

**FOR SALE**

**1331 AUSTIN HIGHWAY  
SAN ANTONIO, TX 78209**



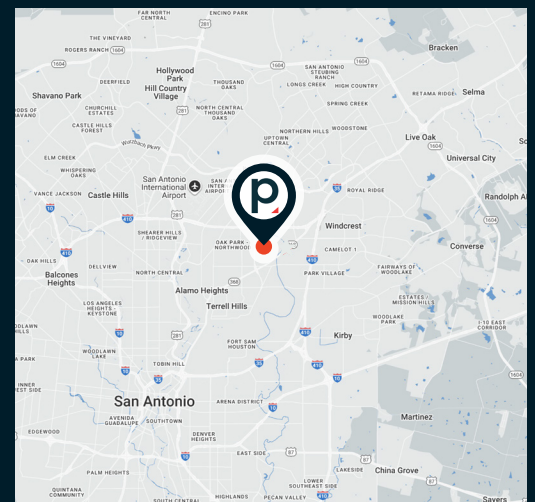
# 4,092 SF Office/Warehouse

## Owner-User or Redevelopment Opportunity

### PROPERTY FEATURES

- 4,092 SF Office/Warehouse
- 1.22 AC Lot
- Zoned C2
- Owner-User or Redevelopment Opportunity
- 2nd Gen Auto-Repair Shop
- 200' Frontage on Austin Highway

**Pricing: Call Broker**



### BROKER CONTACT

**SCOTT CHRISTY**  
VICE PRESIDENT  
210.384.2345  
scott.christy@  
partnersrealestate.com

**BILL COATS, CCIM**  
SR. VICE PRESIDENT  
210.384.2352  
bill.coats@  
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**partners**

