

# 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



## 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

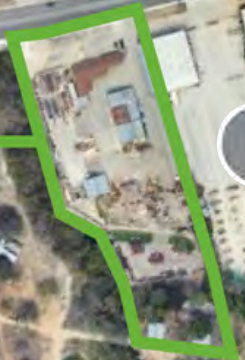
- Texas is consistently ranked highly for its business-friendly environment and strong economy.
- Texas has no State Income Tax

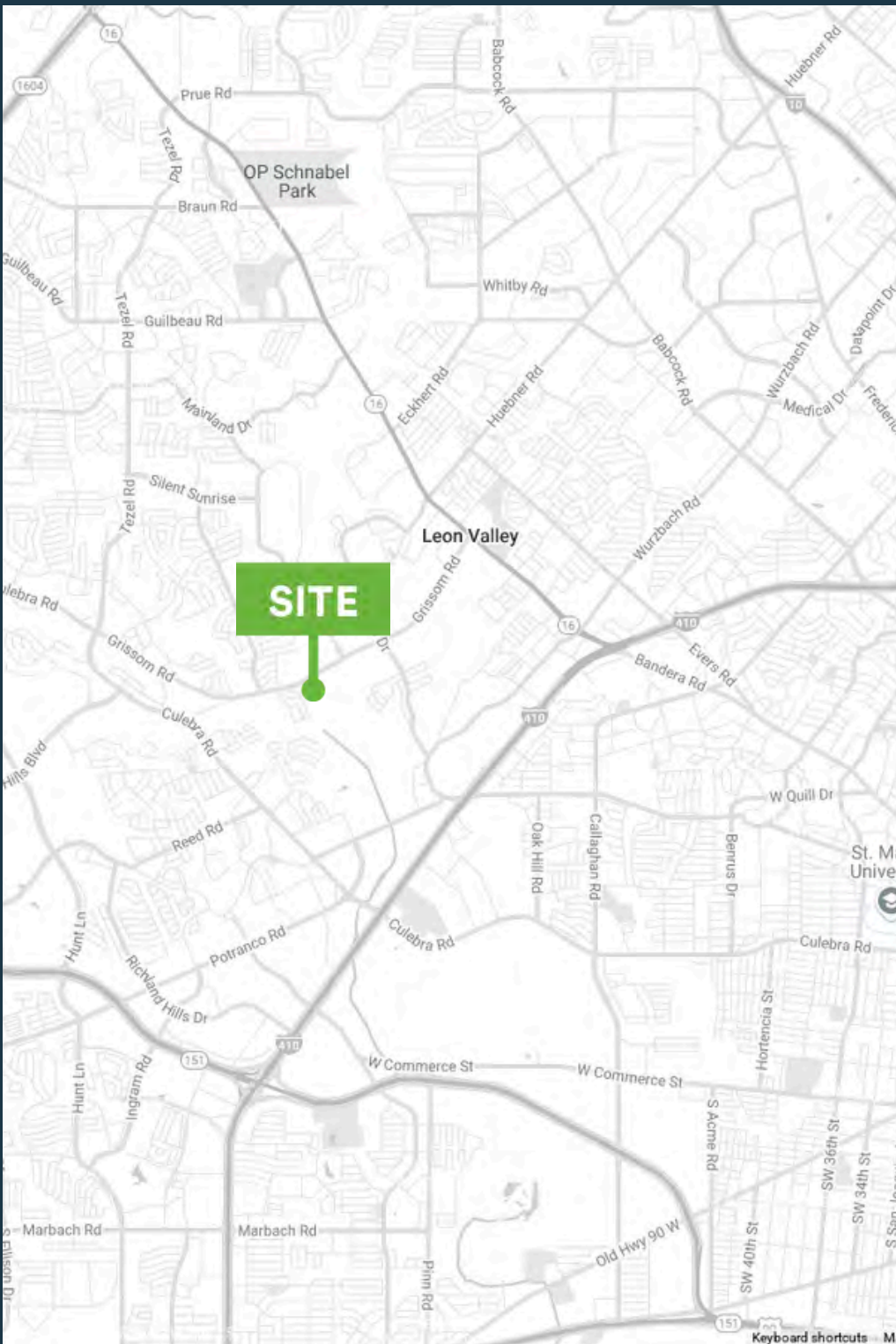


Crissom Road



