

975 W Bitters Rd

OFFICE FOR LEASE

975 W Bitters Rd, San Antonio, TX 78216

Suite 105
4,320 SF

North Central
submarket

Prime central location with
24,806 VPD

Newly renovated &
move-in ready!





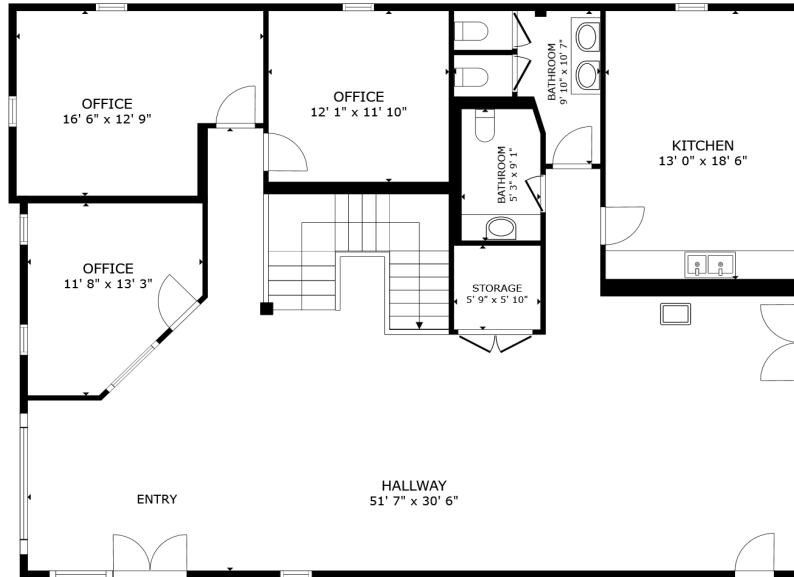
Prime North San Antonio Office Space

Located at 975 West Bitters Rd, this well-maintained, newly renovated, professional two-story office building offers excellent visibility with a lighted marquee sign and a convenient yet quiet setting near Hwy 281, Hill Country Village, and the airport. 975 West Bitters is designed for businesses that value client experience and efficiency.

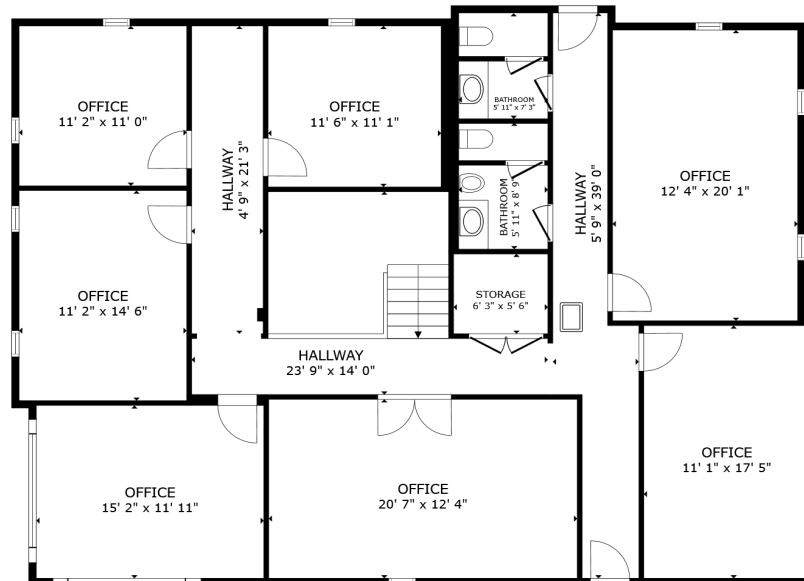
- 24-Hour access
- Fenced lot
- Monument signage
- Ample on-site parking (4:1,000) with easy access for clients
- Flexible floorplan with 10 offices
- Ideal for therapy/counseling groups, wellness users, law firms, boutique professional offices, owner-users wanting a standalone identity

Suite 105

±4,320 SF AVAILABLE | NEWLY RENOVATED & MOVE-IN READY!

