

OFFER MEMORANDUM

7218 FM 1346

7,324 sf – Commercial Building

1.08 acres of land

The subject property is zoned OCL – Outside City Limits. The asking price takes to account the deferred maintenance. The property has been vacant and is in need of repair. This will include all major components, and it is basically a shell.



The seller acquired this property as part of a package deal from an estate and has never occupied the property. The building has some significant deferred maintenance.

- Single user flex building
- Built date 1950
- The total building is 7,214 sf.
- Offices in the front area estimated at 140 sf.
- Living quarters in the rear of the building estimated at 1,190 sf.
- Open floor space in the center of the building is estimated at 5,994 sf.
- The land is 1.08 acres.
- The street front is 96 sq. ft.

The property usage has been a church, a bar, and event center. Best usage can be determined by the user. Warehouse, Storage facility, event center, daycare

LAND AND BUILDING FOR SALE - 7218 FM 1346, SAN ANTONIO, TEXAS



Distance from subject

- To San Antonio Airport 16.1 miles 20 minutes.
- To City Hall 11.5 miles 20 mins.
- to San Antonio Development Services 11.2 mile, 18 mins
- to loop 410 2.6 miles 5 mins
- to nearest Gas Station- Quic Trip 4.3 miles 9 mins
- to HEB Fresh Plant 1.1 miles 2 mins
- to Amazon SAT3 1.4 miles 5 mins

Traffic 2022

- FM 1346 5,279

center, automotive repair, etc. The 1.08 acres allow plenty of parking.

This property is located East of San Antonio, Texas. FM 1346 parallels Interstate Highway 90 approximately 5 miles south. The property is located on FM 1346 South of FM 1516 and North of Foster Rd. and is in the San Antonio Extra Territorial Jurisdiction.

The property has a history of being a church and bar. The property has a couple of rooms or offices in the front and then an open space in the center. It also has rooms at the back of the building that can be updated as an apartment, living quarters or offices. The price reflects the significant deferred maintenance. The seller is willing to assist depending on the price.

CALL FOR PRICING

PEDRO VARGAS

CELL: (210)771-3935

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