

MULTIFAMILY FOR SALE

WOODBURY PLACE APARTMENTS

2834 WOODBURY DRIVE, SAN ANTONIO, TX 78217



FOR SALE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

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EXECUTIVE SUMMARY

2834 WOODBURY DRIVE



OFFERING SUMMARY

PRICE:	\$4,500,000 (\$55.5k per door)
NUMBER OF UNITS:	81
BUILDING SF:	71,124
OCCUPANCY:	83%
LOT SIZE:	2.97 acres
ZONING:	MF-33

PROPERTY OVERVIEW

KW Commercial is pleased to present Woodbury Place Apartments, an 81-unit multifamily asset located in the heart of San Antonio, Texas. This value-add investment opportunity provides substantial upside potential through both interior and exterior renovations, allowing new ownership to enhance property conditions, increase rental income, and maximize overall value. Originally built in 1974, with additional units added in 1977, the property offers a diverse range of floor plans, from 1-bedroom/1-bath flats to 2-bedroom/2-bath townhomes. Notably, approximately 58% of the units are 2-bedroom layouts, catering to a wide spectrum of tenant demographics.

IMPROVEMENTS / VALUE-ADD POTENTIAL

The roof was replaced in 2018 and ~20% of the units have been updated with basic improvements, including new carpet, paint, and appliances. There is opportunity to modernize the remaining units and enhance the exterior appearance; as well as further optimize the management of the property and enhance operational efficiency. With the right management approach, there is potential to streamline processes, and increase overall property performance.

PROPERTY INFORMATION

2834 WOODBURY DRIVE



PROPERTY DETAIL

Building Name:	Woodbury Place Apartments
Street Address:	2834 Woodbury Drive
City, State, Zip:	San Antonio, Texas 78217
County:	Bexar
Number of Units:	81
Unit Types:	1/1 flat, 1/1.5 loft, 2/1.5 townhome, 2x2 flat
Building SF:	± 71,124 SF
Lot Size (acres):	± 2.97 acres
Year Built:	1974
Occupancy:	83% (as of 11/2024)
Cross Streets:	Nacogdoches Road & Woodbury Drive (.5 mile from Loop 410)
School District:	Northeast I.S.D.



PROPERTY HIGHLIGHTS:

- Tremendous Value-add opportunity
- Centrally located in a prime / central location, less than 1 mile to Loop 410, and only a few minutes drive to the San Antonio Zoo, multiple museums, shopping, grocery stores, fine dining, and the San Antonio airport
- Within San Antonio MSA - the 7th largest metro in the country, 2nd largest in Texas, and the 2023 fastest growing city (census.gov)
- Top school district (North East I.S.D)

UNIT MIX SUMMARY

2834 WOODBURY DRIVE



Unit Mix			Rent (100% occupancy)		
Unit Type	Unit Count	Unit SF	Effective Rent	Effective Rent psf	Monthly Income
1 BD + 1 BA (A1)	24	660	\$730	\$1.11	\$ 17,520
1 BD + 1.5 BA (A2)	10	780	\$850	\$1.09	\$ 8,500
2 BD + 1.5 BA (A3)	31	990	\$950	\$0.96	\$ 29,450
2 BD + 2 BA (A4)	16	1044	\$975	\$0.93	\$ 15,600
Averages		878 SF	\$877	\$1.01 psf	
Totals	81 Units	71,034 SF		Monthly Rent	\$ 71,070
				Annual Rent	\$852,840



