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## OWNER USER OPPORTUNITY - LIVE/WORK

5738 FM 2538 | Marion, TX 78124

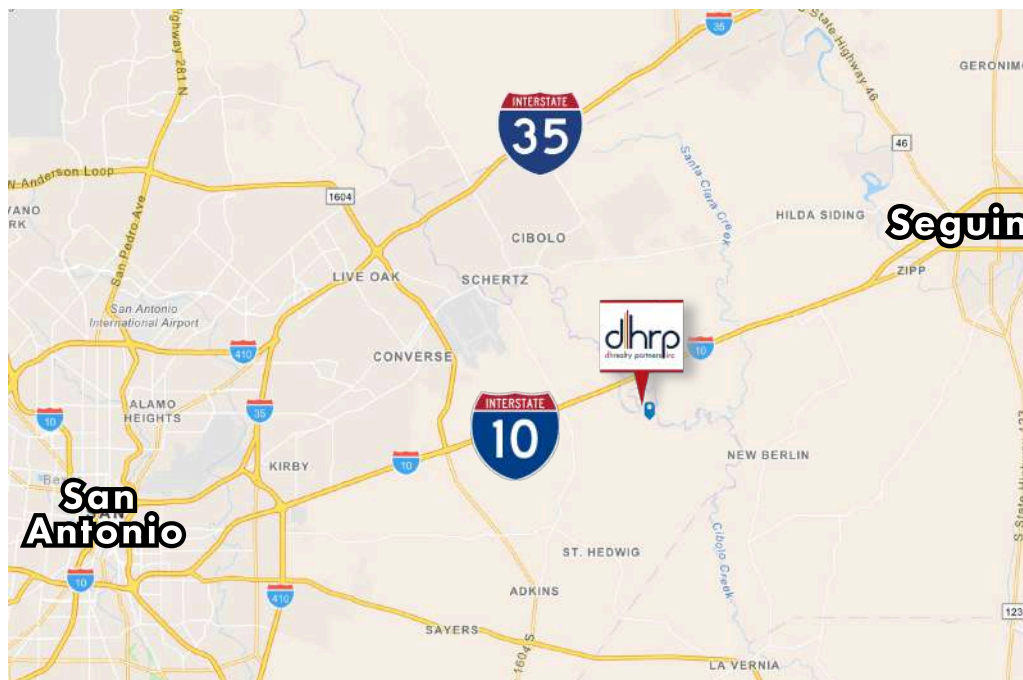


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# FOR SALE

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**BUILDING SIZE**  
±8,541 SF

**ZONING**  
OCL

**LAND SIZE**  
1.623 AC

**SALE PRICE**  
**CONTACT BROKERS**

### HIGHLIGHTS

- Flexible live/work setup
- ±2,400 SF new warehouse
- Multiple shop buildings
- Climate-controlled workspace
- Fully fenced + gated site
- New asphalt parking/drive
- High-visibility pole signage
- Upgraded electrical + systems
- Internet + security installed
- Multi-tenant potential

### LOCATION

Located in Marion along FM 2538 with quick access to Interstate 10, positioning the property between San Antonio and Seguin. Positioned directly across from a 40+ acre planned residential development, the area is seeing continued growth driven by accessibility and expanding housing demand.

### DESCRIPTION

Versatile live/work property with multiple structures supporting both residential use and business operations. The main house features new appliances, added rear access, and full insulation upgrades. The site includes a newly constructed ±2,400 SF warehouse and an additional insulated shop with dedicated A/C and exhaust system.

Recent improvements include new asphalt, upgraded electrical systems, a permitted septic system servicing the shop, along with internet and security installation. The layout supports an owner-user or multi-tenant investment strategy.

