

**FOR  
SALE**

±0.96 Acres

Development  
Opportunity

South  
Submarket

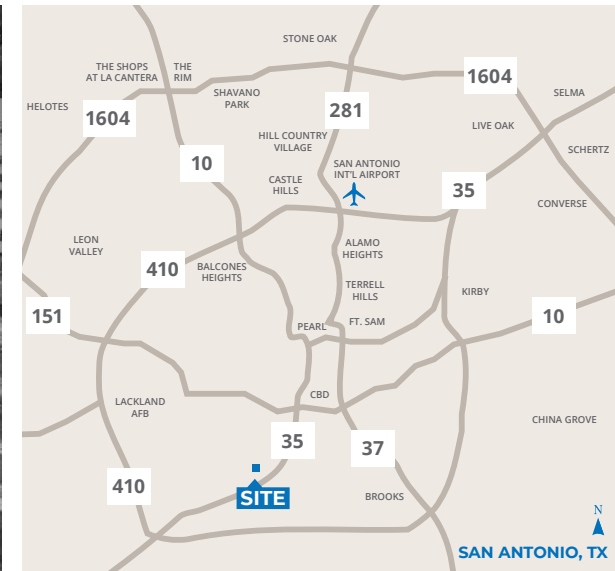


**TRANSWESTERN**

REAL ESTATE  
SERVICES

# ±0.96 ACRES - DEVELOPMENT SITE

2554 SW Military Dr, San Antonio, TX 78224



## Property Overview:

- ±.96 Acres
- Located across from South Park Mall along SW Military Dr & S Zarzamora St
- Zoning: C-2
- ±37,528 VPD
- Access from SW Military as well as S Zarzamora and IH-35
- Dense Residential Population
- Near Port San Antonio, Boeing and Lackland Air Force Base
- Easy Access to Loop IH-35
- **Contact Broker for Pricing**

