



7503 HARLOW DR

SAN ANTONIO, TX 78218



LUKE OWENS-BRAGG
210.451.0143
info@lockwoodrealtygroup.com

For Lease

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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 Lockwood Realty Group, LLC, LLC in compliance with all applicable fair housing and equal opportunity laws.

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PROPERTY INFORMATION

SECTION 1

LUKE OWENS-BRAGG
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PROPERTY SUMMARY



LOCATION DESCRIPTION

Discover the vibrant surroundings of the property in San Antonio, TX. Situated in the heart of the city, this area offers easy access to a myriad of amenities for professionals. Enjoy proximity to the historic Alamo, the dynamic River Walk, and the thriving Pearl District, all just a short drive away. With an array of dining options, including renowned Tex-Mex eateries, and numerous cultural attractions, the area surrounding the property provides an ideal blend of work and leisure. Experience the convenience of a diverse and energetic district, perfect for businesses looking to thrive in a lively urban environment.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	11,881 SF
Lot Size:	1.6 Acres
Building Size:	11,881 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,583	38,952	104,807
Total Population	13,655	94,914	276,309
Average HH Income	\$65,960	\$86,287	\$89,862

PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

Discover the ideal business location at 7503 Harlow Dr in San Antonio, TX. This exceptional property offers modern office spaces designed for productivity and comfort. With state-of-the-art facilities, ample parking, and easy access to major transportation routes, this location is perfectly suited for companies seeking convenience and efficiency. The well-appointed interior spaces are complemented by professional landscaping and outdoor areas, creating a welcoming and professional setting for tenants and visitors alike. Whether it's for established enterprises or growing businesses, this property provides a versatile and contemporary environment to support success and growth.

EXTERIOR DESCRIPTION

Brick

PARKING DESCRIPTION

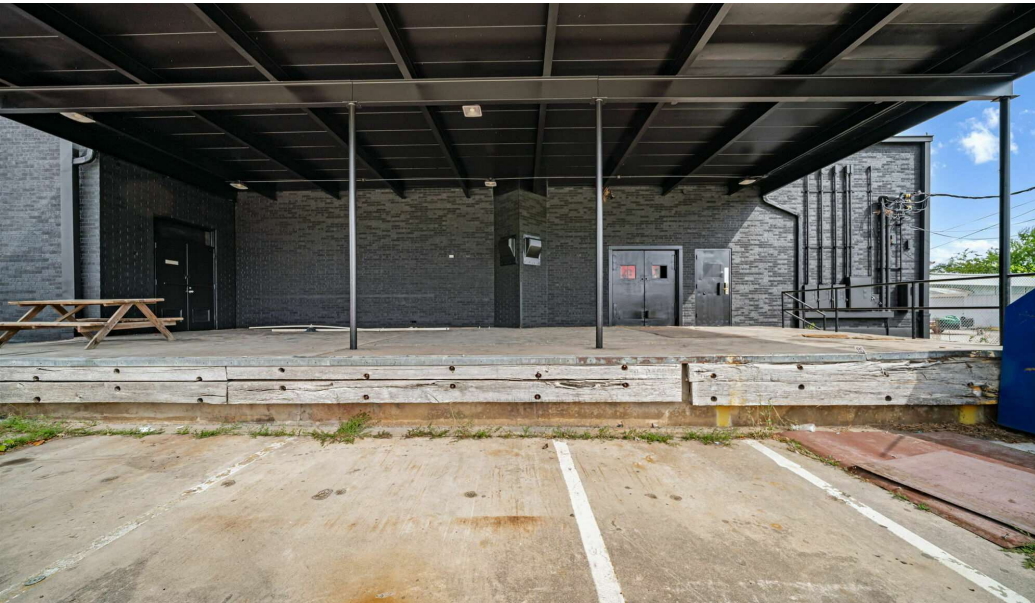
15 Spaces

CONSTRUCTION DESCRIPTION

Masonry



COMPLETE HIGHLIGHTS



BUILDING INFORMATION

Tenancy	Single
Number of Floors	1
Average Floor Size	11,881 SF
Year Built	1964
Year Last Renovated	1975
Framing	Brick
Roof	Sawtooth
Free Standing	Yes
Number of Buildings	1
Walls	Brick
Floor Coverings	concrete
Foundation	Slab
Exterior Walls	Brick

