

4546 W Commerce St. San Antonio, TX 78237

Specialty Purpose | Church Facility

Executive Summary



**CARLOS
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 **RIVERFLOW**
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Downtown San Antonio



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

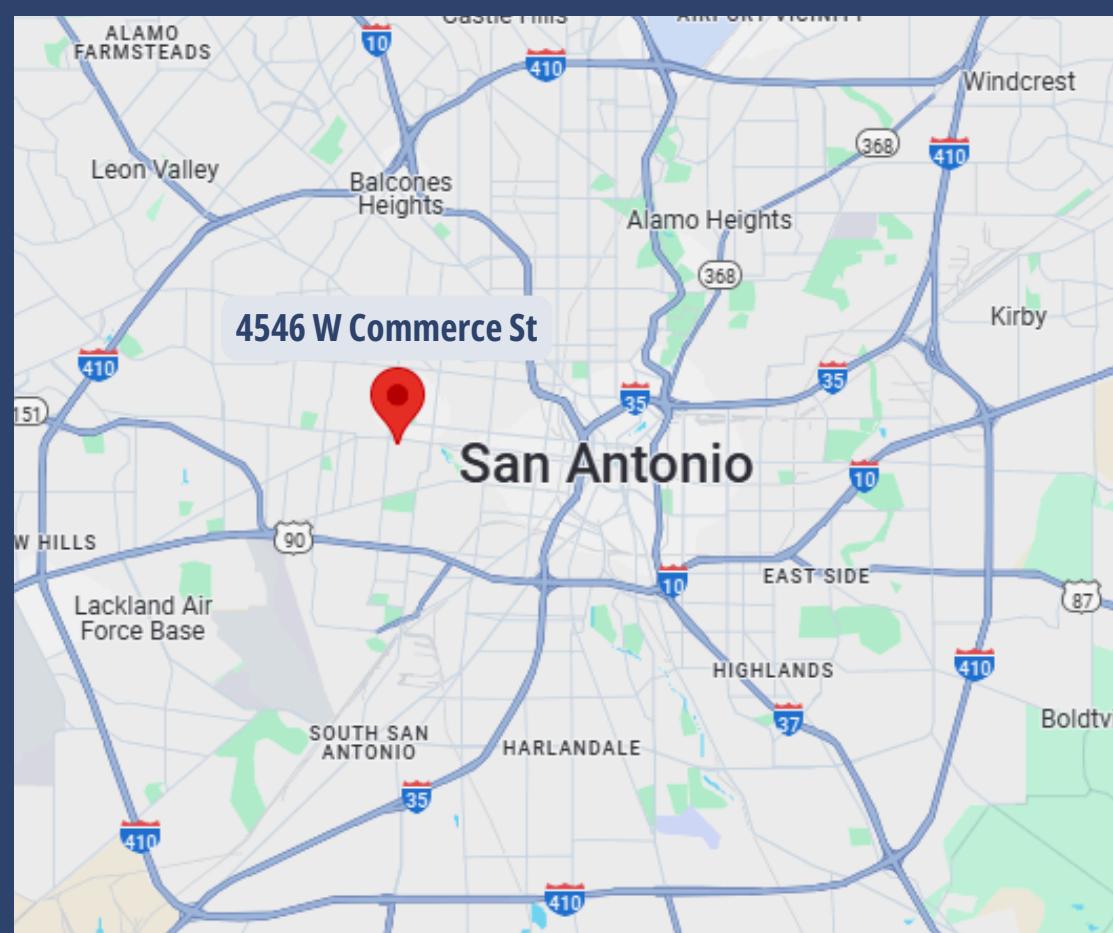
- Fully remodeled commercial property
- Recent improvements include foundation work, electrical, plumbing, and interior upgrades
- Currently leased, providing immediate rental income
- Located along the high-traffic W Commerce corridor
- Strong visibility with signage potential
- Ideal for investors, 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