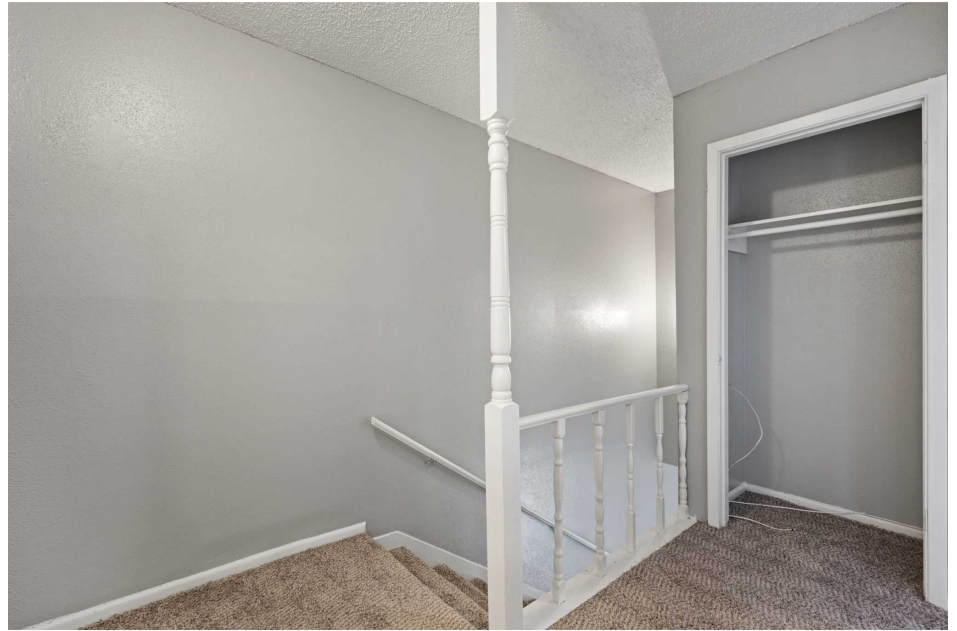
PROPERTY PHOTOS

2834 WOODBURY DRIVE