SITE





## 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

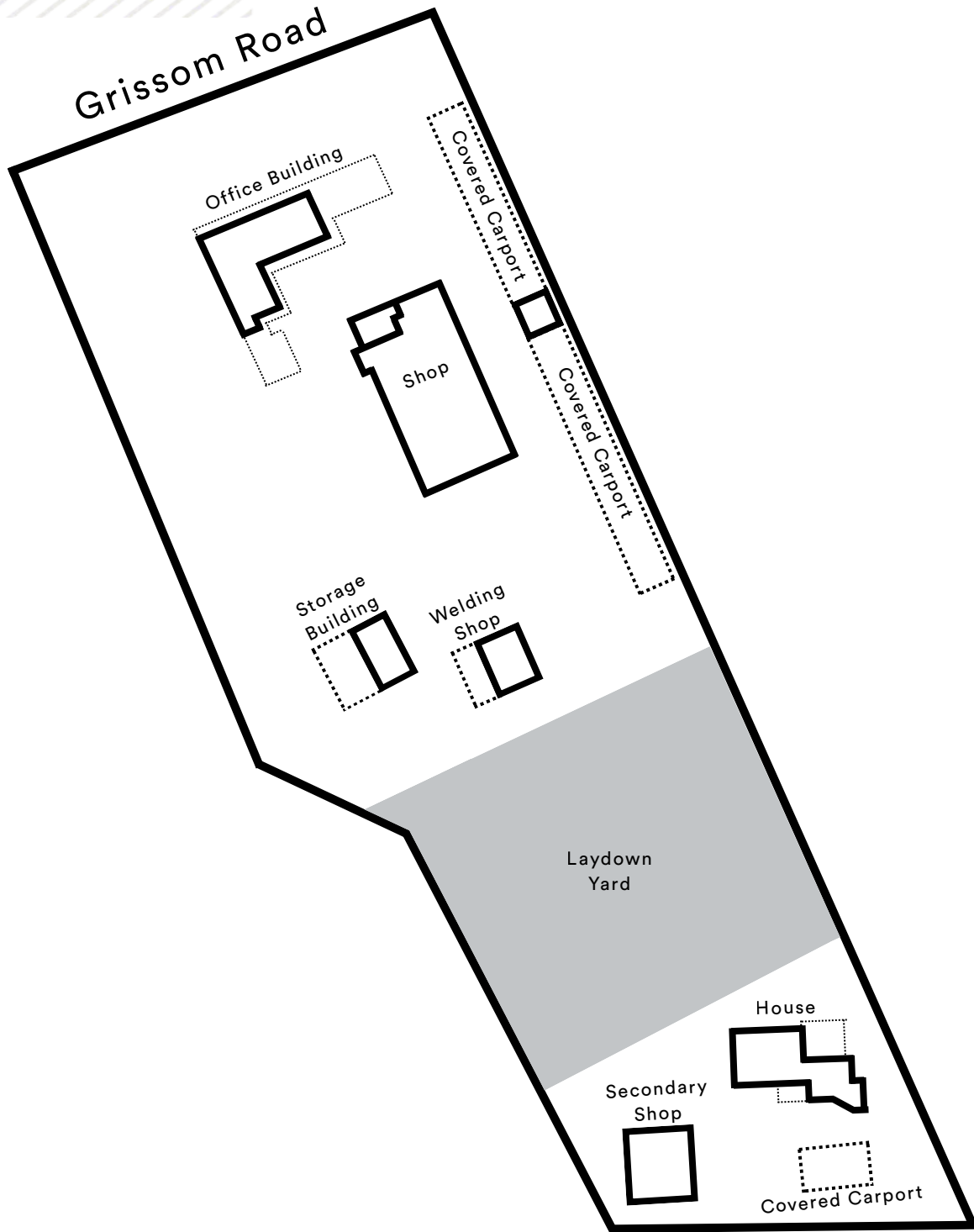
Size:	3.98 Acres
Legal Description:	NCB 18049 P-186 Formerly Known as P-23E Refer To: 18049-00-1861 No Label # or Serial #
Access:	Access via two (2) curb cuts along Grissom Road
Zoning:	R-6*
Frontage:	Roughly 270' along Grissom Road



