



BROWNING COMMERCIAL
REAL ESTATE

**1502 SOUTH WALTERS ST
SAN ANTONIO, TX 78210**

FOR SALE





PROPERTY OVERVIEW

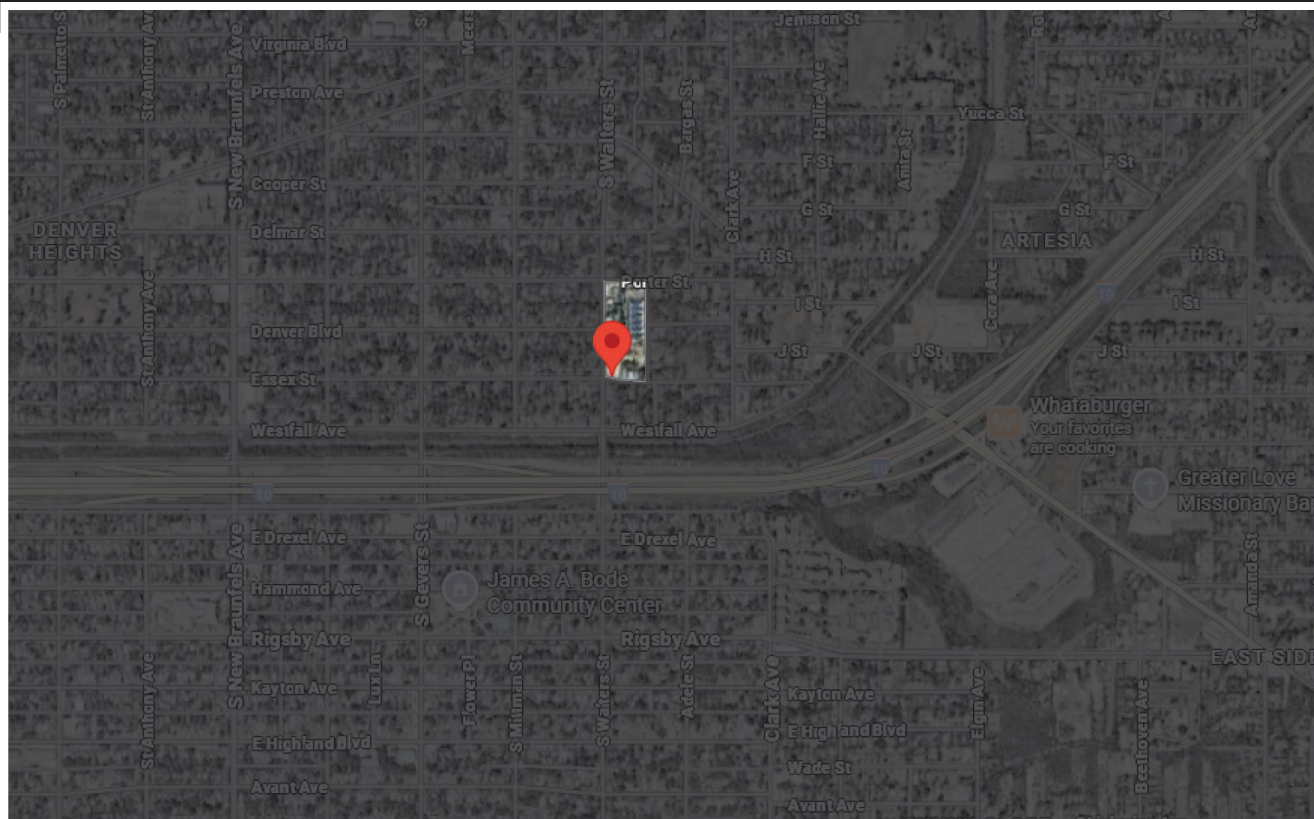
Presenting a rare investment opportunity to acquire a package of eight brand-new duplexes (16 total units) in the downtown San Antonio area. Each three-story unit offers 3 bedrooms, 2.5 bathrooms, and a single-car garage, complete with individual electric meters for separate utility management. Designed with contemporary finishes, open-concept living spaces, and durable, low-maintenance materials, these homes provide a fresh canvas for investors to implement their leasing strategy. With no current tenants, buyers have full flexibility to establish rental rates, select tenants, and manage the properties according to their goals. Strategically located near downtown San Antonio, major highways, and local amenities, these units are well-positioned for strong rental demand and long-term appreciation. This turnkey package presents an exceptional opportunity to expand a multifamily portfolio, combining modern design, functional layouts, and high investment potential in one cohesive offering.

PROPERTY HIGHLIGHTS

USE:	Multi-Family	SALES PRICE:	\$3,600,000
ZONING:	R-4	PROPERTY SIZE:	0.29 Acres
MARKET:	Denver Heights	UNITS:	16

- Close access to major travel routes and locations of industrial hubs.
- located just southeast of downtown





This offering is subject to errors, omissions, changes in price-terms-conditions, prior sale, or lease without notice. The information herein has been obtained from sources believed to be reliable but has not been verified or guaranteed for its accuracy by Phyllis Browning Company ("Broker") who makes no representation, statement or other assertion with respect to the property condition or its fitness for a particular purpose. Potential purchasers have the sole duty of due diligence to research the property and shall rely solely upon their own examination of the same.



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