

# FOR SALE — INVESTMENT OPPORTUNITY



## 202 SOMERSET RD.

## INDUSTRIAL / INVESTMENT SALE

202 SOMERSET RD, SAN ANTONIO, TX 78211-1912

### INVESTMENT SUMMARY

Sales Price:	\$595,000
Building SF:	4,800 SF
Lot Size:	0.31 AC
Year Built:	1951
Zoning:	C-2P

### PROPERTY DESCRIPTION

*Position your business in a growing South San Antonio corridor with flexible commercial potential.*

*The property offers the versatility to support a broad range of commercial operations, from neighborhood retail and automotive services to entertainment, warehouse, and specialty business concepts.*

*Its adaptable layout and zoning flexibility make it well-suited for businesses looking to establish or expand their presence in an established commercial market.*

### LOCATION DESCRIPTION

*Located along Somerset Road near the intersection of Southwest Military Drive, 202 Somerset Road offers a strategic location within one of South San Antonio's established commercial corridors. The property provides convenient access to Interstate 35 and Loop 410, allowing for efficient travel throughout the city while remaining just minutes from Downtown San Antonio.*

*With excellent accessibility, neighborhood visibility, and proximity to major transportation routes, the property is well-positioned for a variety of commercial users looking to serve the growing South San Antonio market.*

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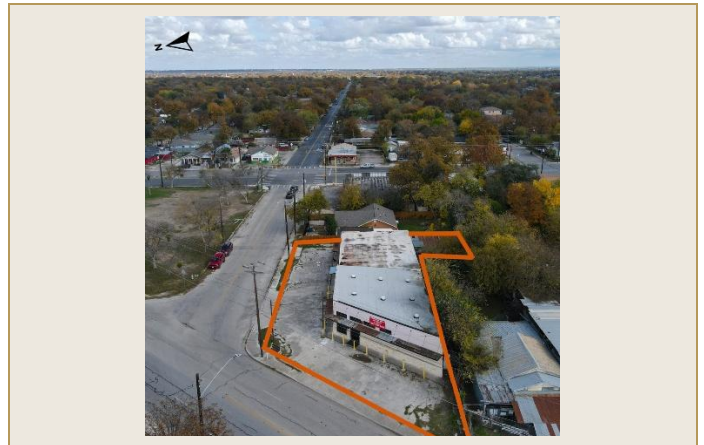
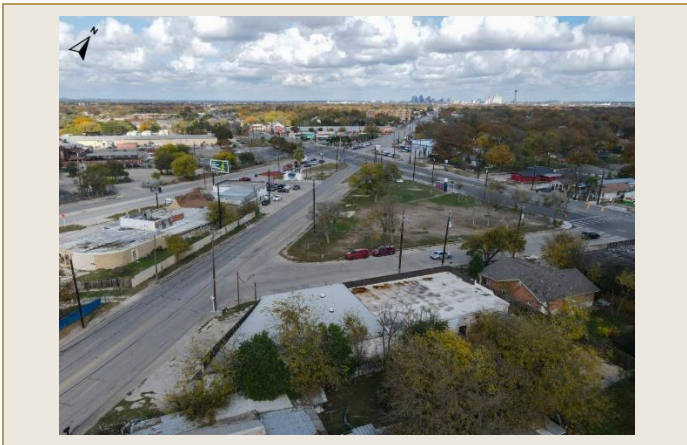




