

4546 W Commerce St. San Antonio, TX 78237

Specialty Purpose | Church Facility

Executive Summary



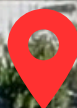
**CARLOS
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Downtown San Antonio

4546 W Commerce St



THE OFFERING

We're excited to present this newly remodeled investment opportunity in the dynamic West Commerce corridor of San Antonio. Located at 4546 W Commerce St., this commercial property has undergone extensive renovations—including foundation work, structural improvements, and interior updates—making it a turnkey investment opportunity with no capital expenditure required.

Currently tenant-occupied, this property offers immediate income potential while situated in a high-visibility location with strong traffic counts. Whether you're seeking a turn-key investment or a long-term commercial asset in a growing area, this property delivers both stability and upside. Surrounded by established neighborhoods, local businesses, and just minutes from downtown, this location is ideal for continued use or future repositioning.

PROPERTY HIGHLIGHTS

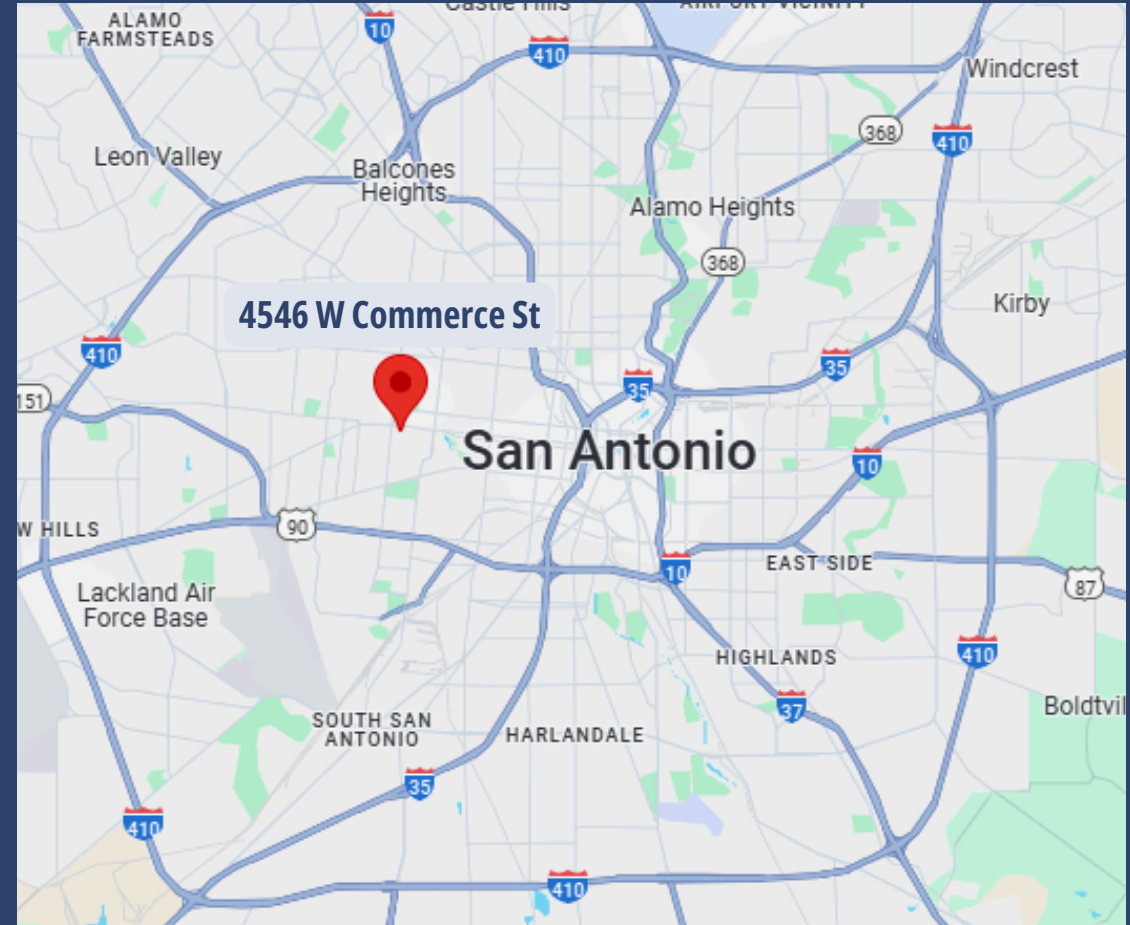
- Fully remodeled commercial property
- Recent improvements include foundation work, electrical, plumbing, and interior upgrades
- Currently leased, providing immediate rental income
- Located along the high-traffic W Commerce corridor
- Strong visibility with signage potential
- Ideal for investors, owner-users, or small business operations
- Close to downtown San Antonio, major highways, and residential neighborhoods
- Zoned for commercial use with potential for a variety of business types

ASSET PROFILE

| | |
|------------------------|-------------|
| Cap Rate | 8% |
| Total Lot Size | 17,820 SF |
| Total RBA | 7,025 SF |
| Year Built Remodeled | 1957 2025 |
| Parking Spaces | 15 |

DEMOGRAPHIC SUMMARY

| Radius | 1 Mile | 5 Mile | 10 mile |
|---|------------------|-------------------|-------------------|
| Population | | | |
| 2029 Projection | 18,201 | 367,299 | 1,209,540 |
| 2024 Estimate | 17,226 | 345,929 | 1,136,959 |
| 2020 Census | 17,596 | 341,870 | 1,115,771 |
| 2024 Population by Hispanic Origin | | | |
| | 16,349 | 283,992 | 804,942 |
| White | 5,785 33.58% | 125,769 36.36% | 436,031 38.35% |
| Black | 205 1.19% | 12,842 3.71% | 74,449 6.55% |
| Am. Indian & Alaskan | 320 1.86% | 6,281 1.82% | 17,617 1.55% |
| Asian | 37 0.21% | 3,534 1.02% | 28,122 2.47% |
| Other | 10,870 63.10% | 197,264 57.02% | 579,402 50.96% |
| 2024 Avg Household Income | | | |
| | \$43,780 | \$57,484 | \$69,353 |



Traffic Count Report

| | Street | Cross Street | Cross Str Dist | Count Year | Avg Daily Volume | Volume Type | Miles from Subject Prop |
|---|-----------------------|--------------------|----------------|------------|------------------|-------------|-------------------------|
| 1 | W Commerce St | Knoke St | 0.00 | 2024 | 20,534 | MPSI | .03 |
| 2 | W Commerce St | Knoke St | 0.00 | 2025 | 20,440 | MPSI | .03 |
| 3 | N General McMullen Dr | Wilmot St | 0.04 N | 2024 | 28,236 | MPSI | .16 |
| 4 | N General McMullen Dr | Wilmot St | 0.04 N | 2025 | 28,197 | MPSI | .16 |
| 5 | S General McMullen Dr | Cordelia St | 0.02 N | 2025 | 32,715 | MPSI | .21 |
| 6 | W Commerce St | S San Bernardo Ave | 0.03 W | 2025 | 30,056 | MPSI | .23 |
| 7 | W Commerce St | S San Bernardo Ave | 0.03 W | 2024 | 30,221 | MPSI | .23 |
| 8 | Landa Ave | Holz St | 0.05 W | 2022 | 174 | MPSI | .24 |
| 9 | Landa Ave | Holz St | 0.05 W | 2025 | 181 | MPSI | .24 |

Conference Room, Lobby, Office Spaces



This property is equipped with a warm welcome area as you walk into the lobby. There are several spaces that can be used for a conference area, office use, kitchen, sanctuary area with seating, and more.



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