



1700 S WW White Rd

SAN ANTONIO, TX



OFFERING MEMORANDUM

KW COMMERCIAL
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San Antonio, TX 78232

PRESENTED BY:

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1700 S WW WHITE RD

PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

PROPERTY PHOTOS

ADDITIONAL PHOTOS

Property Summary



PROPERTY HIGHLIGHTS

- Duplex Style Professional Office Building
- Lighted Monument Signage with High Traffic Counts
- Located across from Major Commercial Tenants and Residential Neighborhoods

OFFERING SUMMARY

Sale Price:	\$495,000
Number of Units:	3
Lot Size:	10,091 SF
Building Size:	3,207 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	376	902	3,119
Total Population	997	2,447	8,616
Average HH Income	\$59,941	\$54,200	\$51,433



Property Description



PROPERTY DESCRIPTION

Investment Opportunity Awaits! Discover this professional Duplex-style building, a prime chance to transition from renting to owning. Unleash the potential of owning your space-occupy one half while leasing out the other for a savvy investment move: a golden opportunity for securing an SBA loan. The single-story office building boasts four sides of brick and stucco masonry and a tile roof. Previously home to esteemed law and CPA offices, the building stands ready for its next chapter, offering immediate occupancy for new ventures. Unit 1 showcases midcentury modern aesthetics awaiting your personal touch-a reception area, executive office, conference room/library, open workspace, two private offices, kitchenette, full bathroom with shower, plus ample storage including a decked attic. Unit 2 radiates professionalism with ceramic tile flooring throughout its spacious layout featuring a large reception area/waiting room and four private office spaces complemented by a convenient kitchenette and bathroom facilities. Illuminated monument signage ensures prominent visibility along WW White Rd., adjacent to major commercial establishments like Goodwill Store, Dollar tree, AutoZone and Planet Fitness. Whether you are an insurance agent, real estate agent, engineer, accountant, Bookkeeper, etc. This prime location has 12 designated parking spots for both occupants and visitors. 3D tours of Unit 1 and Unit 2 are available Upon Request.

LOCATION DESCRIPTION

S WW White Rd & Creekmoor Dr

EXTERIOR DESCRIPTION

Brick,4-side masonry, Stucco

PARKING DESCRIPTION

12 designated spots available

POWER DESCRIPTION

Electric



Property Details

Sale Price **\$495,000**

LOCATION INFORMATION

Building Name	1700 S WW White Rd
Street Address	1700 S WW White Rd
City, State, Zip	San Antonio, TX 78220
County	Bexar
Cross-Streets	Creekmoor Dr
Nearest Highway	410
Nearest Airport	San Antonio International Airport

BUILDING INFORMATION

Building Size	3,207 SF
Building Class	B
Ceiling Height	10 ft
Number of Floors	1
Average Floor Size	3,207 SF
Year Built	1985
Gross Leasable Area	3,207 SF
Construction Status	Existing
Roof	Tile
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Office
Property Subtype	Office Building
Zoning	C-1
Lot Size	10,091 SF
APN #	509437
Lot Frontage	117 ft
Lot Depth	84 ft
Corner Property	Yes
Waterfront	No
MLS #	1790571
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
Number of Parking Spaces	12

UTILITIES & AMENITIES

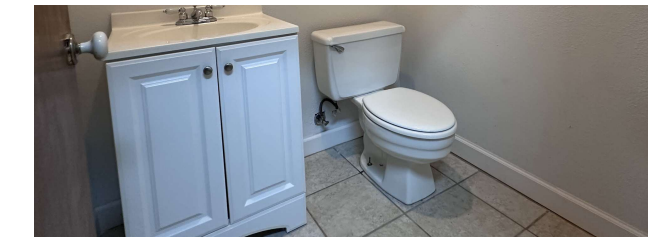
Handicap Access	Yes
Number of Elevators	0
Number of Escalators	0
Central HVAC	Yes