PROPERTY HIGHLIGHTS

- Modern office spaces with state-of-the-art facilities
- Ample parking for tenants and visitors
- Easy access to major transportation routes
- Well-appointed interior spaces for productivity
- Professional landscaping and outdoor areas
- Versatile and contemporary environment for businesses
- Professional and welcoming setting for tenants and visitors

LEASE SPACES



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,881 SF	Lease Rate:	Negotiable

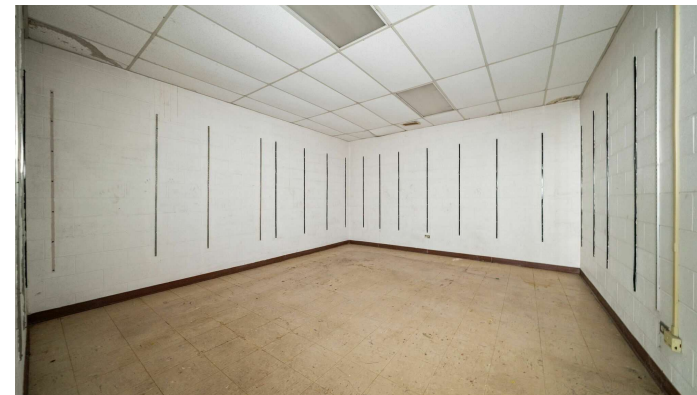
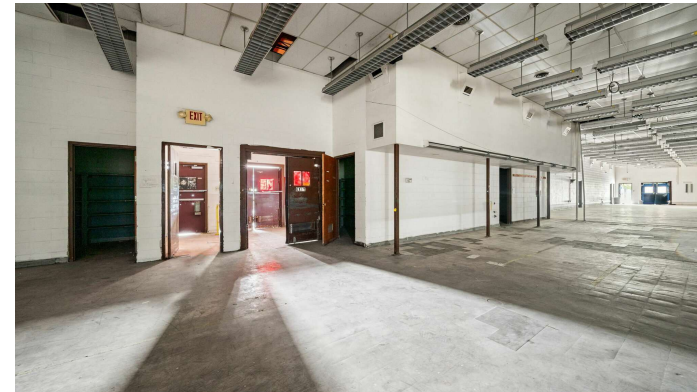
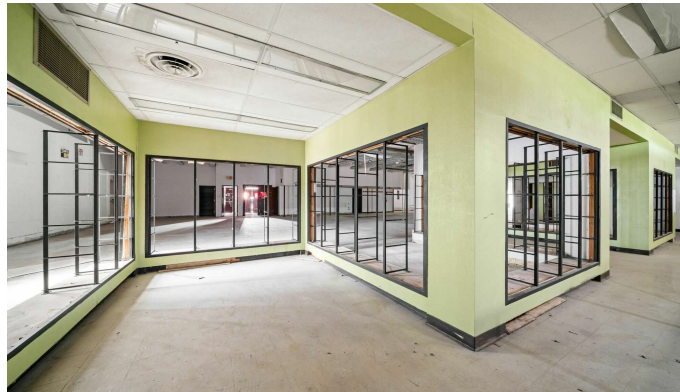
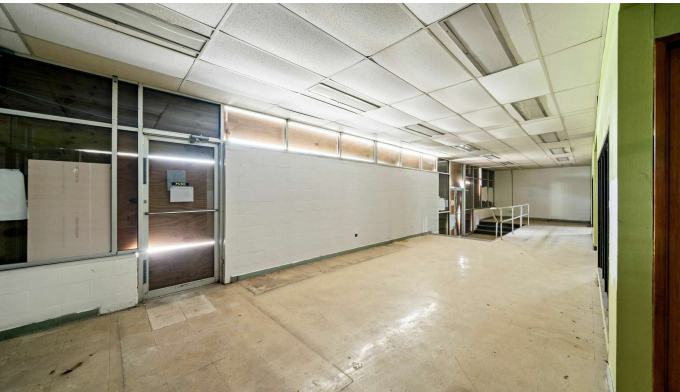
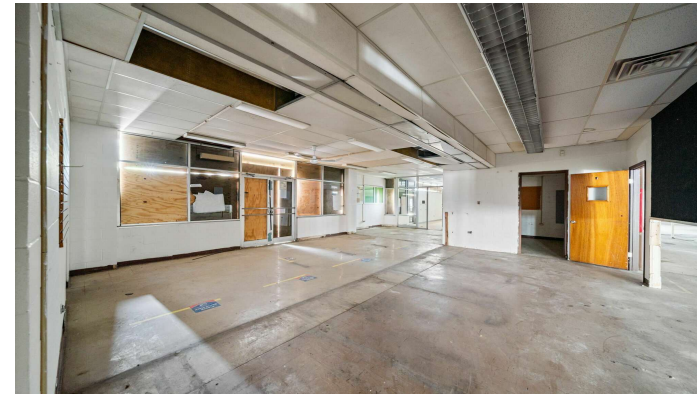
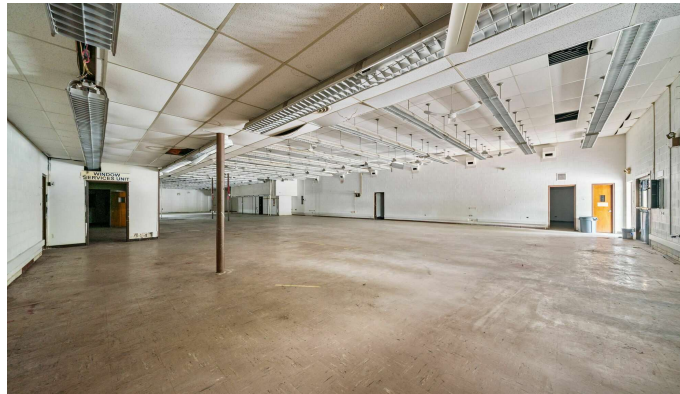
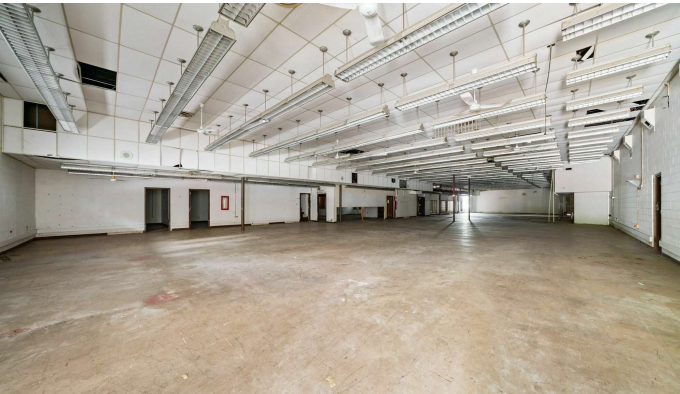
AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7503 Harlow Dr	Available	11,881 SF	NNN	Negotiable	Available