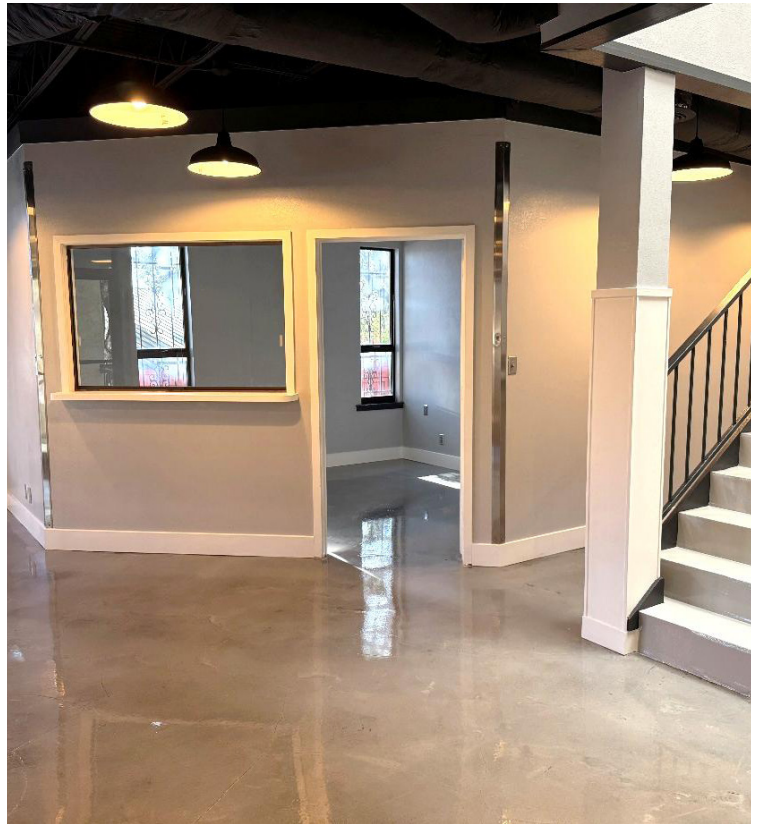
