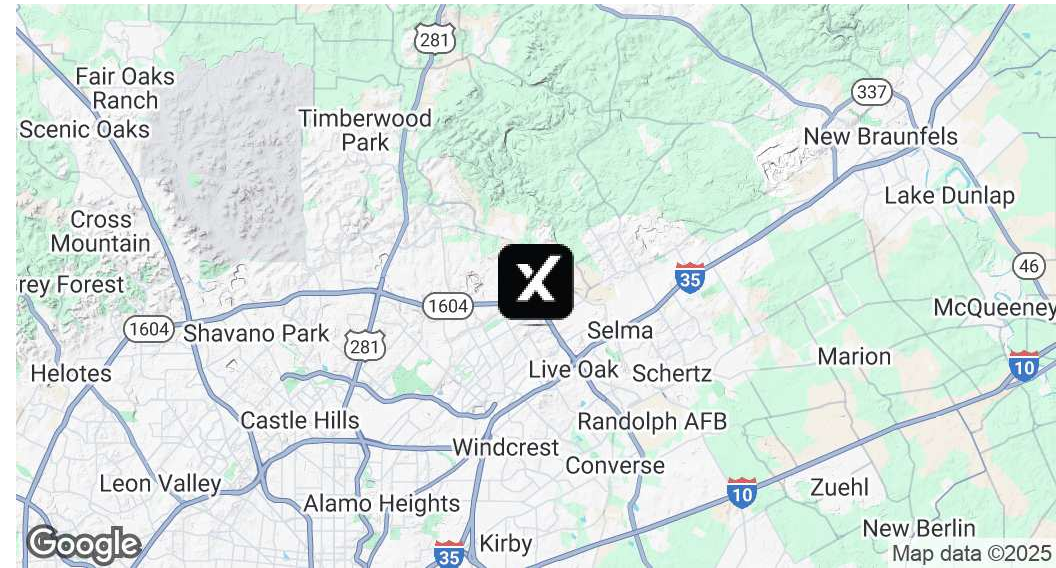


FOR SALE | 16111, 16115, 16119 Nacogdoches Rd

16111 Nacogdoches Rd, San Antonio, TX 78247



OFFERING SUMMARY

Sale Price:	\$1,200,000
Building Size:	7,218 SF
Lot Size:	34,987 SF
Number of Units:	2
Price / SF:	\$166.25
Year Built:	1975
Renovated:	2022
Zoning:	C-1
Market:	San Antonio
Submarket:	North Central Submarket
Traffic Count:	20,000

PROPERTY OVERVIEW

Discover an exceptional investment opportunity with this unique property, formerly the Legacy Learning Destination, an early learning and education center. This versatile space could easily be used for similar purposes again, such as a childcare facility, church, or other community-focused business.

The property boasts two well-maintained buildings totaling 5,418 SF and 1,800 SF, originally built in 1975 and renovated in 2022. Zoned C-1, it offers a flexible layout suitable for office, medical office, or other commercial uses.

Located within the vibrant San Antonio area, the property provides easy access to a range of commercial and business amenities, ensuring convenience for tenants and customers alike. With its strategic location, attractive features, and potential for various uses, this property presents a compelling opportunity for investors seeking a versatile and well-maintained space in a prime location.

PROPERTY HIGHLIGHTS

- Two Buildings for flexible occupancy options
- Built in 1975 for enduring structural integrity
- Renovated in 2022 for modern appeal
- Zoned C-1 for versatile commercial use
- Strategic location in bustling San Antonio area

