



13331 Nacogdoches Road
San Antonio, TX 78217

OFFERING MEMORANDUM

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EXCLUSIVELY PRESENTED BY:



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KW COMMERCIAL

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INVESTMENT SUMMARY

Introducing a prime opportunity for your retail pharmacy venture on Nacogdoches – a fully built-out space, meticulously designed and equipped, awaiting a new tenant or owner to bring their vision to life. This turnkey pharmacy space is thoughtfully crafted to meet the specific needs of a modern pharmacy business, offering a seamless transition for a new proprietor.

Seize the opportunity to own or lease this turnkey retail pharmacy space on Nacogdoches. With a ready-to-go setup, strategic location, and a host of features designed for success, this property sets the stage for a thriving pharmacy business. Contact us today to schedule a viewing and explore the potential of your new pharmaceutical venture.



PROPERTY SUMMARY

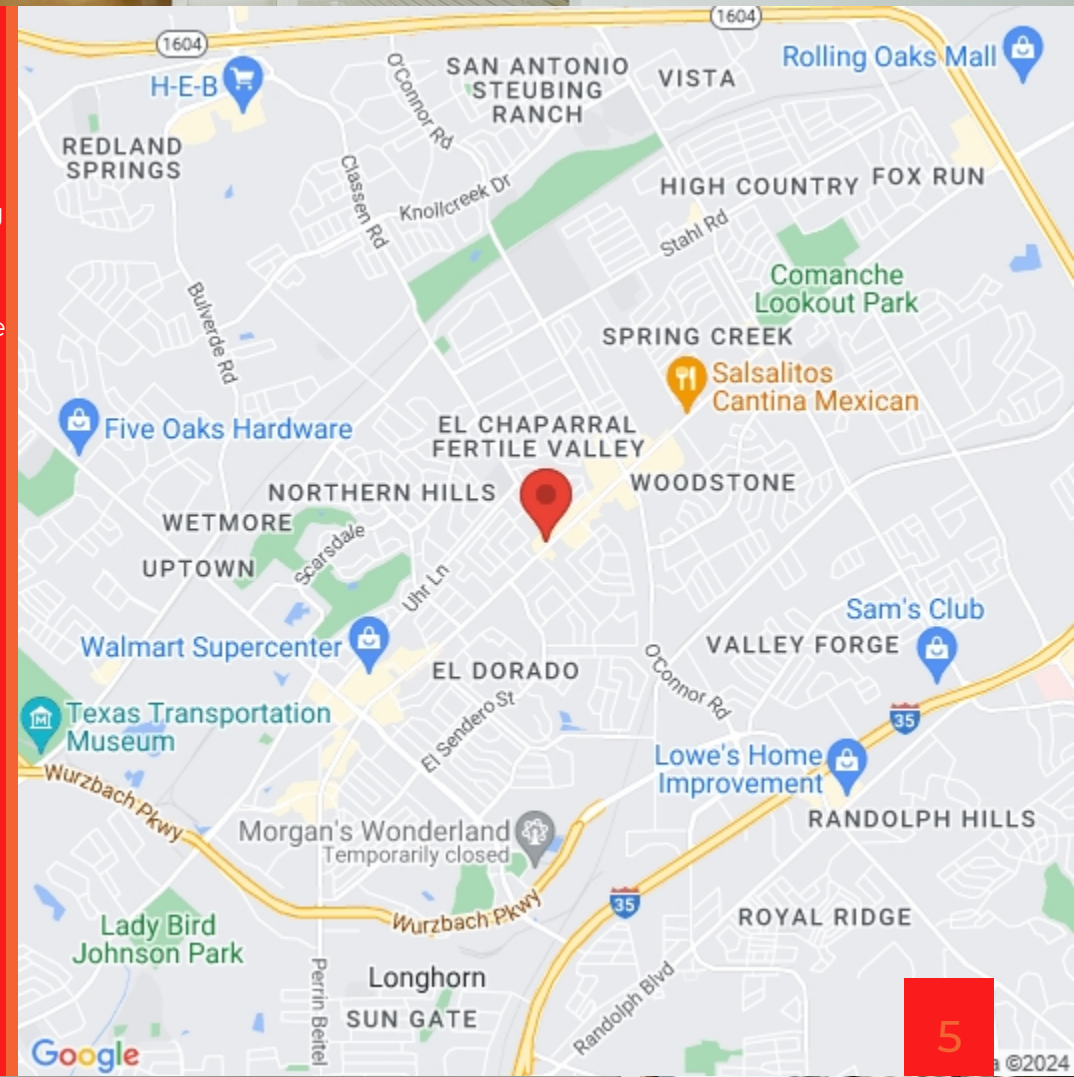
Offering Price	\$1,400,000
Building SqFt	3,383 SqFt
Asking Price	\$1,400,000
Year Built	2018
Lot Size (acres)	0.53
Parcel ID	14572-001-0291
Zoning Type	Commercial
County	Bexar
Coordinates	29.563273,-98.391628