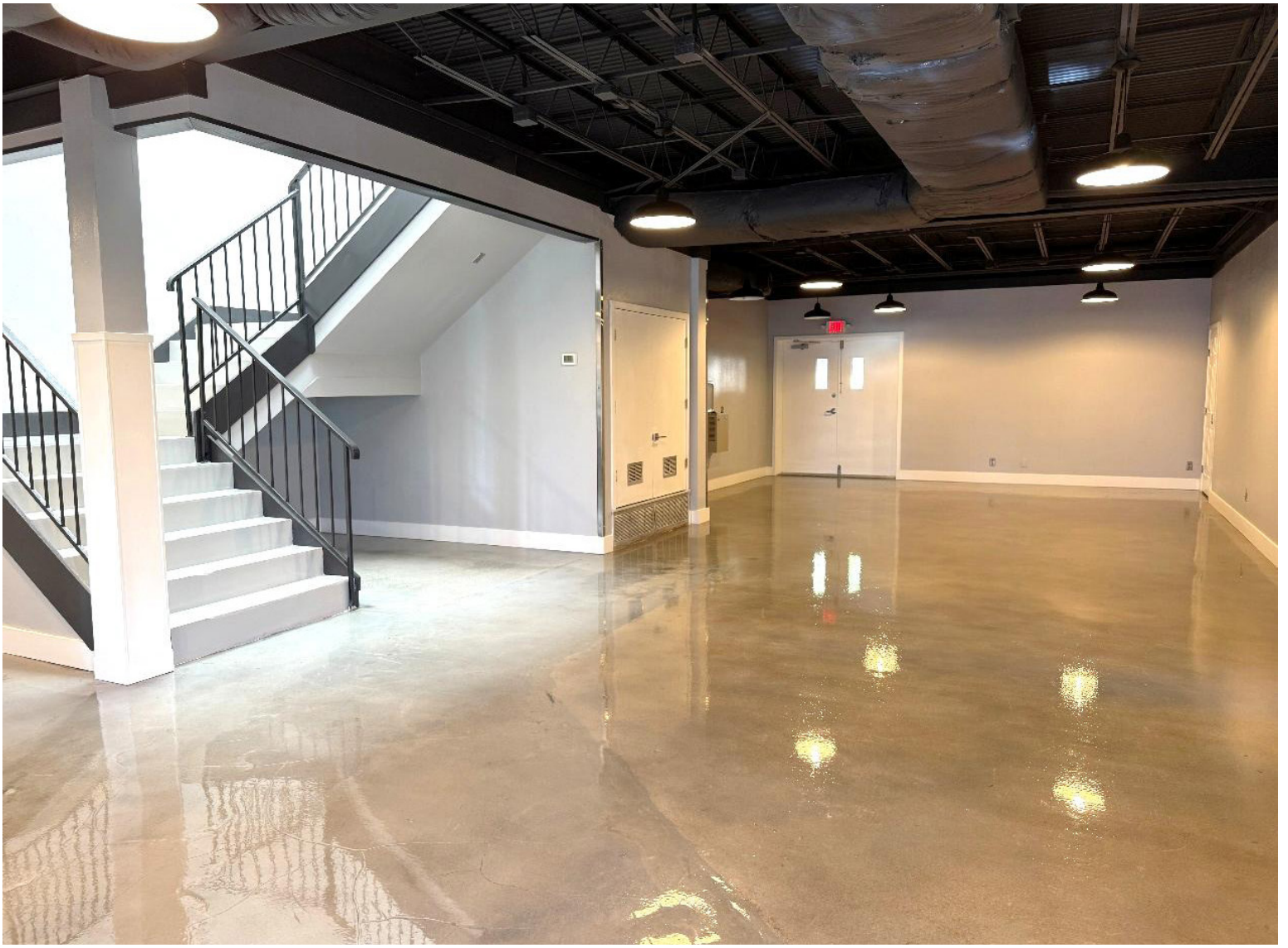


