

4803 West Ave, San Antonio, TX 78213



For More Information, Please Contact:



KARL KAPUSTKA

REALTORS®

P: (210) 730-0861

E: KarlKapustka@realtysanantonio.com

License No. 684958



COMPASS

4803 West Ave offers a prime investment opportunity in the heart of San Antonio's thriving Northwest submarket.

This 7,562 SF warehouse property sits on a 0.40-acre lot, providing excellent accessibility and functionality for commercial and industrial uses. With its strategic location in a growing metropolitan area, the property is poised to benefit from strong population.

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4803 West Ave is a warehouse property situated in the bustling San Antonio-New Braunfels metropolitan area.

The property encompasses 7,562 SF of built-up space on a 0.40-acre lot, making it ideal for warehousing, storage, or light industrial operations. Zoned "L," The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone.

Built on Lot 8 in the Massey-Golly Subdivision, this property is within Bexar County's jurisdiction and comes with the benefit of public utilities and accessibility to a growing demographic market.



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LOT SIZE

0.40 AC



BUILDING SIZE

7,562 SF

PROPERTY DETAILS

- **Address:** 4803 West Ave, San Antonio, TX
- **CBS:** San Antonio-New Braunfels, TX
- **Subdivision Name:** Massey-Golly Sub BI 11685
- **APN/Parcel ID:** 11685-000-0080
- **Legal Description:** NCB 11685 BLK LOT 8
- **Land Use:** Warehouse
- **County:** Bexar
- **Zoning:** L
- **Flood Zone:** 48029C0245G
- **Market:** San Antonio
- **Submarket:** Northwest
- **Tax Year:** 2023
- **Assessed Year:** 2023



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- **Strategic Location:** Positioned within the San Antonio metropolitan area, the property benefits from access to major highways, including I-10 and I-410, facilitating easy transport and distribution.
- **Zoning Flexibility:** With "L" zoning, the property allows for a variety of industrial and commercial uses, maximizing potential investor return.
- **Warehouse Functionality:** The 7,562 SF facility provides versatile space for a range of uses, including storage, distribution, and light manufacturing, appealing to a wide range of tenants.
- **Security Features:** The entire property is fenced in with an automatic gate for enhanced security, while the warehouse area itself is also gated, providing an additional layer of protection for tenants and their operations.
- **Three-Phase Power:** The property is equipped with three-phase power, a highly efficient system for delivering electricity to commercial and industrial buildings, particularly beneficial for tenants requiring power for heavy machinery.
- **Loading Dock**



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4803 West Ave is located in the Northwest submarket of San Antonio, a vibrant and growing area that plays a crucial role in the city's industrial and commercial landscape.

The property is well-positioned near major highways and transport routes, offering excellent connectivity to San Antonio's downtown area and other key business districts. The neighborhood benefits from a mix of commercial and residential developments, which create a robust demand for warehousing and industrial space.

San Antonio is one of the fastest-growing cities in the U.S., and the Northwest submarket, in particular, has seen significant infrastructure and economic development. Proximity to local amenities such as shopping centers, schools, and public transportation further enhances the property's appeal for both investors and tenants.



