

FOR SALE

± 11.46 ACRES
± 18,730 SQFT
TOTAL FOR ALL 3 BUILDINGS

17606 TUCKER PLACE

SAN ANTONIO, TX 78221

\$2,790,000

OWNER FINANCE AND LEASE TO OWN
OPTIONS ARE AVAILABLE



FOR MORE
INFORMATION
PLEASE CONTACT

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17606 Tucker Pl San Antonio, TX 78221



PROPERTY SUMMARY:

Sale Price:	\$2,790,000
Building Size:	18,730 SF
Price / SF:	\$148.96
Year Built:	2018
Zoning:	OCL
Market:	San Antonio
Submarket:	South San Antonio / Brook City

PROPERTY OVERVIEW:

Owner Financing & Lease-to-Own Options Available

±11.46-acre commercial property in the San Antonio MSA, featuring three residential-style buildings totaling 18,730 SF. Built between 2010 and 2018, Tucker Place is already equipped and operationally structured for residential treatment, assisted living, transitional housing, or similar uses. Commercial-grade kitchens, a fire suppression system, and a security system make it turnkey-ready for immediate occupancy, reducing upfront costs for buyers.

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BUILDINGS & PROPERTY HIGHLIGHTS:

Front building is single-story, while the two rear buildings are two-story

Designed for residential treatment or group housing, each building includes:

Resident Quarters: Structured shared or private accommodations

Common Areas: Expansive group living and recreational spaces for therapy sessions, social interaction, and daily activities

Dining & Kitchen Facilities: Commercial-grade kitchens with adjacent dining areas for high-capacity meal service

Staff & Administrative Areas: Dedicated office space in each building for case management, program coordination, and administrative operations

On-Site Staff Accommodations: Separate support staff living areas to facilitate 24/7 operations

Therapeutic & Multi-Purpose Rooms: Flexible spaces for counseling, meetings, or program activities

Laundry & Utility Areas: Laundry facilities in each building to support resident and staff needs

Parking: Adequate surface parking

HVAC: Central heating and air throughout

One building includes a privacy-fenced backyard

LOCATION & MARKET

Located in a growing sector of the San Antonio MSA, with strong population and job growth, and an increasing demand for healthcare services, rehabilitation facilities, and transitional housing. Tucker Place is outside city limits (OCL) but close enough to benefit from nearby commercial and residential development corridors. The area is primarily residential, with increasing commercial development concentrated along I-37 and Loop 1604, just 2 miles southeast.

INVESTMENT POTENTIAL

4 Separate Lots/Legal Descriptions, Allowing for the Future Sale of Individual Parcels

Turnkey for Residential Treatment, Healthcare, or Group Housing Use

Move-in Ready with Commercial-Grade Infrastructure

Expansion Opportunity on 2.67 Acres of Excess Land

Strong Market with Long-Term Stability



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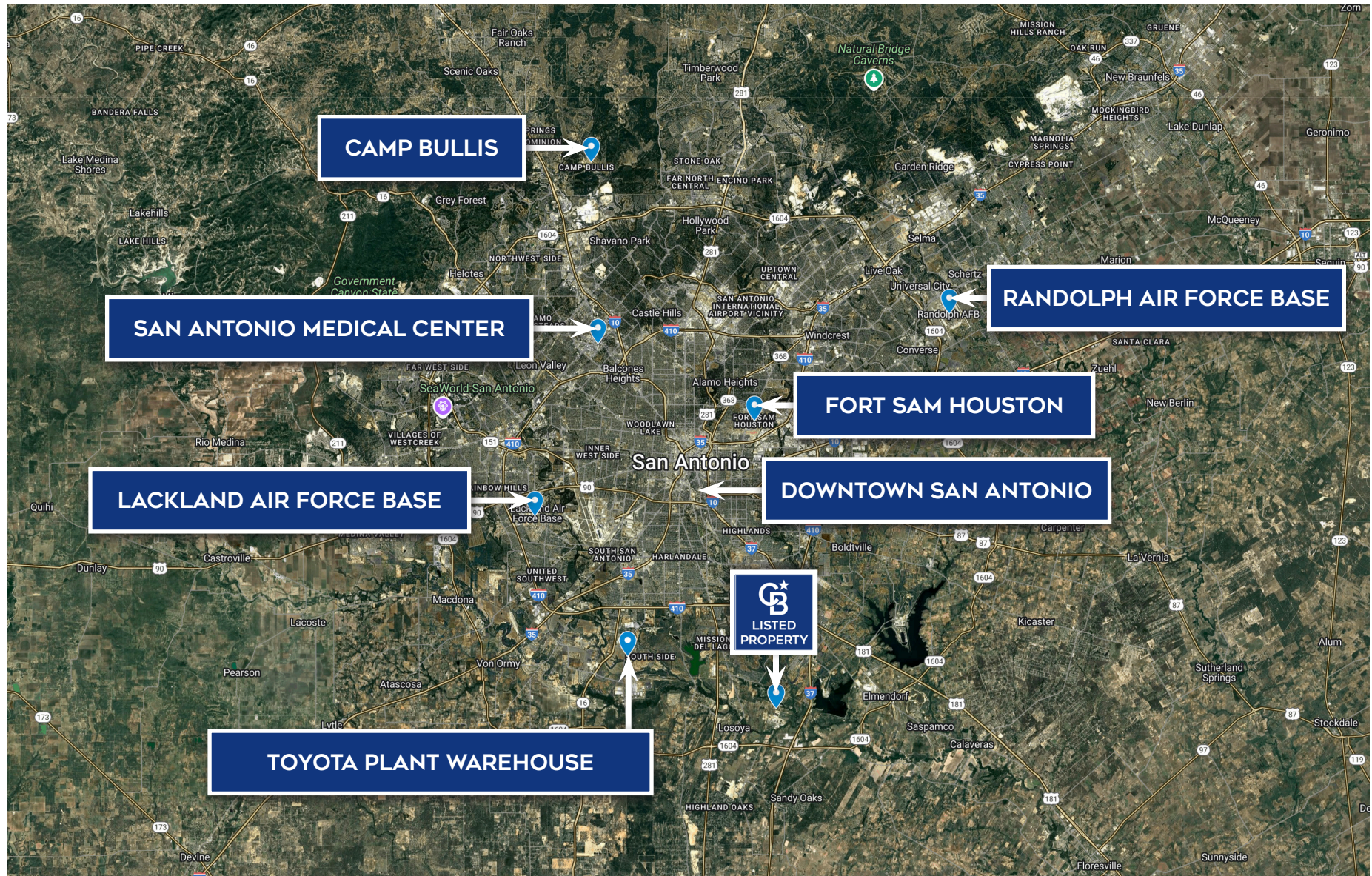