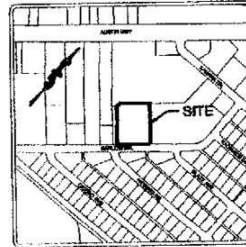
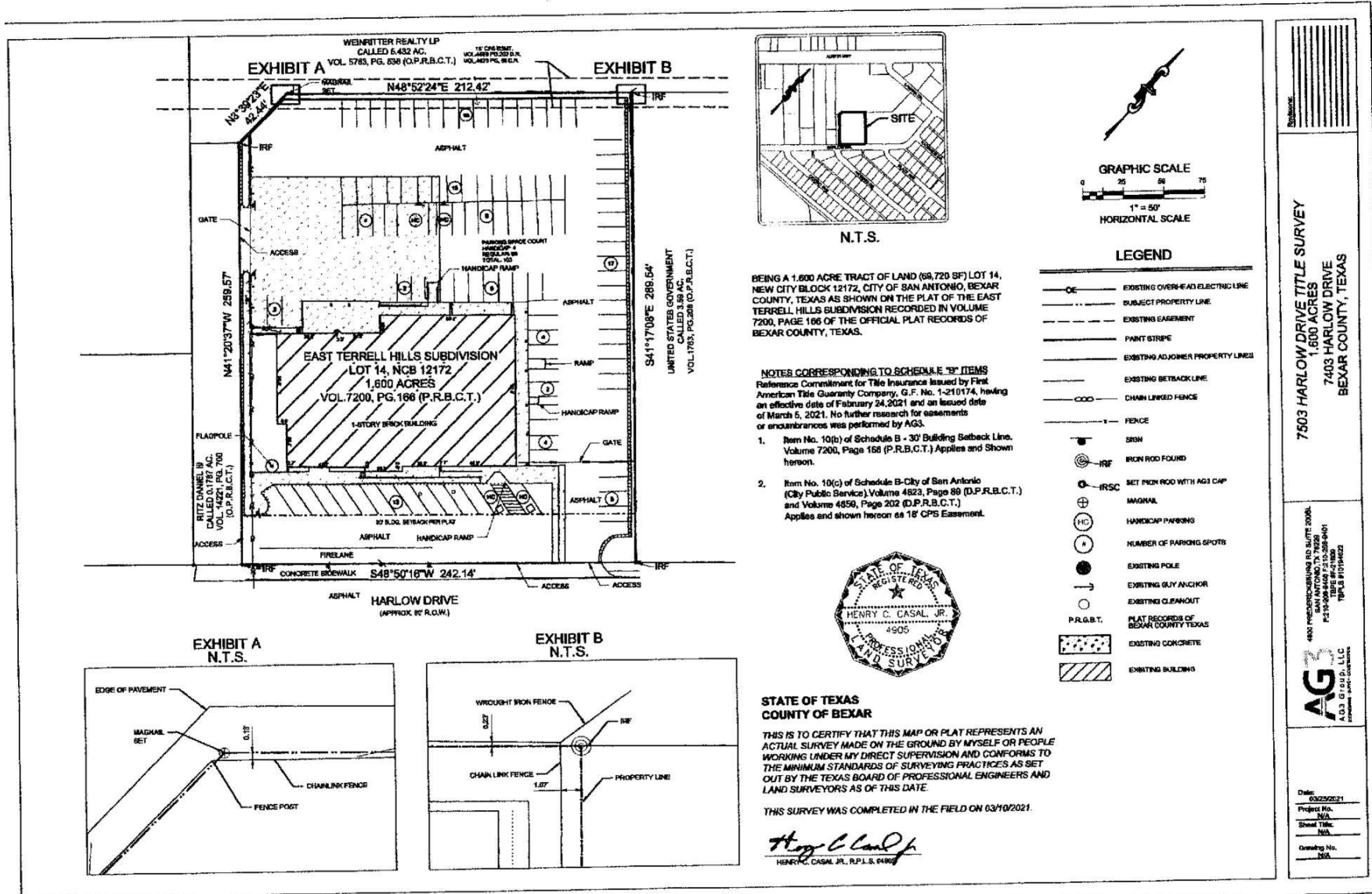
ADDITIONAL PHOTOS



ADDITIONAL PHOTOS



SITE PLANS



BEING A 1,600 ACRE TRACT OF LAND (88,720 SF) LOT 14, NEW CITY BLOCK 12172, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS AS SHOWN ON THE PLAT OF THE EAST TERRELL HILLS SUBDIVISION RECORDED IN VOLUME 7200, PAGE 166 OF THE OFFICIAL PLAT RECORDS OF BEXAR COUNTY, TEXAS.

