

PRIME COMMERCIAL PROPERTY

Bexar County | South San Antonio

12831 Pearsall Rd, Atascosa, TX, 78002



***Versatile Property with Redevelopment Potential
Just Minutes from San Antonio***

2.77 Acres +/-

Pearsall Rd
1,276 Vehicles Per Day

Luckey Rd



48,659 Vehicles Per Day

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite
101 San Antonio, TX 78249



DONNIE WALKER, BROKER ASSOCIATE

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MARLO ONDREJ, ASSOCIATE

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789829, Texas

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Each Office Independently Owned and Operated

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EXECUTIVE SUMMARY

12831 Pearsall Rd, Atascosa, TX, 78002



INVESTMENT HIGHLIGHTS

- Located just minutes from San Antonio with easy access to I-35 & Pearsall Rd
- Outside city limits – no known zoning restrictions
- Cement block building in shell condition – ready for renovation, repurposing, or redevelopment
- Level lot with mature trees offering natural character and shade
- On-site surface parking for vehicles, equipment, or storage
- Unique multi-use history – formerly two homes and a restaurant
- Flexible potential for residential, commercial, or mixed-use opportunities

OFFERING SUMMARY

Price	Call Broker
Lot Size	2.77 Acres +/-
Frontage	487 Feet +/- Pearsall Rd
Structures	Cement Block Building
Zoning	OCL - Unrestricted
County	Bexar
Market	South San Antonio
Parcels	05737-058-0111

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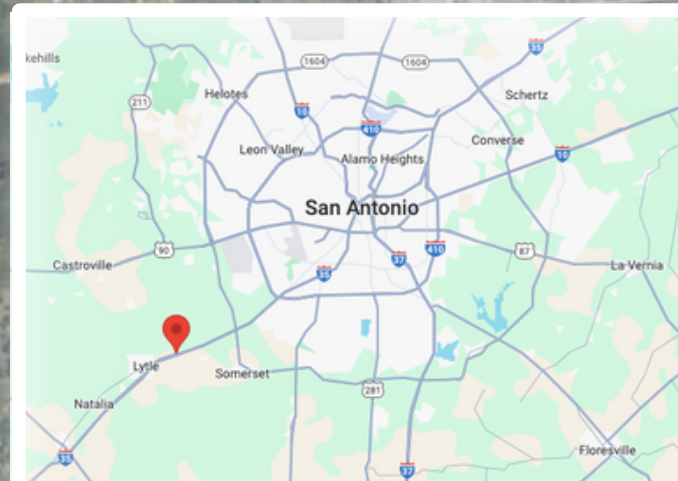
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REGIONAL MAP

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PROFESSIONAL BIO

12831 Pearsall Rd, Atascosa, TX, 78002



DONNIE WALKER

Broker Associate
(210) 378-0878
donnie@walkertexasre.com
0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 75M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

EDUCATION

BBA in Finance from Texas A&M Mays Business School

MEMBERSHIPS

RLI - Realtors Land Institute
NAR - National Association of Realtors TAR - Texas Association of Realtors



MARLO ONDREJ

Associate
(210) 288-0553
jmarlo.ondrej@kw.com
789829, Texas

PROFESSIONAL BACKGROUND

Being a multi-generational Texan, Marlo grew up actively involved in 4H, FFA, rodeos, hunting, fishing and farm life. As a student, she won numerous awards at local, state and world title levels in horse judging, debate team, animal projects, and rodeo.

Marlo is a descendant of the Lacy family out of Burnet County, which is known for donating all the granite used to build our State Capitol in Austin, TX, and whose legacy includes the development of a working dog breed, known as the Blue Lacy. In 2005, Marlo's perseverance in lobbying for HCR108 paid off when the "Blue Lacy" was officially named as the State Dog Breed of Texas.

From an early age, Marlo's passion for hunting and animals led her to become an avid bowhunter and train her Blue Lacy dogs to find wounded game; in fact, her dogs are well-known in the hunting community. For the past 26 years she has held annual tracking seminars to help other tracking teams throughout the nation, and for the past 3 decades she has worked hard to serve Texas ranchers in wounded game recovery for their hunters.

Marlo's experience includes working as a Wrangler at Flying L Ranch, studying animal science in college, and serving as a Vet Tech for the Texas Racing Commission and the Helotes Vet Clinic. For 13 years, she managed operations as Vice President of Covered Gate Ranch in Uvalde, TX.

During that time, the ranch's owner sparked in Marlo a love for investing in land and real estate. She learned through him how to work and invest in land. As she saw success for herself in real estate transactions, she shifted to helping others in their real estate investing and property needs as a Licensed Real Estate Agent, and she is excelling in the Land and Ranch division within Walker Realty Group.

In addition to her accomplishments as a real estate agent and investor, ranch operator, and tracking team trainer, she serves as a Board of Director on two National Organizations: The Texas Lacy Game Dog Association (TLGDA) and United Blood Trackers Organization (UBT). Marlo loves seeing her zeal in the ranching, hunting, and husbandry fields overlap with real estate as she supports land owners in their land and ranch transactions.

11/2/2015



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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.

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.

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.

Keller Willis San Antonio, INC	547594	legal@kwcityview.com	(210)696-9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	(210)696-9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@kwcityview.com	(210)696-9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Donnie Walker / Marlo Ondrej	697847 / 789829	donniewalker@walkertexasre.com	(210)378-0878
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

IABS 1-0 Date