## For Information:

**Mason Pollard**  
210.253.2935  
Mason.Pollard@transwestern.com

**Russell T. Noll, CCIM, CPM®**  
210.253.2945  
Russell.Noll@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.

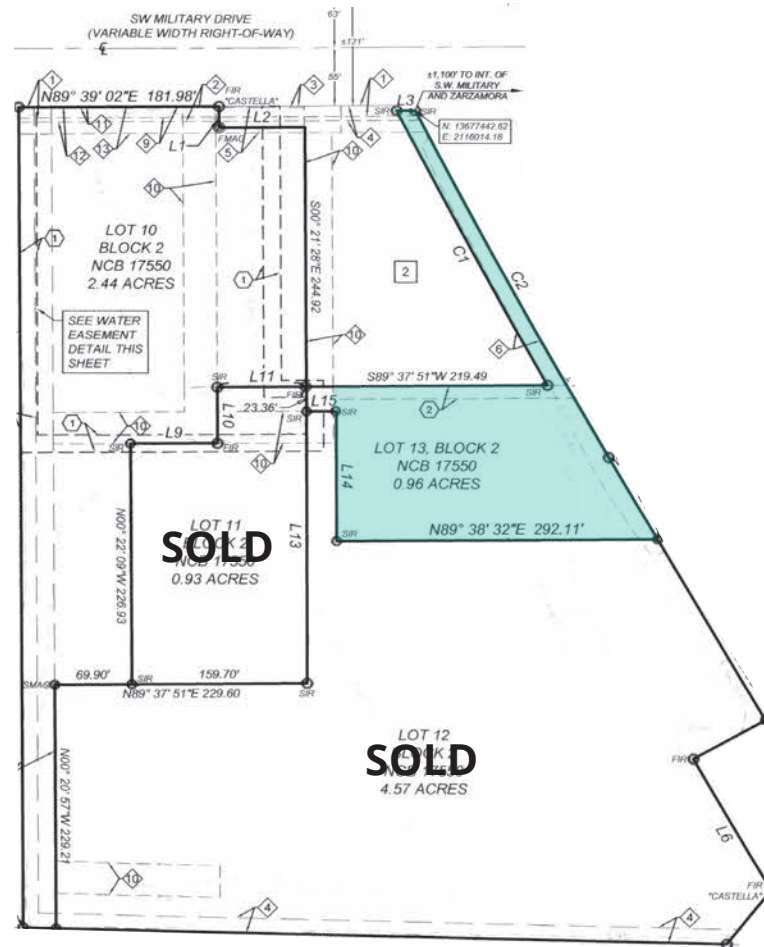
# ±0.96 ACRES - DEVELOPMENT SITE

2554 SW Military Dr, San Antonio, TX 78224



REAL ESTATE  
SERVICES

## Survey



# ±0.96 ACRES - DEVELOPMENT SITE

2554 SW Military Dr, San Antonio, TX 78224

## Nearby Amenities



# ±0.96 ACRES - DEVELOPMENT SITE

2554 SW Military Dr, San Antonio, TX 78224

## Aerial



# ±0.96 ACRES - DEVELOPMENT SITE

2554 SW Military Dr, San Antonio, TX 78224



REAL ESTATE  
SERVICES

## Demographics



**2ND** LARGEST CITY IN TEXAS

Population	2 Mile	5 Mile	10 Mile
2028 Projection	<b>52,787</b>	<b>250,621</b>	<b>771,113</b>
2023 Estimate	<b>53,238</b>	<b>250,210</b>	<b>763,930</b>
Growth 2023-2028	-0.17%	0.03%	0.21%
2023 Population Hispanic Origin	50,875	224,727	620,922
White	50,649	233,126	672,891
Black	764	7,571	55,338
Am. Indian & Alaskan	856	4,082	12,195
Asian	207	1,564	8,403
Hawaiian & Pacific Island	85	550	1,542
Other	675	3,318	13,561
<b>Households</b>			
2028 Projection	15,826	75,377	253,176
2023 Estimate	15,986	75,295	250,651
2010 Census	16,574	72,933	229,048
Growth 2023 - 2028	-0.20%	0.02%	0.20%
Growth 2010 - 2023	0.5%	0.9%	1.3%
Owner Occupied	10,138	43,726	137,780
Renter Occupied	5,689	31,651	115,396
2023 Avg Household Income	\$50,984	\$50,353	\$56,800
2023 Med Household Income	\$40,415	\$38,886	\$42,354

\*CoStar 2023 Demographics

### For Information:

**Mason Pollard**  
210.253.2935  
Mason.Pollard@transwestern.com

**Russell T. Noll, CCIM, CPM®**  
210.253.2945  
Russell.Noll@transwestern.com

The information provided herein was obtained from sources believed reliable; however, Transwestern makes no guarantees, warranties or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease, or withdrawal without notice. Copyright © 2024 Transwestern.



# 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.

**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.

Transwestern Property Company SW GP LLC	<b>466196</b>		<b>210-341-1344</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Steve Ash</b>	<b>392519</b>	<b>steve.ash@transwestern.com</b>	<b>713-270-7700</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Leah Gallagher</b>	<b>526657</b>	<b>leah.gallagher@transwestern.com</b>	<b>210-341-1344</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Russell Noll</b>	<b>386386</b>	<b>russell.noll@transwestern.com</b>	<b>210-341-1344</b>
Sales Agent/Associate's Name	License No.	Email	Phone

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

\_\_\_\_\_  
Date



# 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.

**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.

Transwestern Property Company SW GP LLC	466196		210-341-1344
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Steve Ash	392519	steve.ash@transwestern.com	713-270-7700
Designated Broker of Firm	License No.	Email	Phone
Leah Gallagher	526657	leah.gallagher@transwestern.com	210-341-1344
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mason Pollard	672364	mason.pollard@transwestern.com	210-341-1344
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date