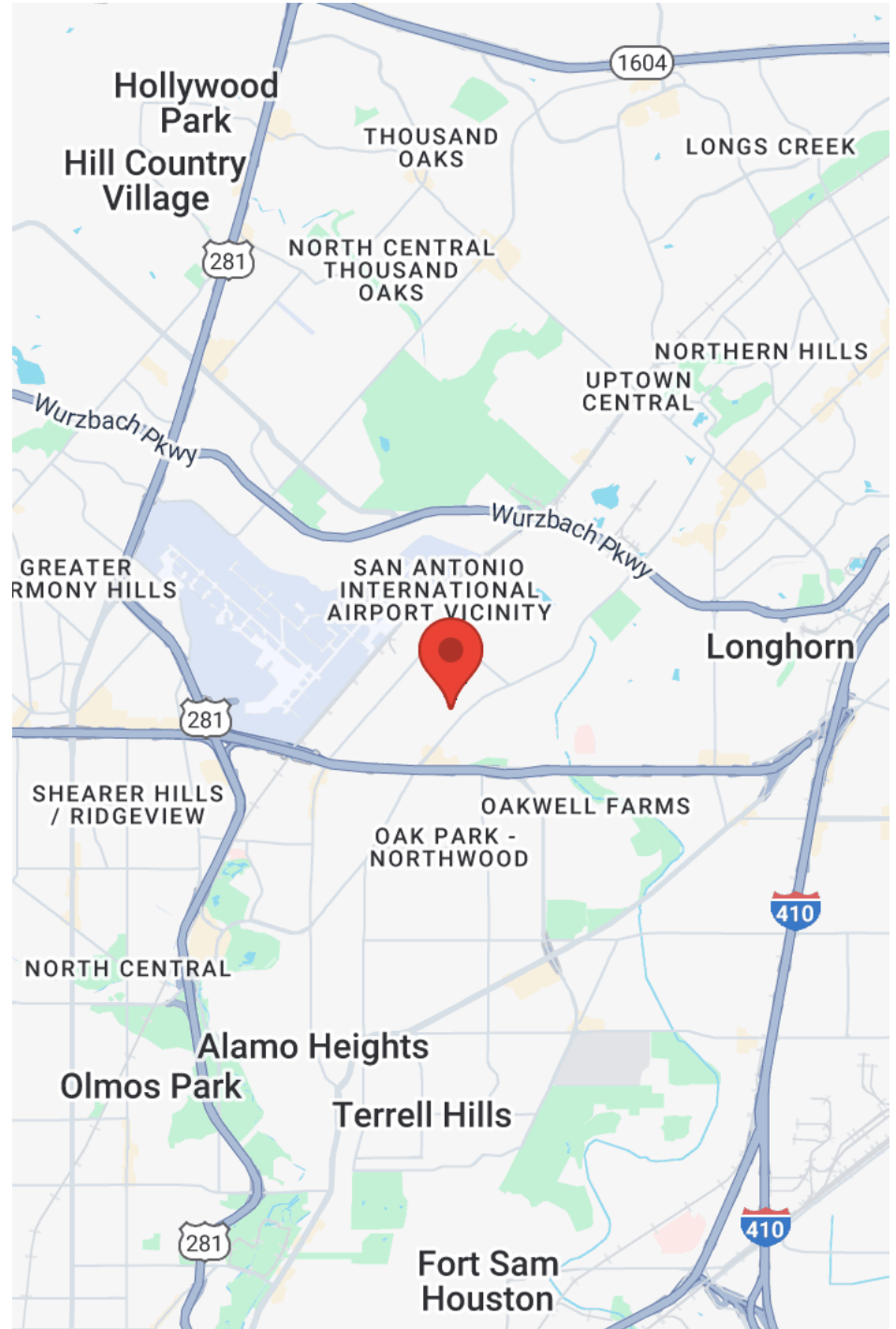
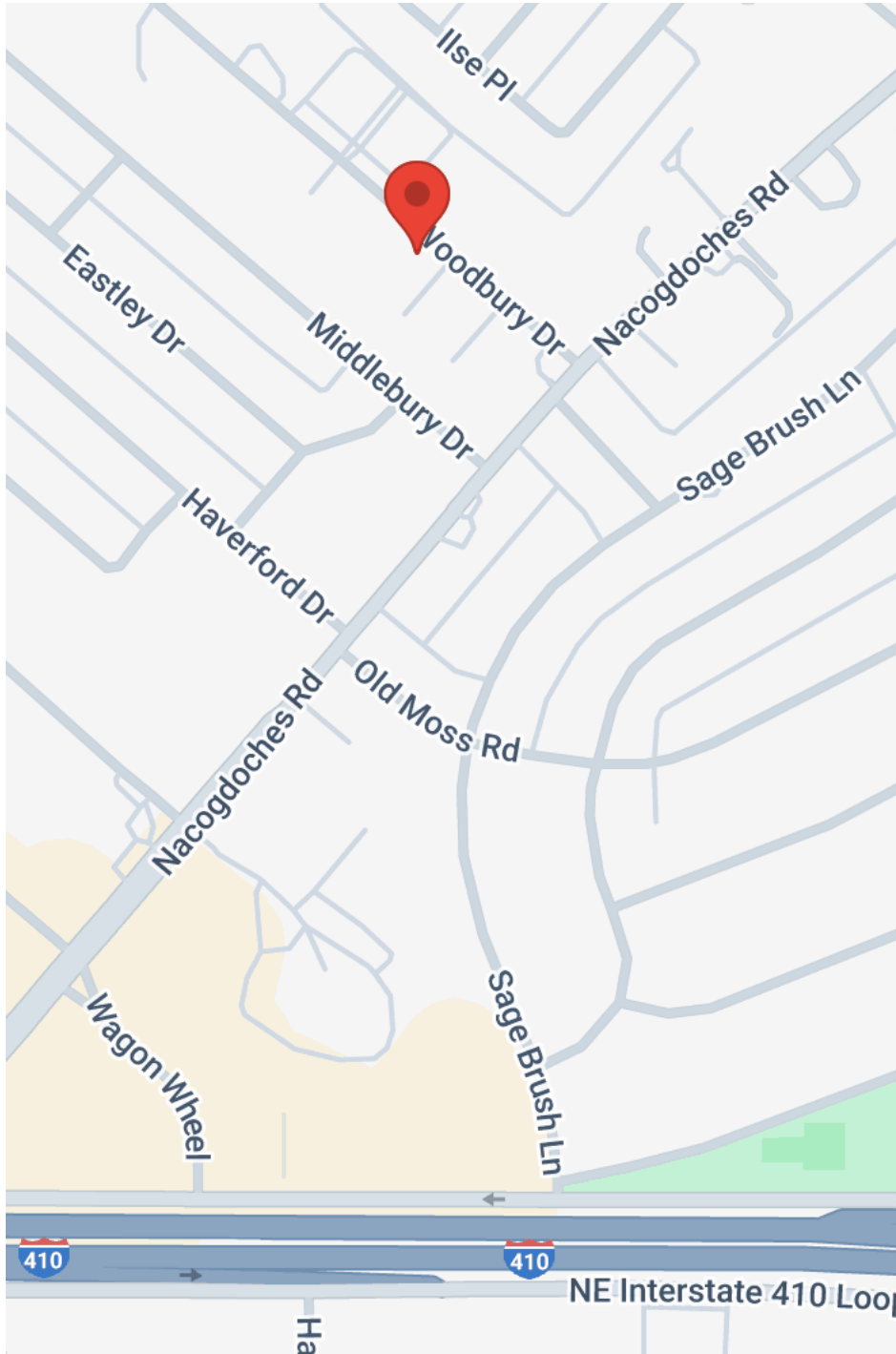
