



975 W Bitters Rd

±13,108 SF OFFICE BUILDING FOR SALE

975 W Bitters Rd
San Antonio, TX 78216

 Transwestern

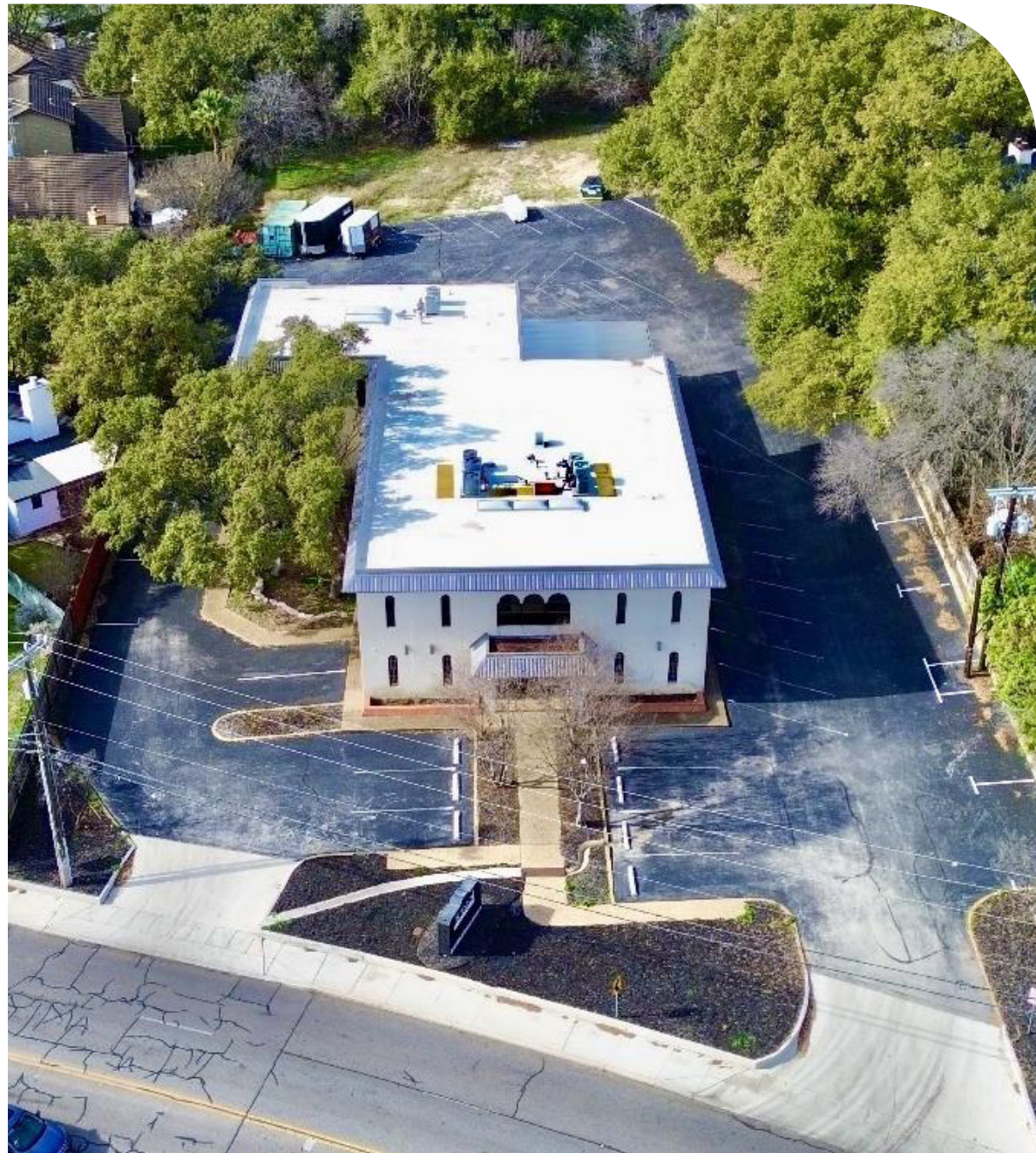
Executive Summary

PRIME NORTH SAN ANTONIO OFFICE INVESTMENT

975 W Bitters Rd is a newly-renovated, two story, 13,108 SF office building offering a compelling combination of in-place cash flow, near-term upside, and long-term value creation in the highly desirable North Central San Antonio submarket.

