

# INDUSTRIAL PROPERTY WITH LAYDOWN YARD

7626 Grissom Road | San Antonio, Texas 78251



**FOR SALE**

~3.98 AC Industrial Property with Laydown Yard

OLDHAMGOODWIN.COM | 979.268.2000

**OG**  
INVESTMENT SALES

## INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present 7626 Grissom Road for sale. A centrally located, turnkey industrial facility in San Antonio, Texas, complete with over 3,000 SF of office space and just shy of 10,000 SF of warehouse/shop space. This property is suitable for a wide variety of uses, but currently functions as the headquarters for a construction company. Conveniently located just off Bandera Road, this property offers easy access to Loop 410 and Loop 1604, and other major thoroughfares. Additional features include roughly 1.5 AC of laydown yard, an above ground fuel system, security perimeter fencing, and 2,200 SF of covered parking.

**SALES PRICE**  
\$2,150,000

**BUILDING SIZE**  
12,768 SF

**LAND SIZE**  
~ 3.98 AC





## LOCATION ATTRIBUTES

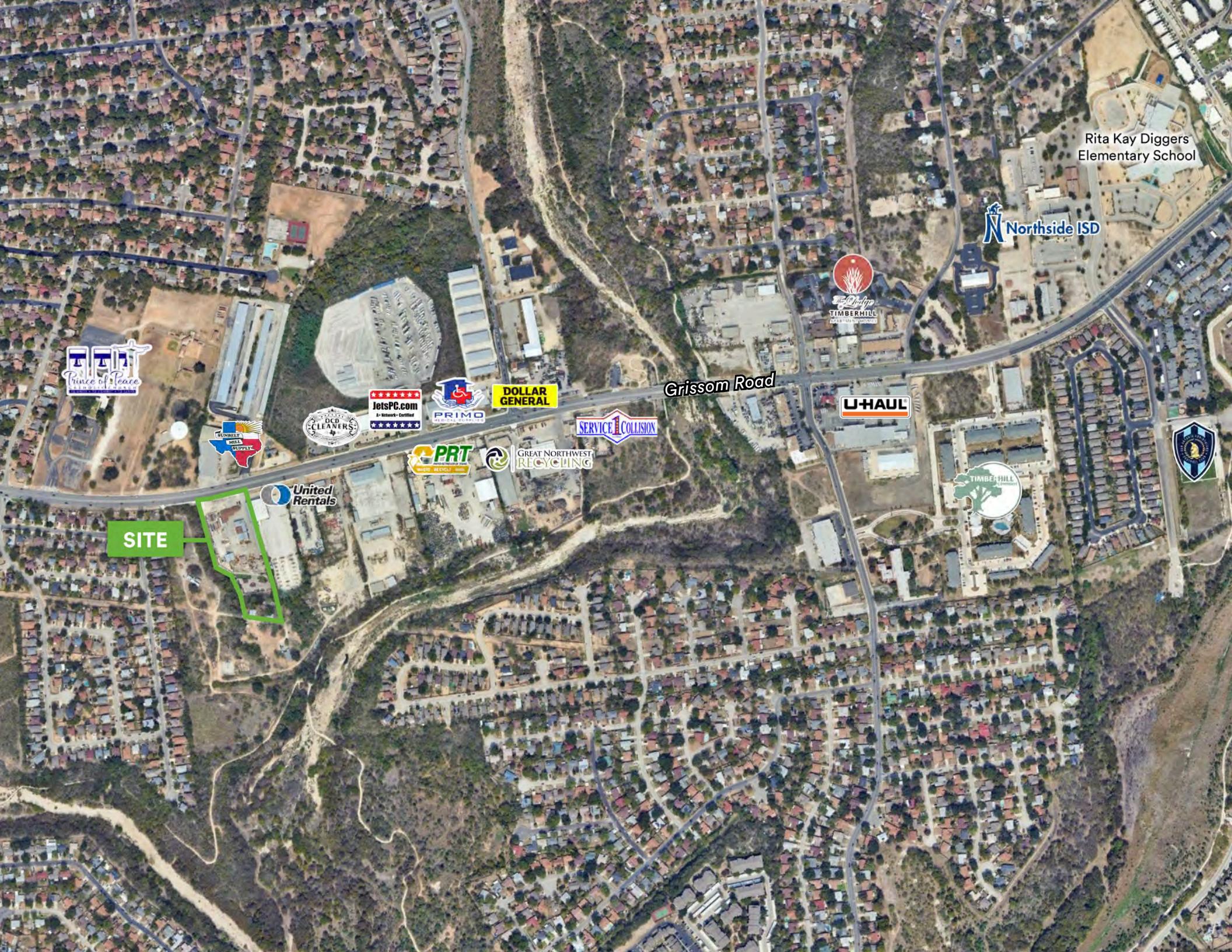
- Approximately 270' of frontage along Grissom Road.
- Great visibility and exposure with over 29,000 VPD.
- Located 1.5 miles from TX-16 (Bandera Road) and approximately 4 miles to I-410 Loop