INVESTMENT HIGHLIGHTS

- **Strategic Location:** Nestled in the heart of Nacogdoches, this retail pharmacy enjoys high visibility and accessibility. Positioned in a bustling area, it ensures a steady flow of foot and vehicular traffic.
- **Fully Built-Out Interior:** Step into a professionally designed interior space that is not only aesthetically pleasing but also functional. The layout has been optimized for efficient workflow, ensuring that every square foot is utilized effectively.
- **Ample Front and Back Space:** Benefit from generous front and back spaces that provide flexibility for merchandising displays, comfortable customer navigation, and potential expansion. The well-appointed interior seamlessly connects with the exterior spaces, creating a harmonious retail environment.
- **Drive-Through Convenience:** Enhance customer experience with the added convenience of a drive-through option. This feature caters to those seeking a quick and hassle-free way to pick up prescriptions or inquire about pharmaceutical services, setting your pharmacy apart from the competition.



MEDLY PHARMACY

OPEN

MEDLY

MEDLY

Hours of Operation

Mon-Fri	9am-7pm
Sat	9am-5pm
Sun	Closed

202-844-4242

on Duty

Medly San Antonio Inc.
13331 Manogochas Rd.
San Antonio, TX 78217

on Duty

Medly San Antonio Inc.
13331 Manogochas Rd.
San Antonio, TX 78217

PHARMACY
COUNSELOR
PHARMACY
COUNSELOR
PHARMACY
COUNSELOR
PHARMACY
COUNSELOR

13331

LOCATION HIGHLIGHTS

- **Modern Infrastructure:** The property comes equipped with state-of-the-art infrastructure, including advanced pharmacy dispensing systems, security features, and climate control. These amenities are designed to meet the highest industry standards and provide a secure and efficient operational environment.
- **Compliance Ready:** Rest easy knowing that the property is compliant with all relevant regulations and standards. The infrastructure and layout adhere to pharmaceutical guidelines, ensuring a smooth transition for a new owner or tenant.
- **Established Community Presence:** Benefit from the existing community presence and goodwill associated with the location. The surrounding businesses and residential areas contribute to a built-in customer base, providing a head start for your pharmacy venture.





