

COMMERCIAL OFFERING MEMORANDUM

2119 SAN PEDRO AVE

2119 SAN PEDRO AVENUE, SAN ANTONIO, TX 78212



OFFERING MEMORANDUM

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

TODD HESS

O: (210) 493-3030
C: (830) 660-0999
todd-hess@att.net

Douglas Curtis

O: 210-477-4854
Doug@thecurtisteamtx.com

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2119 SAN PEDRO AVENUE

PROPERTY INFORMATION

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EXECUTIVE SUMMARY

2119 SAN PEDRO AVENUE



OFFERING SUMMARY

PRICE:	\$1,400,000
FLOORS:	2
BUILDING SIZE:	4,230 SQFT
LOT SIZE:	0.21 Acres
YEAR BUILT:	1904
BUILDING CLASS:	Commercial Improved Property
ZONING:	RR
PARKING:	12

PROPERTY OVERVIEW

Behold this historic edifice constructed in 1904. The two-story office building features a reception area, a conference room with a fireplace, a server room, nine individual offices with doors, a security system with card access, a break room equipped with a refrigerator, and outdoor break areas on both floors. Observe the original hardware. It includes two HVAC systems and gutters.

Additionally, there is a detached structure with an eight-foot roll-up bay and an ice maker, suitable for storage or works



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PROPERTY PHOTOS

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LOCATION INFORMATION

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REGIONAL MAP

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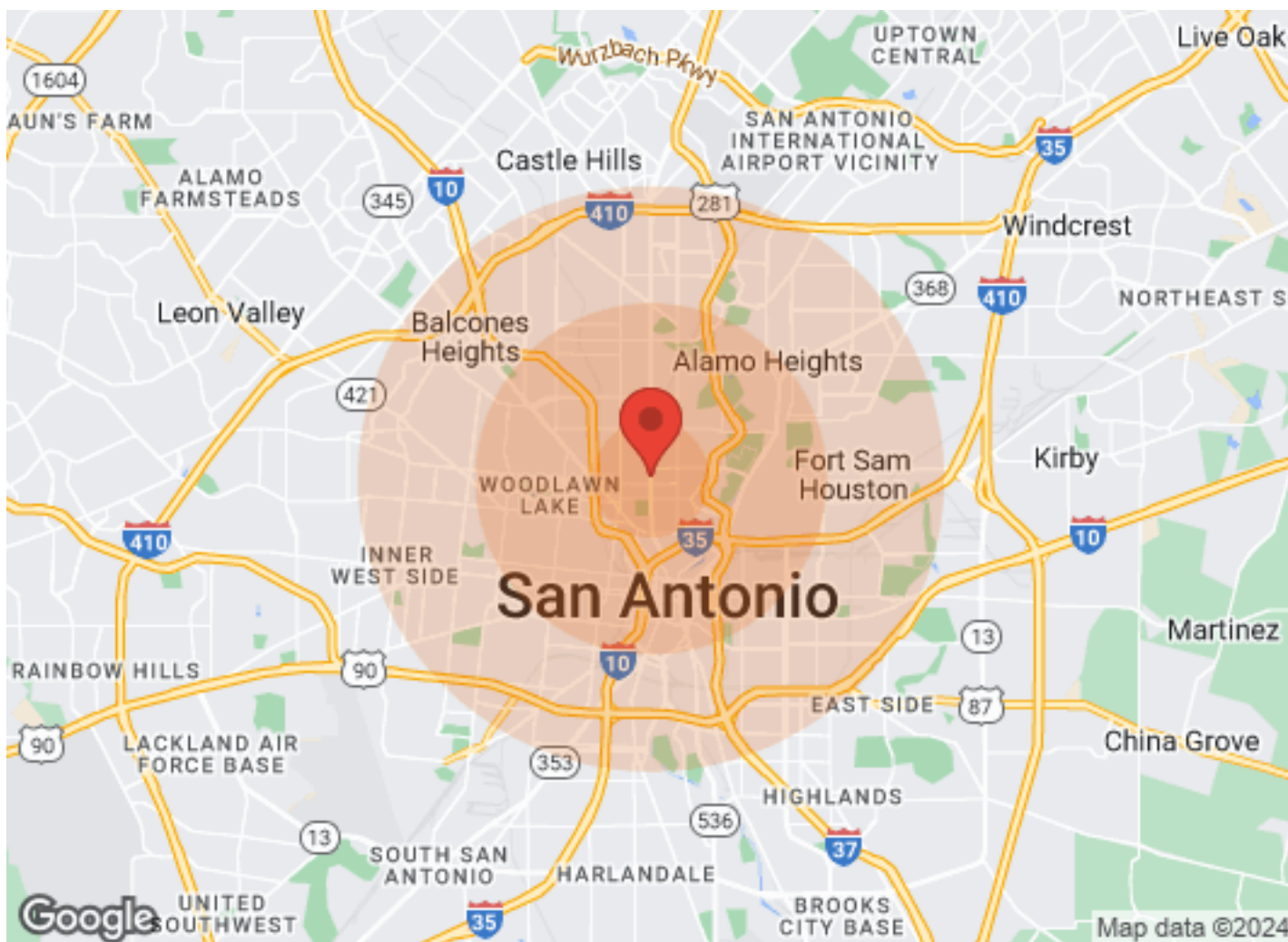
TRADE AREA OVERVIEW

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DEMOGRAPHICS

2119 SAN PEDRO AVENUE



	1 Mile	3 Miles	5 Miles		1 Mile	3 Miles	5 Miles
Population				Income			
Male	9,533	72,182	188,715	Median	\$31,284	\$29,820	\$30,275
Female	9,427	72,043	194,267	< \$15,000	1,817	12,942	32,185
Total Population	18,960	144,225	382,982	\$15,000-\$24,999	1,177	8,082	21,082
				\$25,000-\$34,999	1,004	7,549	19,226
Age				\$35,000-\$49,999	1,068	7,330	19,837
Ages 0-14	3,006	30,207	85,715	\$50,000-\$74,999	1,136	7,015	19,790
Ages 15-24	1,911	18,699	53,039	\$75,000-\$99,999	514	3,217	8,545
Ages 25-54	9,065	60,105	154,127	\$100,000-\$149,999	431	2,510	7,412
Ages 55-64	2,161	15,505	39,326	\$150,000-\$199,999	102	864	2,694
Ages 65+	2,817	19,709	50,775	> \$200,000	315	1,485	3,365
				Housing			
Race				Total Units	9,531	61,437	157,226
White	15,903	112,190	289,720	Occupied	8,274	54,106	139,992
Black	270	4,076	17,372	Owner Occupied	3,433	26,469	73,051
Am In/AK Nat	28	374	956	Renter Occupied	4,841	27,637	66,941
Hawaiian	N/A	N/A	47	Vacant	1,257	7,331	17,234
Hispanic	12,200	114,524	295,697				
Multi-Racial	5,062	54,234	146,922				

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