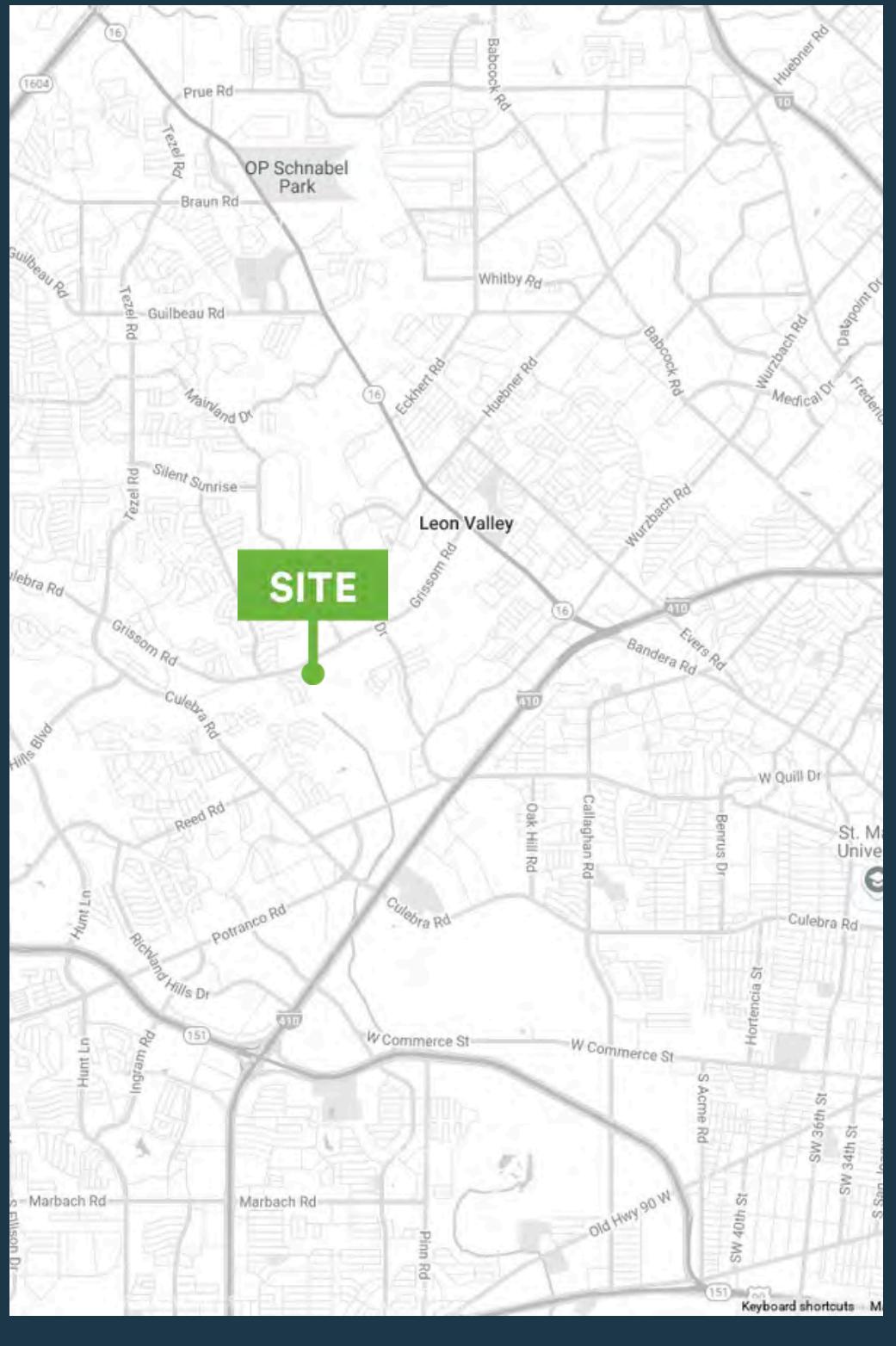
## BUILDING ATTRIBUTES

- Turnkey industrial/construction facility with over 3,000 SF of office space, 9,768 SF of Shop/Warehouse space, and 2,200+ SF of lean-to/covered parking.
- Fuel system with above ground tanks.
- Roughly 1.5 AC of stabilized laydown yard.