AERIAL



# SITE PLAN





## DEMOGRAPHICS

1 MILE

ESTIMATED  
POPULATION

15K

HOUSEHOLD  
INCOME

\$76K

CONSUMER  
SPENDING

\$152K

3 MILE

ESTIMATED  
POPULATION

119K

HOUSEHOLD  
INCOME

\$81K

CONSUMER  
SPENDING

\$1.23M

5 MILE

ESTIMATED  
POPULATION

363K

HOUSEHOLD  
INCOME

\$77K

CONSUMER  
SPENDING

\$3.6M



# TEXAS OVERVIEW

**2<sup>ND</sup>** FASTEST GROWING ECONOMY  
IN THE UNITED STATES

**#1** STATE IN AMERICA  
TO START A BUSINESS

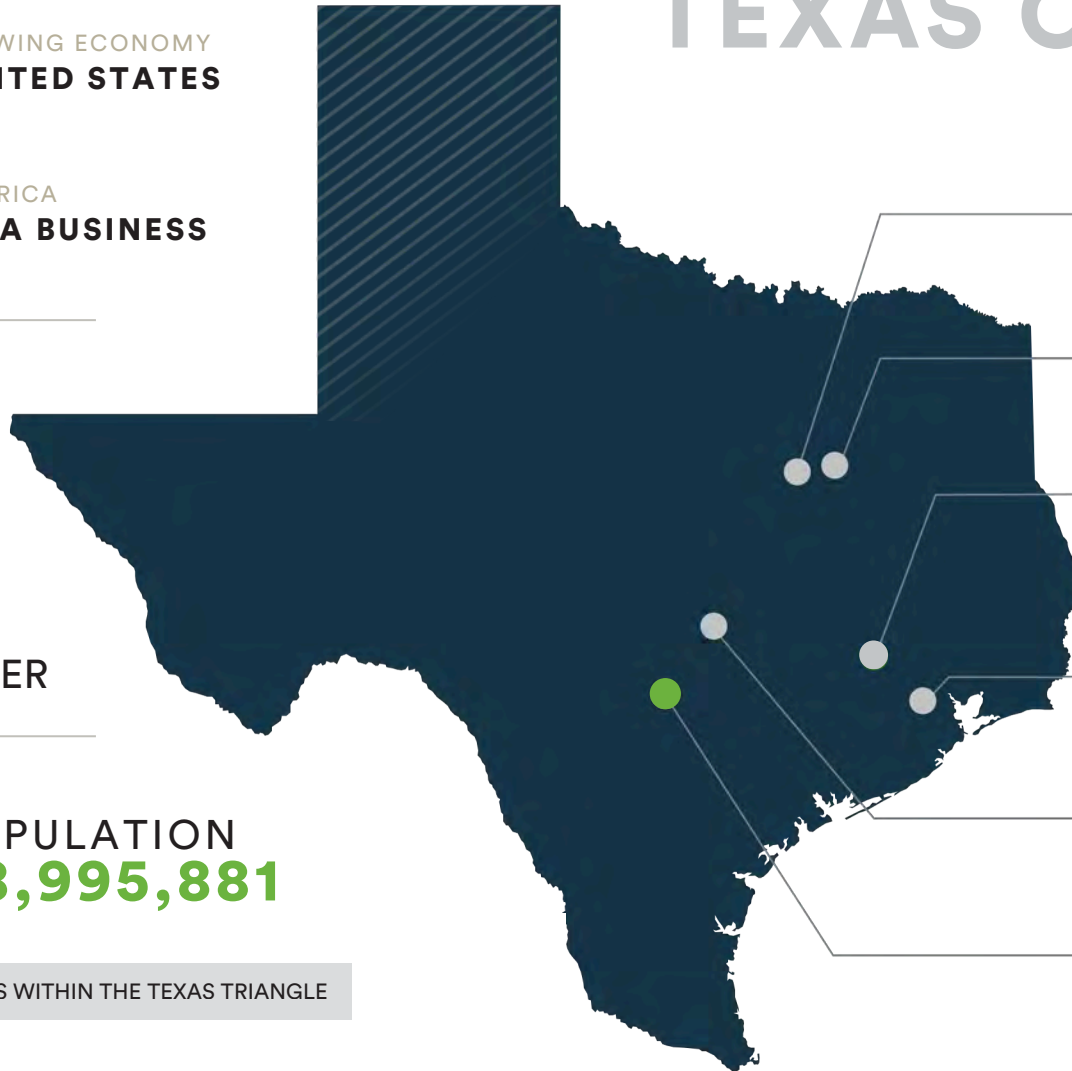


**LARGEST**  
MEDICAL CENTER



POPULATION  
**28,995,881**

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE



**Fort Worth**  
TOP CITY FOR SALES  
GROWTH IN 2018

**Dallas**  
TOP MSA FOR POPULATION  
GROWTH IN 2020

**Bryan/College  
Station**  
#1 BEST SMALL PLACES FOR  
BUSINESSES IN TEXAS

**Houston**  
4TH LARGEST POPULATION IN  
THE U.S.

**Austin**  
NAMED BEST CITY TO START A  
BUSINESS IN 2020

**San Antonio**  
2ND FASTEST GROWING CITY  
IN THE NATION

**2<sup>ND</sup>** LARGEST LABOR WORKFORCE:  
14+ MILLION WORKERS



**BEST STATE**  
FOR BUSINESS



**TOP STATE**  
FOR JOB GROWTH



**NO STATE**  
INCOME TAX

**57** FORTUNE 500 COMPANIES  
CALL TEXAS HOME

