

202 W SUNSET RD

RETAIL OFFERING MEMORANDUM



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



Lisa Grove
lgrove@phyllisbrowning.com
(210) 824-7878

PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



Table of Contents

202 W Sunset Rd



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REAL ESTATE

LISA GROVE
AGENT
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

PROPERTY INFORMATION

Property Summary	4
Property Photos	5

LOCATION INFORMATION

Business Map	7
Regional Map	8
Custom Page 1	9
Demographics	11
LISA GROVE	12
Disclaimer	13

Section

202 W Sunset Rd



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PROPERTY INFORMATION

PROPERTY SUMMARY

PROPERTY PHOTOS

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(210) 824-7878

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Property Summary

202 W Sunset Rd



Property Summary

Price:	\$990,000
Building SF:	3342 SF & 747 SF
Price / SF:	\$394.48/SF
Occupancy:	Vacant
Available SF:	4,089 Total
Lot Size:	0.503SF
Frontage:	Sunset (with 1 curb cuts)
Year Built:	1960
Parking Type	15 Spaces

Property Overview

This property offers a turnkey retail or medical space opportunity with strong redevelopment upside.

Ideal for:

Owner-user or investor use in retail, medical office, or service-related operations

Ground-lease or net-lease investment strategy

Redevelopment potential, subject to zoning flexibility and community planning

The combination of convenient highway access, mixed-use surroundings, and established neighborhood growth supports strong future value capture.

Location Overview

Situated in the North Central / Alamo Heights market, just north of downtown San Antonio. Near major regional drivers: direct access to US-281/Loop 410, ~2 min to San Antonio International Airport, and minutes to Pearl District and downtown corridor. High-activity surroundings include Christus Santa Rosa Hospital, HE Butt Foundation sites, and a mix of medical, retail, and upscale residential amenities.

