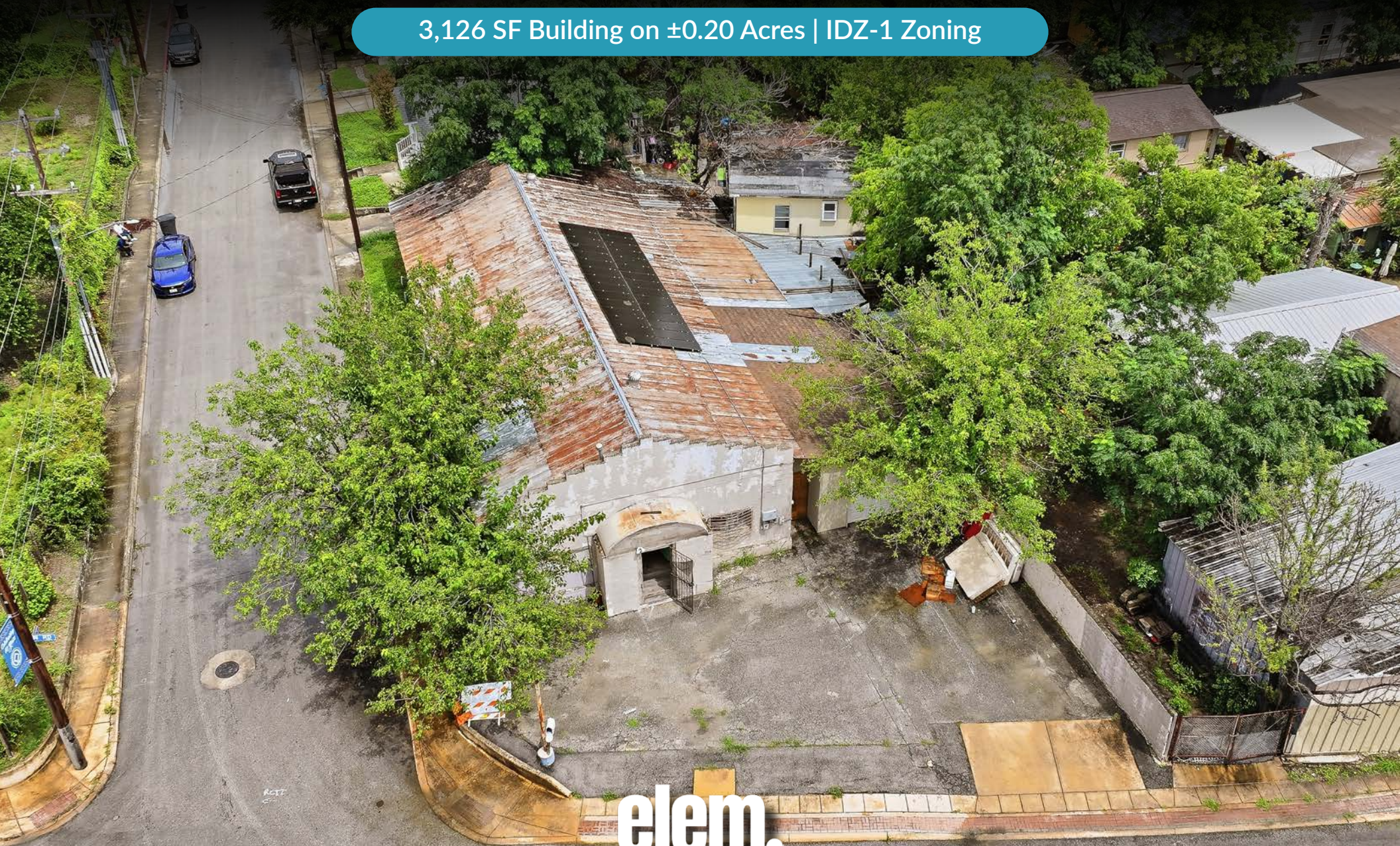


COMMERCIAL PROPERTY FOR SALE

200 Mission Rd. | San Antonio, TX 78210

3,126 SF Building on ±0.20 Acres | IDZ-1 Zoning



elem.
COMMERCIAL REAL ESTATE



content.

executive summary.....	4
key highlights.....	7
area demographics.....	8
location summary.....	10



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executive summary.

Discover a unique opportunity to acquire a commercial property in the heart of San Antonio, TX. Located at 200 Mission Road, this approximately 3,126-square-foot building sits on approximately 0.20 acres and is zoned IDZ-1, offering flexibility for a variety of potential commercial uses. The property includes an existing retail-style structure along with additional improvements, including a detached garage, detached living area, carport, fencing, and asphalt areas. Situated in an established urban area, the site provides convenient access to surrounding neighborhoods, businesses, and major thoroughfares. Its manageable size and existing improvements make it an ideal opportunity for an owner-user, investor, or buyer seeking a redevelopment project. The property offers an affordable entry point into the San Antonio market, with potential to reposition or customize the site to fit future business needs. With its central location, flexible zoning, and attractive asking price, 200 Mission Road presents a compelling opportunity for buyers looking to invest in a growing San Antonio market. The site's existing improvements and urban setting further enhance its potential for a range of future commercial concepts, subject to applicable approvals and permitted uses.