# 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

**7TH**

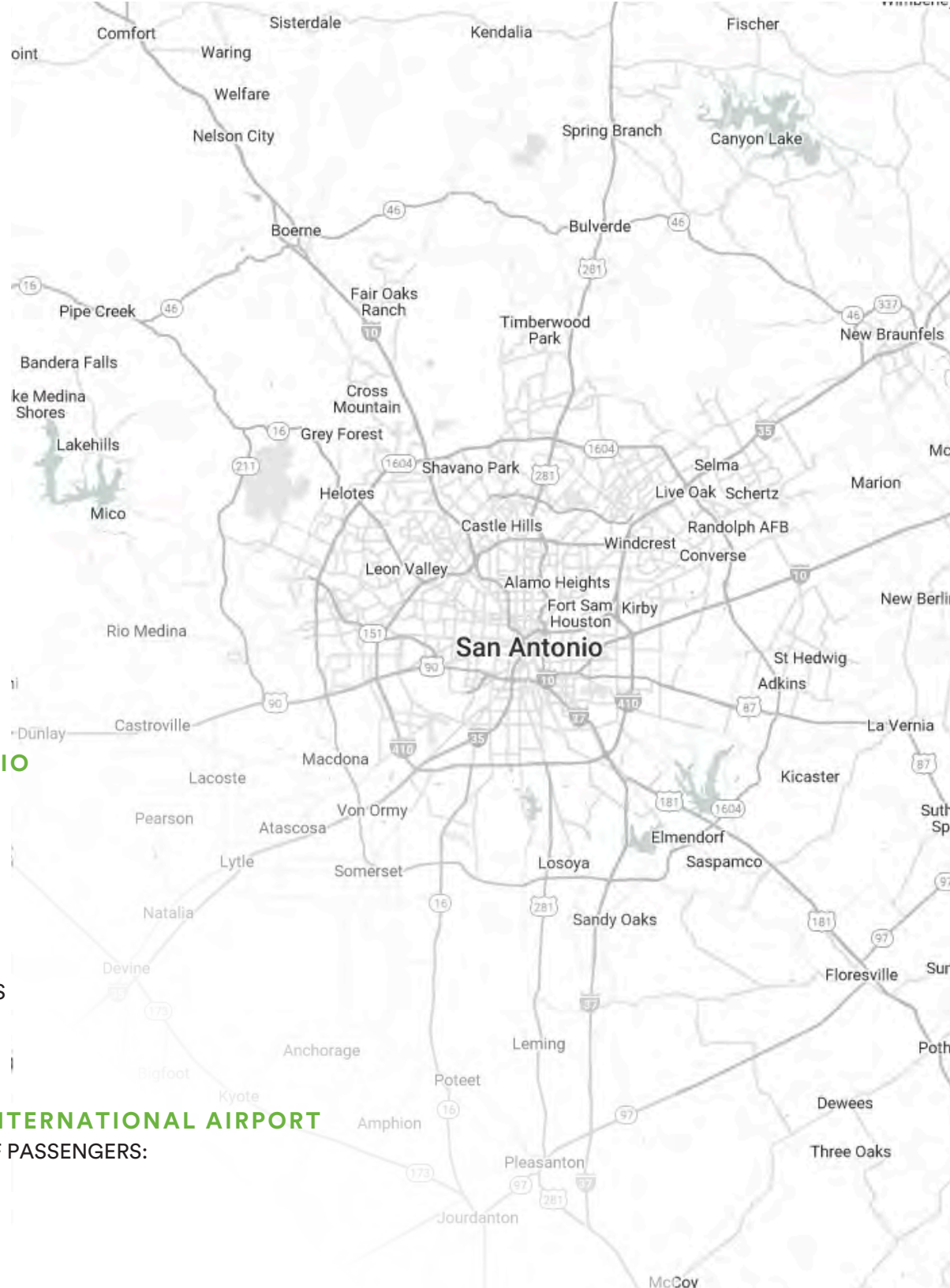
LARGEST CITY  
IN THE UNITED STATES



## SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000



# INFORMATION ABOUT BROKERAGE SERVICES

11-03-2025



*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.

Name of Sponsoring Broker (Licensed Individual of Business Entity)	License No.	Email	Phone
Name of Designated Broker Licensed Individual of Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S  
COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



**Tyler Bradfield**

Vice President | Brokerage Services

**D:** 979.977.7656 **C:** 210.508.0181

Tyler.Bradfield@OldhamGoodwin.com

**Bryan**

3000 Briarcrest Drive, Suite 500

Bryan, Texas 77802

O: 979.268.2000

**Fort Worth**

2220 Ellis Avenue

Fort Worth, Texas 76164

O: 817.512.2000

**Houston**

14811 St. Mary's Lane Suite 130

Houston, Texas 77079

O: 281.256.2300

**San Antonio**

1901 NW Military Highway, Suite 201

San Antonio, Texas 78213

O: 210.404.4600

**Waco/Temple**

18 South Main Street, Suite 500

Temple, Texas 76501

O: 254.255.1111



OLDHAMGOODWIN.COM