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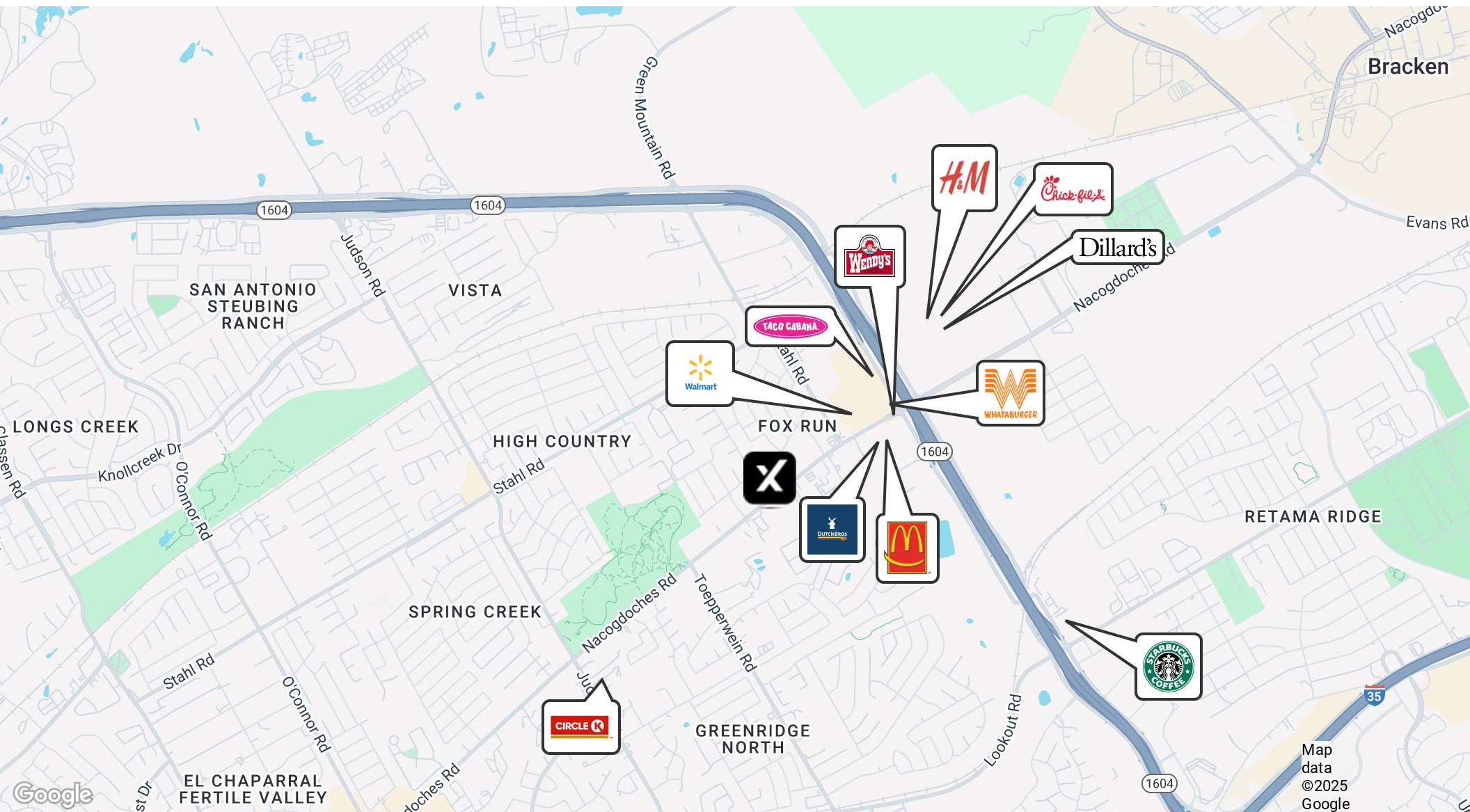
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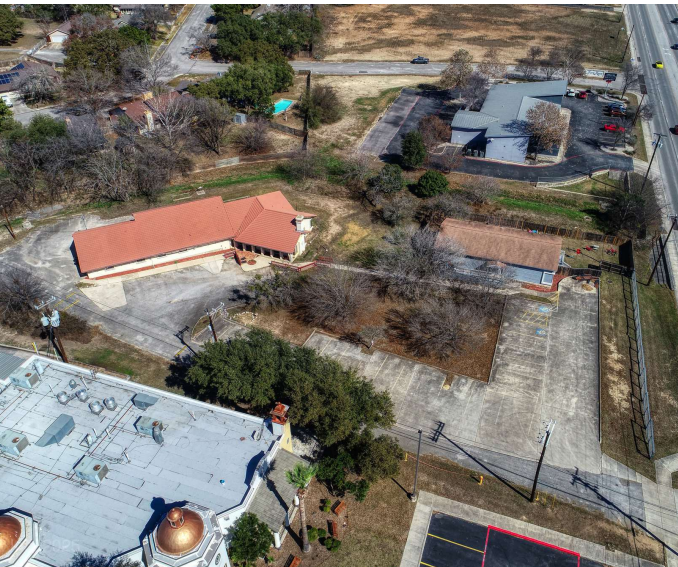
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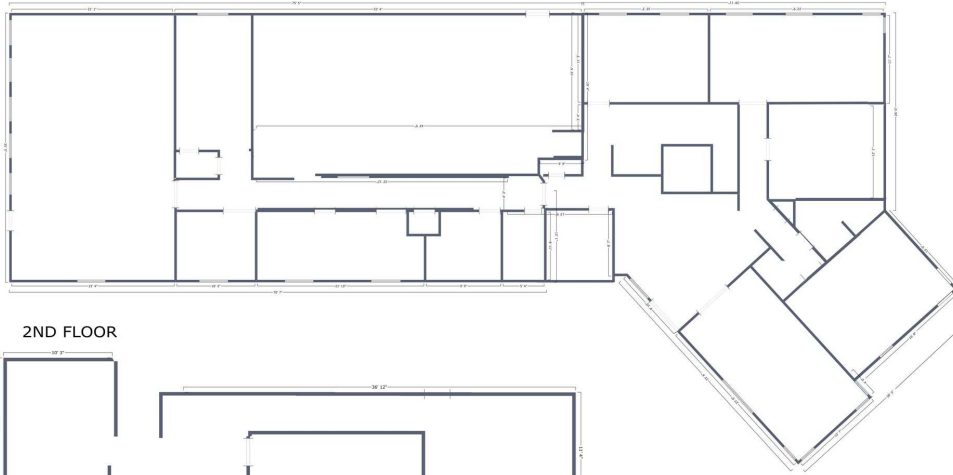
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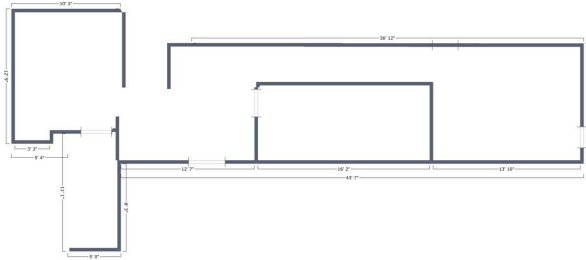
Floorplan