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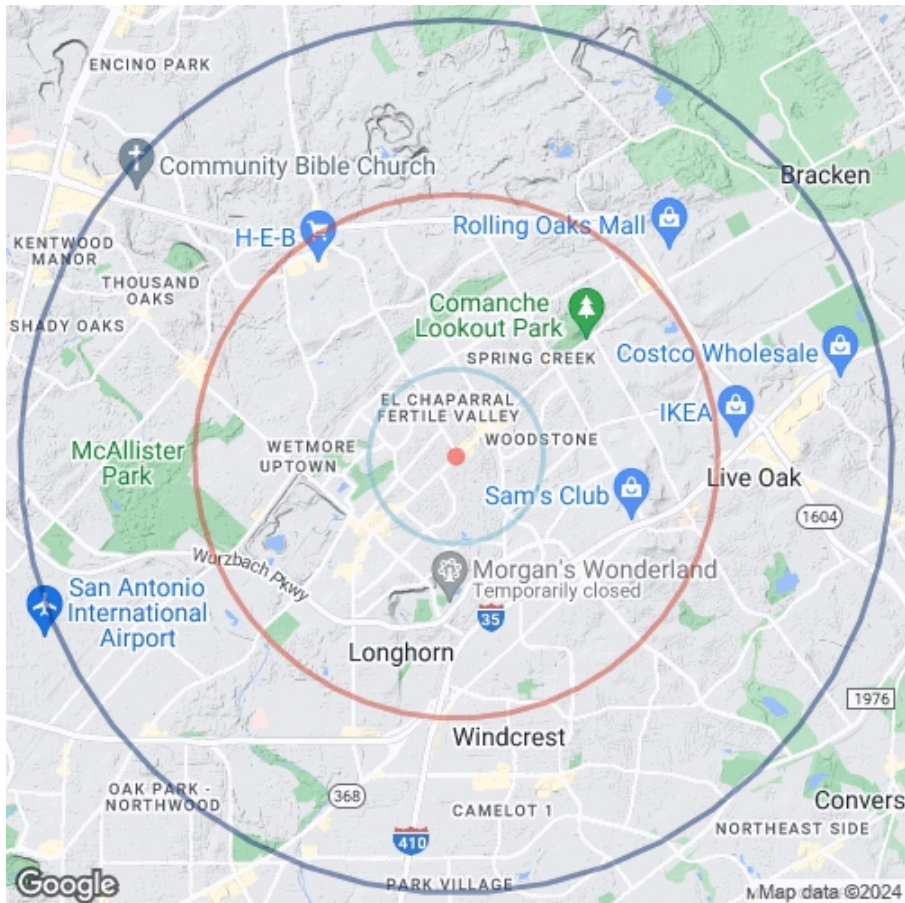
AREA

Home Depot logo and other text on cardboard boxes.

DEMOGRAPHICS

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	14,353	82,658	193,816
2010 Population	14,220	99,354	226,049
2023 Population	14,568	108,082	256,233
2028 Population	14,518	112,270	261,354
2023-2028 Growth Rate	-0.07 %	0.76 %	0.4 %
2023 Daytime Population	11,583	97,708	253,558

2023 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	626	2,779	7,298
\$15000-24999	381	3,080	7,937
\$25000-34999	386	3,292	8,142
\$35000-49999	701	4,983	12,818
\$50000-74999	1,162	9,202	21,246
\$75000-99999	746	6,258	14,100
\$100000-149999	878	7,462	17,810
\$150000-199999	259	2,585	6,895
\$200000 or greater	245	1,688	4,943
Median HH Income	\$ 60,262	\$ 65,470	\$ 64,622
Average HH Income	\$ 81,469	\$ 85,445	\$ 87,629



