

DOMINION MOTOR CLUB UNIT #3112

COMMERCIAL OFFERING MEMORANDUM



**BROWNING
COMMERCIAL**
REAL ESTATE



**7231 STONEWALL BEND,
SAN ANTONIO, TX 78256**

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(210) 824-7878

PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



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PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY PHOTOS

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PROPERTY SUMMARY

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Property Summary

Price:	\$495,000
Building SF:	1,325
Price / SF:	\$372.58
County:	Bexar
Lot Size:	1,325 SF
Building Class:	C
Parking:	Private
Parking Ratio:	Private
Year Built:	2024
Access:	24/7
Tenants/Units:	1
Type:	Industrial
Zoning:	C-3

Property Overview

Own a 1,325 sq. ft. unit at Dominion Motor Club—San Antonio's premier garage condo community. This secure, gated facility offers epoxy floors, a car lift, Thermador fridge, and Scotsman icemaker. Enjoy 24/7 access, climate-controlled storage, and top-tier security. Amenities include a luxury clubhouse with indoor/outdoor lounges, two kitchens, a bar, and full bathrooms. A covered vehicle display area and dedicated wash station complete the experience. Don't miss this rare opportunity to join an exclusive community where luxury meets functionality.

Location Overview

Dominion Motor Club is ideally located in Northwest San Antonio, just off I-10 and Loop 1604. This prime location offers quick access to The Rim, La Cantera, and The Dominion, surrounded by luxury homes, upscale retail, and dining. Perfect for automotive enthusiasts, the gated facility combines secure storage, customization potential, and lifestyle convenience in one of the city's most sought-after areas.

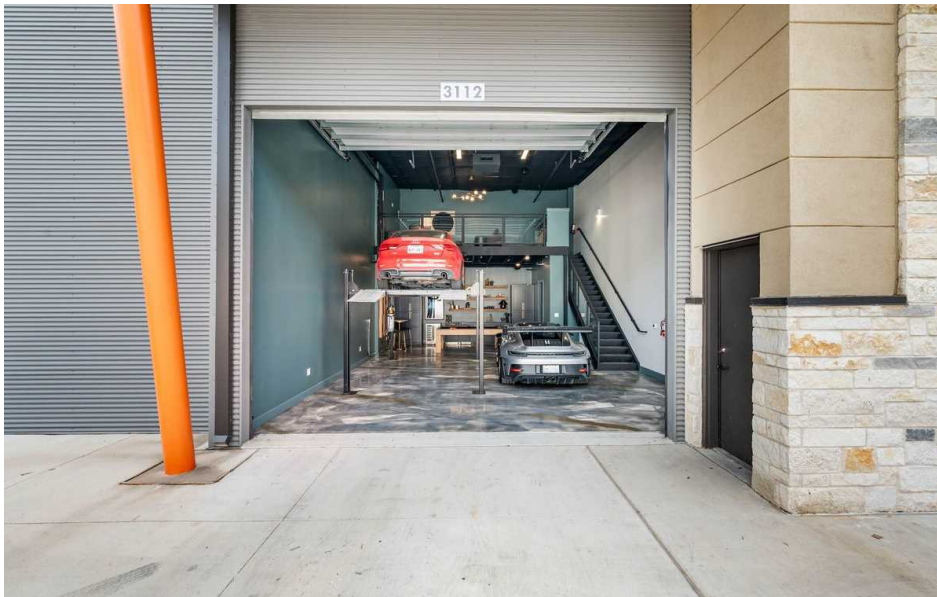
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PROPERTY PHOTOS