Positioned just off Hwy 281 near Hill Country Village and the San Antonio International Airport, the property provides excellent accessibility while maintaining a quiet, professional setting surrounded by established residential communities.

The well-maintained asset features strong visibility along Bitters Road, including a lighted marquee sign ideal for maximizing tenant exposure and branding opportunities. The property's boutique office environment, convenient access, and recently renovated interiors make it attractive to a variety of office users seeking a more approachable alternative to traditional office product.



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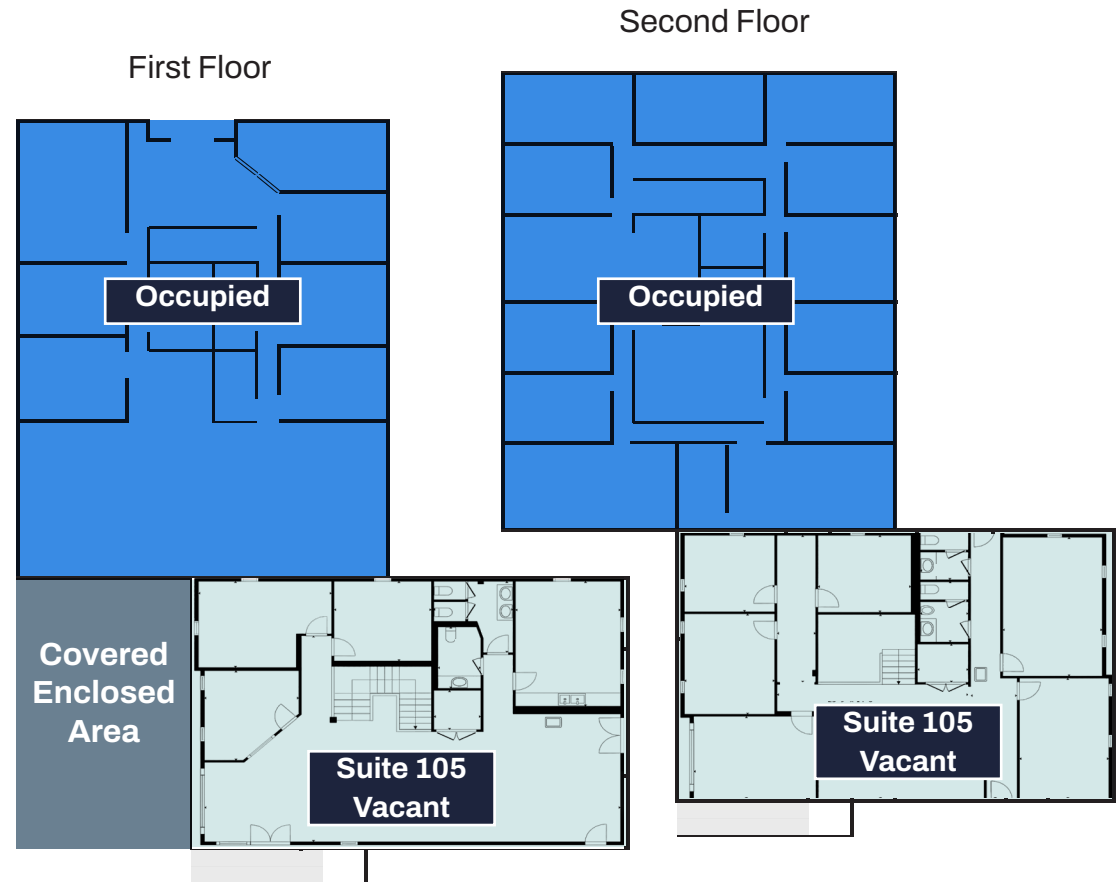
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Investment Highlights