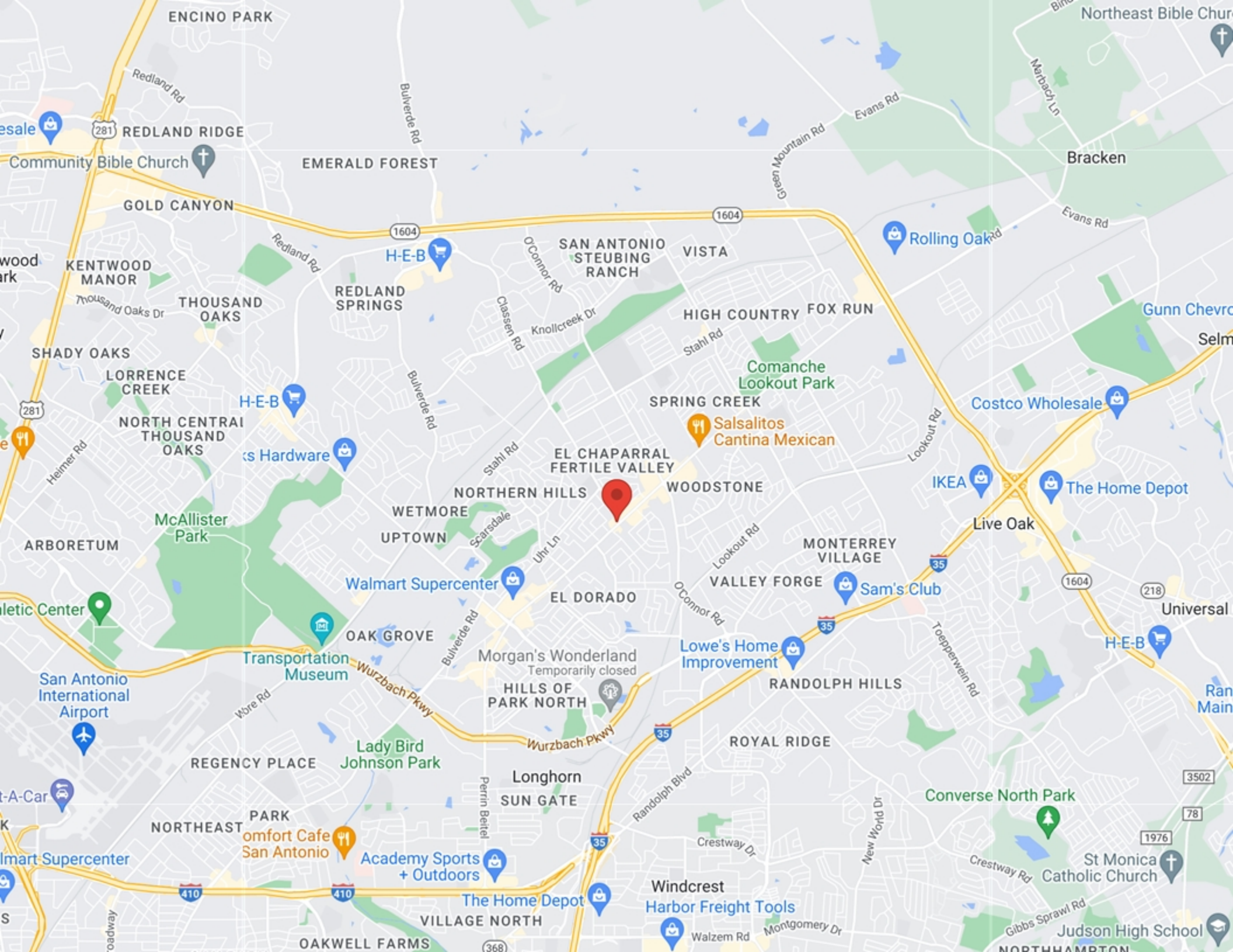
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	4,959	30,360	74,615
2010 Total Households	5,169	36,987	87,876
2023 Total Households	5,384	41,330	101,187
2028 Total Households	5,452	43,523	104,630
2023 Average Household Size	2.69	2.61	2.52
2023 Owner Occupied Housing	3,459	26,244	60,514
2028 Owner Occupied Housing	3,560	27,449	62,722
2023 Renter Occupied Housing	1,925	15,086	40,673
2028 Renter Occupied Housing	1,892	16,074	41,908
2023 Vacant Housing	297	2,242	7,245
2023 Total Housing	5,681	43,572	108,432