Property Photos

202 W Sunset Rd



Section

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LOCATION INFORMATION

BUSINESS MAP

REGIONAL MAP

CUSTOM PAGE 1

DEMOGRAPHICS

LISA GROVE

DISCLAIMER

Lisa Grove

(210) 824-7878

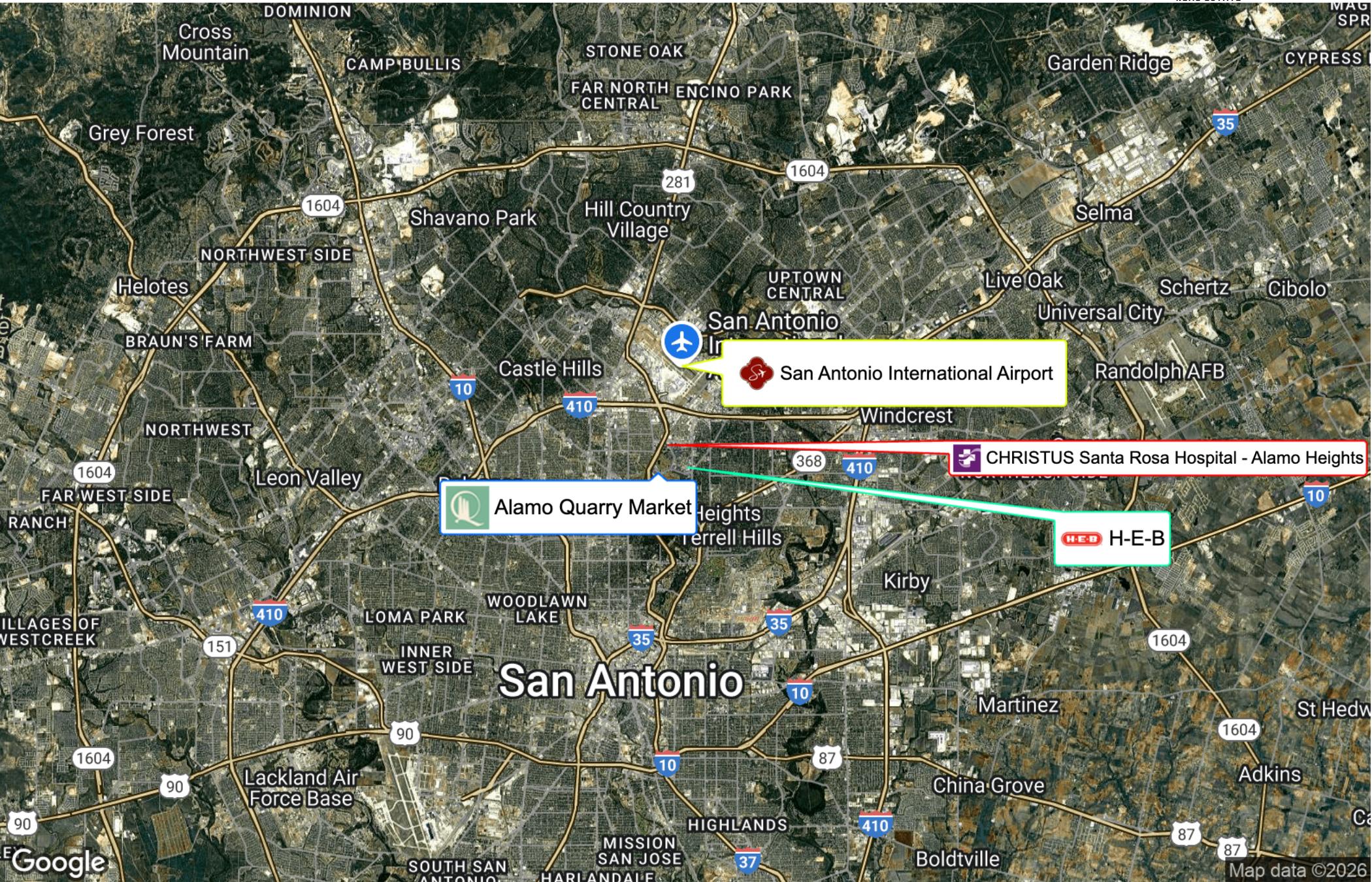
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Business Map