Property Photos



Additional Photos



1700 S WW WHITE RD

LOCATION INFORMATION

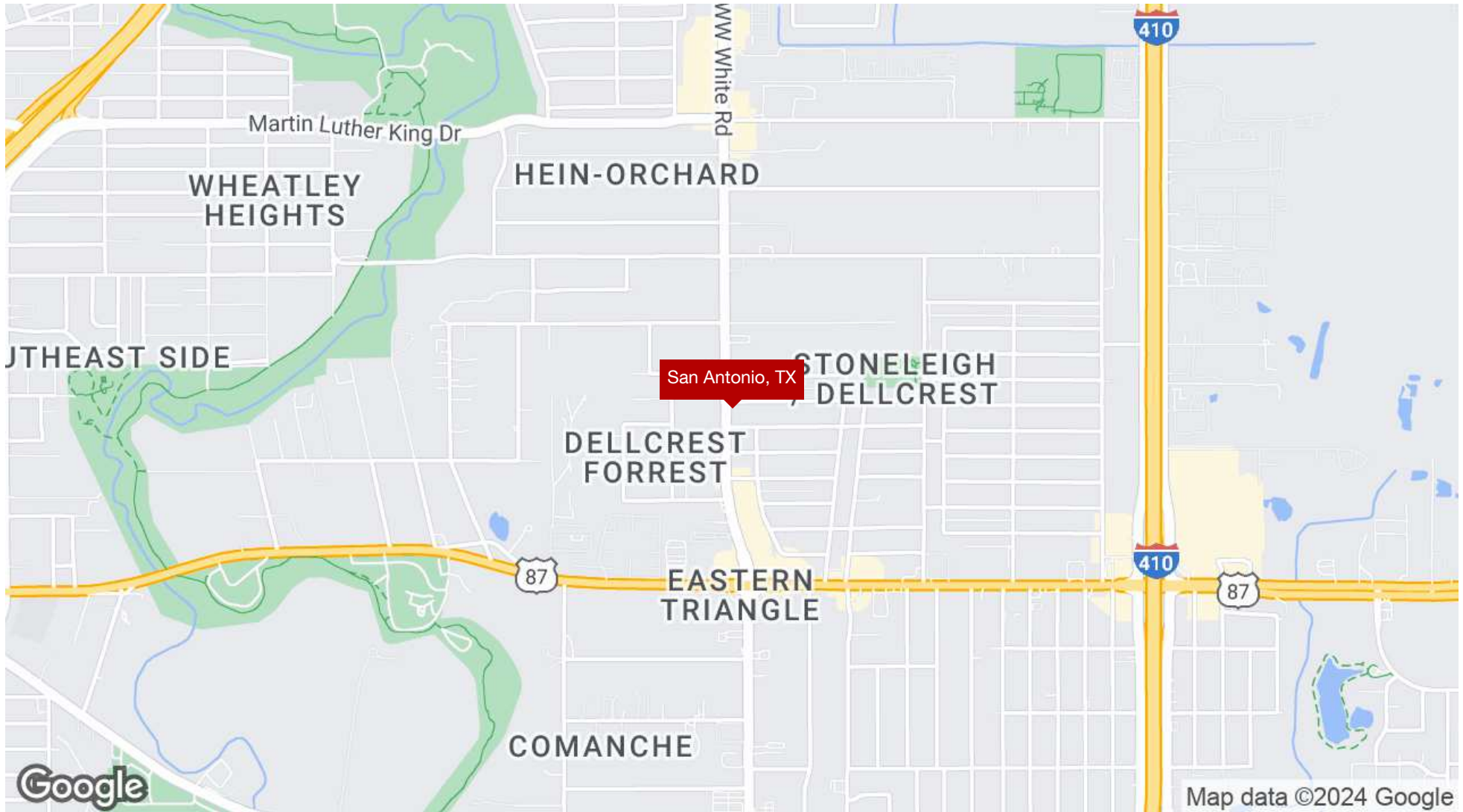
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REGIONAL MAP