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### PHOTOGRAPHY



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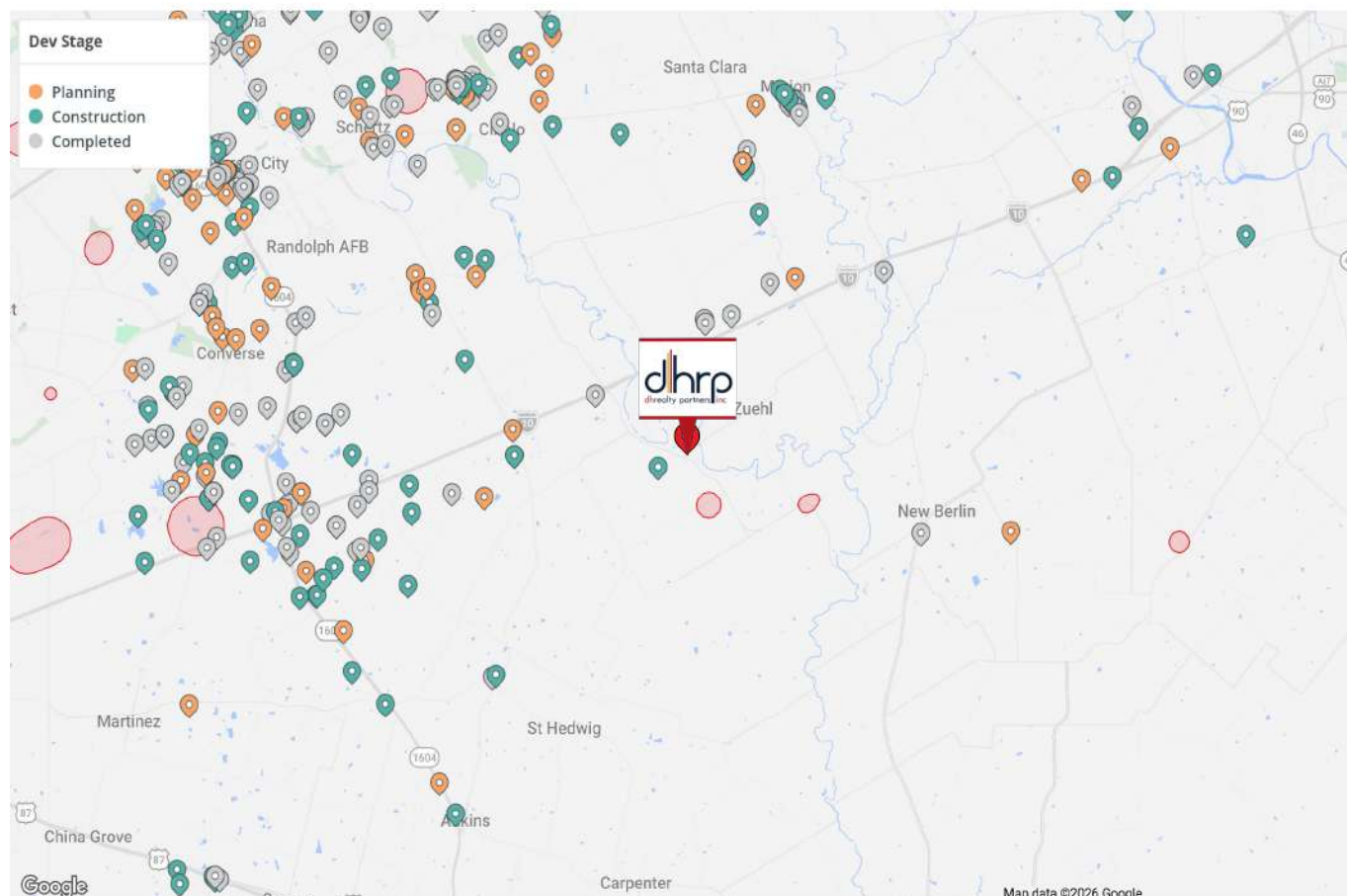


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### NEARBY DEVELOPMENT



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### SAN ANTONIO MARKET OVERVIEW



San Antonio is aptly known as “Military City, USA” due to its pivotal role in supporting the nation’s defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated \$55 billion to Texas’s economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city’s healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC)**, home to hundreds of medical facilities and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio’s second-largest employer, the STMC underscores the city’s strength in **healthcare** and **bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city’s low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals**. These factors highlight San Antonio’s sustained growth and its appeal as a hub for innovation, healthcare, and defense.

**2.7M**

TOTAL  
POPULATION

**7<sup>TH</sup>**

LARGEST CITY  
IN THE U.S.

JOB GROWTH  
2018-2023

**15-20%**

PROJECTED  
POPULATION  
GROWTH

ACCREDITED  
UNIVERSITIES &  
COLLEGES

NEW RESIDENTS  
PER DAY



# 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.

## 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 or subagent 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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

**AS SUBAGENT:** A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

## TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

**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.

**DH Realty Partners, Inc.** 147342 **www.dhrp.us** (210)222-2424

Licensed Broker /Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

**Daniel Briggs**

311372

danielbriggs@dhrp.us

(210)222-2424

Designated Broker of Firm

License No.

Email

Phone

**Michael D. Hoover**

391636

hoover@dhrp.us

(210)222-2424

Licensed Supervisor of Sales Agent/ Associate

License No.

Email

Phone

**Matthew Baylor**

510347

mbaylor@dhrp.us

(210)222-2424

Sales Agent/Associate's Name

License No.

Email

Phone

\_\_\_\_ Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)



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