

FOR SALE



5600 San Pedro Ave

San Antonio, TX 78212



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Nacole Ricks

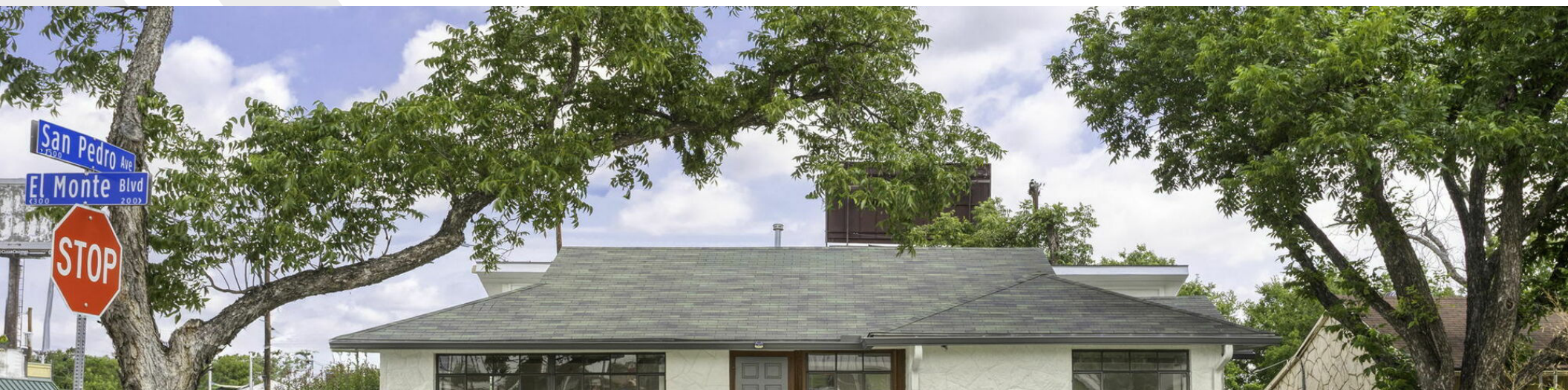
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Property Summary

5600 San Pedro Ave, San Antonio, TX 78212

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PROPERTY DESCRIPTION

The building's layout allows for flexible usage options. Buyers can fully occupy the 2,000 sq. ft. space, which includes a reception area, 5 to 6 offices, a conference room, 2 bathrooms, and a break room. The large private offices are filled with natural light thanks to generous windows, and the spacious rooms offer versatility for uses such as a yoga studio, physical therapy clinic, retail display space, or shared offices for 2-4 employees per room to maximize functionality. Alternatively, buyers may choose to occupy a portion of the building while leasing out the remaining spaces. With 4 separate entry doors, the building can easily be divided into up to four individual suites, making it ideal for multi-tenant use or business expansion. The property has recently undergone several upgrades, some of which include fresh interior and exterior paint, newly painted cabinets, updated electrical systems, completed foundation repairs. Additional improvements include new fencing, new siding, and pressure-washed sidewalks, entryway, and driveway. Other upgrades have been made to ensure the building is maintained in excellent condition. Furthermore, the area is being improved through the VIA Green Line Improvement Project, which will enhance transportation access along San Pedro Ave and Basse Rd. As part of the Green Line Improvement Project, the property will directly benefit from significant infrastructure enhancements that are designed to improve pedestrian and transit accessibility throughout the area. With over four miles of new and repaired sidewalks, more than 20 upgraded intersections, 26 newly constructed bus stations, and 66 traffic signals optimized for buses, the project will increase foot traffic and make the area more accessible to commuters, customers, and employees alike. In short, being part of the Green Line means being located in a corridor that is actively being modernized, beautified, and positioned for long-term economic growth. This versatile property is a fantastic opportunity for buyers looking to establish a business headquarters or generate rental income through leasing. Don't miss your chance to own a prime piece of commercial real estate in one of San Antonio's most desirable areas.