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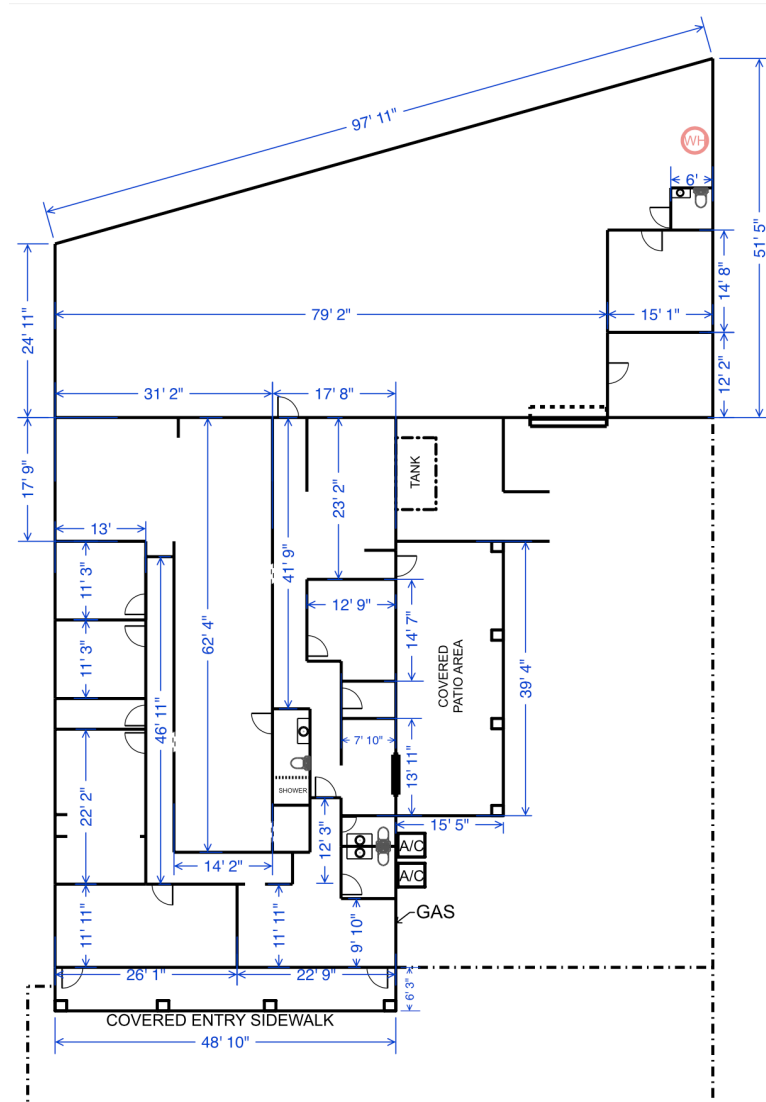
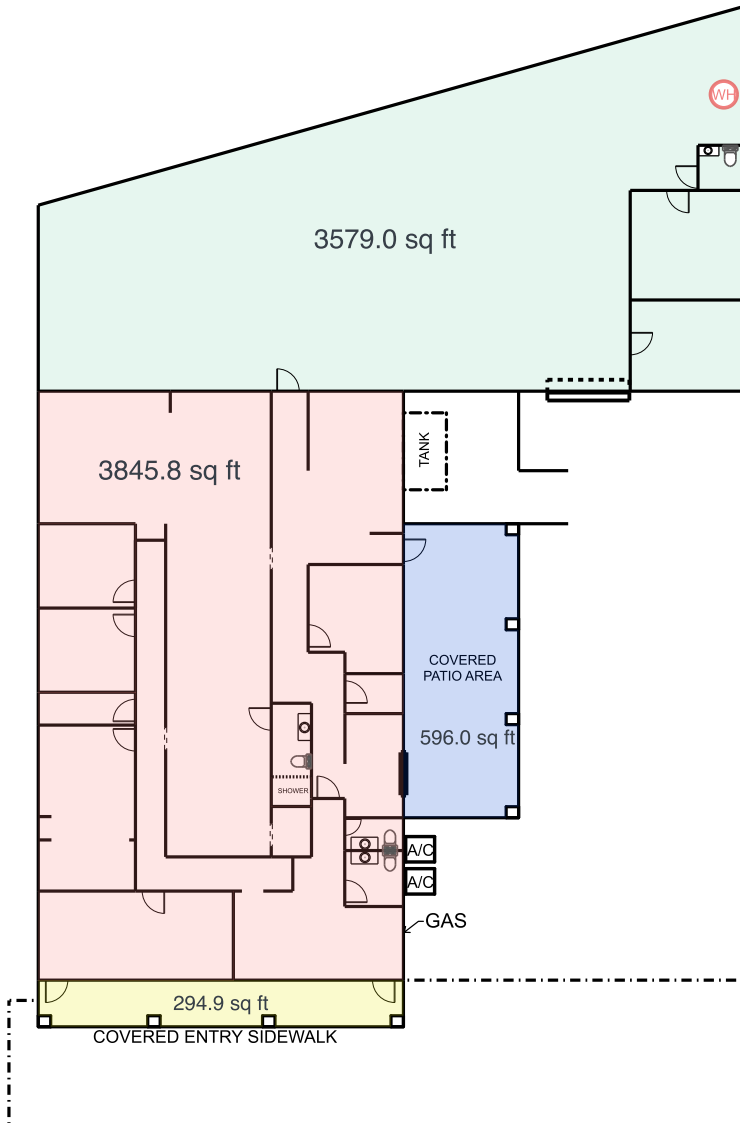
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WINDSOR PARK