\$265,000

SALE PRICE

±3,126 SF

BUILDING SIZE

IDZ-1

ZONING



DOWNTOWN
SAN ANTONIO

TOWER OF
THE AMERICAS



ROOSEVELT AVE - 9,320 VPD

MISSION ROAD
POWER PLANT

MISSION RD - 1,725 VPD



YELLOWSTONE ST

key highlights.



- **Existing commercial building:**
The property includes an approximately 3,126-square-foot retail-store building, providing an existing structure for future renovation or repositioning.



- **Flexible IDZ-1 zoning:**
IDZ-1 zoning may accommodate a variety of potential commercial uses and redevelopment concepts, subject to applicable city approvals.



- **Compact infill site:**
Situated on approximately 0.20 acres, the property offers a manageable footprint suited for a smaller commercial operation or redevelopment opportunity.



- **Established San Antonio location:**
Located on Mission Road, the property is positioned within an established urban area near surrounding neighborhoods, businesses, and city services.



- **Additional site improvements:**
Existing improvements include a detached garage, detached living area, carport, fencing, and asphalt areas that may support future property use.



- **Attractive acquisition price:**
Offered at \$265,000, the property provides an accessible opportunity for an owner-user, investor, or buyer entering the San Antonio market.



area demographics.



141,063
POPULATION
WITHIN 3 MILES



\$67,789
AVG. INCOME
WITHIN 3 MILES



202,555
DAYTIME POPULATION
WITHIN 3 MILES



96,273
EMPLOYEES
WITHIN 3 MILES

323,755
POPULATION
WITHIN 5 MILES

\$69,219
AVG. INCOME
WITHIN 5 MILES

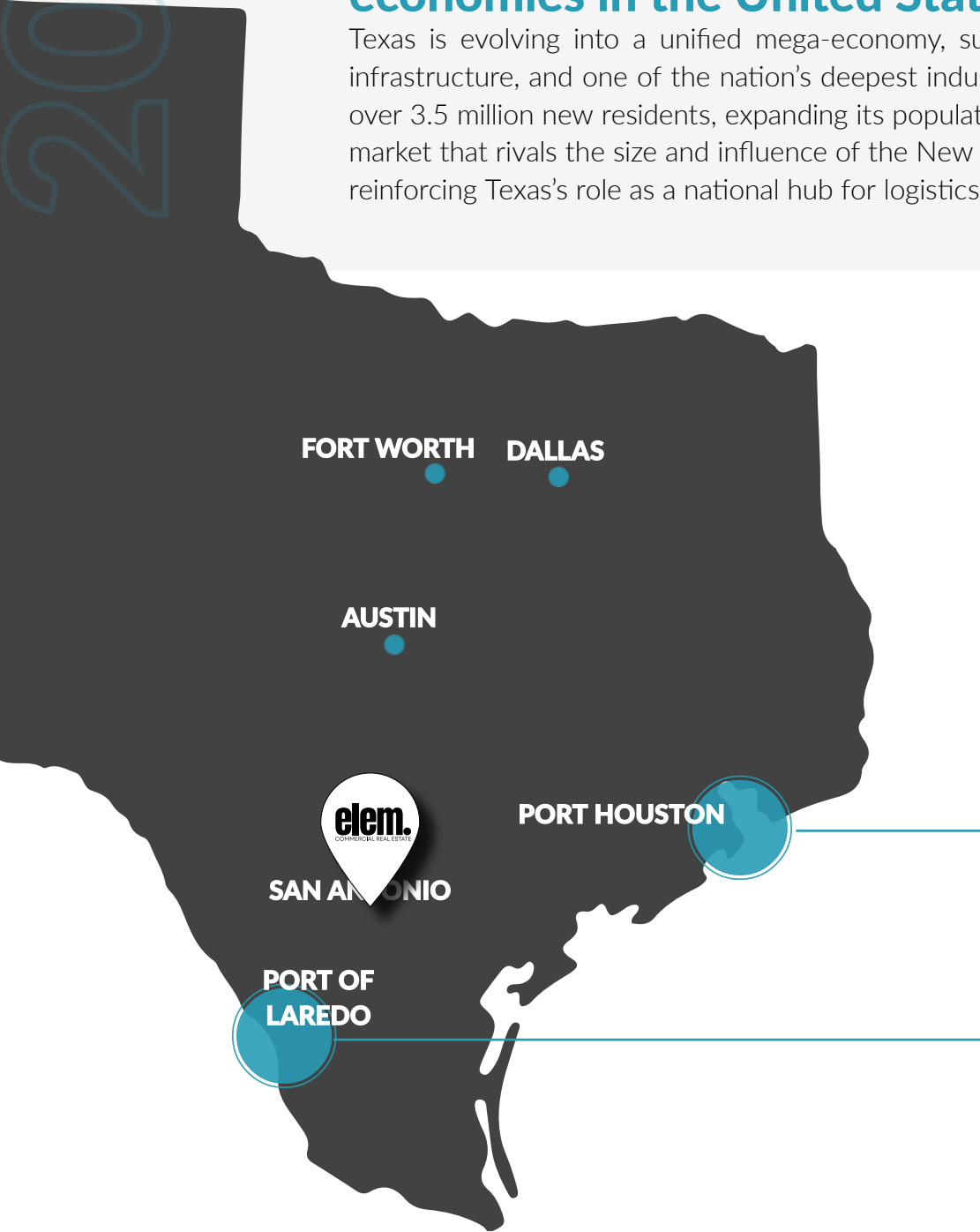
406,968
DAYTIME POPULATION
WITHIN 5 MILES