OFFERING SUMMARY

Sale Price:	\$564,900
Lot Size:	0.2 Acres
Building Size:	2,000 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	566	1,378	5,117
Total Population	1,268	3,330	13,267
Average HH Income	\$78,287	\$76,019	\$84,638

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Location Map

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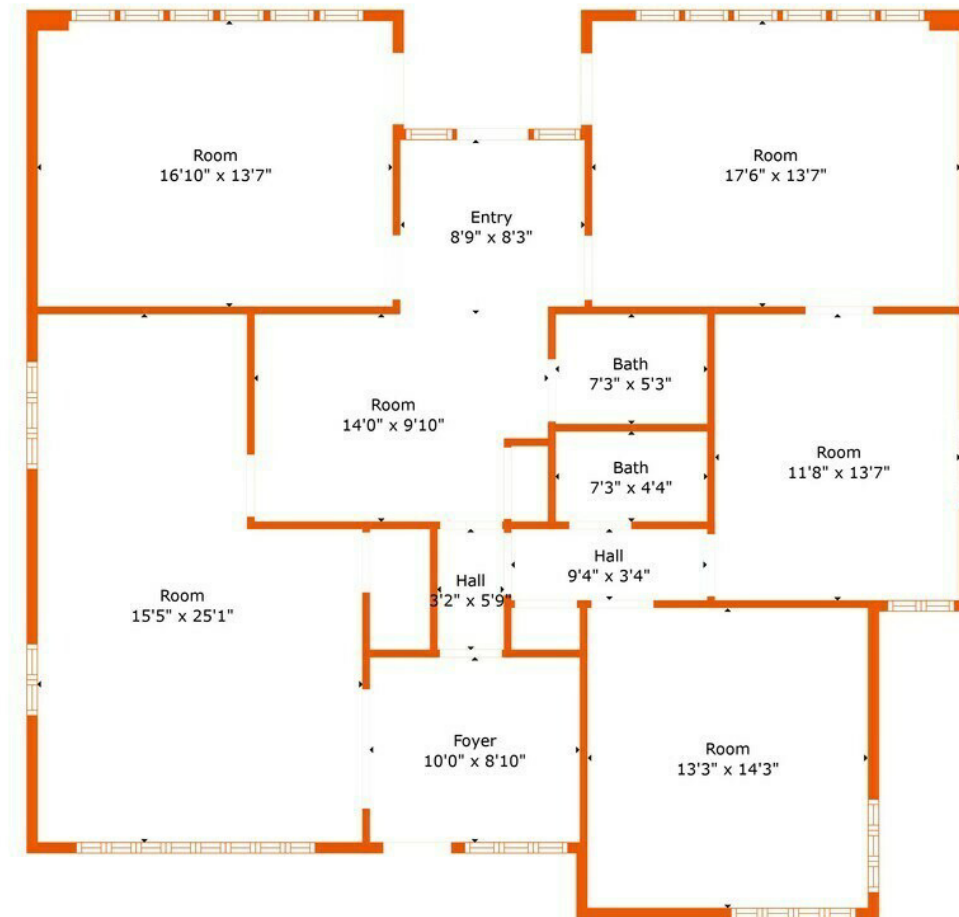


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Floor Plans

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Measurements Are Approximate. For Marketing Purposes Only.

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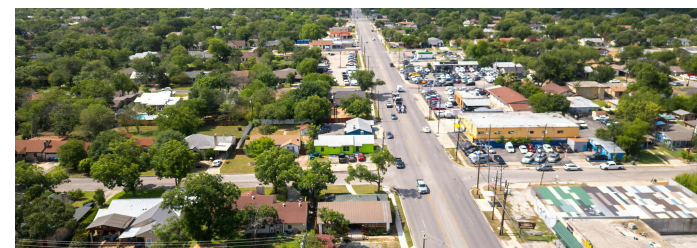
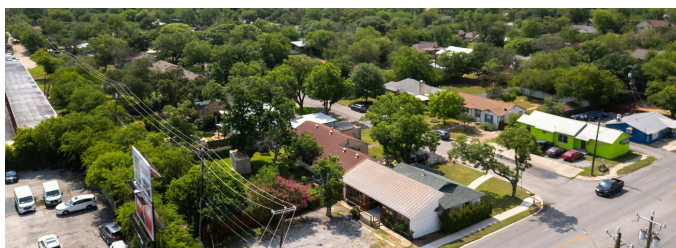
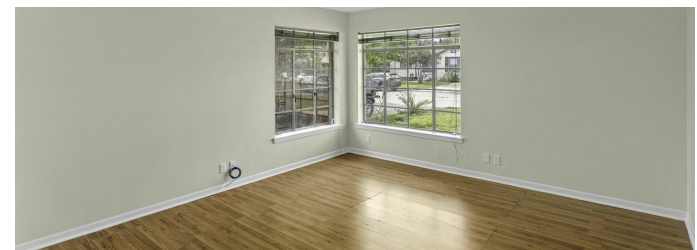
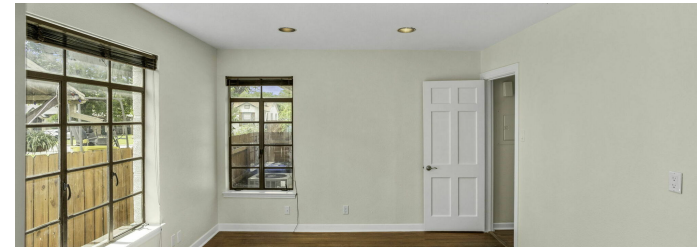