COMPELLING OWNERSHIP OPPORTUNITY

- Approximately 68% leased with stable in place income
- 8,800 SF leased through 2029 to an established construction company
- Immediate cash flow with reduced lease up risk
- Remaining vacancy is recently renovated and move-in ready
- Opportunity to increase NOI through lease up without significant capital investment
- Ideal opportunity for an investor seeking yield growth or an owner user hybrid strategy
- Strong surrounding demographics and limited competing boutique office inventory
- Convenient access to Hwy 281, the airport, and surrounding North Central neighborhoods



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Aerial



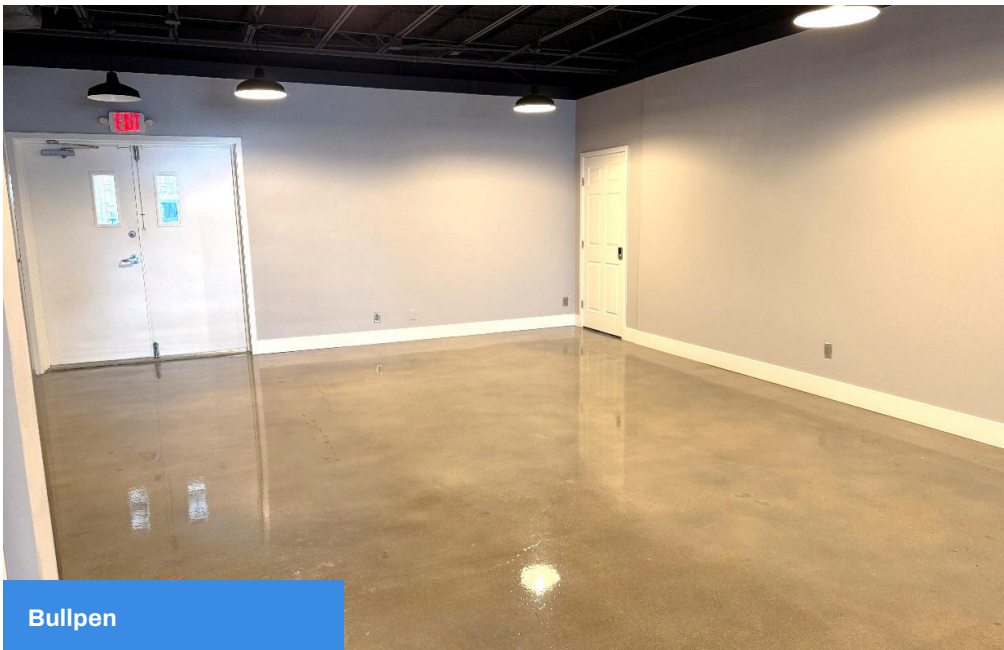
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Bullpen