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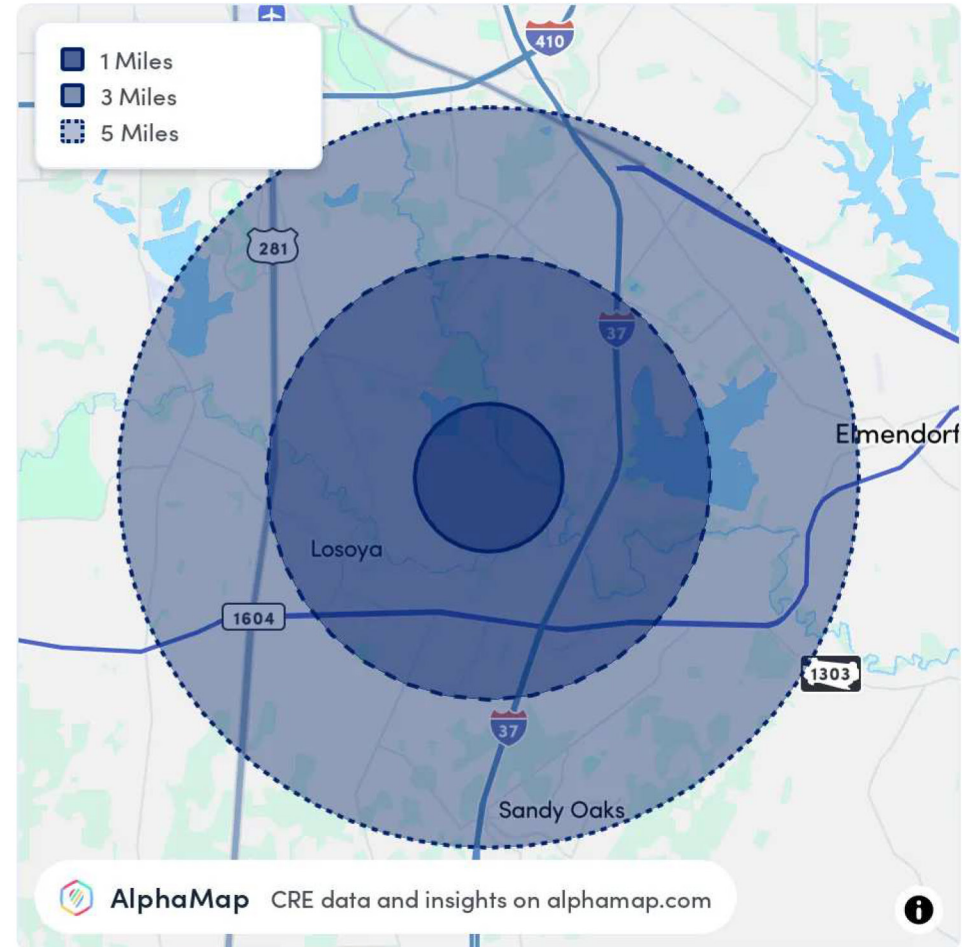
POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	247	4,219	23,702
Average Age	37	36	36
Average Age (Male)	36	35	35
Average Age (Female)	38	37	36

HOUSEHOLD & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	82	1,331	7,485
Persons per HH	3	3.2	3.2
Average HH Income	\$72,681	\$72,596	\$79,862
Average House Value	\$203,028	\$215,849	\$239,495
Per Capita Income	\$24,227	\$22,686	\$24,956

Map and demographics data derived from AlphaMap



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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.



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.

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Buyer/Tenant/Seller/Landlord Initials

Date