## BUSINESS FRIENDLY ENVIRONMENT

- Texas is consistently ranked highly for its business-friendly environment and strong economy.
- Texas has no State Income Tax





## BUILDING SPECIFICATIONS

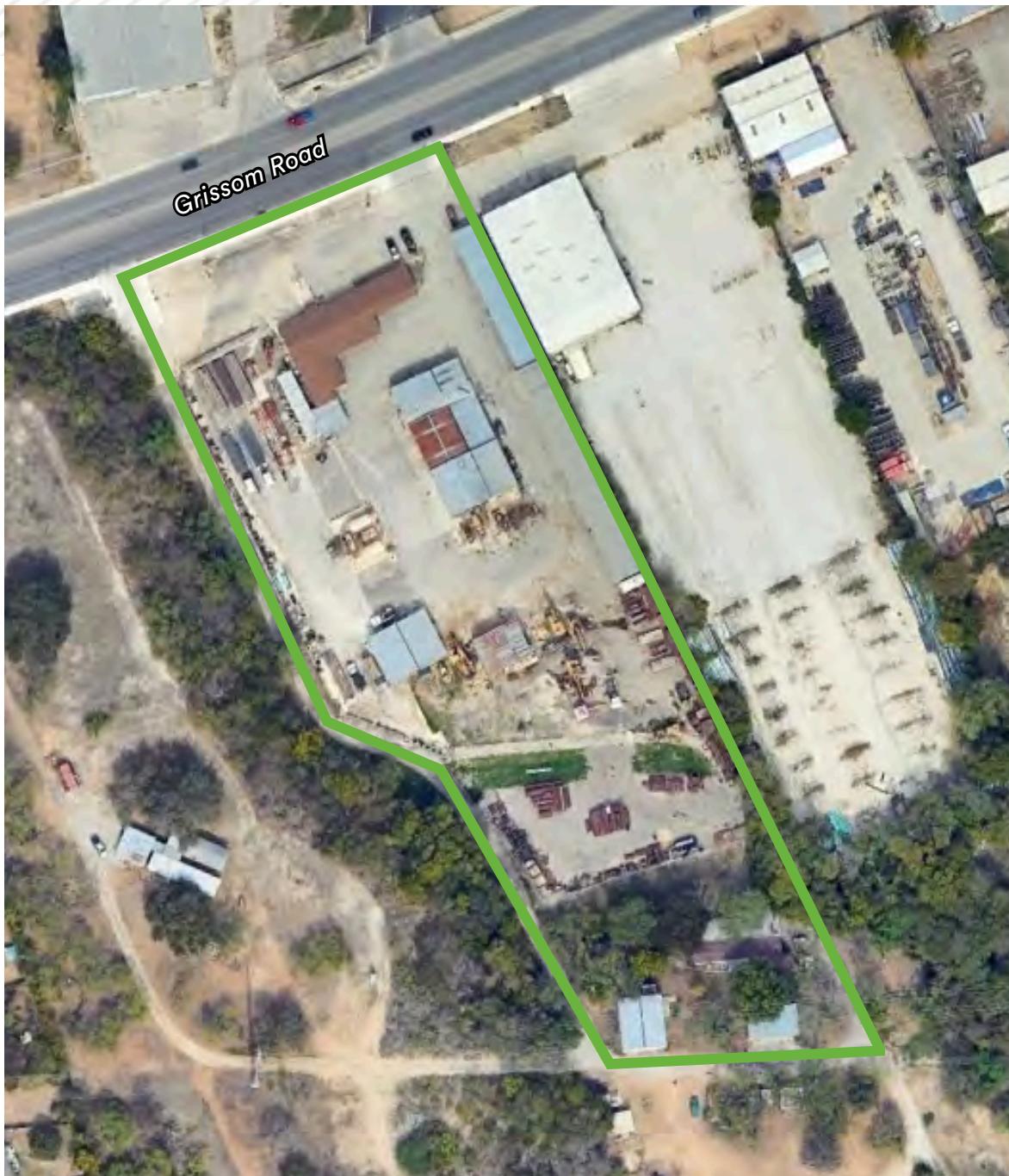
Office:	2,502 SF
Shop:	6,503 SF
Storage Building:	1,063 SF
Welding Shop:	765 SF
Secondary Shop:	1,360 SF
<b>Total Building Square Footage:</b>	<b>12,768 SF</b>