E-Z WASH
WASH MORE,
PAY LESS

LOSEST
D2 STA

PICK UP



NORTHERN HILLS

EL CHAPARRAL
FERTILE VALLEY

WOODSTONE

MONTERREY VILLAGE

VALLEY FORGE

EL DORADO

Morgan's Wonderland
Temporarily closed

HILLS OF
PARK NORTH

RANDOLPH HILLS

ROYAL RIDGE

Longhorn
SUN GATE

Converse North Park

REGENCY PLACE

PARK

NORTHEAST

omfort Cafe
San Antonio

Academy Sports
+ Outdoors

The Home Depot

Windcrest
Harbor Freight Tools

VILLAGE NORTH

OAKWELL FARMS

Walzem Rd
Montgomery Dr

Judson High School

NORTHAMPTON

REDLAND RIDGE

EMERALD FOREST

GOLD CANYON

KENTWOOD
MANOR

REDLAND
SPRINGS

SAN ANTONIO
STEBING
RANCH

VISTA

HIGH COUNTRY
FOX RUN

SHADY OAKS

LORRENCE
CREEK

NORTH CENTRAL
THOUSAND
OAKS

SPRING CREEK

Comanche
Lookout Park

Costco Wholesale

ARBORETUM

McAllister
Park

WETMORE

UPTOWN

Walmart Supercenter

EL DORADO

WOODSTONE

MONTERREY
VILLAGE

Live Oak

The Home Depot

letic Center

San Antonio
International
Airport

Transportation
Museum

OAK GROVE

Morgan's Wonderland
Temporarily closed

Lowe's Home
Improvement

Sam's Club

H-E-B

t-A-Car

l Smart Supercenter

Academy Sports
+ Outdoors

The Home Depot

Windcrest
Harbor Freight Tools

St Monica
Catholic Church

Judson High School

oadway

OAKWELL FARMS

Walzem Rd
Montgomery Dr

Judson High School

NORTHAMPTON

ENCINO PARK

Redland Rd

Bulverde Rd

Green Mountain Rd

Evans Rd

Marbach Ln

Evans Rd

Redland Rd

O'Connor Rd

Classen Rd

Knollcreek Dr

Stahl Rd

Bulverde Rd

Stahl Rd

Scarsdale

Uhr Ln

Lookout Rd

Lookout Rd

Heimer Rd

Bulverde Rd

Stahl Rd

O'Connor Rd

I-35

I-1604

I-218

Wre Rd

Wurzbach Pkwy

Wurzbach Pkwy

I-35

Randolph Blvd

Toeppenwein Rd

3502

78

1976

368

CITY OF SAN ANTONIO

COUNTY	BEXAR
INCORPORATED	4/30/1718

AREA

CITY	504.6 SQ MI
LAND	498.8 SQ MI
WATER	5.8 SQ MI
ELEVATION	650 FT

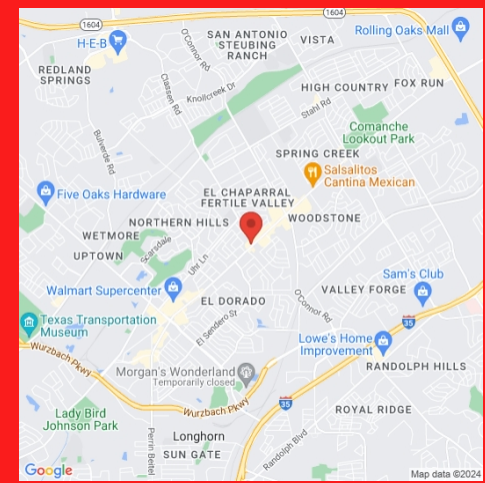
POPULATION

POPULATION	1,434,625
DENSITY	2,875.86 SQ MI
URBAN	1,992,689



ABOUT SAN ANTONIO

San Antonio (SAN an-TOH-nee-oh; Spanish for "Saint Anthony"), officially the City of San Antonio, is a city in and the county seat of Bexar County, Texas, United States. The city is the seventh-most populous in the United States, the second-largest in the Southern United States, and the second-most populous in Texas after Houston. San Antonio is the largest city of the San Antonio–New Braunfels metropolitan statistical area.



CONFIDENTIALITY STATEMENT

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from KW COMMERCIAL and it should not be made available to any other person or entity without the written consent of KW COMMERCIAL.

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**PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE KW COMMERCIAL ADVISOR FOR MORE DETAILS.**

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