

OAK ST, JOURDANTON TX

MIXED USE FOR SALE



**BROWNING COMMERCIAL**  
REAL ESTATE

*A division of Phyllis Browning Co Real Estate*



901 & 903 OAK STREET,  
JOURDANTON, TX 78026

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



# PROPERTY SUMMARY

901 OAK STREET | JOURDANTON, TX 78026



## Property Summary

Price:	\$295,000
Building SF:	3,728 SF
County:	Atascosa
Frontage:	Jourdanton Blk 216 Lot 1-3
Parking:	15 Spaces
Year Built:	1965

## Property Overview

Discover a prime commercial opportunity in the heart of Jourdanton with this versatile multi-use property located at 901 Oak Street. Offering excellent visibility on a corner lot at Oak St. and Brown St., this 3,728± SF building is ideal for investors or business owners seeking a turn-key facility in a growing market. Built in 1965 and thoughtfully maintained, the property features multiple leased suites that provide steady income, along with a vacant unit ready for a new tenant or owner-user.

## Location Overview

Positioned just minutes from downtown Jourdanton and major thoroughfares, the property benefits from strong traffic counts, convenient access, and proximity to retail, dining, and essential services. With its flexible layout, income-producing potential, and strategic location, 901 Oak Street is a rare find for those looking to expand their business presence or grow their commercial portfolio in Atascosa County.

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# PROPERTY PHOTOS

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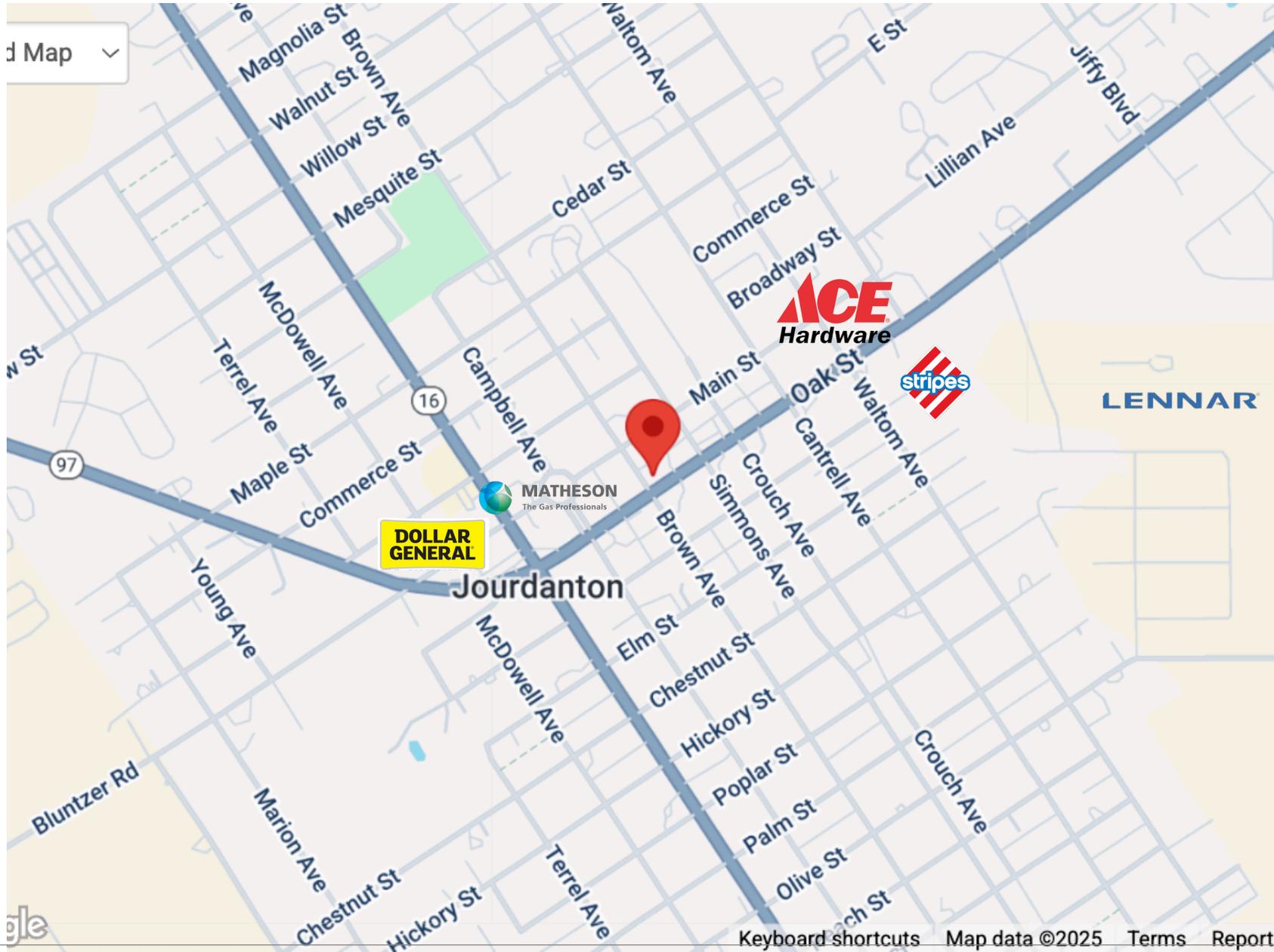
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# BUSINESS MAP

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Keyboard shortcuts Map data ©2025 Terms Report