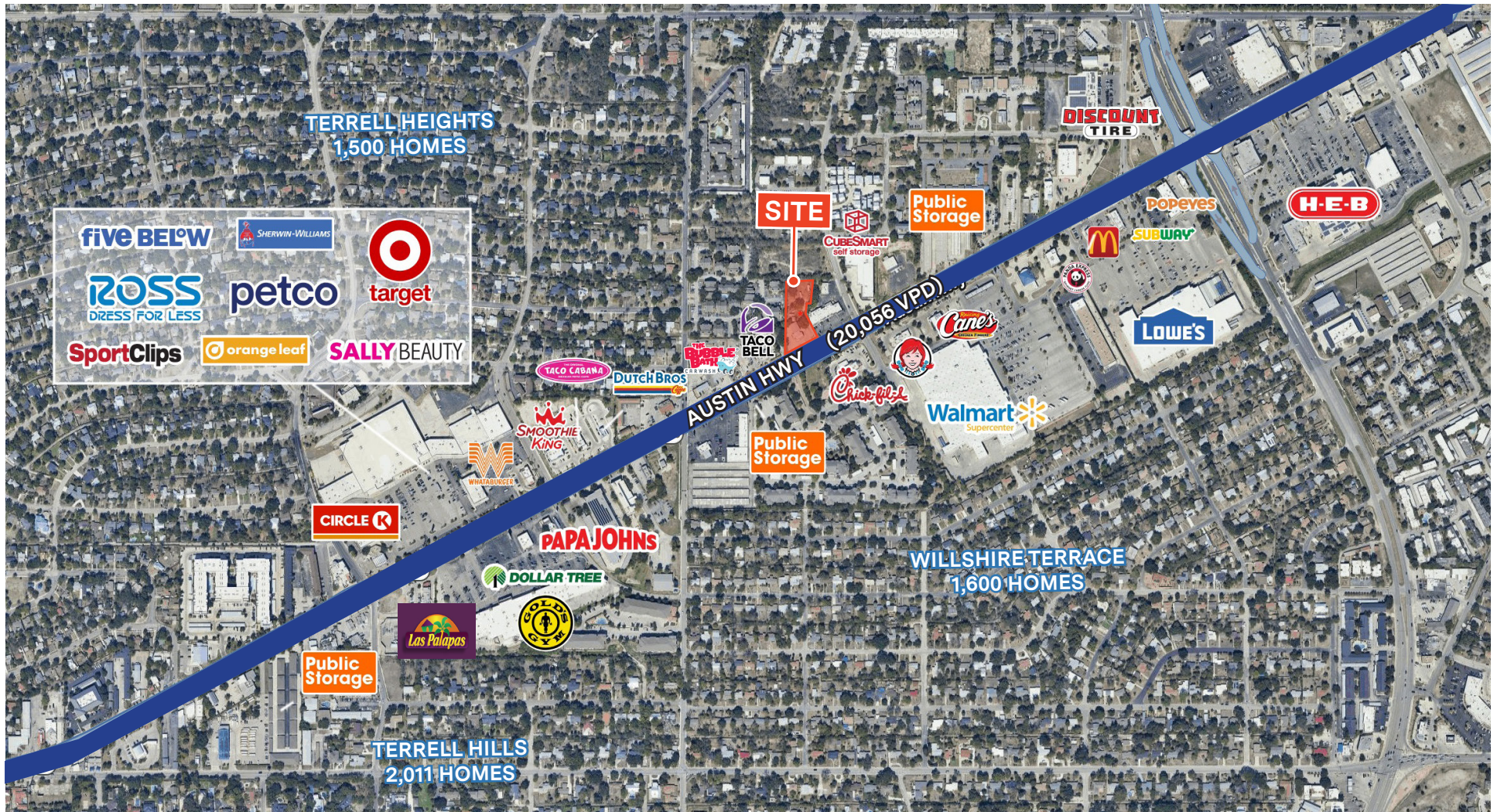
# Property Location

**1331 AUSTIN HIGHWAY  
SAN ANTONIO, TX 78209**



# Aerial

1331 AUSTIN HIGHWAY  
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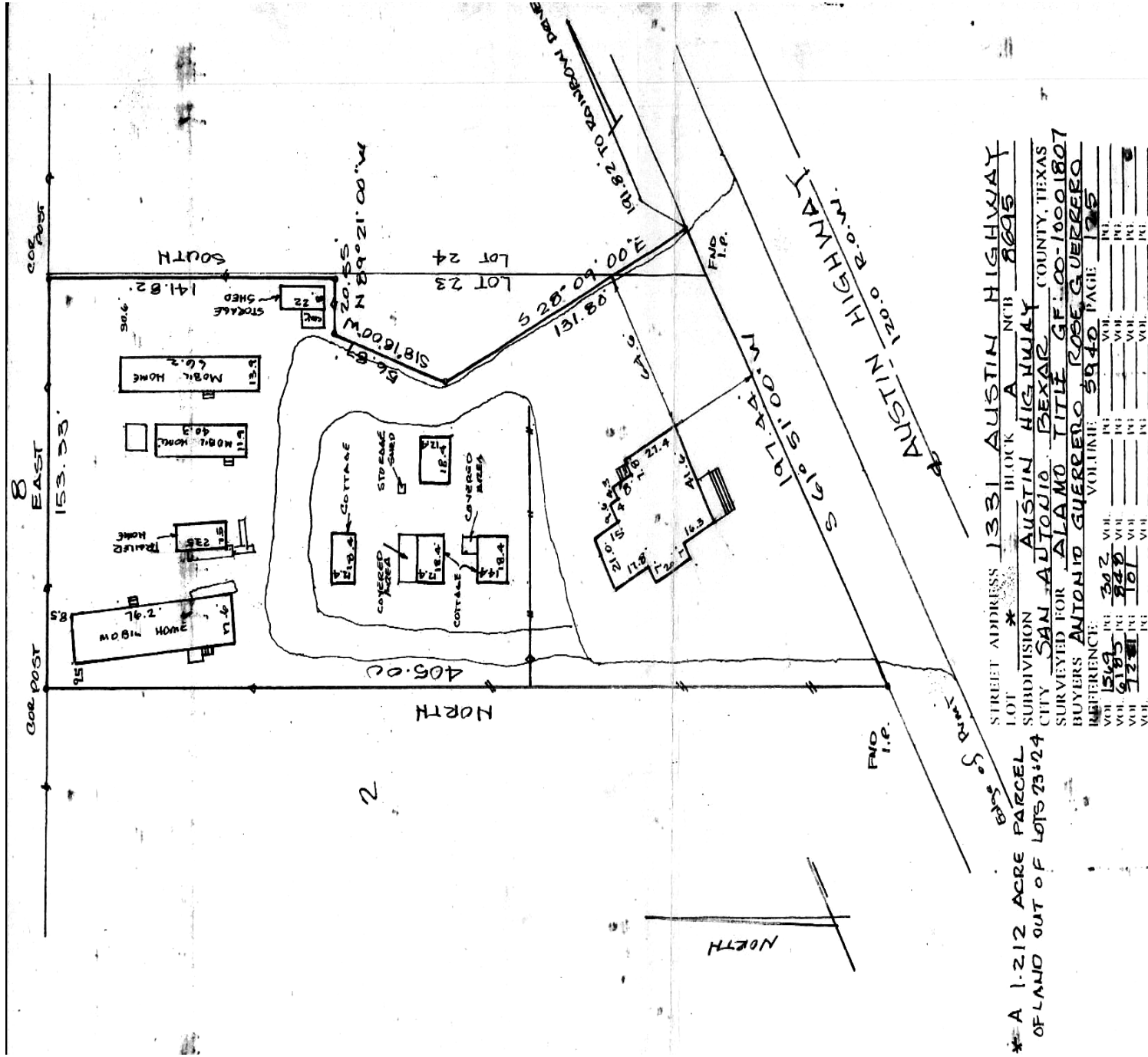


## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	13,398	88,702	255,533
Households	6,213	36,828	103,547
Avg HHI	\$139,362	\$139,415	\$110,089
Daytime Population	4,179	69,075	176,329

# Property Survey

1331 AUSTIN HIGHWAY  
SAN ANTONIO, TX 78209



\*A 1.212 ACRE PARCEL OF LAND OUT OF LOTS 23 & 24

STREET ADDRESS 1331 AUSTIN HIGHWAY BLOCK A NCB 8095

LOT 23

SUBDIVISION AUSTIN HIGHWAY

CITY SAN ANTONIO COUNTY, TEXAS

SURVEYED FOR ALAMO TITLE FILE NO. 10001807

BUYERS ANTONIO GUERRERO ROSE GUERRERO

REFERENCE: VOLUME 5940 PAGE 105

Vol. 5195	pg. 242	IN	IN	IN	IN
Vol. 4185	pg. 240	IN	IN	IN	IN
Vol. 4121	pg. 101	IN	IN	IN	IN
Vol.		IN	IN	IN	IN

I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCUMBRANCES EXCEPT AS SHOWN ABOVE.



**DSB GROUP**  
1212 JONES MALTSBERGER  
SUITE 211  
SAN ANTONIO, TEXAS  
(210) 494-5551

DATE: 11-27-00 SCALE: 1" = 40'

# Property Images

1331 AUSTIN HIGHWAY  
SAN ANTONIO, TX 78209





# 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.

2-10-2025



### 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.

### 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 or subagent 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

### TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

PCR Brokerage San Antonio, LLC	9003952	licensing@partnersrealestate.com	713-629-0500
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713-985-4626
Designated Broker of Firm	License No.	Email	Phone
John Colglazier, Jr.	448698	john.colglazier@partnersrealestate.com	210-996-2934
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Scott Christy	550653	scott.christy@partnersrealestate.com	210-384-2345
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date