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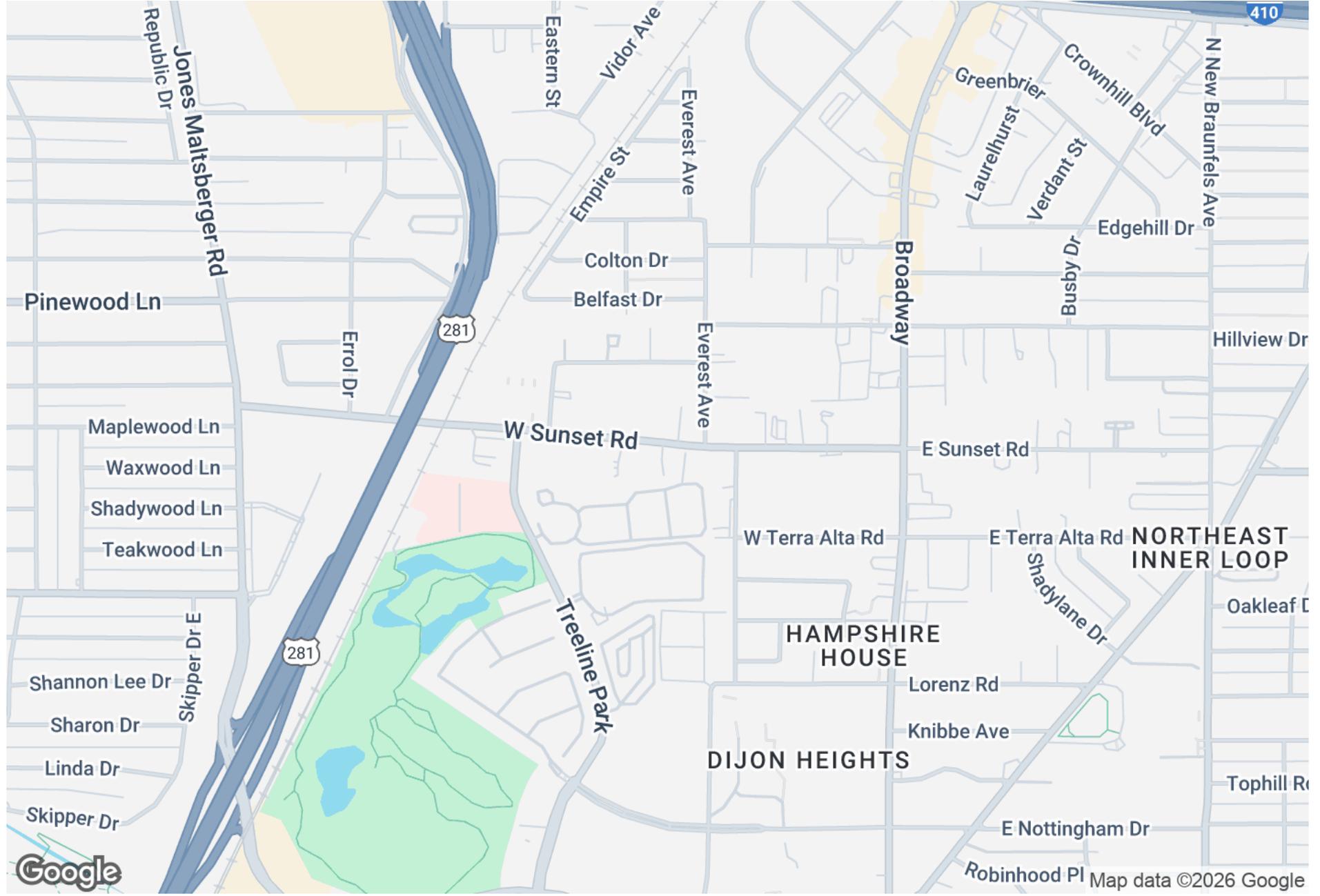
Lisa Grove
(210) 824-7878
lgrove@phyllisbrowning.com

