



FOR SALE OR LEASEBACK

831 S WW White Rd
San Antonio, TX 78220

±1,906 SF AVAILABLE | RETAIL

SUMMARY

Property Specs

SALE PRICE	\$925,000
LEASEBACK PRICE	\$800,000
BUILDING SIZE SF	±1,906 SF
LOT SIZE	±0.85 Acre
ZONING	C3
YEAR BUILT	1975
TYPE	Retail

- 15 Surface parking
- Sale-Leaseback Option Available at an 8% CAP Rate
- Hard Corner At Lighted Intersection
- 2 Entrances – Off S. WW White Rd. & Off Leonidas Dr.
- Gated Yard
- One (1) sign Off Of S. WW White along with large space for promotional material on top of the building



Message frequency will vary. Message and data rates may apply. Reply HELP for help or STOP to cancel.

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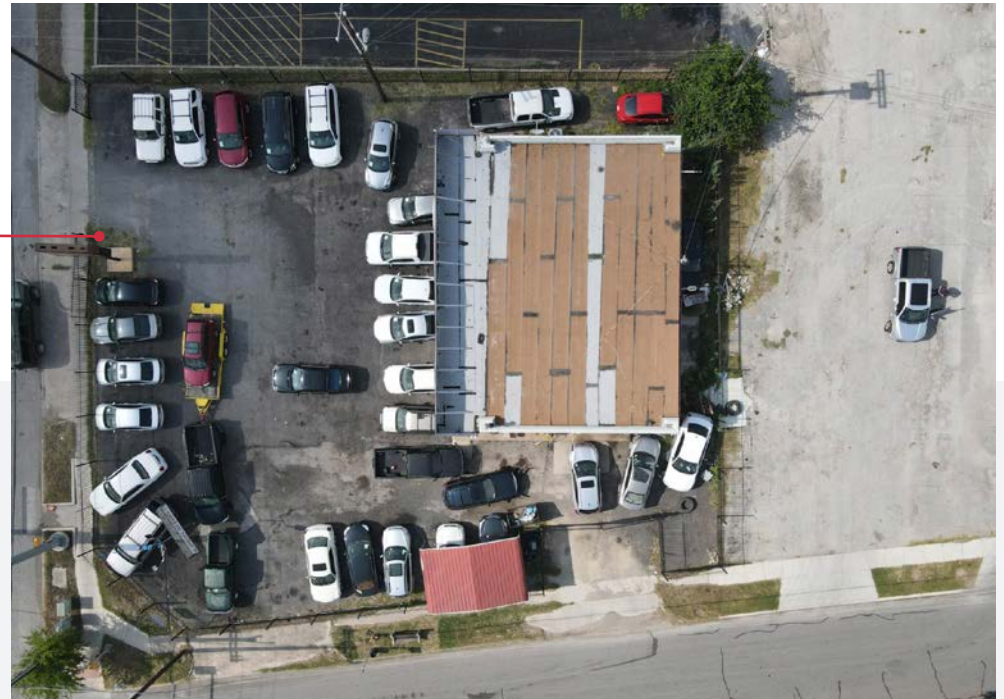


PHOTOS

1975
YEAR BUILT

C3
ZONING

± 1,906
TOTAL SF AVAILABLE



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	9,703	62,130	202,440
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	3,586	21,931	74,367
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$53,803	\$61,723	\$77,944

Traffic Counts

STREET	AADT
Martin Luther King Drive	8,081
East Houston Street	13,272

Cities Nearby

Austin, Texas	79.5 miles
Waco, Texas	180 miles
Houston, Texas	197 miles
Fort Worth, Texas	268 miles
Dallas, Texas	273 miles

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

Financial Information

Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Vegas. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

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Neither the seller or NAI Excel, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, as to the financial performance of the property, or as to the condition of the Property, malfunctions or mechanical defects on the Property or to any improvements thereon, including but not limited to the material, workmanship or mechanical components of the structures, foundations, roof, heating, plumbing, electrical or sewage system, drainage or moisture conditions, air conditioning, or damage by the presence of pests, mold or other organisms, environmental condition, soils conditions, the zoning of the Property, the suitability of the Property for Interested parties intended use or purpose, or for any other use or purpose.

No Obligation

No legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; Interested Parties are to rely solely on its investigations and inspections of the Property in evaluating a possible purchase or lease of the real property. The seller expressly reserves the right, at its sole discretion, to reject any or all offers to purchase or lease the Property, and/or to terminate discussions with any entity at any time, with or without notice, which may arise as a result of review of this Memorandum.

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WHY NAI

Our professionals leverage decades of experience, industry-leading technology, and a leading global network to help you excel in your real estate goals.

325+

OFFICES

1.1 BIL

SF MANAGED

5,800+

PROFESSIONALS

TOP 6

2024 LIPSEY RANKING



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