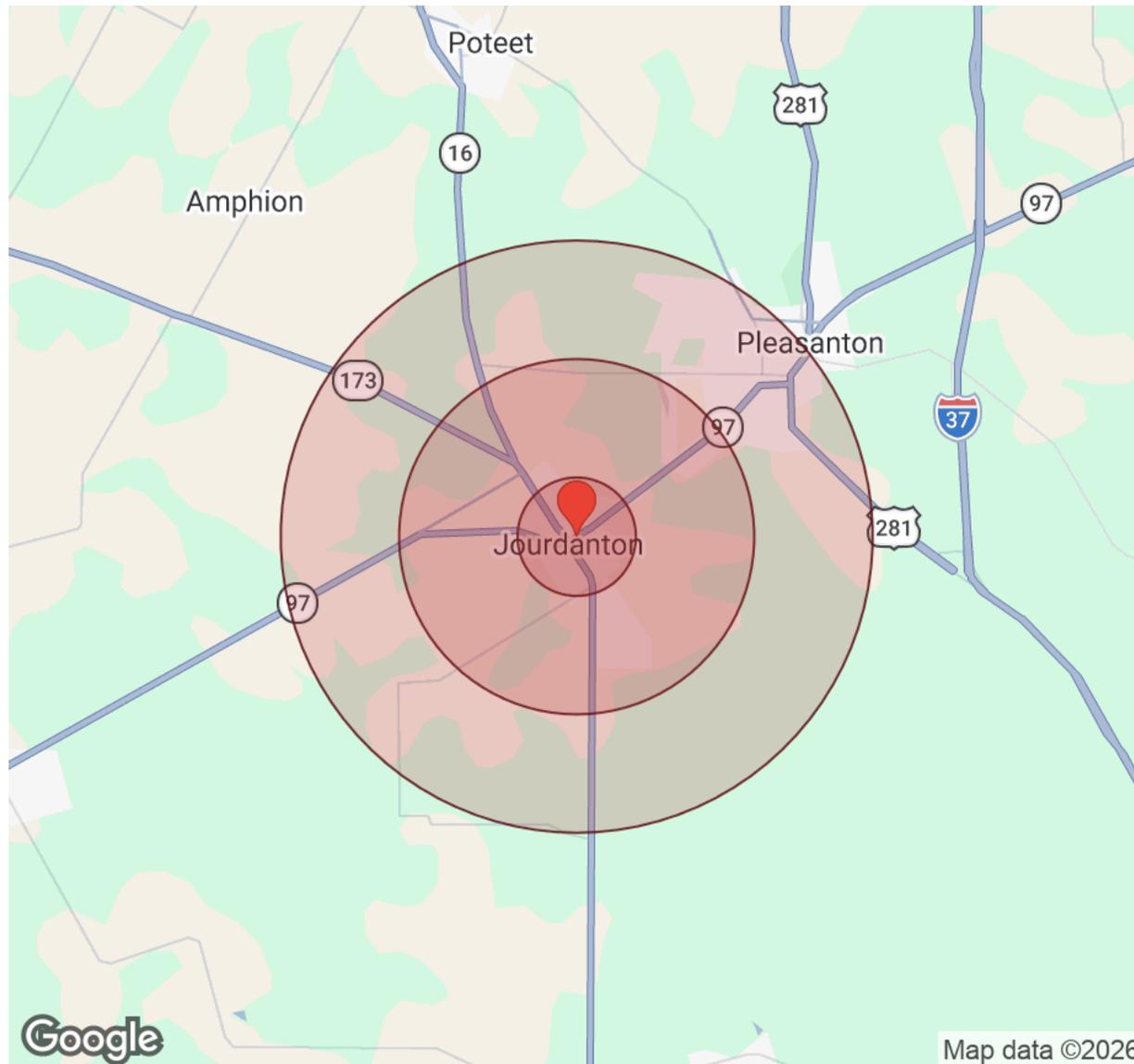
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# DEMOGRAPHICS

901 OAK STREET | JOURDANTON, TX 78026



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	1,767	2,680	6,810
Female	1,780	2,718	6,874
Total Population	3,547	5,399	13,684

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,206	1,855	4,684
Black	43	72	185
Am In/AK Nat	7	10	18
Hawaiian	N/A	N/A	N/A
Hispanic	2,222	3,345	8,487
Asian	18	31	104
Multiracial	42	73	172
Other	9	12	34

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,410	2,139	5,421
Occupied	1,277	1,937	4,903
Owner Occupied	852	1,282	3,254
Renter Occupied	425	655	1,649
Vacant	133	202	518

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	785	1,181	3,008
Ages 15 - 24	441	666	1,729
Ages 25 - 54	1,365	2,060	5,168
Ages 55 - 64	381	589	1,426
Ages 65+	576	900	2,353

Income	1 Mile	3 Miles	5 Miles
Median	\$82,991	\$81,684	\$81,847
Under \$15k	93	155	443
\$15k - \$25k	41	63	237
\$25k - \$35k	79	131	298
\$35k - \$50k	184	290	627
\$50k - \$75k	166	247	661
\$75k - \$100k	233	309	679
\$100k - \$150k	169	285	1,239
\$150k - \$200k	139	200	365
Over \$200k	172	257	354

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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](http://www.trec.texas.gov)

TXR 2501

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# DISCLAIMER

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901 OAK STREET

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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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