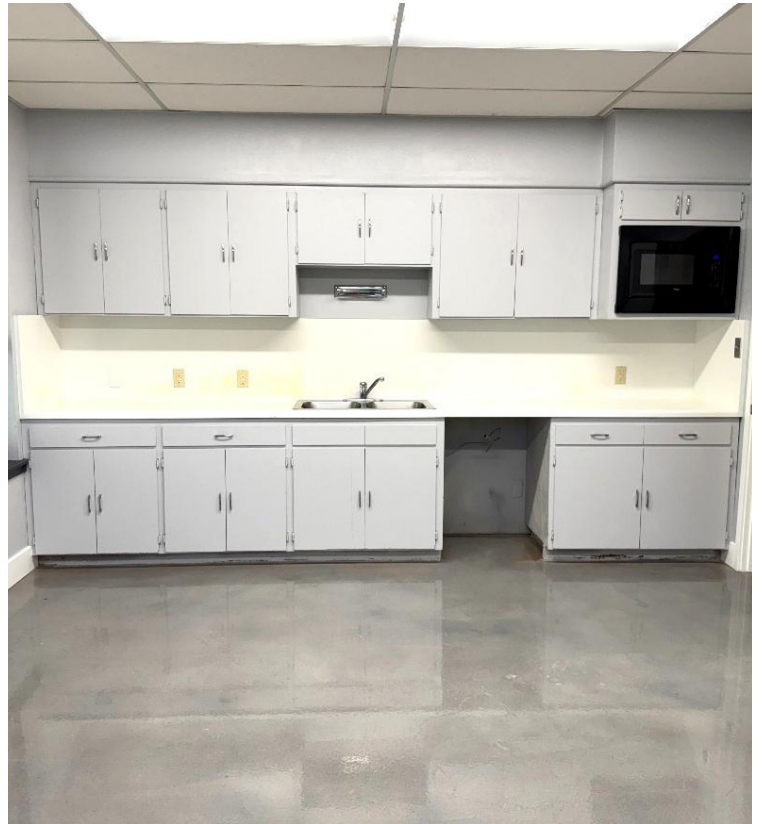
FLOOR 1

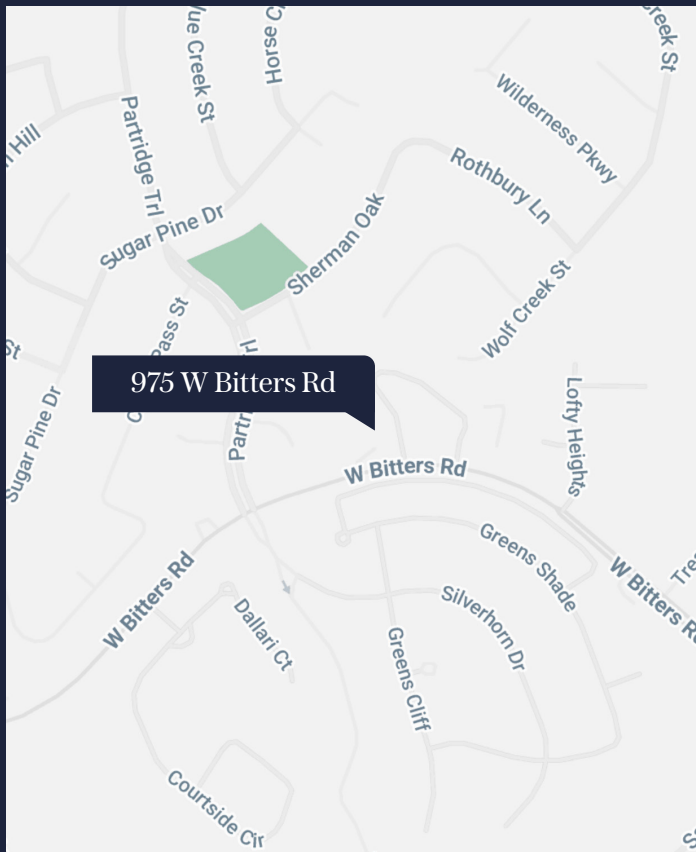


FLOOR 2

- Open reception/entrance
- Open bullpen
- Breakroom
- Restrooms on both floors
- 3 Offices downstairs
- 7 Offices upstairs
- Secondary exits on 1st and 2nd floors
- Ideal for therapy/counseling groups, wellness users, law firms, boutique professional offices, owner-users wanting a standalone identity







Location Overview

Ideally situated on Bitters Road just 1.6 miles west of Hwy 281, this property offers convenient access to major routes while maintaining a quiet setting tucked between established residential communities.

LOCATION HIGHLIGHTS

- Close proximity to Hwy 281
- Conveniently located next to Hill Country Village, Hidden Forest, and Camino Real
- Within miles of the San Antonio Airport, eateries, and other professional businesses
- Located across from Silverhorn Golf Club



Nearby Amenities

1 Vineyard Shopping Center

- Whole Foods Market
- Target
- Trader Joe's
- H-E-B plus!
- Hopdoddy Burger Bar
- J-Prime Steakhouse
- El Mirasol
- Sushishima
- MOD Pizza

2 Northwoods Shopping Center

- H-E-B
- Walmart
- Costco
- La Panadería Bakery Café
- Chick-fil-A
- Chuy's
- The Magnolia Pancake Haus
- Main Event
- Regal Northwoods

3 Embassy Oaks Shopping Center

- Target
- Olive Garden
- CAVA
- Hobby Lobby
- Wingstop
- EZ'S Brick Oven & Grill
- Sonic Drive-In
- Max and Louie's
- Lucky Strike Bowling