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## PROPERTY PHOTOS

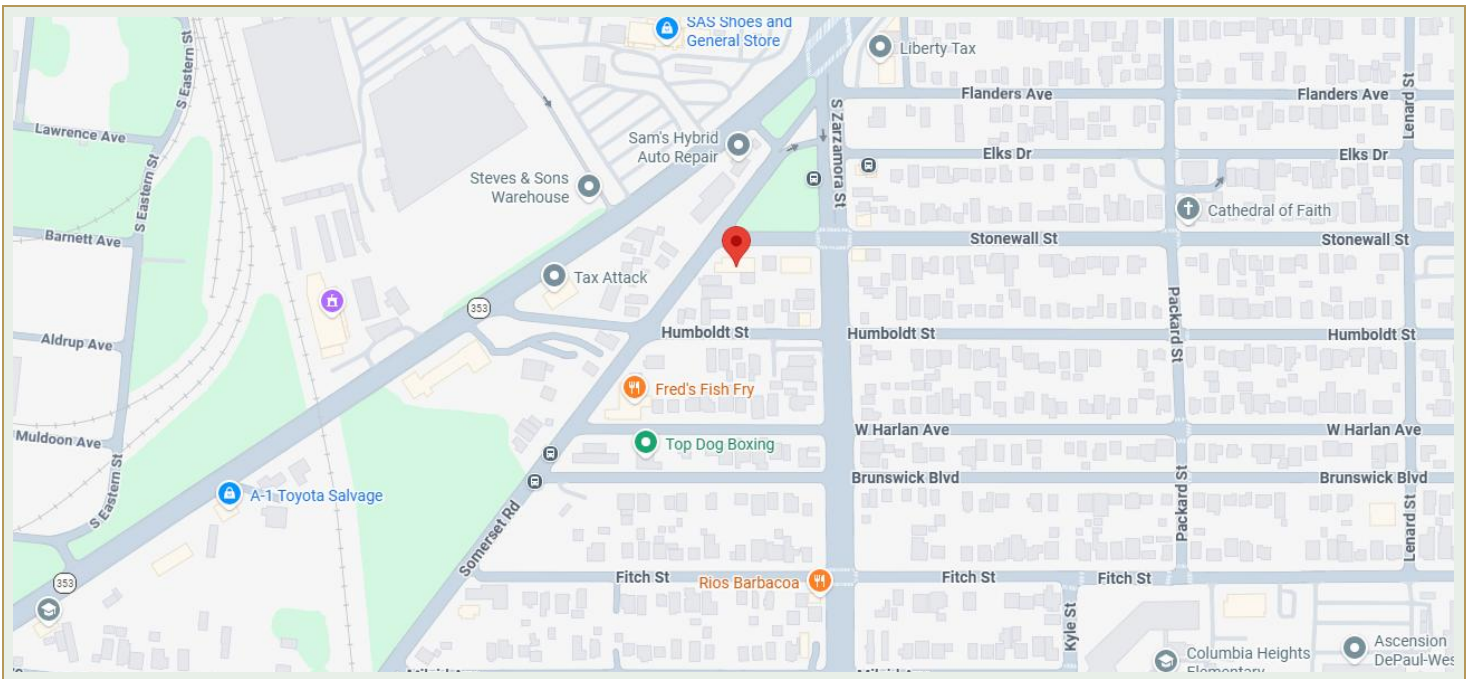
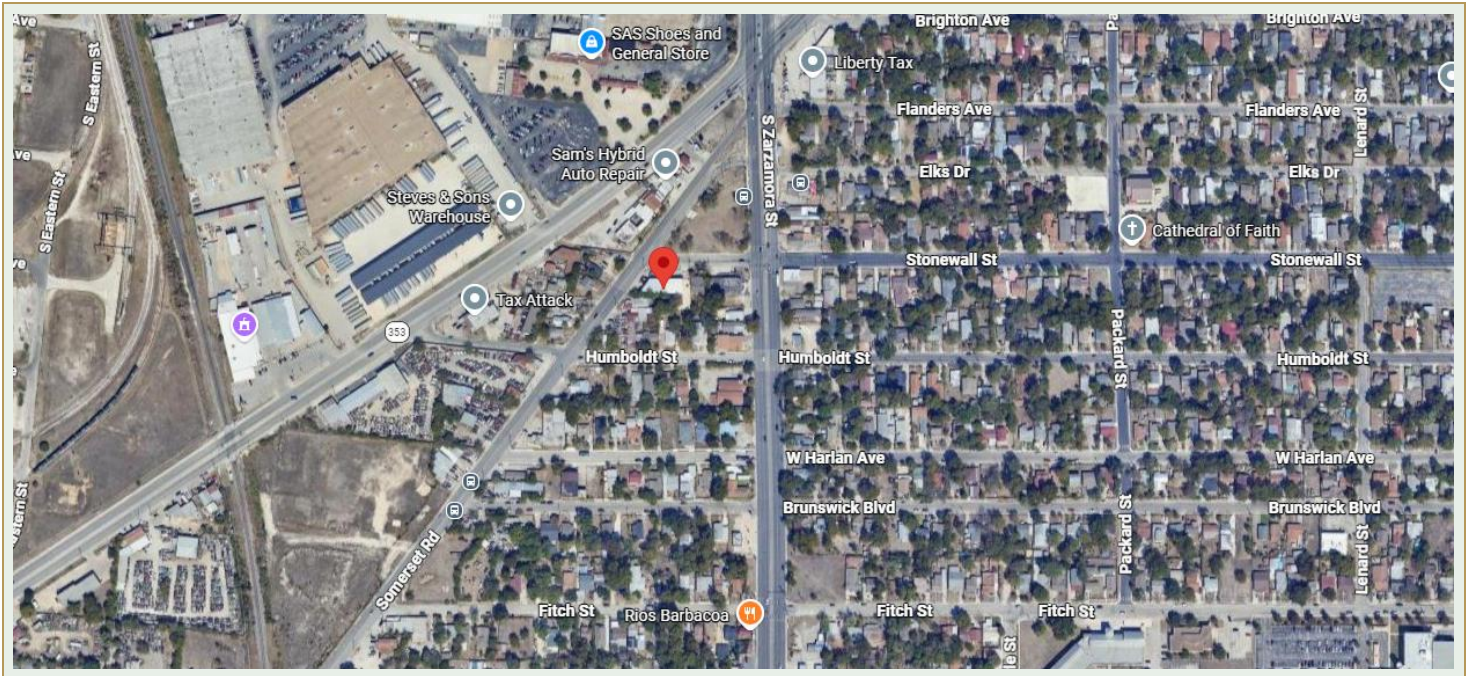
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## LOCATION MAPS