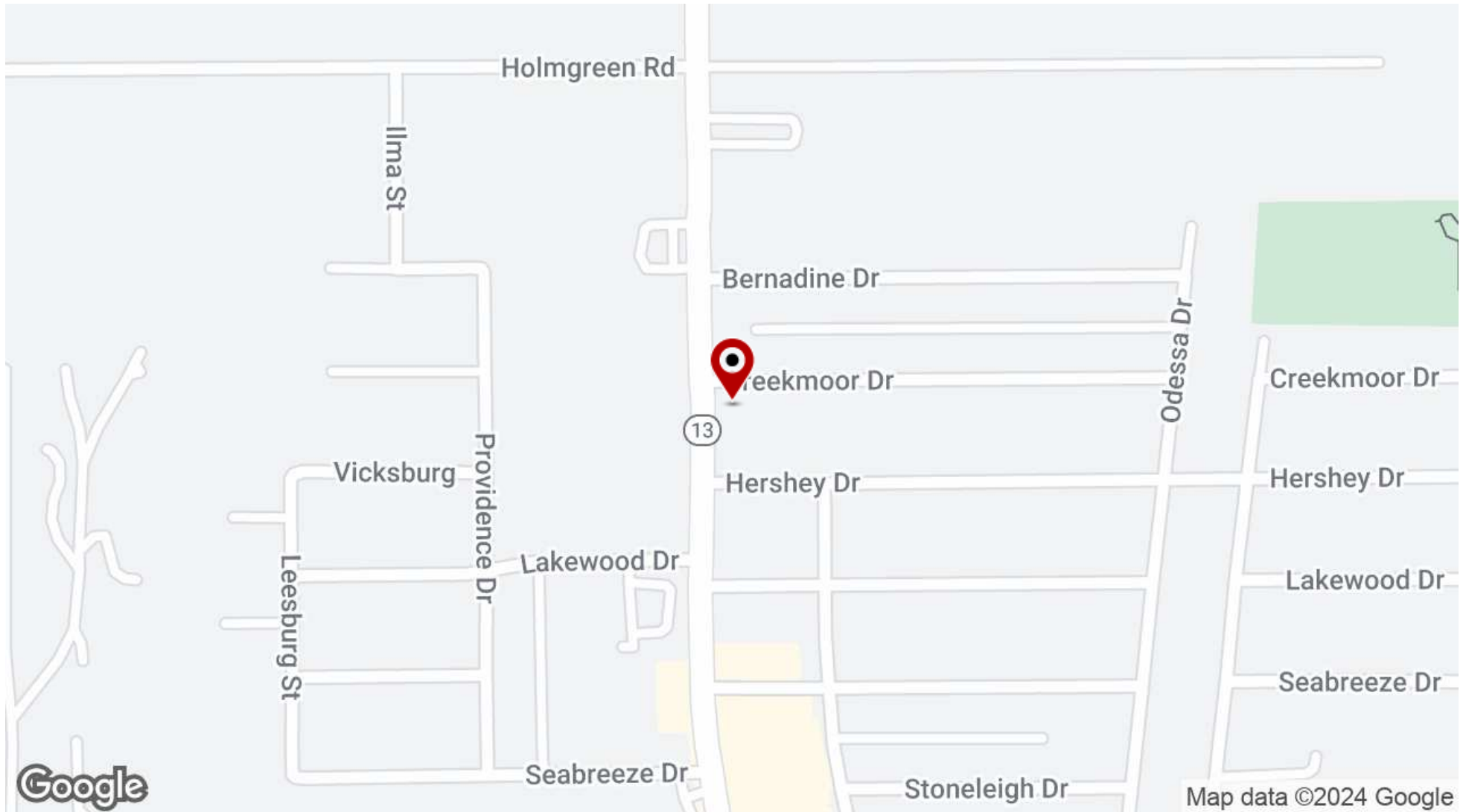
LOCATION MAP

AERIAL MAP

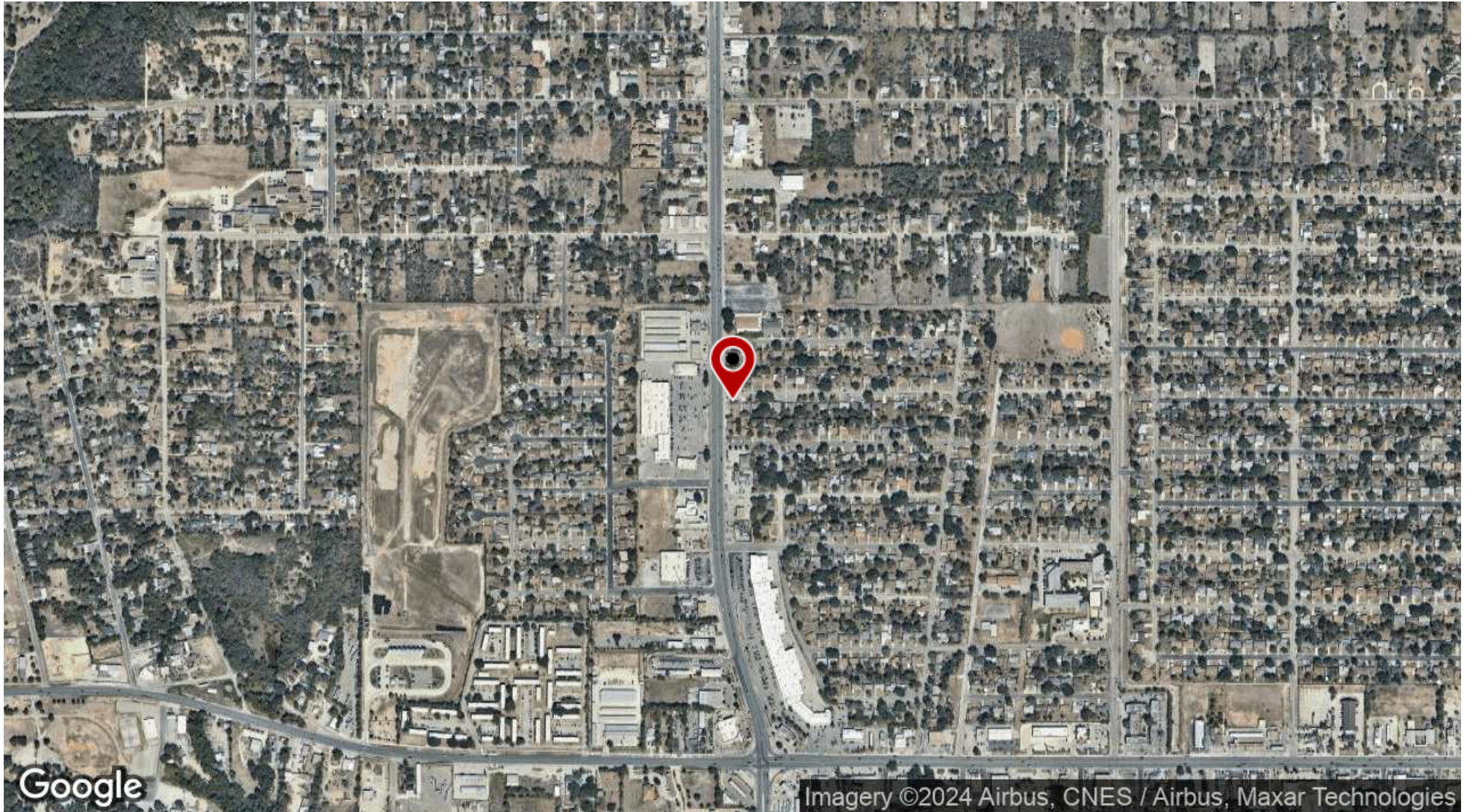
Regional Map



Location Map



Aerial Map



1700 S WW WHITE RD

DEMOGRAPHICS

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DEMOGRAPHICS MAP & REPORT

Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	997	2,447	8,616
Average Age	41	40	40
Average Age (Male)	39	39	38
Average Age (Female)	43	42	41

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	376	902	3,119
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$59,941	\$54,200	\$51,433
Average House Value	\$198,820	\$203,563	\$208,700

Demographics data derived from AlphaMap