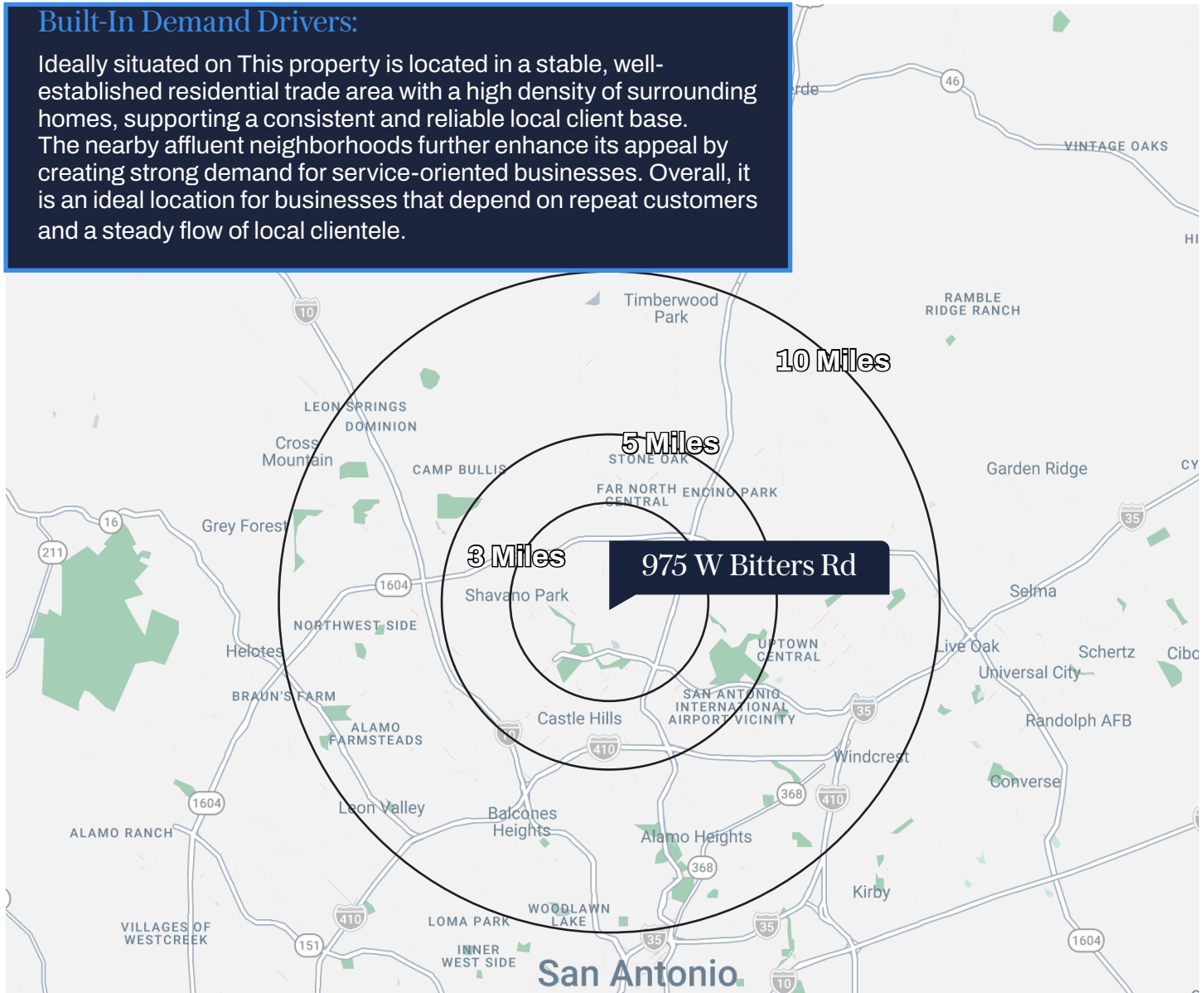
4 San Antonio International Airport



Demographics

Built-In Demand Drivers:

Ideally situated on This property is located in a stable, well-established residential trade area with a high density of surrounding homes, supporting a consistent and reliable local client base. The nearby affluent neighborhoods further enhance its appeal by creating strong demand for service-oriented businesses. Overall, it is an ideal location for businesses that depend on repeat customers and a steady flow of local clientele.