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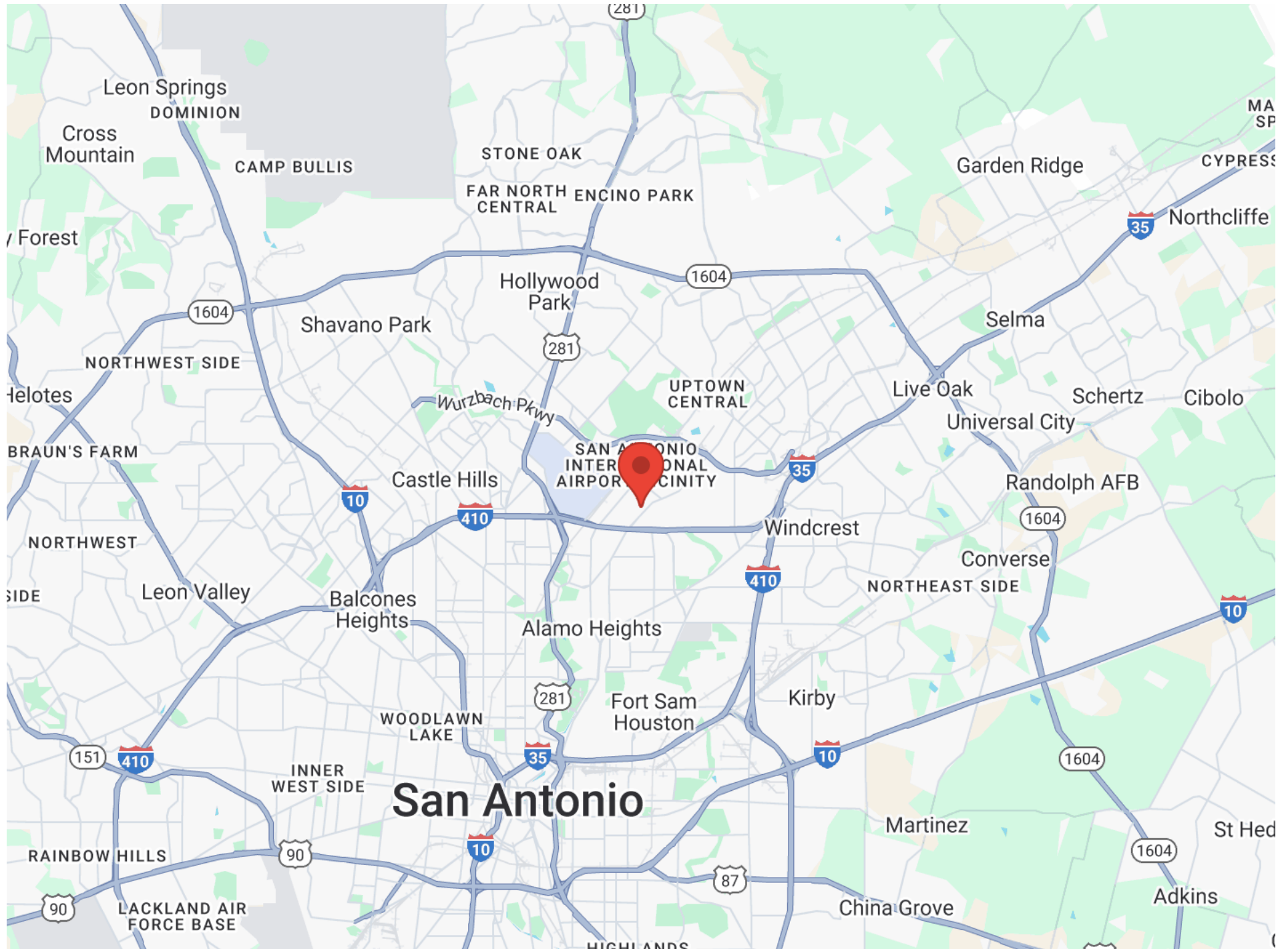
LOCATION MAPS

