

FOR SALE

± 15,263 SF

COMMERCIAL INDUSTRIAL
PROPERTY IN CENTRAL SAN ANTONIO
LAXSON PROVISIONS CO.

264 & 250 W LACHAPELLE

SAN ANTONIO, TEXAS 78204

\$1,100,000



FOR MORE
INFORMATION
PLEASE CONTACT

KIMBERLY BRANDSMA,
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COLDWELL BANKER | ALAMO CITY
COMMERCIAL

CBCALAMO.COM

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

SALE

264 & 250 W LACHAPPELLE



Sale Price:	\$ 1,100,000
Building 1 Size:	± 9,577 SQFT
Building 2 Size:	± 5,686 SQFT
Lot Size:	± 1.1124 Acres
Zoning:	I-2
Building Class:	C

LOCATED IN THE SAN ANTONIO CENTRAL BUSINESS DISTRICT!

Rare opportunity to acquire a heavy industrial asset in San Antonio's Central Business District, just ±2.6 miles from Downtown. This two-building complex sits on over an acre of fully fenced and gated land zoned I-2 (Heavy Industrial), offering exceptional flexibility for a wide range of industrial, manufacturing, distribution, and outdoor storage (IOS) uses.

The improved site features two buildings totaling ±15,263 SF – a primary ±9,577 SF facility and a secondary ±5,686 SF structure – with ceiling heights ranging from 10–14 feet, two high-dock loading docks, 3-phase power, surface and covered parking, and a controlled single point of ingress/egress well-suited for secured operations. The substantial fenced yard offers immediate IOS capability for equipment, fleet, or materials staging.

The property offers unmatched inner-city accessibility with visibility from IH-10, ideal for light-to-heavy manufacturing, flex industrial, last-mile distribution, contractor yards, or owner-user operations seeking a strong central San Antonio address.

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PROPERTY HIGHLIGHTS:

Two Buildings:

- ±9,577 SF - Meat packing facility (built in 1968)
- ±5,686 SF - Storage building (built in 1910)

Lot Sizes:

- 264 W Lachapelle: ±1.007 acres
- 250 W Lachapelle: ±0.1054 acres

Zoning:

- **I-2 (Heavy Industrial)**
- **Fully fenced and gated property**
- **Covered & surface parking**
- **Private NO Outlet Street**
- **3-phase power**
- **Two high-dock loading docks**
- **Security lighting**
- **Building signage visible from IH-10**
- **Ceiling height 10' - 14'**

Perfect for light to heavy industrial, manufacturing or distribution with IOS needs.

SHOWINGS:

Available by Appointment Only. Please call one of the listing agents to schedule.



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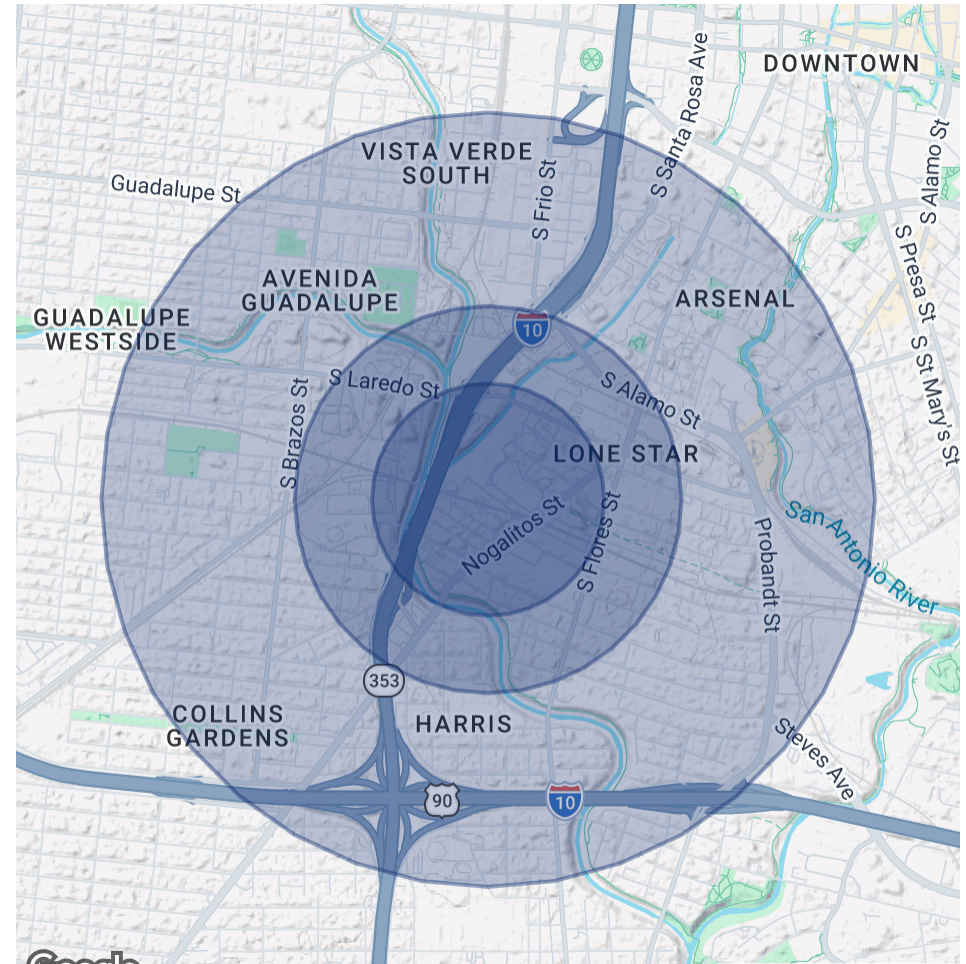
SALE