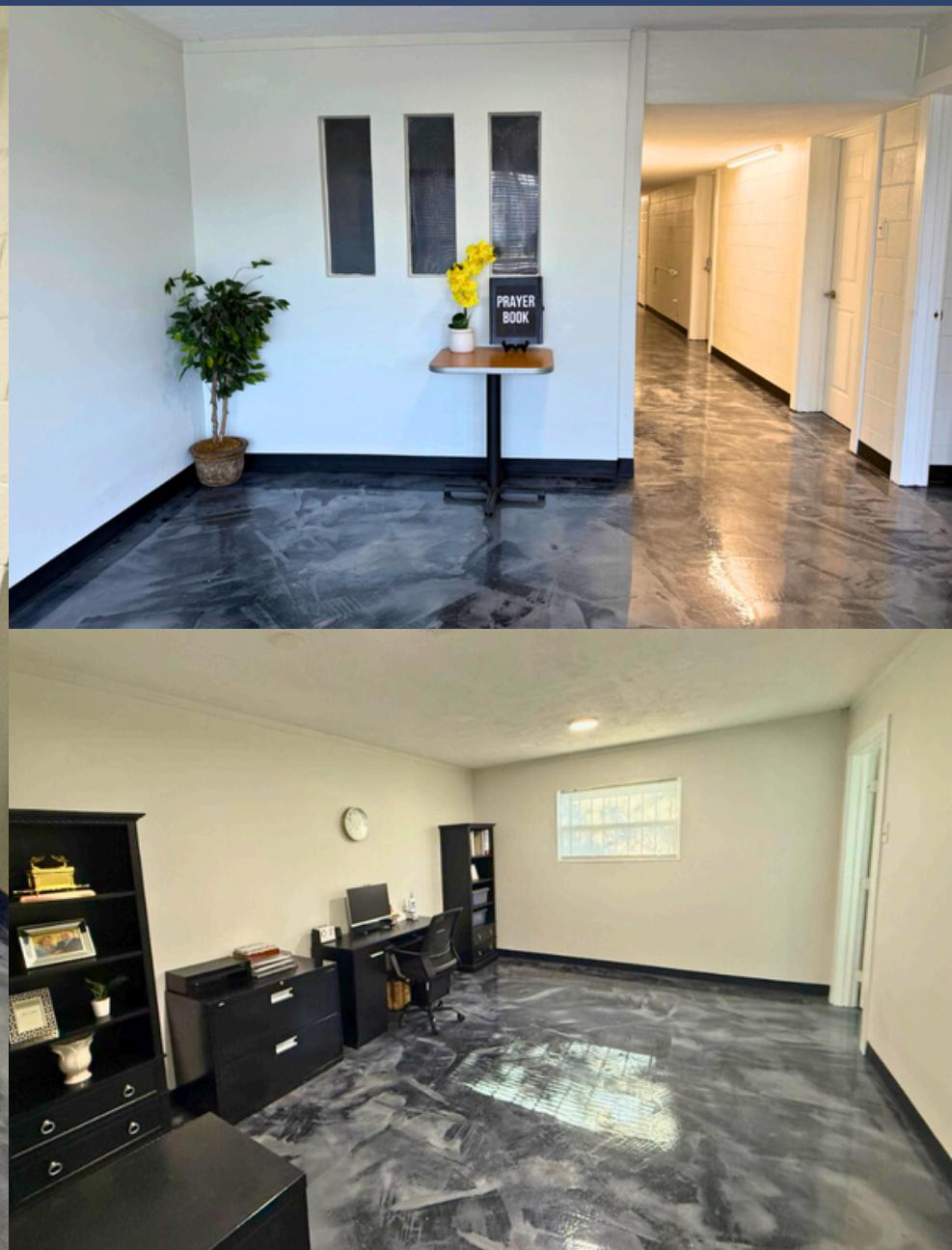
Radius	1 Mile	5 Mile	10 mile
Population			
2029 Projection	18,201	367,299	1,209,540
2024 Estimate	17,226	345,929	1,136,959
2020 Census	17,596	341,870	1,115,771
2024 Population by Hispanic Origin			
White	5,785	125,769	436,031
	33.58%	36.36%	38.35%
Black	205	12,842	74,449
	1.19%	3.71%	6.55%
Am. Indian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