16111 Nacogdoches Rd, San Antonio, TX

1ST FLOOR



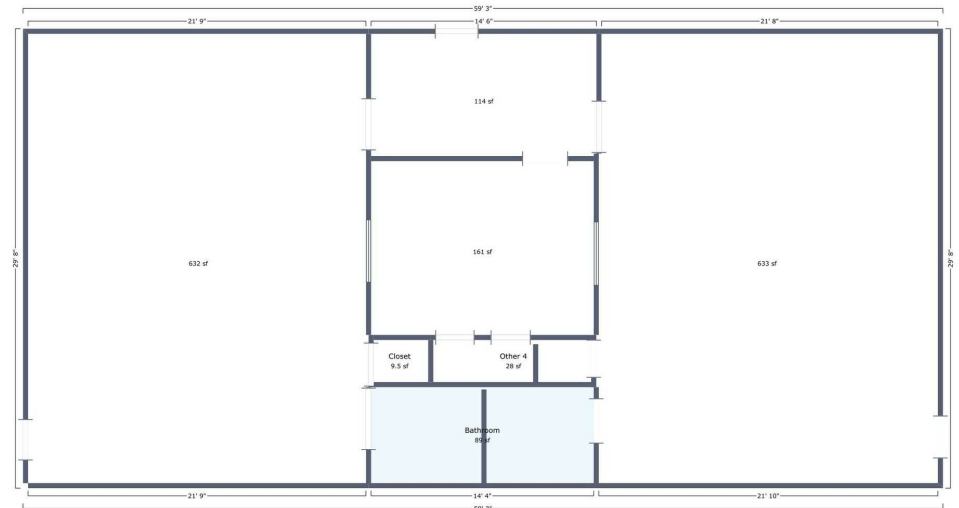
2ND FLOOR



Disclaimer: This floor plan is provided for illustrative purposes only. All measurements, dimensions, and layouts are estimates and may not be exact. Buyers are encouraged to conduct their own due diligence to verify all details to their satisfaction.