4803 WEST AVE

beldon
SINCE 1946

Matt's Link
SECURITY

INTEGRITY
ROOFING & SIDING

MANUEL DIAZ
LAW FIRM, PC
ABOGADO MANUEL DIAZ

MARTINEZ
SOLUTIONS

FIVESTAR

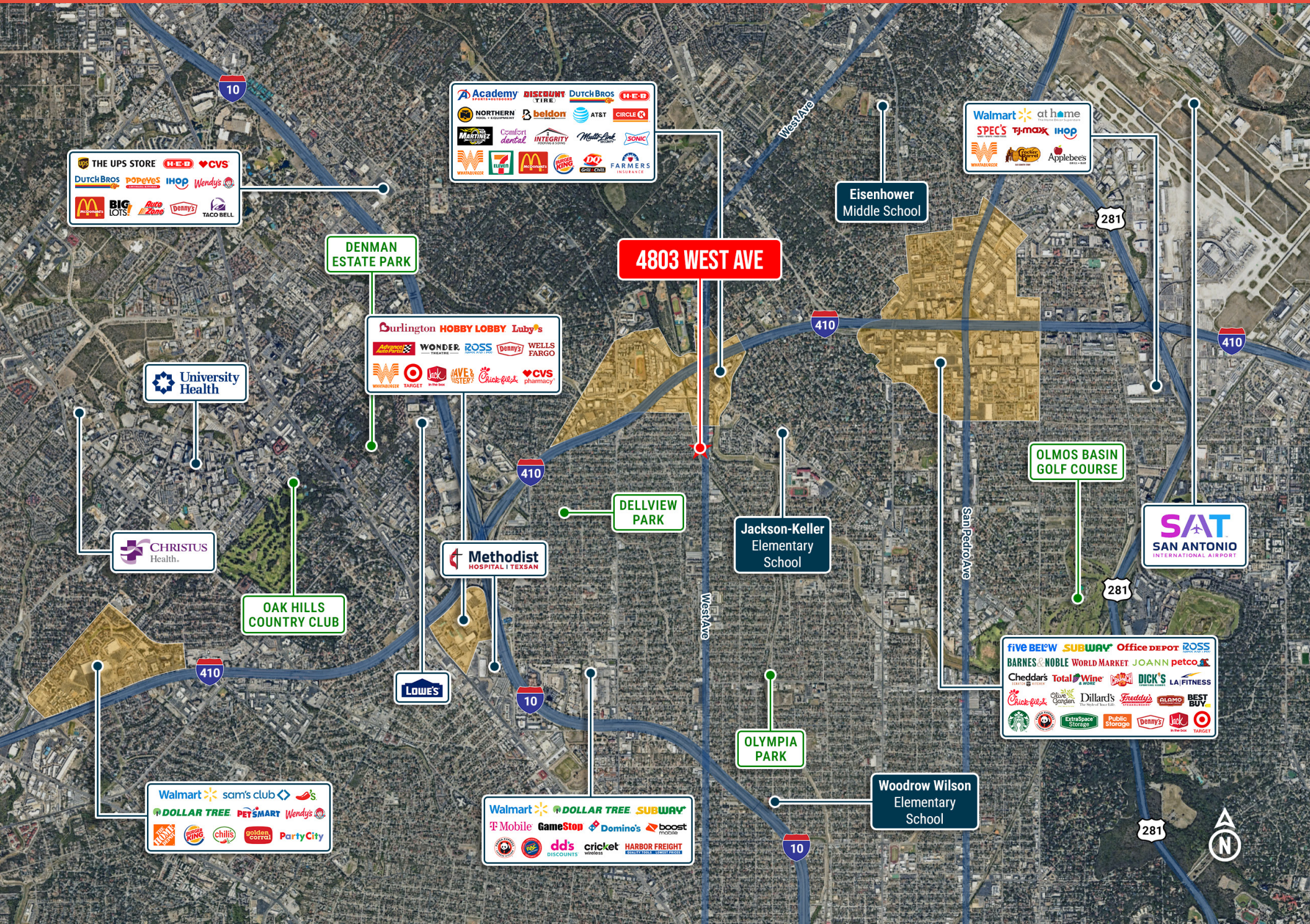
Matt's AUTO SERVICE
& PERFORMANCE
FARMERS
INSURANCE