NOTES CORRESPONDING TO SCHEDULE "B" ITEMS
Reference Commitment for Title Insurance issued by First American Title Guaranty Company, G.F. No. 1-210174, having an effective date of February 24, 2021 and an issued date of March 5, 2021. No further research for encumbrances or encroachments was performed by AGS.

- Item No. 10(b) of Schedule B - 30' Building Setback Line. Volume 7200, Page 166 (P.R.B.C.T.) Applies and Shown hereon.
- Item No. 10(c) of Schedule B-City of San Antonio (City Public Service) Volume 4823, Page 88 (D.P.R.B.C.T.) and Volume 4850, Page 202 (D.P.R.B.C.T.) Applies and shown hereon as 18' CPS Easement.

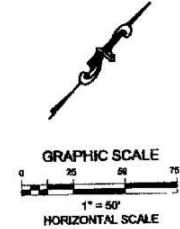


STATE OF TEXAS
COUNTY OF BEXAR

THIS IS TO CERTIFY THAT THIS MAP OR PLAT REPRESENTS AN ACTUAL SURVEY MADE ON THE GROUND BY MYSELF OR PEOPLE WORKING UNDER MY DIRECT SUPERVISION AND CONFORMS TO THE MINIMUM STANDARDS OF SURVEYING PRACTICES AS SET OUT BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS AS OF THIS DATE.

THIS SURVEY WAS COMPLETED IN THE FIELD ON 03/10/2021.

Henry C. Casal, Jr.
HENRY C. CASAL, JR., R.P.L.S. #1902



LEGEND

- EXISTING OVERHEAD ELECTRIC LINE
- SUBJECT PROPERTY LINE
- EXISTING EASEMENT
- PAINT STRIPE
- EXISTING ADJOINER PROPERTY LINE
- EXISTING SETBACK LINE
- CHAIN LINKED FENCE
- FENCE
- IRON ROD FOUND
- SET IRON ROD WITH AGE CAP
- MARGINAL
- HANDICAP PARKING
- NUMBER OF PARKING SPOTS
- EXISTING POLE
- EXISTING GUY ANCHOR
- EXISTING CLEANOUT
- PLAT RECORDS OF BEXAR COUNTY TEXAS
- P.R.&B.T.
- EXISTING CONCRETE
- EXISTING BUILDING