Floorplan

16119 Nacogdoches Rd, San Antonio, TX



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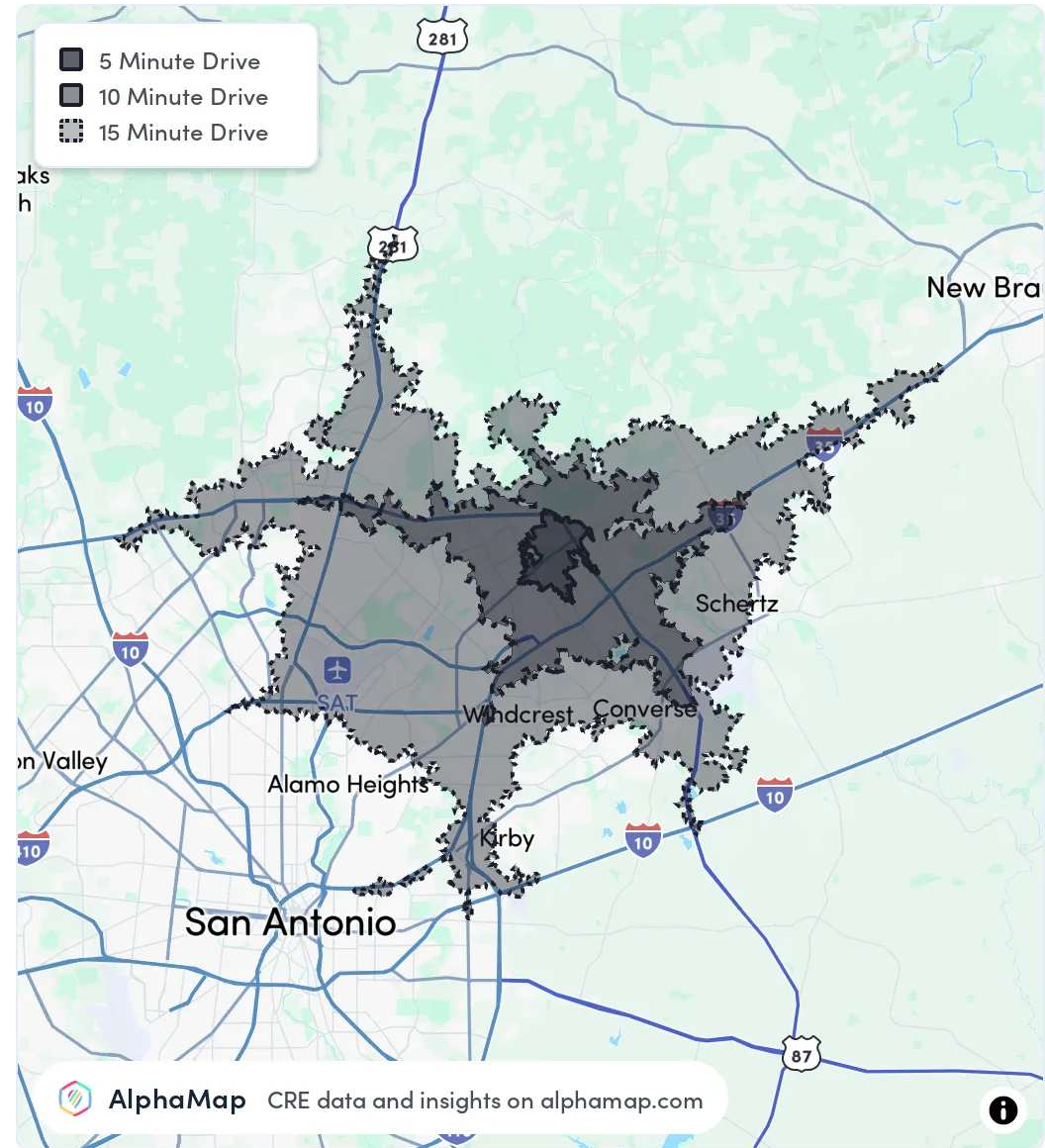
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POPULATION	5 MINUTES	10 MINUTES	15 MINUTES
Total Population	11,457	116,930	429,030
Average Age	38	39	40
Average Age (Male)	37	38	38
Average Age (Female)	39	40	41