Regional Map

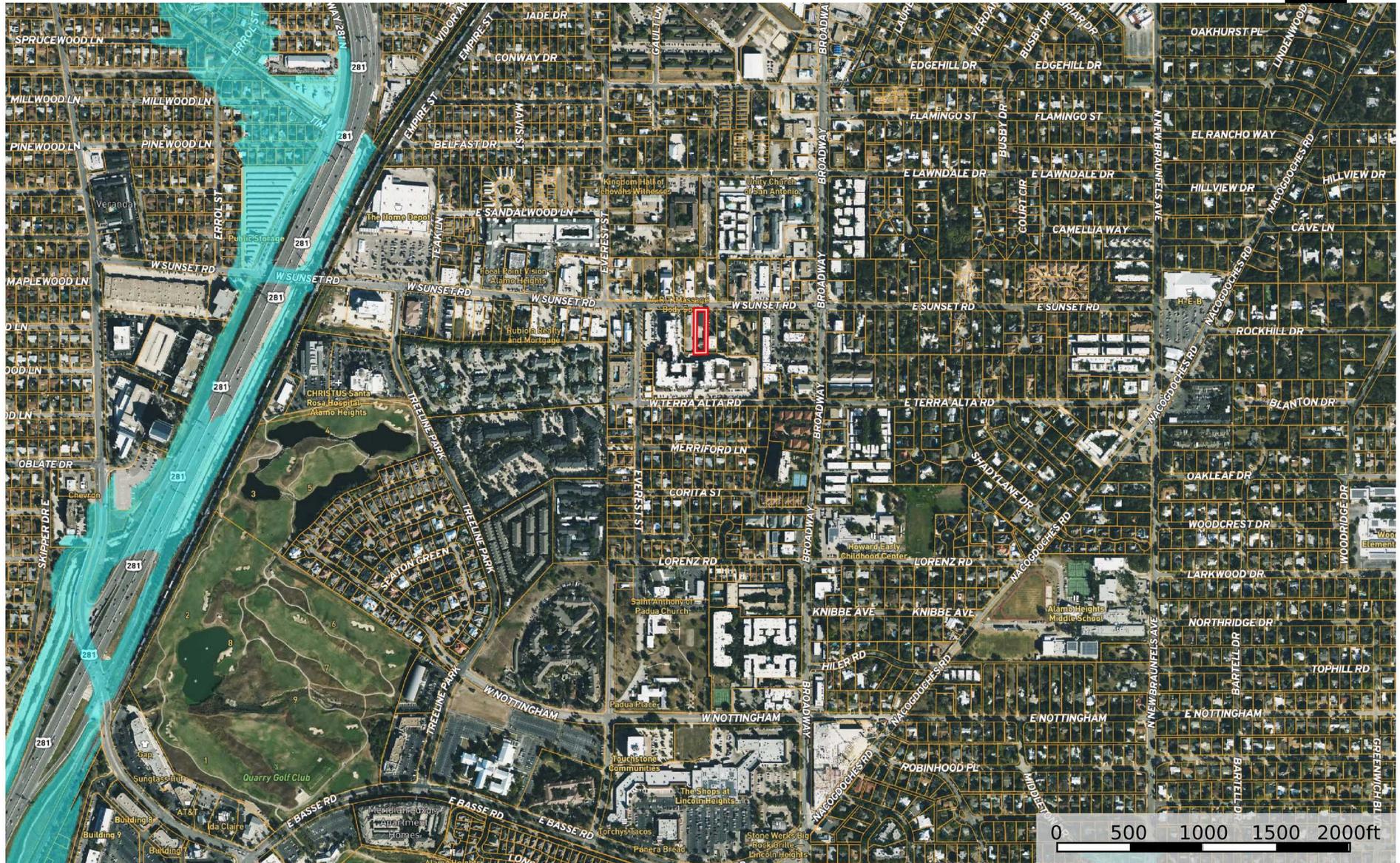
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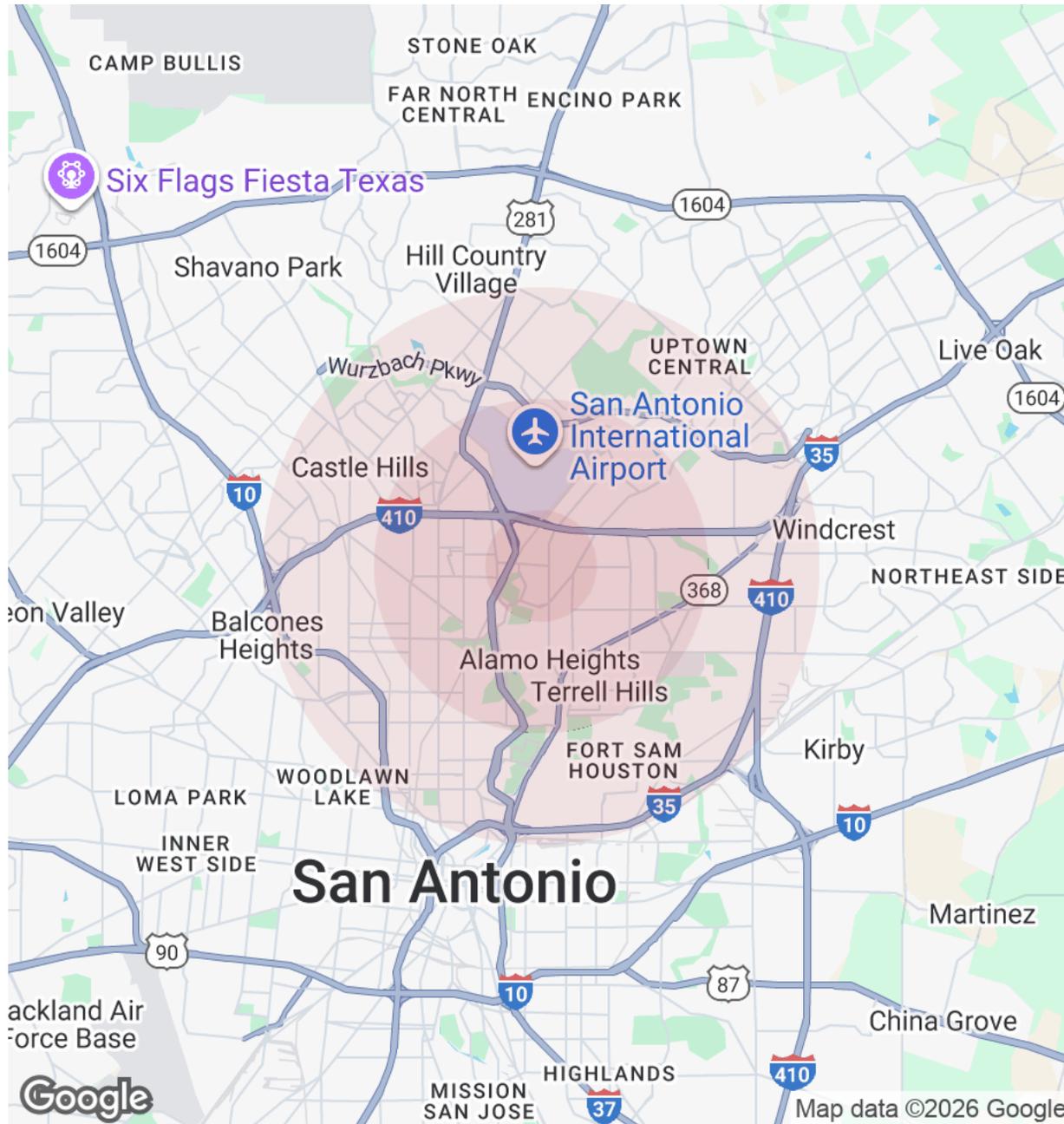
- Boundary
- 100 Year Floodplain
- 500 Year Floodplain
- Floodway
- Special
- Unmapped/ Not Included