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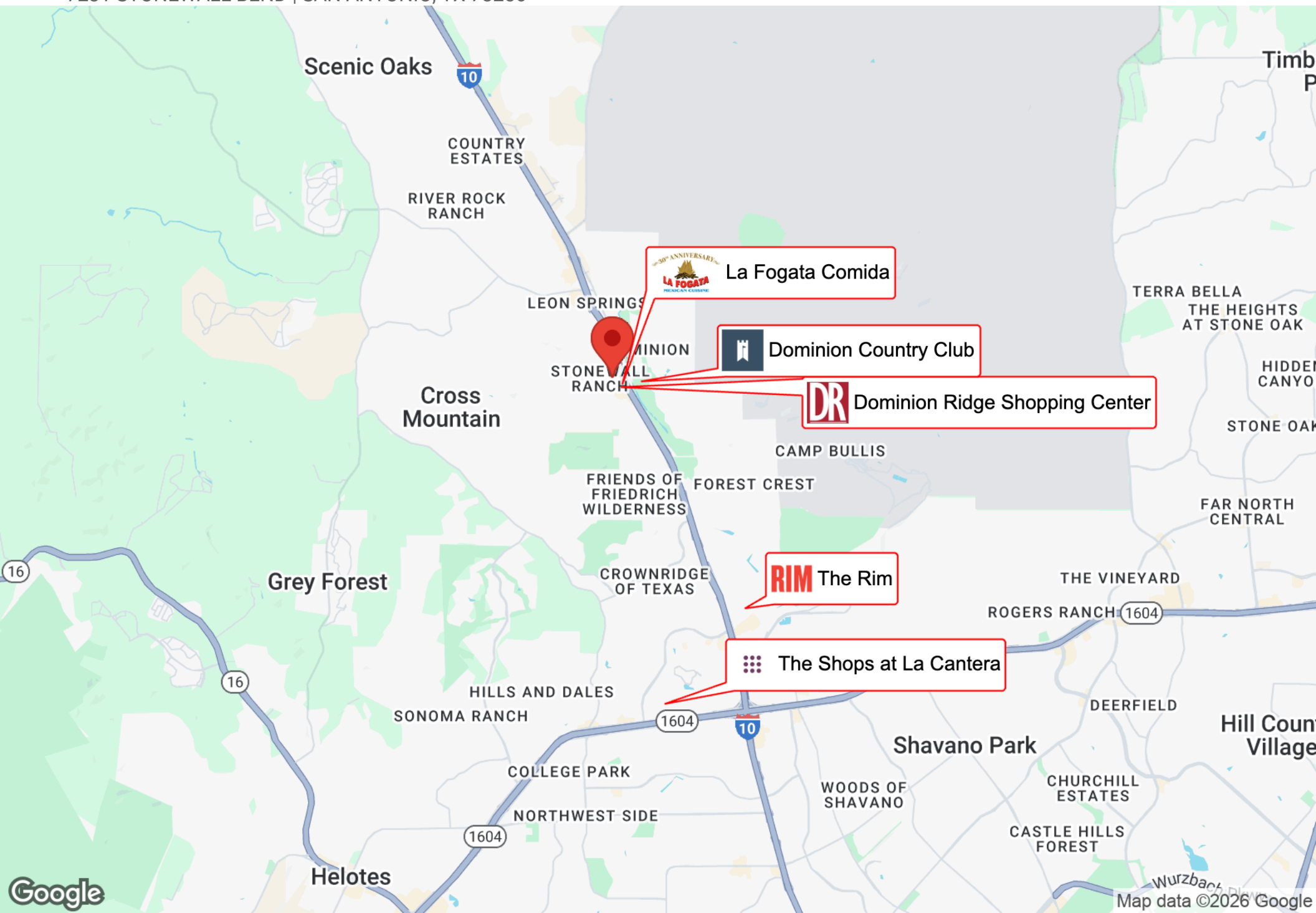
LOCATION INFORMATION