2834 WOODBURY DRIVE



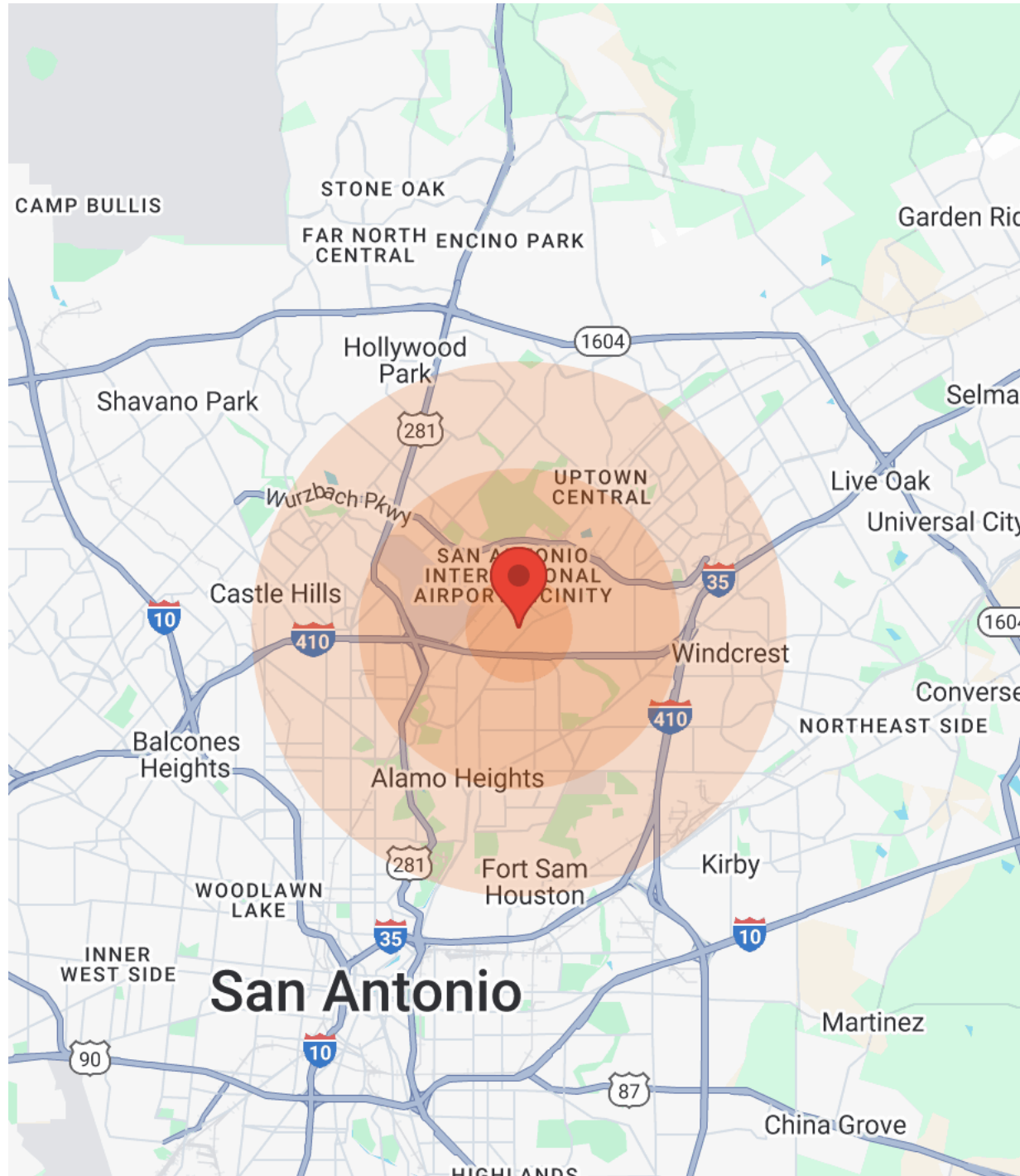
REGIONAL MAP

2834 WOODBURY DRIVE



DEMOGRAPHICS

2834 WOODBURY DRIVE



Population	1 Mile	3 Miles	5 Miles
Male	4,537	42,647	131,060
Female	4,935	46,391	139,957
Total Population	9,472	89,038	271,017

