

# Amazing Investment Opportunity

## \$1,250,000



3723 WEST AVE, SAN ANTONIO, TX 78213



***Priced \$221,000 below BCAD for quick sale***



**MICHAEL LOCKRIDGE**  
REALTOR®

☎ 210.422.5898

✉ [mlockridge@homecity.com](mailto:mlockridge@homecity.com)

🌐 [MahnckePark.com](http://MahnckePark.com)

- Approx 12,000 sq ft, including nearly 3,000 sq ft of warehouse
- 0.569 Acre Lot
- C-2 Zoning
- 20 parking spaces, including secured parking
- Office / Retail / Warehouse
- Price is land and improvements, business for sale separately



## About This Property

Zoned C-2P, this unique property has been owned by the same family business for over 40 years and is finally available for purchase. It is predominately a two-story structure featuring tilt-wall construction and large, open interior spaces with drop ceilings sitting on over half an acre. The square footage is estimated to be 5,600 square feet of office / retail space and over 2900 square feet of warehouse space on the first floor, with about 3200 square feet of interior air-conditioned space on the second floor. The warehouse has two full-length bay doors. Two curb cuts & secure parking. This generational asset is being brought to market more than \$220,000 below its tax assessment to allow the new owner to renovate without having to stretch their budget -- and in anticipation of a quick sale. This centrally located site has an average daily traffic count of over 12,000 vehicles, with equally quick access to Interstate 10 and Loop 410, thus accommodating commutes for all employees.

## About The Demographics

You will find a dynamic and vibrant commercial hub in San Antonio, TX 78213. Catering to a youthful, restless demographic, this trade area is brimming with potential opportunities for savvy entrepreneurs and forward-thinking businesses.

The primary tapestry segment of the area is aptly named "Young and Restless," accounting for 30.9% of households. With a median age of 30.8, this demographic is primarily engaged in service or professional occupations and is characterized by a homeownership percentage of 16.5%. This youthful energy is reflected in the preferred activities of residents who tend to engage with news, fashion, and music magazines, making it an exciting opportunity for businesses targeting the younger generation.

In terms of income in the area, the average household income stands at a robust \$71,624 with an average disposable income of \$57,916. The local unemployment rate stands at 3%. Housing data paints a picture of opportunity as renters outweigh homeowners by a slight margin (53% renters vs 47% homeowners). The median estimated home value is \$222,050.

San Antonio TX 78213 offers an energetic trade area teeming with young professionals and a robust economy. With a high population density and a higher-than-average disposable income, the area represents a fruitful ground for businesses to thrive and prosper.

**For even more information, or to schedule your private tour to investigate how well this site can work for your business' expansion, contact:**



**MICHAEL LOCKRIDGE**  
**Broker Associate, Bradfield Properties**

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