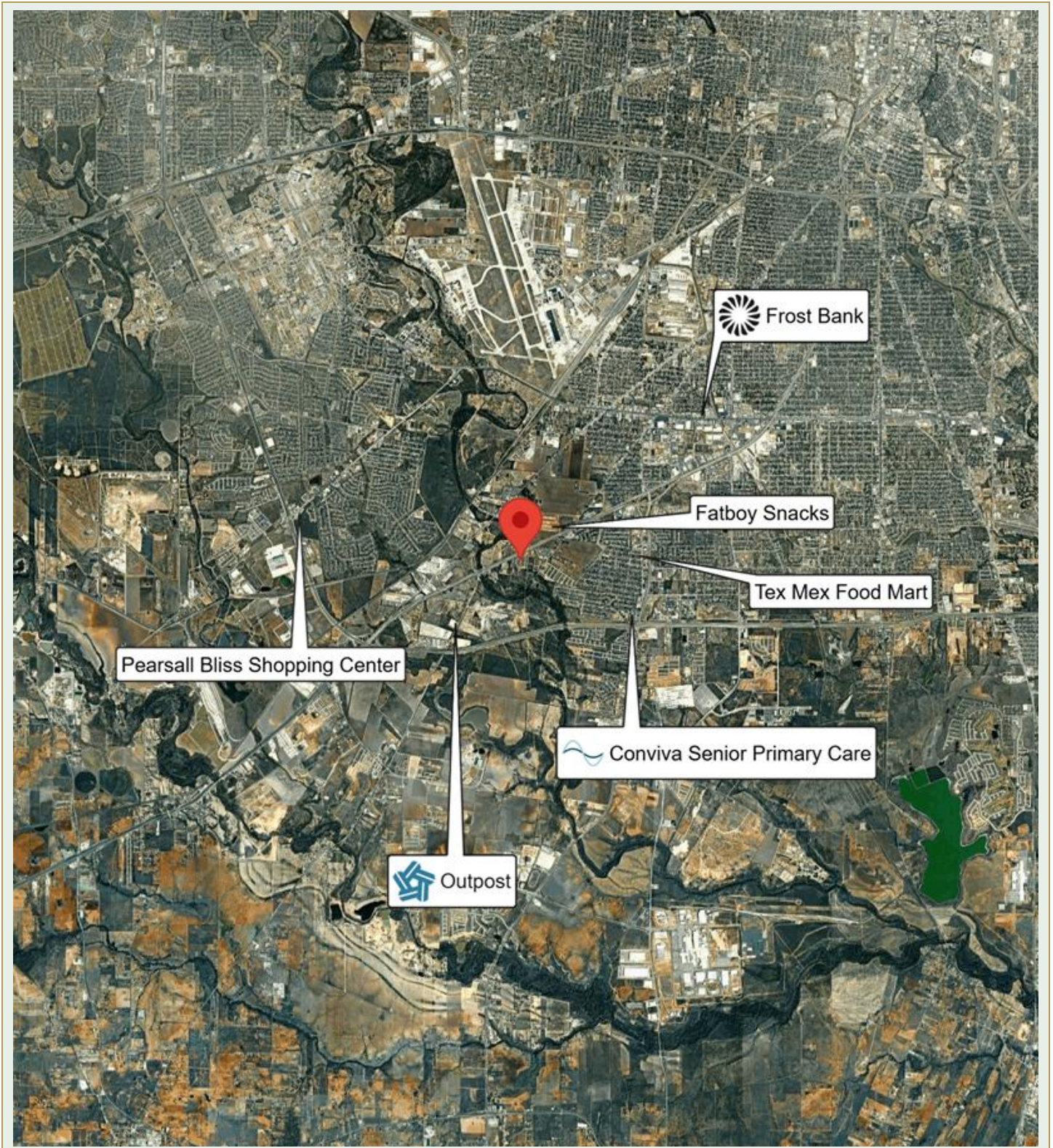
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## BUSINESS MAP

