

FOR SALE

± 4,400 SQFT LOT
WEST OF DOWNTOWN
SAN ANTONIO

3135 W COMMERCE
SAN ANTONIO, TEXAS 78207



FOR MORE
INFORMATION
PLEASE CONTACT

JOSH POND
412.735.9961
jpond@cbscalamo.com

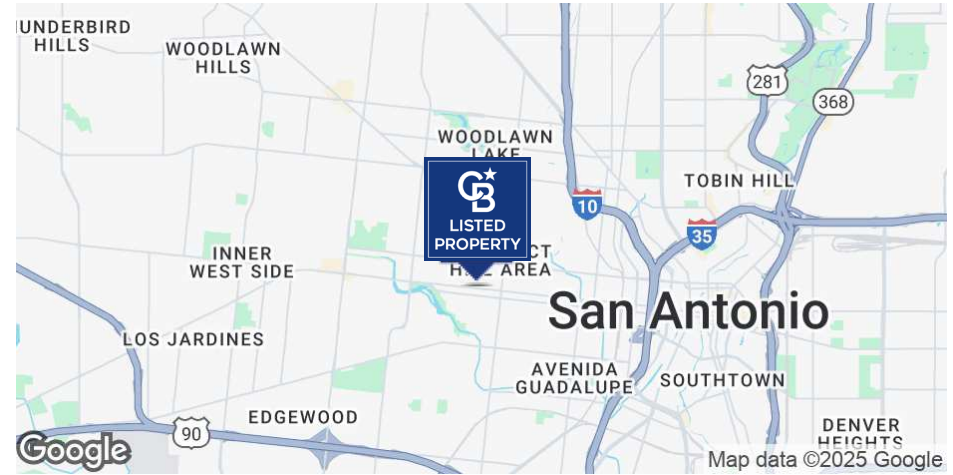
 **COLDWELL BANKER
COMMERCIAL** | ALAMO CITY

CBCALAMO.COM

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

SALE

3135 W COMMERCE
3135 W Commerce, TX 78207



Sale Price:	\$239,000
Lot Size:	± 4,400 SQFT
Zoning:	C-3

CORNER LOT RETAIL REDEVELOPMENT - WEST DOWNTOWN SA

Capitalize on a rare redevelopment opportunity just west of downtown San Antonio. This .11-acre corner lot, zoned C-3, offers flexible commercial use options, making it ideal for a corner market, small retail space, or neighborhood service business.

Key Features:

- 0.11-acre corner lot in high-visibility location
- C-3 zoning allows for a wide range of permitted commercial uses
- Positioned near popular businesses including H-E-B and local dining
- Excellent opportunity for infill development in a growing area
- Perfect for entrepreneurs or investors looking to establish a presence in a walkable, high-traffic corridor.

JOSH POND

412.735.9961

jpond@cbcalamo.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

SALE

3135 W COMMERCE
3135 W Commerce, TX 78207



JOSH POND
412.735.9961
jpond@cbscalamo.com



**COLDWELL BANKER
COMMERCIAL**
ALAMO CITY

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

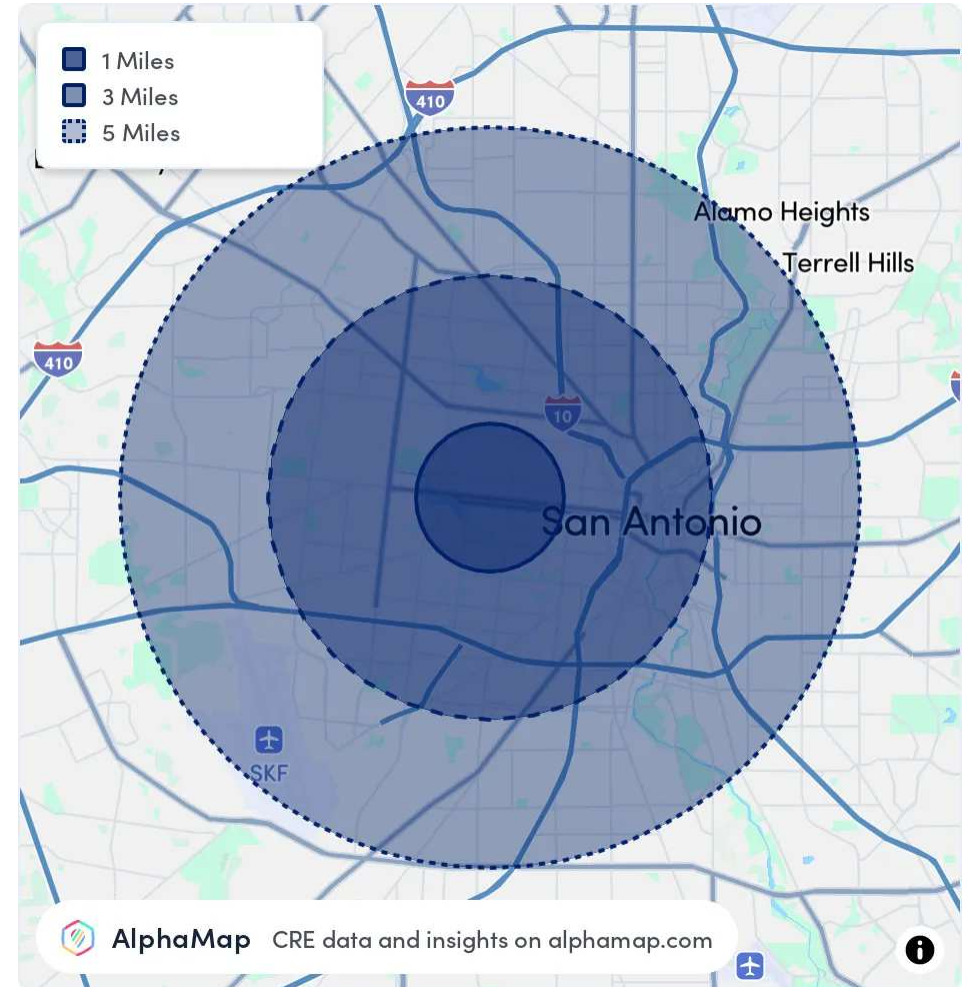
SALE

DEMOGRAPHICS
3135 W Commerce, TX 78207

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	22,122	156,277	359,303
Average Age	38	40	39
Average Age (Male)	37	39	38
Average Age (Female)	39	41	40

HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	7,274	56,210	131,416
Persons per HH	3	2.8	2.7
Average HH Income	\$42,566	\$53,867	\$62,511
Average House Value	\$149,384	\$199,307	\$242,683
Per Capita Income	\$14,188	\$19,238	\$23,152

Map and demographics data derived from AlphaMap



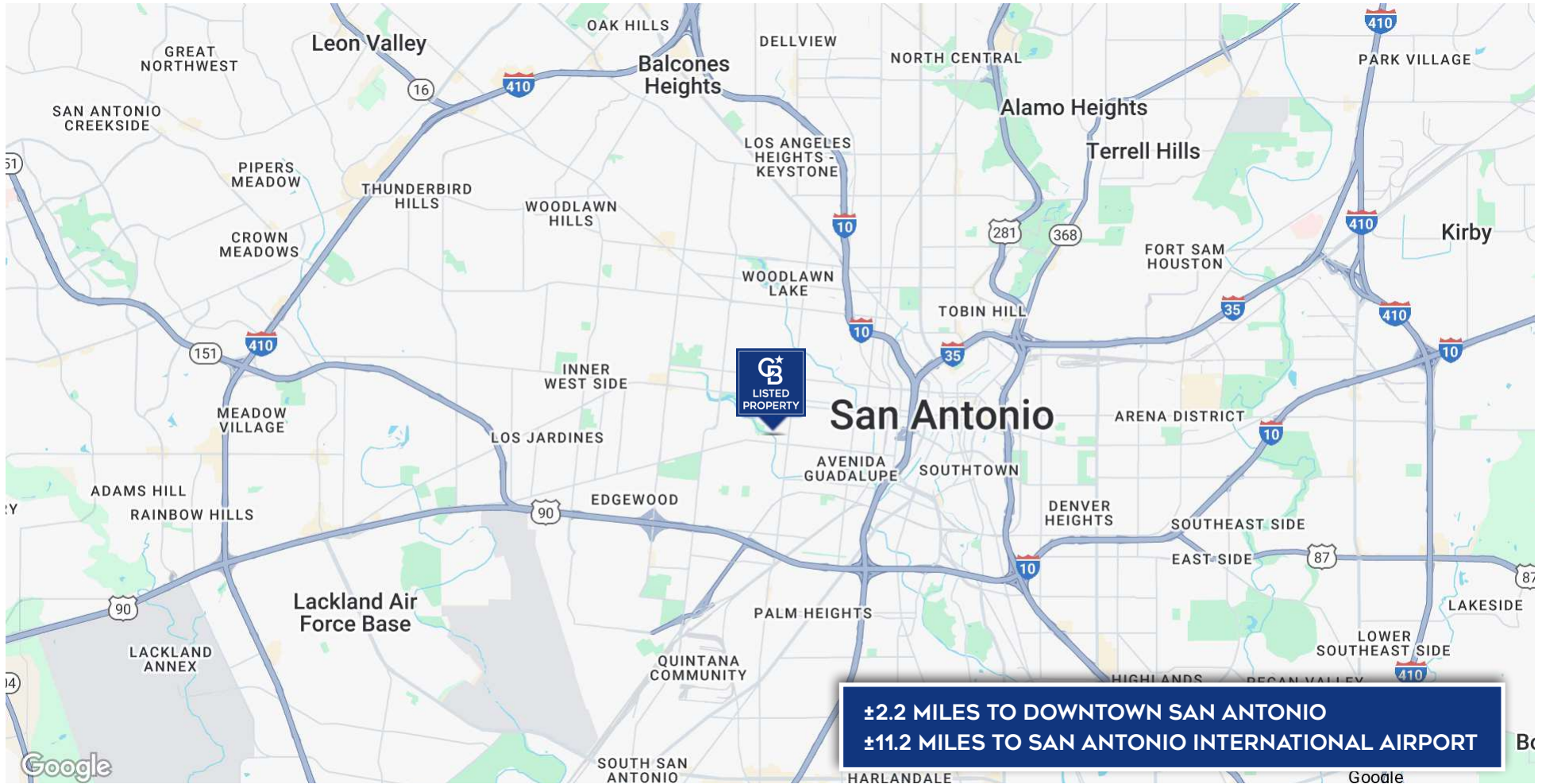
JOSH POND
412.735.9961
jpond@cbscalamo.com



SALE

NEARBY POINTS OF INTEREST

3135 W Commerce, TX 78207



JOSH POND
412.735.9961
jpond@cbcalamo.com



©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logos are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act.

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



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:
 - 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.

Coldwell Banker Commercial Alamo City	416239	Irispoli@cbharper.com	2104837000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Leesa Harper Rispoli	389556	Irispoli@cbharper.com	2104837004
Designated Broker of Firm	License No.	Email	Phone
Marlee Kutzer	628144	marlee@cbharper.com	2104837010
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Josh Pond	832064	jpond@cbcalamo.com	4127359961
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date