Entry



Private Office

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Kitchen



Private Office

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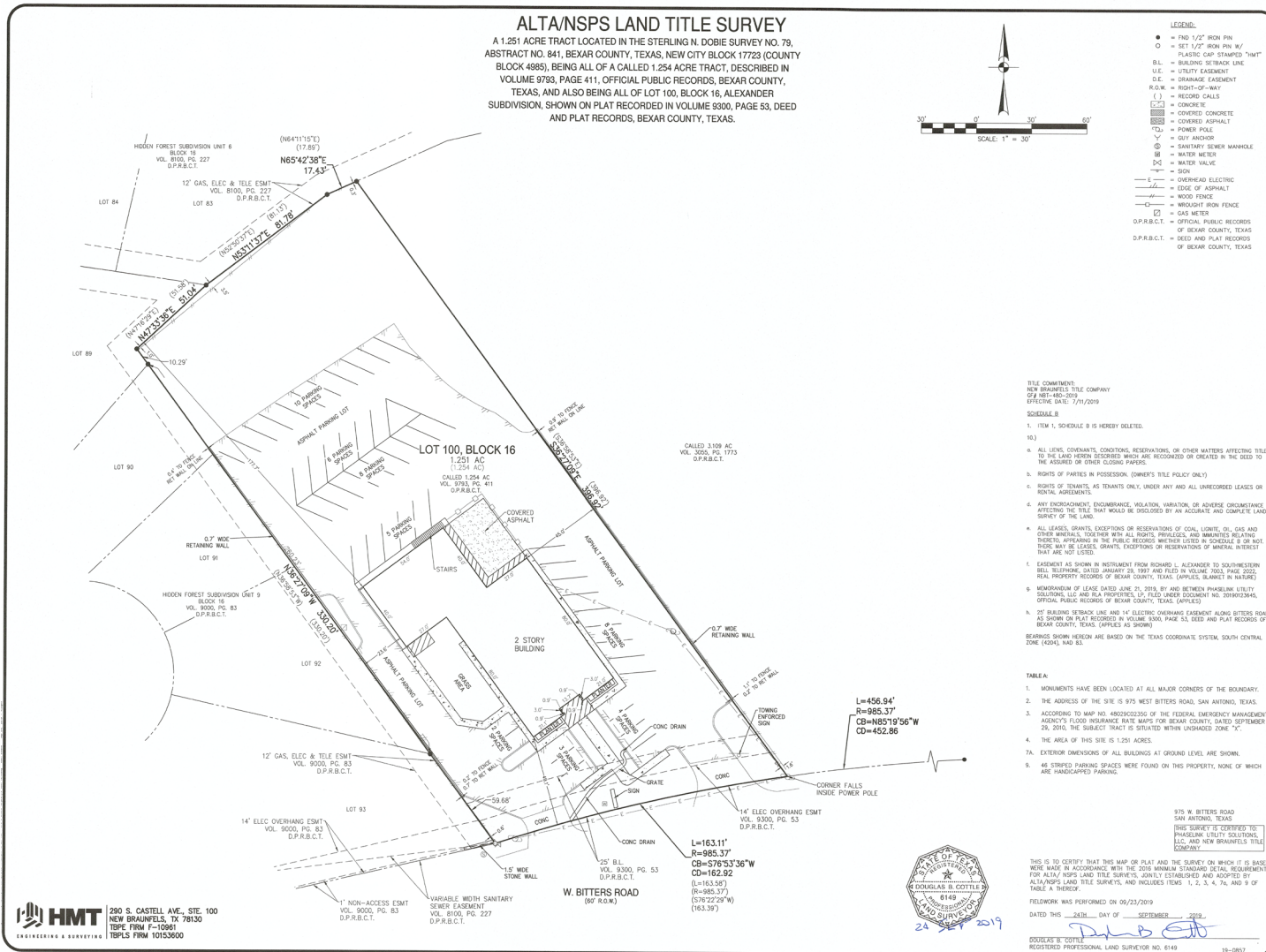
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Survey



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Nearby Amenities

1 Vineyard Shopping Center

- Whole Foods Market
- Target
- Trader Joe's
- H-E-B plus!
- Hopdoddy Burger Bar
- J-Prime Steakhouse
- El Mirasol
- Sushishima
- MOD Pizza