DEMOGRAPHICS

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	774	3,350	14,917
Average Age	41	39	38
Average Age (Male)	40	39	37
Average Age (Female)	41	40	39

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	336	1,402	5,831
# of Persons per HH	2.3	2.4	2.6
Average HH Income	\$81,124	\$75,661	\$66,304
Average House Value	\$347,890	\$286,482	\$241,236

Demographics data derived from AlphaMap



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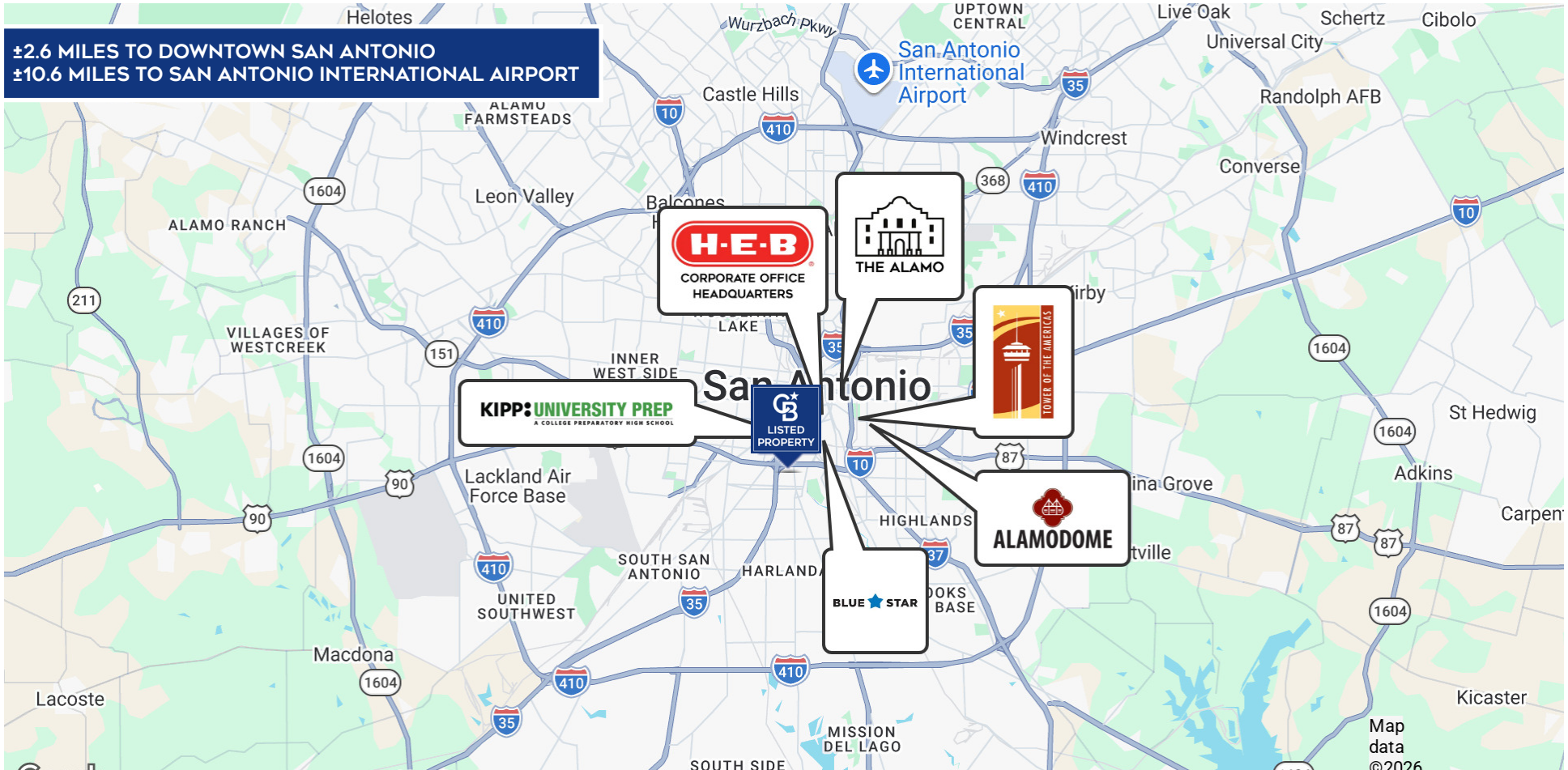


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NEARBY CITIES, RETAIL & POINTS OF INTEREST



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS:A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Brent Holmes	713693	bholmes@cbscalamo.com	2102183933
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date