## SITE SPECIFICATIONS

Size:	3.98 Acres
Legal Description:	NCB 18049 P-186 Formerly Known as P-23E Refer To: 18049-00-1861 No Label # or Serial #
Access:	Access via two (2) curb cuts along Grissom Road
Zoning:	R-6*
Frontage:	Roughly 270' along Grissom Road

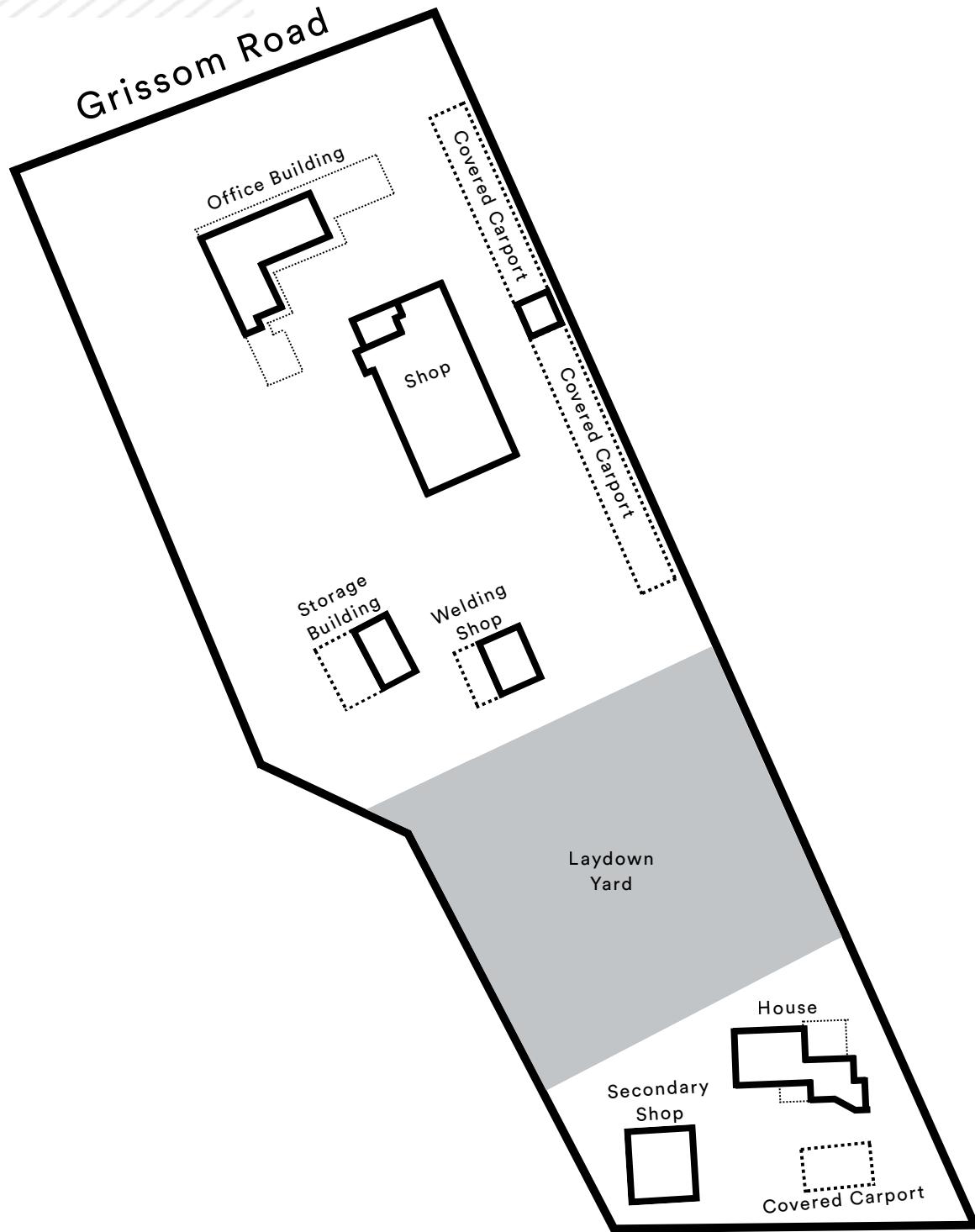