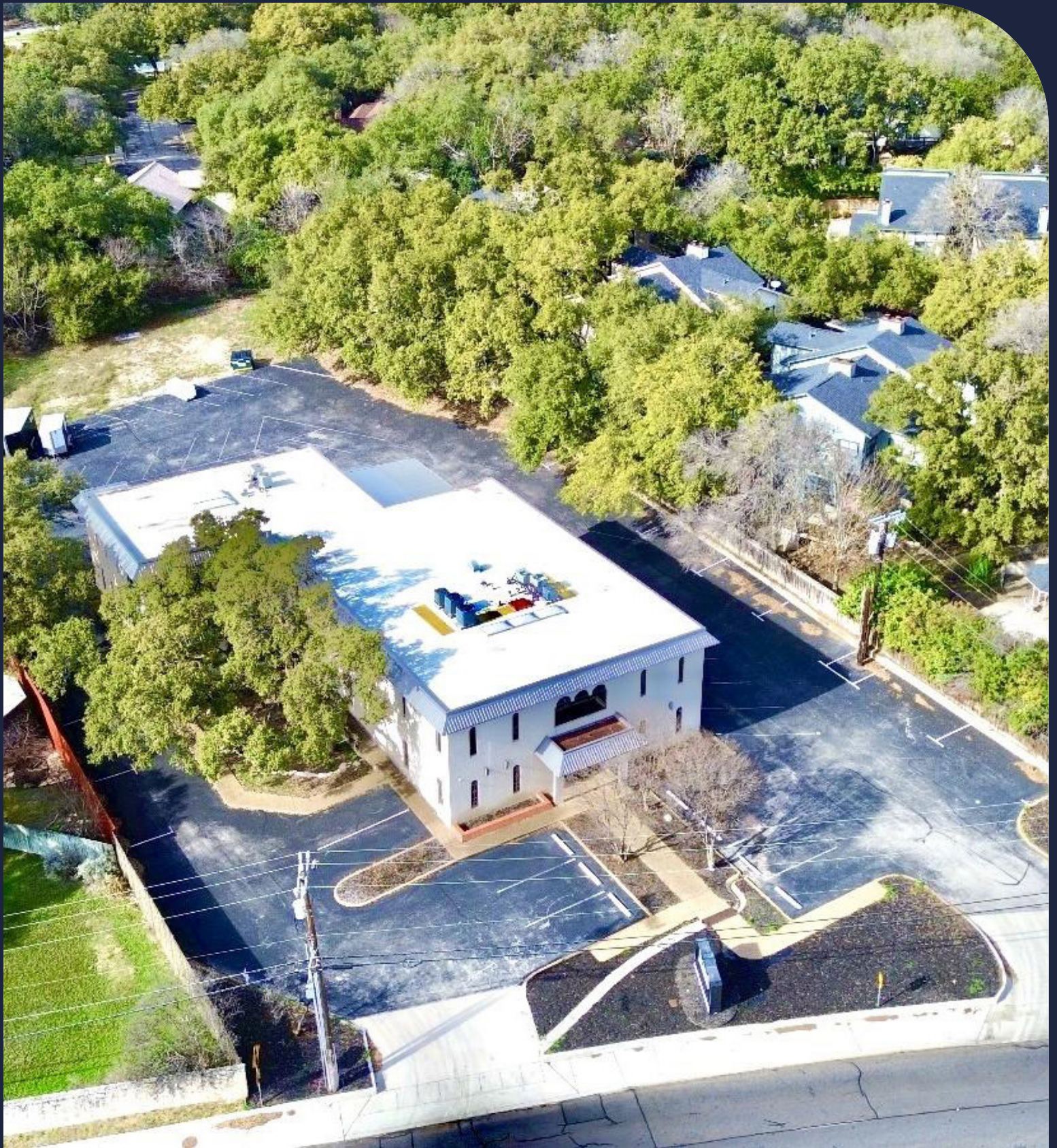


Population	3 Miles	5 Miles	10 Miles
2025	94,863	234,292	918,135
2030 Projection	99,468	245,909	965,402
2025-2030 Annual	1.0%	1.0%	1.0%

Housing Value	3 Miles	5 Miles	10 Miles
Median Home Price	\$423,470	\$382,460	\$332,400

Household Income	3 Miles	5 Miles	10 Miles
Average Household Income	\$114,881	\$110,714	\$100,728
Median Household Income	\$81,450	\$82,069	\$72,851

Housing Units	3 Miles	5 Miles	10 Miles
Owner-Occupied Housing	21,916	55,029	199,794
Renter-Occupied Housing	22,281	50,777	189,019



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