173,467
EMPLOYEES
WITHIN 5 MILES

****Property Lines Are Approximate****

Texas is one of the most dominant industrial and logistics economies in the United States.

Texas is evolving into a unified mega-economy, supported by sustained population growth, global trade infrastructure, and one of the nation’s deepest industrial labor pools. By 2030, the state is projected to add over 3.5 million new residents, expanding its population to nearly 22 million and creating a single, continuous market that rivals the size and influence of the New York City metropolitan area. This unprecedented scale is reinforcing Texas’s role as a national hub for logistics, manufacturing, and distribution.



#1 JOB CREATION STATE

Texas ranked #1 in the U.S. for net new job creation over the past several years — especially in logistics, manufacturing, and transportation sectors.

#2 LARGEST WORKFORCE

Texas has the 2nd largest civilian labor force in the nation, fueling logistics, industrial, and supply chain employment.

#1 PORT

#1 U.S. Port by Total Tonnage
Port of Houston handles more cargo than any other U.S. port, moving ~310M+ short tons per year.

#1 INLAND PORT

#1 U.S. Inland & Land Port for Cross-Border Trade
Port Laredo (Laredo, TX) is the #1 inland port in the U.S., handling more trucks and rail shipments than any other inland checkpoint.

surrounded by industry leaders.

The property is strategically positioned within one of East San Antonio's most active industrial corridors, neighboring major distribution and logistics operations including Amazon, Tesla, H-E-B, and Dollar General. Together, these neighboring facilities represent nearly 4 million square feet of industrial and distribution space within the immediate area, underscoring the corridor’s role as one of East San Antonio’s premier logistics and employment centers.



Amazon’s nearby SAT3 Robotics Sortation Center encompasses approximately 823,175 square feet on more than 125 acres and employs roughly 1,700 workers. The highly automated facility supports Amazon’s regional distribution network and highlights the area’s importance for large-scale logistics operations.



Tesla occupies the entirety of the Foster Ridge Park 2 facility in East San Antonio, totaling approximately 440,000 square feet. The facility serves as part of Tesla’s Texas supply chain network and further reinforces the corridor’s growing role as a major industrial and logistics hub.



H-E-B’s Foster Road campus represents one of the company’s most significant supply chain investments, featuring a warehouse and distribution complex exceeding 1.6 million square feet on approximately 871 acres. The company has recently announced plans for an additional \$700 million expansion, projected to create more than 1,200 jobs over the next decade.



Dollar General’s nearby distribution center encompasses approximately 1 million square feet and serves as a key logistics hub supporting more than 1,000 stores throughout Texas and surrounding markets. The facility employs over 500 workers and further reinforces the Foster Road corridor’s position as one of San Antonio’s premier distribution and warehousing destinations.

7th

LARGEST US CITY

2.6M+

SAN ANTONIO
MSA POPULATION

39M

VISITORS PER YEAR

\$192B+

METRO GDP

SAN ANTONIO

San Antonio at a glance.

San Antonio continues to emerge as one of the most stable and steadily growing metros in the country. With a population of approximately 1.5 million, the city ranks among the largest in the U.S. and serves as a major economic hub within the Texas Triangle.

The local economy is anchored by healthcare, military, tourism, and professional services, supported by a growing technology sector and strong corporate presence. Major employers and institutions continue to drive job creation, while the city's relative affordability and quality of life attract both businesses and residents.

With sustained population growth, expanding infrastructure, and a diverse economic base, San Antonio offers long-term stability and consistent demand across commercial real estate sectors.

notable employers.





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