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BUSINESS MAP
DEMOGRAPHICS
LISA GROVE
DISCLAIMER

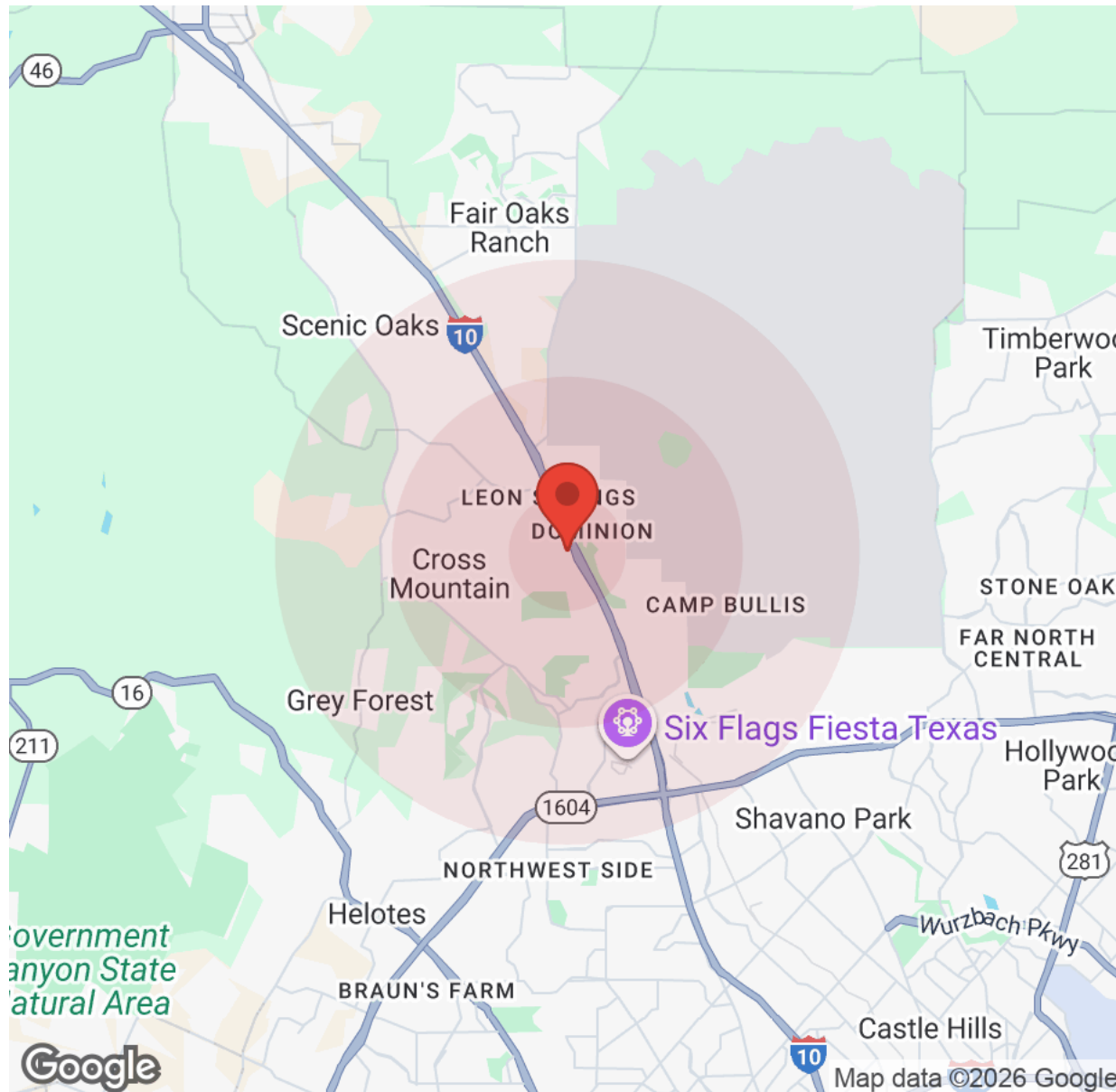
BUSINESS MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	3,241	15,340	38,309
Female	3,211	15,498	35,799
Total Population	6,452	30,838	74,108

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,243	6,007	14,154
Ages 15-24	871	3,934	13,288
Ages 25-54	2,609	12,953	30,121
Ages 55-64	748	3,409	7,298
Ages 65+	979	4,535	9,245

Race	1 Mile	3 Miles	5 Miles
White	2,450	12,073	28,228
Black	394	1,856	4,950
Am In/AK Nat	13	52	119
Hawaiian	7	31	67
Hispanic	2,887	13,806	33,000
Asian	532	2,264	5,966
Multi-Racial	161	709	1,638
Other	10	46	141

Income	1 Mile	3 Miles	5 Miles
Median	\$131,709	\$126,968	\$117,792
< \$15,000	106	479	1,577
\$15,000-\$24,999	19	182	704
\$25,000-\$34,999	160	723	1,229
\$35,000-\$49,999	125	708	2,107
\$50,000-\$74,999	369	1,947	4,110
\$75,000-\$99,999	341	1,499	3,158
\$100,000-\$149,999	314	2,006	4,556
\$150,000-\$199,999	257	1,281	3,226
> \$200,000	878	3,767	7,453

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,826	13,810	30,756
Occupied	2,569	12,594	28,120
Owner Occupied	1,570	7,122	15,728
Renter Occupied	999	5,472	12,392
Vacant	258	1,216	2,636

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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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Will G Curtis III	627466	wcurtis@phyllisbrowning.com	(210) 824-7878
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lisa D Grove	444720	lgrove@phyllisbrowning.com	210-824-7878
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov TXR 2501

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

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PRESENTED BY:

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