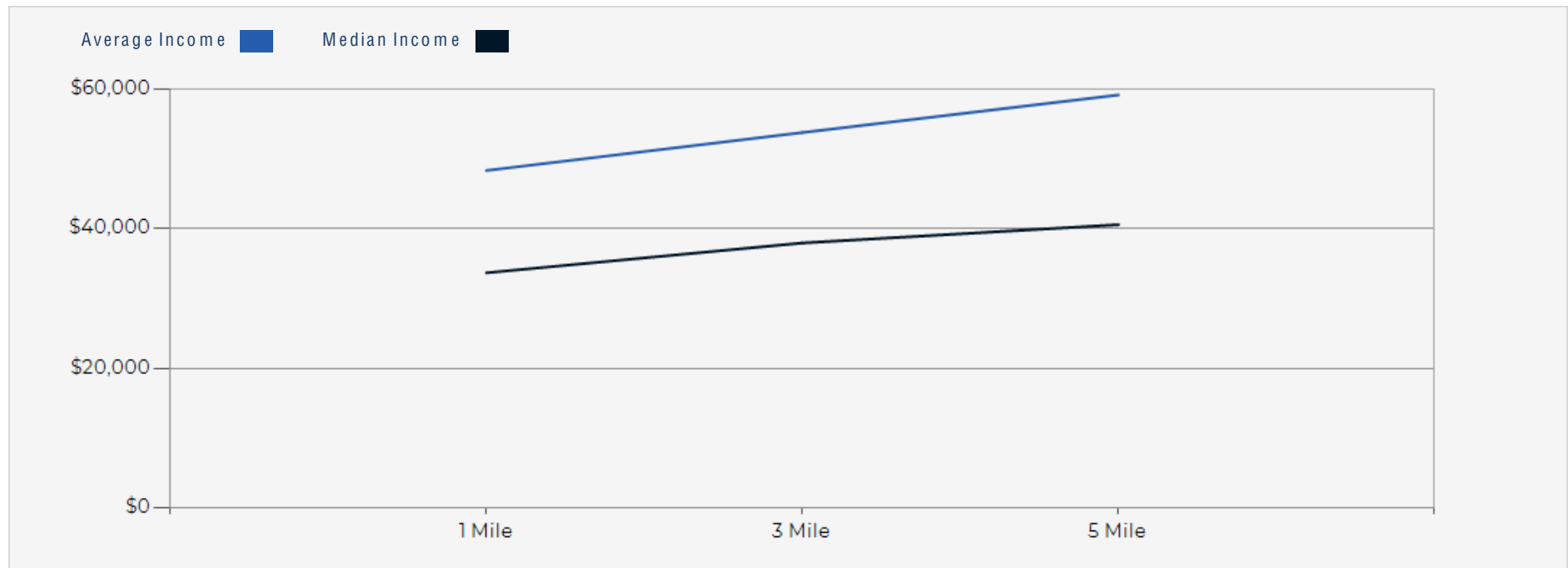
## 2023 Population by Race



## 2023 Household Occupancy - 1 Mile Radius



## 2023 Household Income Average and Median



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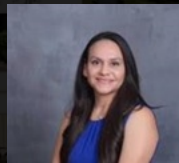
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607 E. Sonterra Blvd. Ste. 108, San Antonio, TX 78258

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