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Additional Photos

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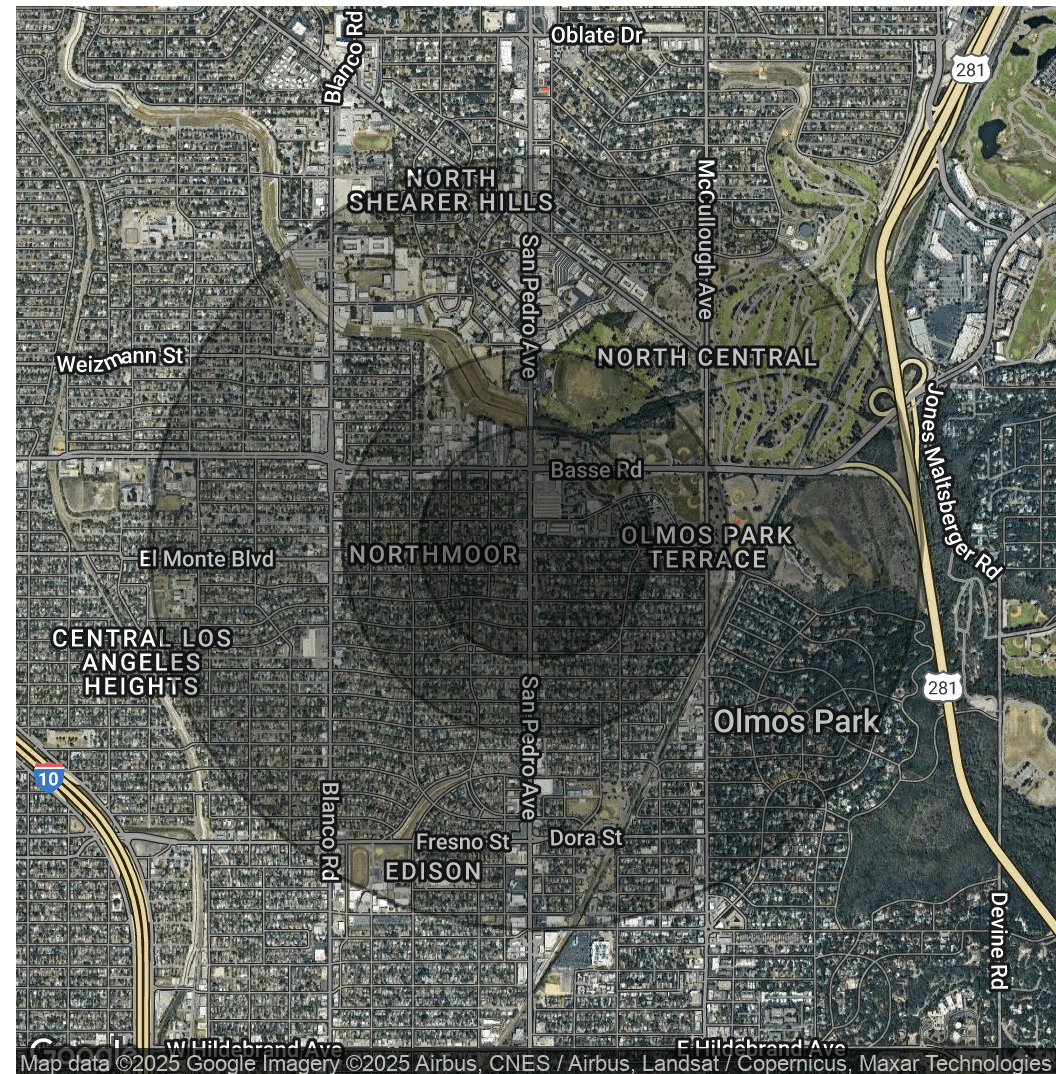
Demographics Map & Report

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,268	3,330	13,267
Average Age	43	42	41
Average Age (Male)	42	41	39
Average Age (Female)	44	43	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	566	1,378	5,117
# of Persons per HH	2.2	2.4	2.6
Average HH Income	\$78,287	\$76,019	\$84,638
Average House Value	\$278,047	\$256,834	\$339,460

Demographics data derived from AlphaMap



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Meet the Team

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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

eXp Commercial	-	-	855.450.0324
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
-	-	-	-
Designated Broker of Firm	License No.	Email	Phone
-	-	-	-
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date