Demographics

202 W Sunset Rd



BROWNING COMMERCIAL
REAL ESTATE



Population	1 Mile	3 Miles	5 Miles
Male	6,038	44,968	138,435
Female	6,589	44,744	133,490
Total Population	12,627	89,712	271,925

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,108	16,213	47,078
Ages 15-24	1,420	11,631	38,783
Ages 25-54	4,707	34,424	111,156
Ages 55-64	1,350	10,181	29,923
Ages 65+	3,043	17,261	44,986

Race	1 Mile	3 Miles	5 Miles
White	5,302	33,274	84,650
Black	559	5,284	19,470
Am In/AK Nat	15	135	462
Hawaiian	4	45	218
Hispanic	5,979	46,534	154,508
Asian	482	2,494	7,097
Multi-Racial	227	1,651	4,786
Other	57	296	734

Income	1 Mile	3 Miles	5 Miles
Median	\$80,939	\$75,358	\$65,738
< \$15,000	325	2,749	10,633
\$15,000-\$24,999	373	2,609	8,537
\$25,000-\$34,999	586	3,452	11,341
\$35,000-\$49,999	499	3,896	12,927
\$50,000-\$74,999	1,031	6,695	21,184
\$75,000-\$99,999	934	4,480	13,396
\$100,000-\$149,999	697	5,339	16,912
\$150,000-\$199,999	462	2,510	7,804
> \$200,000	1,166	7,201	12,931

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,831	43,244	127,662
Occupied	6,074	38,931	115,664
Owner Occupied	2,601	19,575	52,471
Renter Occupied	3,473	19,356	63,193
Vacant	757	4,313	11,998

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11-03-2025



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 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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Will G Curtis III	627466	wcurtis@phyllisbrowning.com	(210) 824-7878
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Lisa D Grove	444720	lgrove@phyllisbrowning.com	210-824-7878
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials_____
Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.govIABS 1-2
TXR 2501

Disclaimer

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate 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 Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.