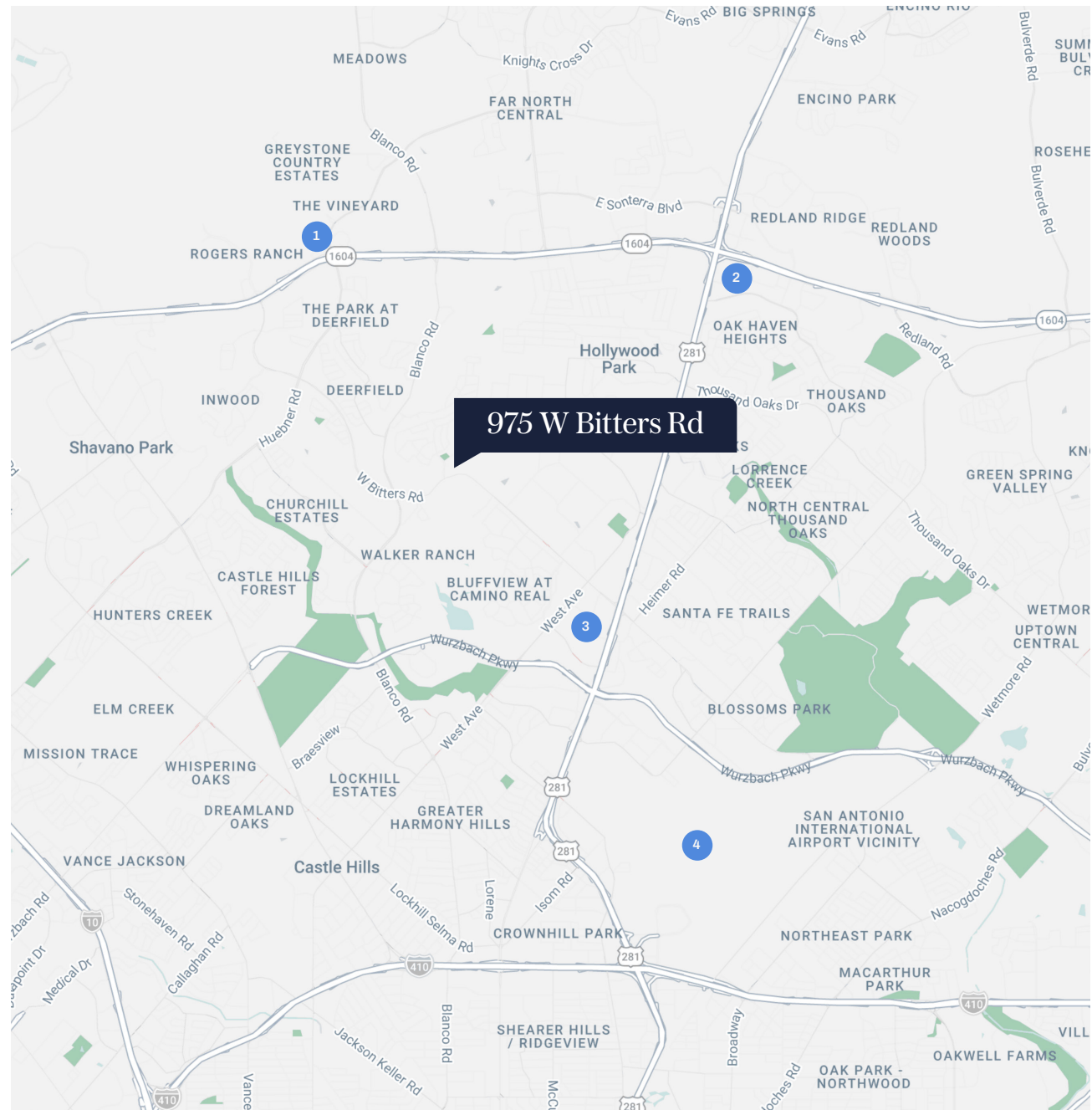
3 Embassy Oaks Shopping Center

- Target
- Olive Garden
- CAVA
- Hobby Lobby
- Wingstop
- EZ'S Brick Oven & Grill
- Sonic Drive-In
- Max and Louie's
- Lucky Strike Bowling

2 Northwoods Shopping Center

- H-E-B
- Walmart
- Costco
- La Panadería Bakery Café
- Chick-fil-A
- Chuy's
- The Magnolia Pancake Haus
- Main Event
- Regal Northwoods

4 San Antonio International Airport



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Demographics

Population	3 Miles	5 Miles	10 Miles
2025	94,863	234,292	918,135
2030 Projection	99,468	245,909	965,402
2025–2030 Annual	1.0%	1.0%	1.0%