7503 HARLOW DRIVE TITLE SURVEY
1,600 ACRES
7403 HARLOW DRIVE
BEXAR COUNTY, TEXAS

4803 PROFESSIONALS RD. SUITE 2000L
SAN ANTONIO, TX 78209
P: 210-508-8400 F: 210-508-8401
TIPUS #1018023



Date: 03/29/2021
Project No.: N/A
Sheet Title: N/A
Drawing No.: N/A

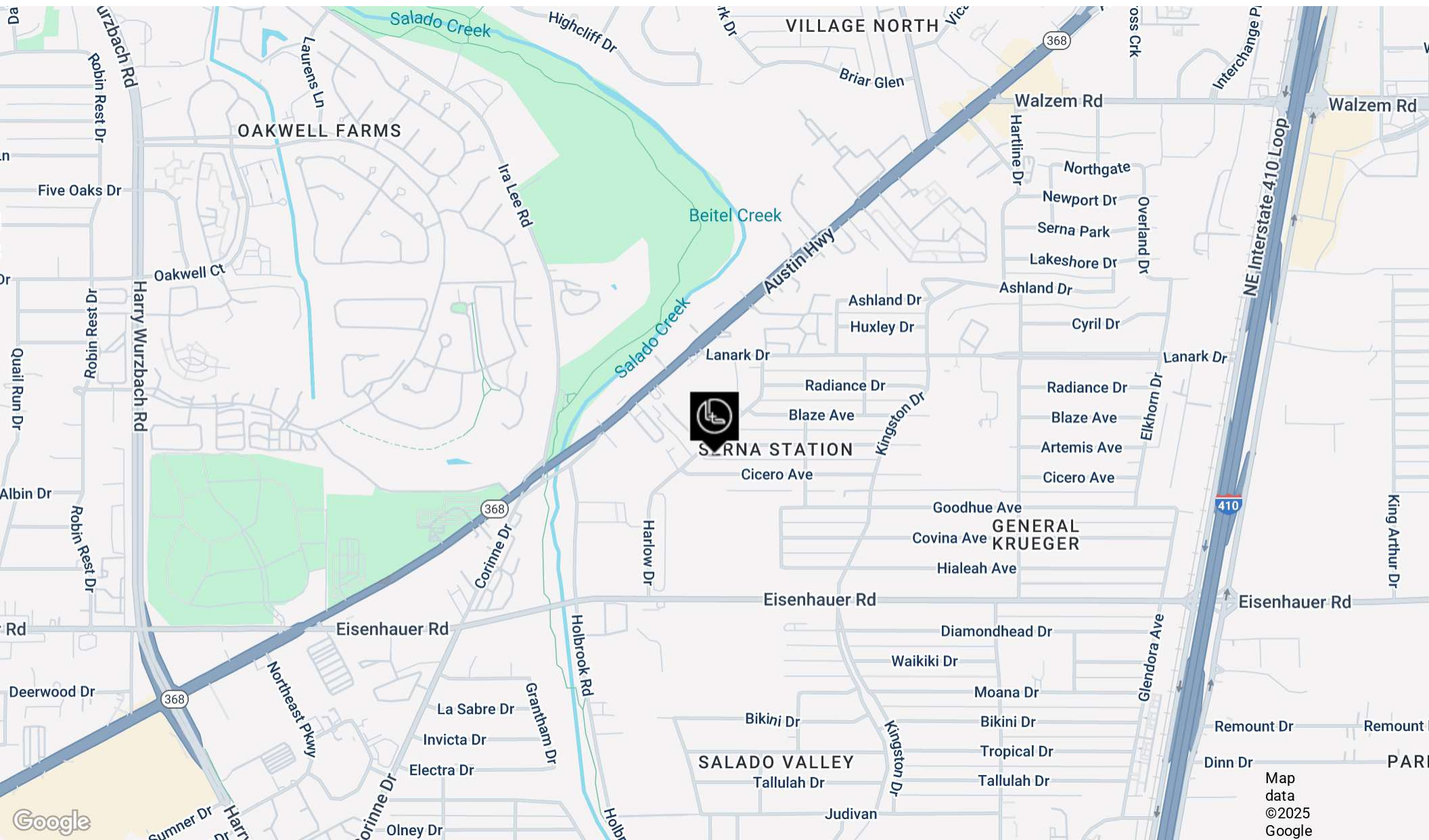


LOCATION INFORMATION

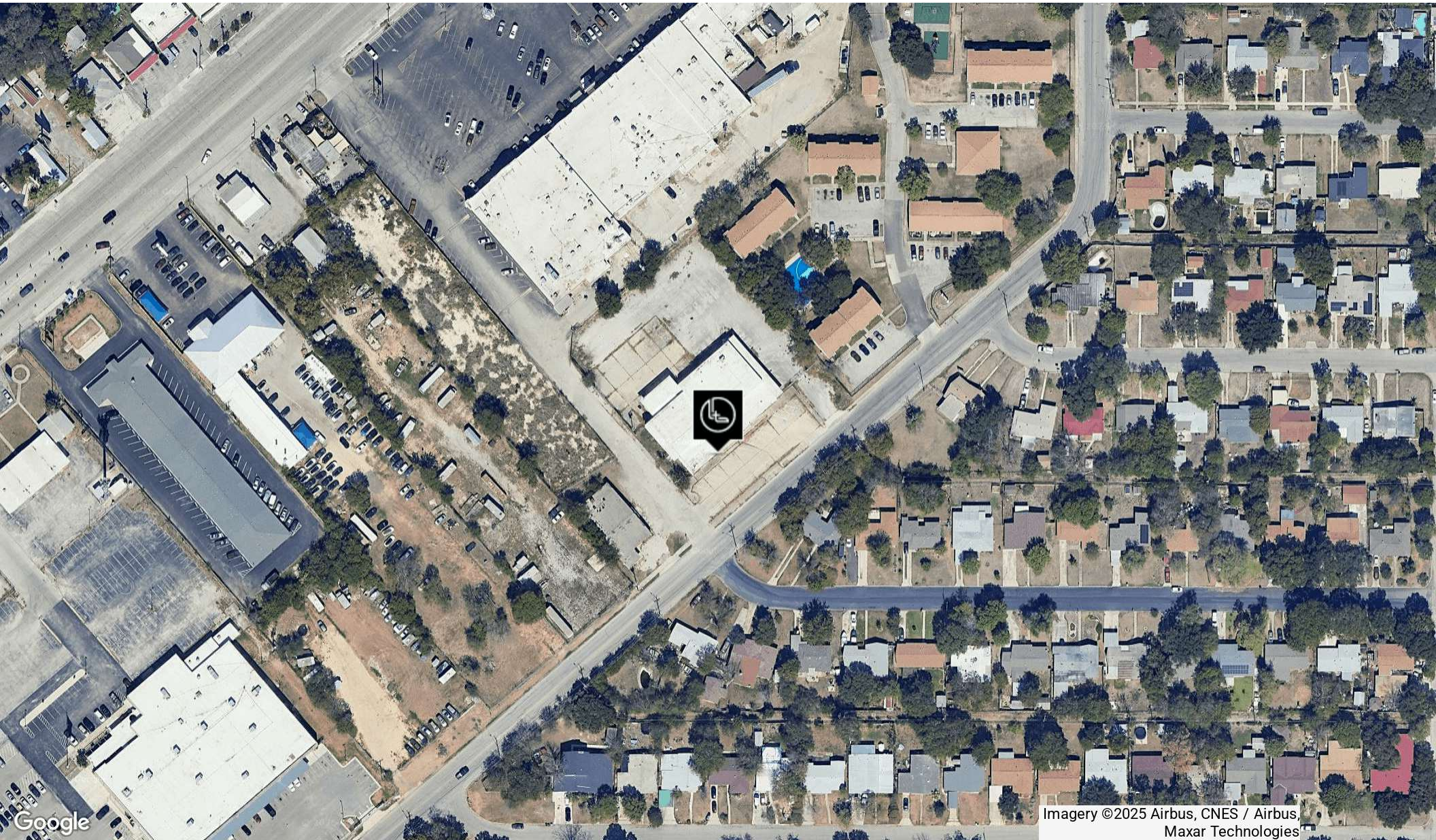
SECTION 2

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LOCATION MAP



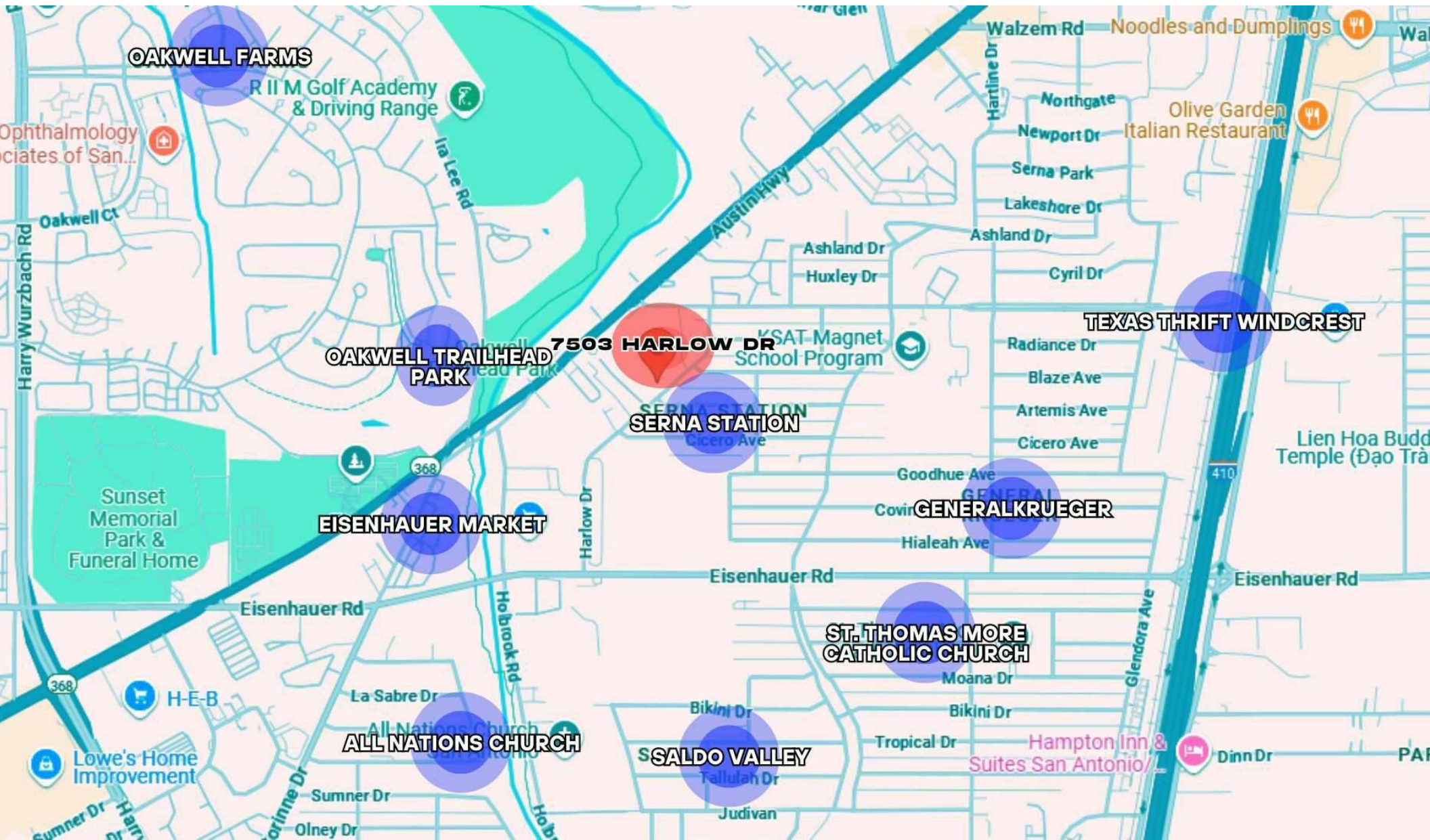
AERIAL MAP



Google

Imagery ©2025 Airbus, CNES / Airbus, Maxar Technologies

NEIGHBORHOOD MAP





DEMOGRAPHICS

SECTION 3

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DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	13,655	94,914	276,309
Average Age	40	40	39
Average Age (Male)	39	38	38
Average Age (Female)	41	41	40

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	5,583	38,952	104,807
# of Persons per HH	2.4	2.4	2.6
Average HH Income	\$65,960	\$86,287	\$89,862
Average House Value	\$250,213	\$335,146	\$305,419

ETHNICITY (%)

	1 MILE	3 MILES	5 MILES
Hispanic	56.7%	47.7%	49.4%

RACE

	1 MILE	3 MILES	5 MILES
Total Population - White	5,828	44,756	122,069
Total Population - Black	1,666	12,044	40,331
Total Population - Asian	456	2,991	8,067
Total Population - Hawaiian	40	187	628
Total Population - American Indian	147	1,020	3,140
Total Population - Other	2,755	13,862	39,720

Demographics data derived from AlphaMap