AERIAL



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## SITE PLAN



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## DEMOGRAPHICS

1 MILE

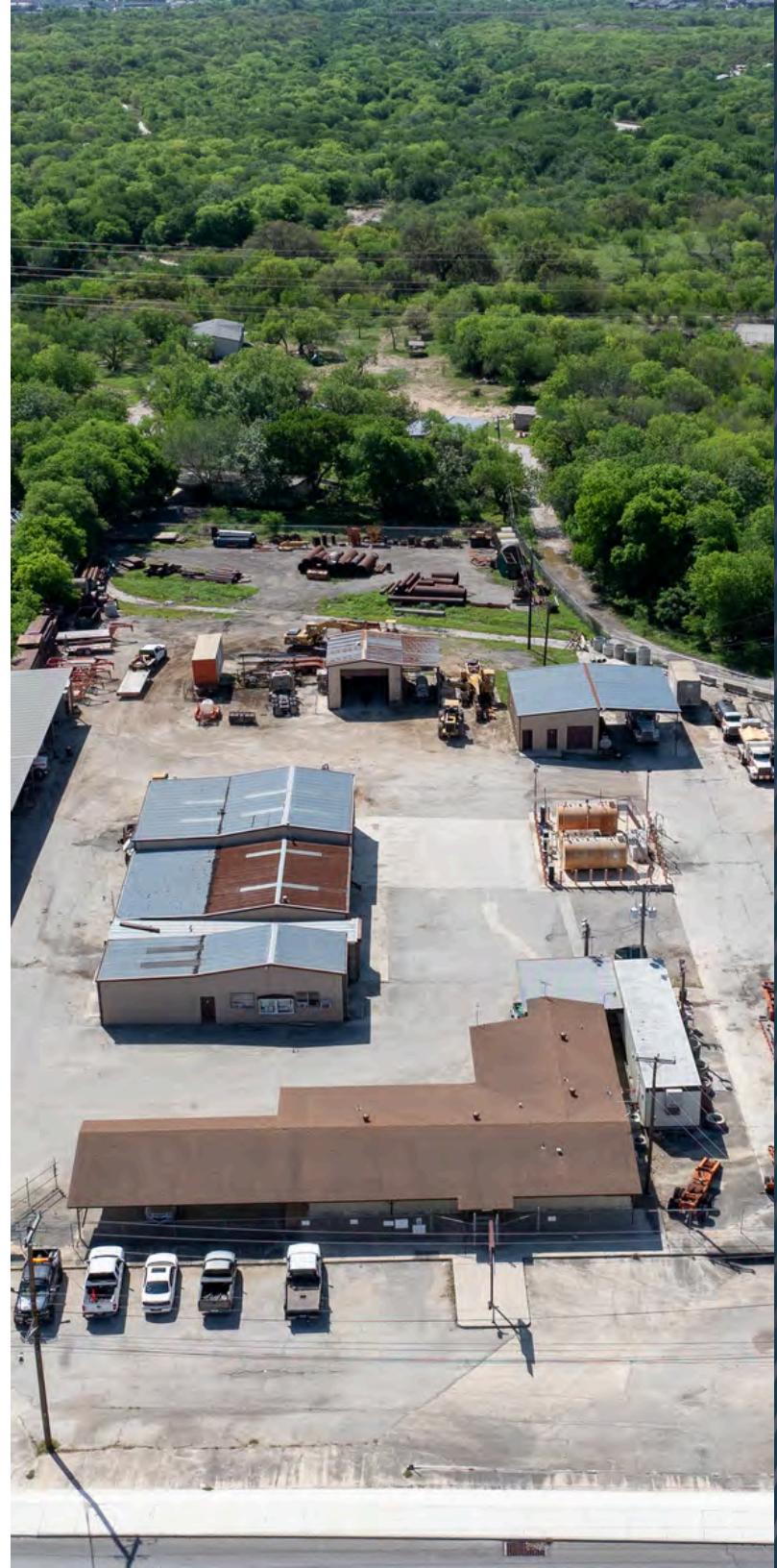
ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
15K	\$76K	\$152K