HOUSEHOLD & INCOME	5 MINUTES	10 MINUTES	15 MINUTES
Total Households	4,027	43,979	165,923
Persons per HH	2.8	2.7	2.6
Average HH Income	\$86,887	\$94,276	\$104,358
Average House Value	\$252,171	\$276,770	\$330,715
Per Capita Income	\$31,031	\$34,917	\$40,137



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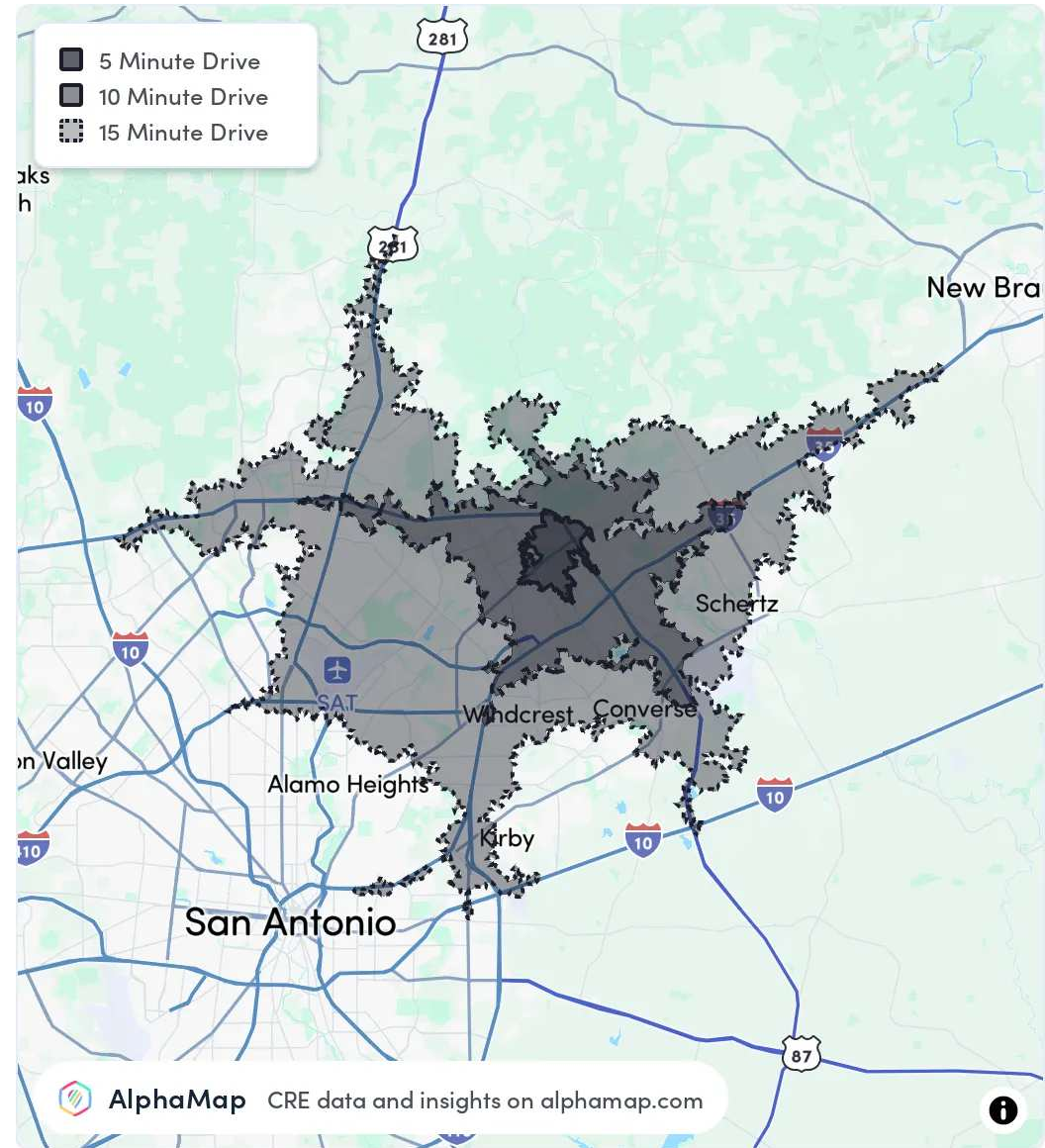
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Map and demographics data derived from AlphaMap