Household Income	3 Miles	5 Miles	10 Miles
Average Household Income	\$114,881	\$110,714	\$100,728
Median Household Income	\$81,450	\$82,069	\$72,851

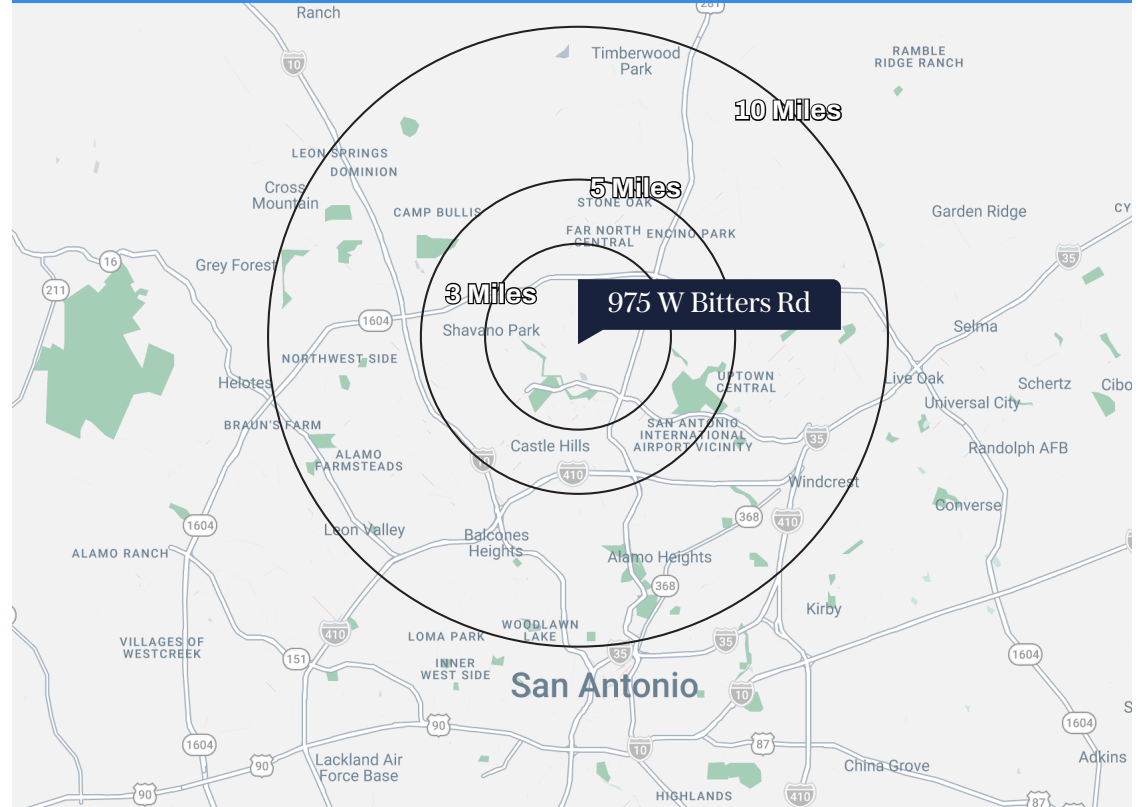
Housing Value	3 Miles	5 Miles	10 Miles
Median Home Price	\$423,470	\$382,460	\$332,400

Housing Units	3 Miles	5 Miles	10 Miles
Owner-Occupied Housing	21,916	55,029	199,794
Renter-Occupied Housing	22,281	50,777	189,019

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Built-In Demand Drivers:
 Ideally situated on This property is located in a stable, well-established residential trade area with a high density of surrounding homes, supporting a consistent and reliable local client base. The nearby affluent neighborhoods further enhance its appeal by creating strong demand for service-oriented businesses. Overall, it is an ideal location for businesses that depend on repeat customers and a steady flow of local clientele.



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Get in Touch

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