Comfort
dental

THE INSTALL SHOP

RCM
Management

CIRCLE K



4803 WEST AVE

ups THE UPS STORE H-E-B CVS
Dutch Bros Popeyes IHOP Wendy's
McDonald's BIG LOTS Rite Zone Denny's TACO BELL

Academy DISCOUNT DUTCH BROS H-E-B
NORTHERN TIRE beldon AT&T CIRCLE K
MARTINEZ Comfort dental INTEGRITY Multi-Link SONIC
Walmart 7 ELEVEN McDonald's Dunkin' Donuts FARMERS

Walmart at home
SPEC'S TJ-MAXX IHOP
Walmart Grocery Applebees

DENMAN ESTATE PARK

Durlington HOBBY LOBBY Luby's
ADVANCE WONDRA ROSS Deanna's WELLS FARGO
Walmart TARGET Home Depot Chick-fil-dee CVS pharmacy

University Health

Methodist HOSPITAL | TEXSAN

OAK HILLS COUNTRY CLUB

DELLVIEW PARK

Jackson-Keller Elementary School

OLMOS BASIN GOLF COURSE

SAT SAN ANTONIO INTERNATIONAL AIRPORT

Low's

OLYMPIA PARK

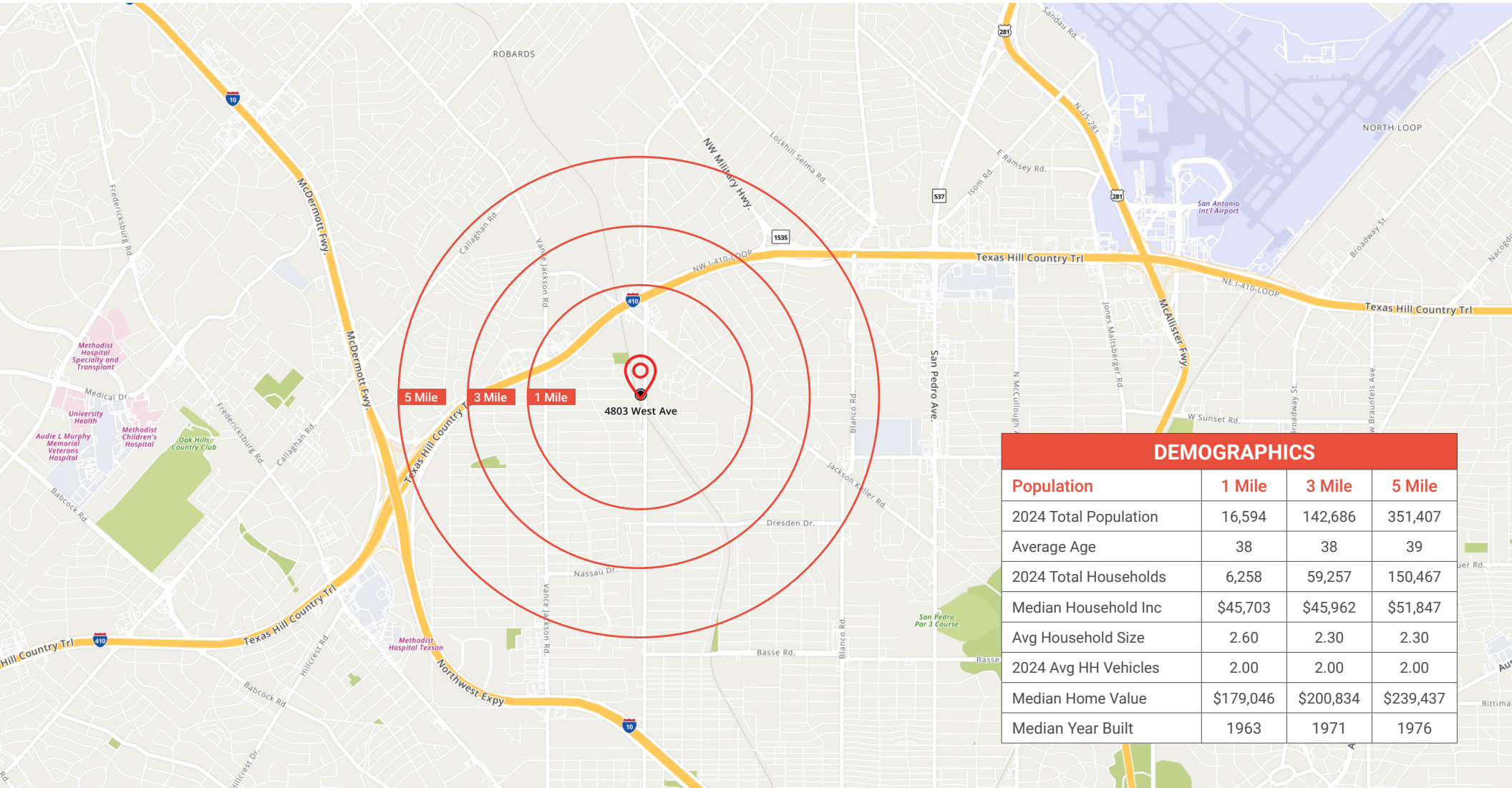
Woodrow Wilson Elementary School

Walmart sam's club
DOLLAR TREE PETSMART Wendy's
Party City

Walmart DOLLAR TREE SUBWAY
T-Mobile GameStop Domino's boost
d's DISCOUNTS cricket HARBOR FREIGHT

FIVE BELOW SUBWAY Office DEPOT ROSS
BARNES & NOBLE WORLD MARKET JOANN petco
Cheddar's Total Wine DICK'S LA FITNESS
Chick-fil-dee Dillard's Freddy's ALAMO BEST BUY
Starbucks ExtraSpace Storage Public Storage Denny's Jack-in-the-Box TARGET





DEMOGRAPHICS			
Population	1 Mile	3 Mile	5 Mile
2024 Total Population	16,594	142,686	351,407
Average Age	38	38	39
2024 Total Households	6,258	59,257	150,467
Median Household Inc	\$45,703	\$45,962	\$51,847
Avg Household Size	2.60	2.30	2.30
2024 Avg HH Vehicles	2.00	2.00	2.00
Median Home Value	\$179,046	\$200,834	\$239,437
Median Year Built	1963	1971	1976



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Compass RE Texas, LLC</u>	<u>9006927</u>	<u>kelth.newman@compass.com</u>	<u>(214) 814-8100</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Kelth D. Newman</u>	<u>484652</u>	<u>kelth.newman@compass.com</u>	<u>(214) 814-8100</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Angela Menchaca</u>	<u>618189</u>	<u>angelamenchaca@realtysanantonio.com</u>	<u>(512) 600-8100</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Karl Kapustka</u>	<u>684958</u>	<u>KarlKapustka@realtysanantonio.com</u>	<u>(210) 730-0861</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date