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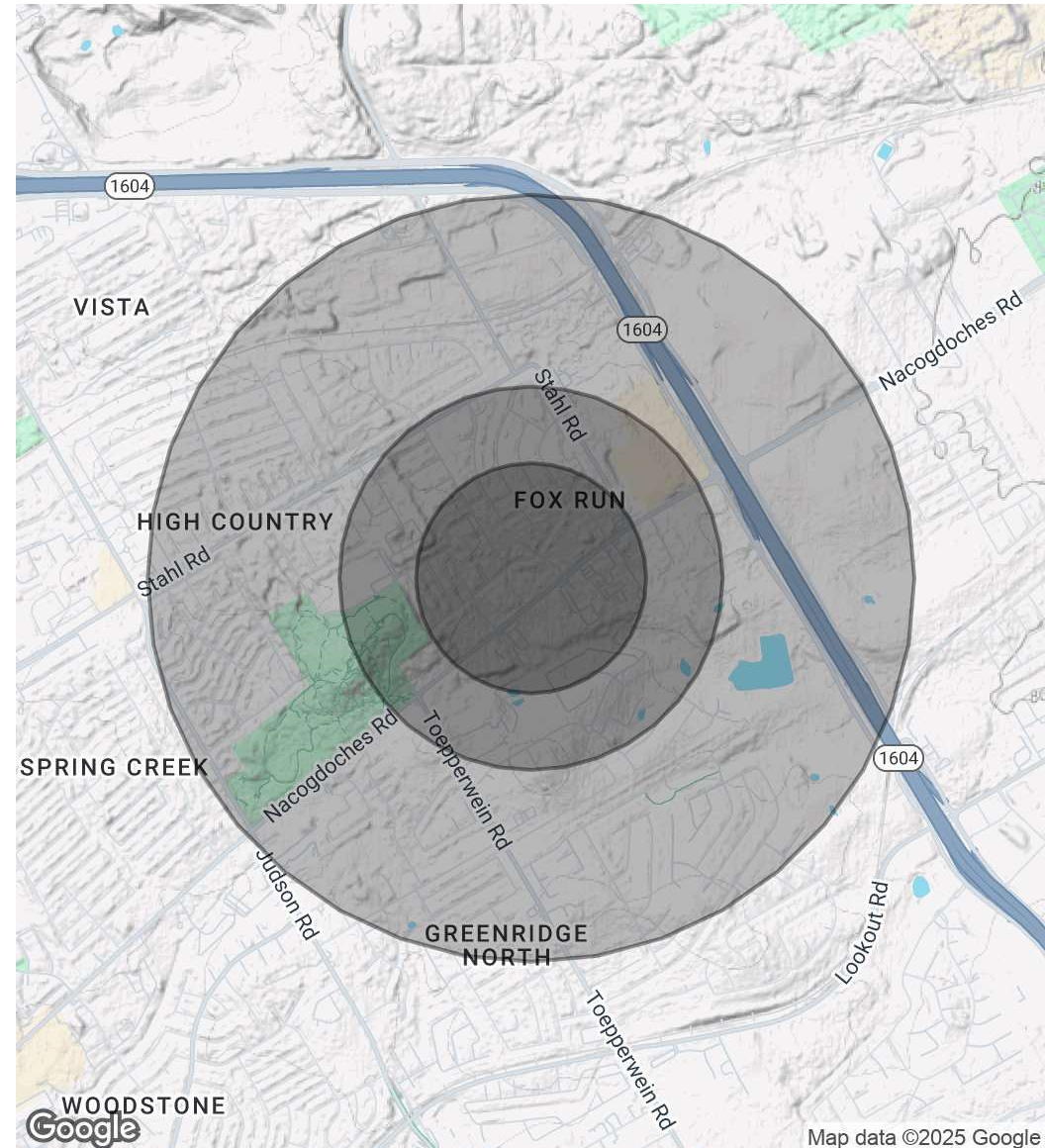
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	762	1,979	9,796
Average Age	45	43	39
Average Age (Male)	44	42	38
Average Age (Female)	46	44	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	275	692	3,372
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$106,561	\$103,429	\$92,548
Average House Value	\$284,817	\$282,613	\$262,050

TRAFFIC COUNTS

20,000/day

Demographics data derived from AlphaMap



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