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,858	17,131	52,446
Ages 15-24	1,202	10,680	33,083
Ages 25-54	3,624	36,400	112,737
Ages 55-64	1,125	10,592	31,659
Ages 65+	1,663	14,235	41,092

Race	1 Mile	3 Miles	5 Miles
White	7,314	68,431	208,364
Black	549	6,937	19,290
Am In/AK Nat	23	258	730
Hawaiian	23	61	112
Hispanic	4,142	39,454	128,054
Multi-Racial	3,058	23,780	76,224

Income	1 Mile	3 Miles	5 Miles
Median	\$52,143	\$47,908	\$49,333
< \$15,000	684	5,933	15,061
\$15,000-\$24,999	496	4,711	14,137
\$25,000-\$34,999	364	4,841	13,515
\$35,000-\$49,999	519	6,015	16,631
\$50,000-\$74,999	627	6,815	20,567
\$75,000-\$99,999	504	4,350	12,063
\$100,000-\$149,999	393	3,648	11,152
\$150,000-\$199,999	328	1,618	3,909
> \$200,000	124	1,614	4,589

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,584	45,726	127,240
Occupied	4,265	40,822	115,582
Owner Occupied	2,343	19,385	60,267
Renter Occupied	1,922	21,437	55,315
Vacant	319	4,904	11,658

SAN ANTONIO, TEXAS

San Antonio, Texas, is a dynamic city known for its rich cultural heritage, economic diversity, and vibrant tourism scene. As one of the fastest-growing cities in the U.S., it boasts a robust economy that spans various sectors, including military, healthcare, information technology, and tourism. The city is home to several major military bases and a booming healthcare and biosciences industry. Culturally, San Antonio stands out for its blend of Mexican, Native American, and Anglo influences, reflected in its architecture, festivals, and culinary scene. Iconic attractions like the Alamo, the San Antonio River Walk, and the historic missions are complemented by modern cultural venues like the San Antonio Museum of Art and the McNay Art Museum. With a variety of vibrant neighborhoods, a year-round calendar of events such as Fiesta San Antonio, and a thriving food scene, San Antonio offers something for everyone—from history buffs to outdoor enthusiasts and food lovers.

Largest Employers:

- H-E-B (Grocery + Retail) – 154,000 employees
- Joint Base San Antonio (Government) – 74,300 employees
- USAA (Financial Services) – 37,000 employees
- UT Health San Antonio (Healthcare + Research) – 7,900 employees
- Frost Bank (Financial Services) – 5,000+ employees
- Toyota Motor Company (Manufacturing) – 3,800+ employees



2.7 MILLION

RESIDENTS IN THE METRO AREA



ERIC SCHAFFNER
Managing Director



Recipient, "SABOR 2022 Commercial Agent of the Year" Award.

Ranked in the Top 1% of all Real Estate brokers in San Antonio and the surrounding Hill Country areas, Eric is a consummate professional who prides himself on his unparalleled work ethic and knowledge of the market which he serves. He focuses primarily Commercial Investment sales, Owner/user properties, and land development.

Eric's previous clients include large (Fortune 500) corporations, small businesses / owner-users, investors and developers. Every transaction is handled with confidentiality, all while providing unrivaled experience and personalized service to his valued clients.

Prior to his involvement in Real Estate, Eric worked at JPMorgan Chase and Accenture. As an active outdoor enthusiast – he enjoys hiking, mountain biking, and traveling, having visited more than fifteen countries. He is also a dual citizen (U.S. and Switzerland). Eric lives in San Antonio with his wife and three children.

Specialties: Health Care, Industrial, Multi-Family, Office, Retail / Shopping Center

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