

6628 CRESTWAY RD SAN ANTONIO, TX 78239



PROPERTY SUMMARY

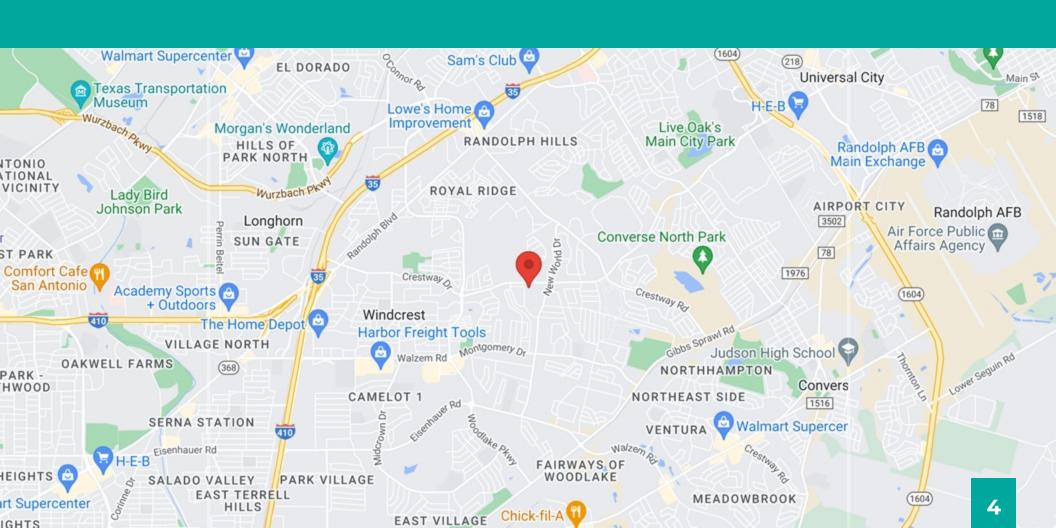
Offering Price	\$599,900.00
Building SqFt	10,900 SqFt
Year Built	1994
Lot Size (SF)	33,193.00 SqFt
Parcel ID	05051-010-0059
Zoning Type	Commercial
County	Bexar
Frontage	0.00 Ft
Coordinates	29.520707,-98.358144

INVESTMENT SUMMARY





INVESTMENT HIGHLIGHTS



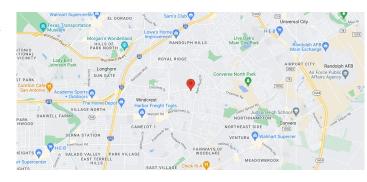


LOCATION HIGHLIGHTS



ABOUT SAN ANTONIO

San Antonio (SAN an-TOH-nee-oh; Spanish for "Saint Anthony"), officially the City of San Antonio, is a city in the U.S. state of Texas and the most populous city in Greater San Antonio, the third-largest metropolitan area in Texas and the 24th-largest metropolitan area in the United States at 2.6 million people in 2020. It is the most populous city in and seat of Bexar County. 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.



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

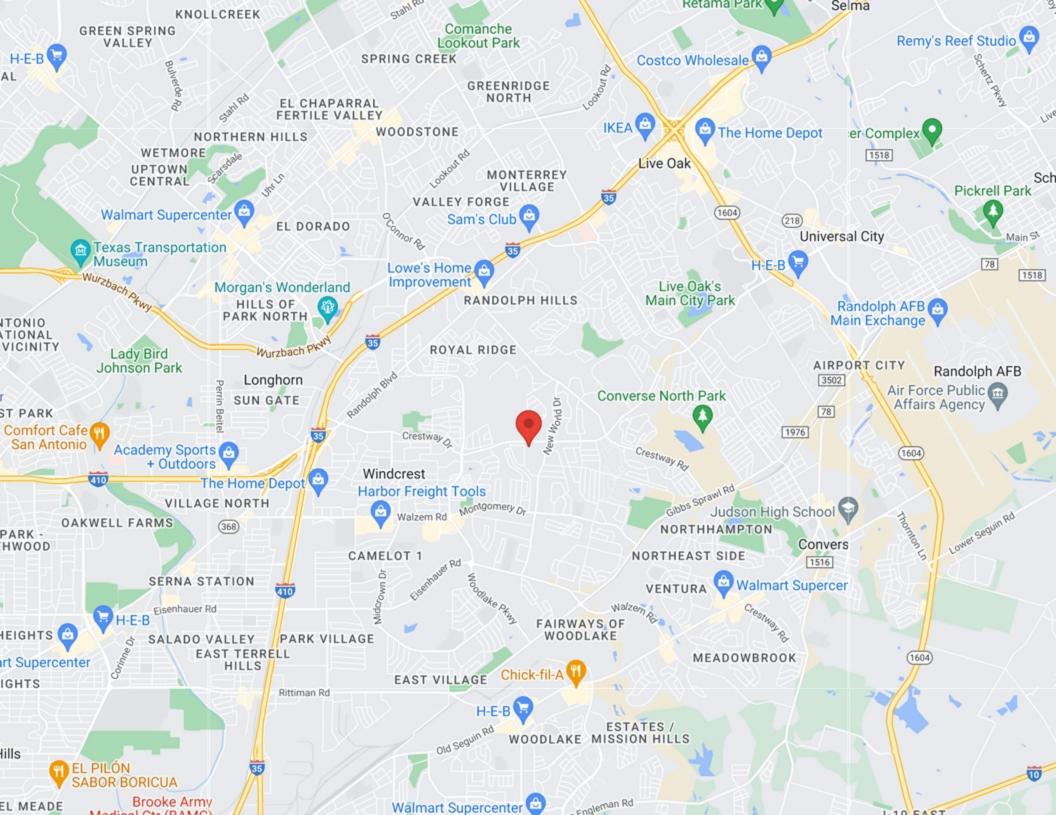
POPULATION 1,434,625

ESTIMATE (NULL) 1,472,909

DENSITY 2,875.86 SQ MI

URBAN 1.992.689





EXCLUSIVELY PRESENTED BY:



DEVIN RESENDEZ

Mobile: 210.862.6909 devinresendez@theemerygrp.com License #: 663042



JAFFAR CHUGHTAI

Direct: 210-449-2600 jaffar@theemerygrp.com License #: 799831



The Emery Group

5717 Northwest Pkwy San Antonio, TX 78249

Office: 210.489.9277

www.theemerygrouprealestate.com

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 THE EMERY GROUP and it should not be made available to any other person or entity without the written consent of THE EMERY GROUP.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to THE EMERY GROUP. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. THE EMERY GROUP has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence of absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, THE EMERY GROUP has not verified, and will not verify, any of the information contained herein, nor has THE EMERY GROUP conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY.
PLEASE CONTACT THE THE EMERY GROUP ADVISOR FOR MORE DETAILS.