202 SOMERSET RD, SAN ANTONIO, TX 78211-1912





# DEMOGRAPHICS

202 SOMERSET RD, SAN ANTONIO, TX 78211-1912

This segment is characterized by a mix of married couples, with and without children, and single parents, with most households having two or three people. The median age is 34 years. Approximately 42% of the population is Hispanic. Income is modest with a median home value of ~\$126,000. Many residents are renters. Their lifestyle is family-centric, partial to social media, mobile technology, and Spanish-language television.

## DETAILED DEMOGRAPHICS BY DRIVE TIME

5-MINUTE	10-MINUTE	15-MINUTE
Pop (2026): 29,761	Pop (2026): 175,800	Pop (2026): 450,500
Pop (2031): 30,509	Pop (2031): 181,600	Pop (2031): 467,000
Growth: 0.50%	Growth: 0.65%	Growth: 0.72%
Households: 10,047	Households: 60,100	Households: 155,000
HH Growth: 0.53%	HH Growth: 0.70%	HH Growth: 0.78%
Avg HH Size: 2.94	Avg HH Size: 2.89	Avg HH Size: 2.85
Median Age: 32.1	Median Age: 33.5	Median Age: 34.8
Med HH Income: \$51,952	Med HH Income: \$57,200	Med HH Income: \$62,800
Per Capita: \$18,784	Per Capita: \$21,500	Per Capita: \$24,500
Daytime Pop: 26,024	Daytime Pop: 165,000	Daytime Pop: 420,000

## RACE & ETHNICITY (2026 ESTIMATE)

5-MIN	10-MIN	15-MIN
White: 28.5%	White: 25.0%	White: 30.0%
Black: 4.8%	Black: 5.0%	Black: 6.0%
Asian: 0.4%	Asian: 1.2%	Asian: 2.1%
Other: 60.1%	Other: 62.1%	Other: 56.8%
Two+: 5.4%	Two+: 6.0%	Two+: 4.5%
Hispanic: 86.2%	Hispanic: 82.5%	Hispanic: 76.5%



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## DISCLAIMER

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### **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. Crossed Sabers Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Crossed Sabers 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 Crossed Sabers Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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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.*

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.

<b>Keller Williams City View</b>	<b>547594BB</b>	<b>Legal@KWCityView.com</b>	<b>(210)696-9996</b>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
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Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<b>Erik Hernandez</b>	<b>760176-SA</b>	<b>Erik@Crossedsaberscre.com</b>	<b>(210)792-3992</b>
Name of Sales Agent/Associate	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**

**IABS 1-2**

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