3 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
119K	\$81K	\$1.23M

5 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
363K	\$77K	\$3.6M



# TEXAS OVERVIEW

2<sup>ND</sup>

FASTESt GROWING ECONOMY  
IN THE UNITED STATES

#1

STATE IN AMERICA  
TO START A BUSINESS



LARGEST  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2<sup>ND</sup>

LARGEST LABOR WORKFORCE:  
**14+ MILLION WORKERS**

57

FORTUNE 500 COMPANIES  
CALL TEXAS HOME



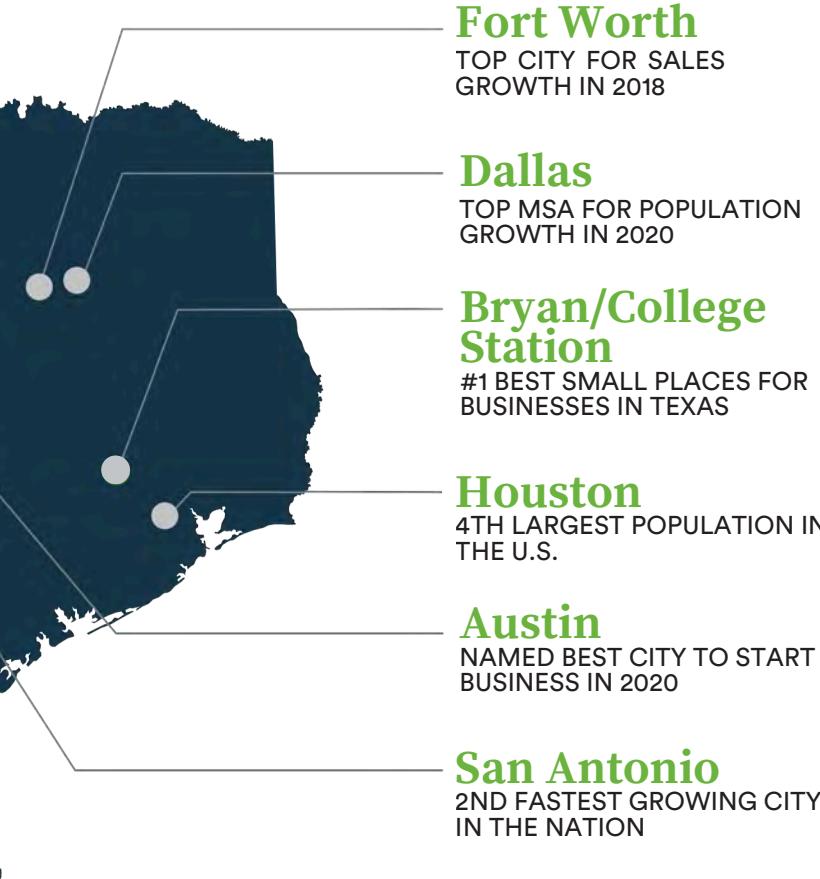
BEST STATE  
FOR BUSINESS



TOP STATE  
FOR JOB GROWTH



NO STATE  
INCOME TAX



# SAN ANTONIO, TEXAS



METRO AREA POPULATION  
**2,500,000**

**5** FORTUNE 500  
COMPANIES BASED  
IN SAN ANTONIO

**#1** MOST VISITED  
CITY IN TEXAS



**HOME OF THE ALAMO**  
THE MOST VISITED ATTRACTION  
IN THE STATE OF TEXAS



**UNIVERSITY OF TEXAS AT SAN ANTONIO**  
TOTAL NUMBER OF ACADEMIC DEGREES:  
OVER 165 UNDERGRAD AND GRADUATE DEGREES  
34,734 STUDENTS ENROLLED FOR FALL 2021



**RIVERWALK & TOURISM**  
LARGEST URBAN ECOSYSTEM IN THE NATION  
UNITED NATIONS NAMED WORLD HERITAGE SITES  
MORE THAN 11.5 MILLION VISITORS ANNUALLY

**7<sup>TH</sup>** LARGEST CITY  
IN THE UNITED STATES



**SAN ANTONIO INTERNATIONAL AIRPORT**  
AVERAGE NUMBER OF PASSENGERS:  
MORE THAN 10,363,000



# 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.

## 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the Buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

Designated Broker of Firm

Licensed Supervisor of Sales Agent/Associate

Sales Agent/Associate's Name

532457

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