

5215 ROGERS RD

LAND FOR SALE



BROWNING COMMERCIAL
REAL ESTATE

A division of Phyllis Browning Co Real Estate



5215 ROGERS ROAD, SAN ANTONIO, TX 78251

Lisa Grove
lgrove@phyllisbrowning.com
(210) 824-7878

Teresa Weirich
tweirich@phyllisbrowning.com
(830) 219-2633

PhyllisBrowning.com
6061 Broadway St
San Antonio, TX 78209
The Very Best for Texas



PROPERTY SUMMARY

5215 ROGERS RD | SAN ANTONIO, TX 78251



Property Summary

Price:	\$2,112,000
Lot Size:	3.03 Acres
County:	Bexar
Sub-market:	Far West
Type:	Land
Zoning:	R6
APN:	17640-000-0043

Property Overview

5215 Rogers Rd features 3.03 acres zoned R-6 (Residential Single-Family) in San Antonio's rapidly expanding Far West Side. This zoning supports detached single-family homes with a minimum lot size of 6,000 SF—ideal for residential infill or a boutique subdivision. Located near SH-151 and adjacent to the new Methodist Healthcare campus, the site offers excellent access, utilities, and development potential in a high-demand growth corridor.

Location Overview

The area offers strong demographics, excellent access to SH-151 and Loop 410, and is projected to see continued population and housing growth. Surrounded by residential development and key employers, this site is ideally positioned for a future subdivision or infill housing.

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

TERESA WEIRICH
Agent
O: (830) 219-2633
C: (512) 517-2691
tweirich@phyllisbrowning.com
352139, TX

PROPERTY TOUR

5215 ROGERS RD | SAN ANTONIO, TX 78251



BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

TERESA WEIRICH
Agent
O: (830) 219-2633
C: (512) 517-2691
tweirich@phyllisbrowning.com
352139, TX

PROPERTY TOUR

5215 ROGERS RD | SAN ANTONIO, TX 78251



BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

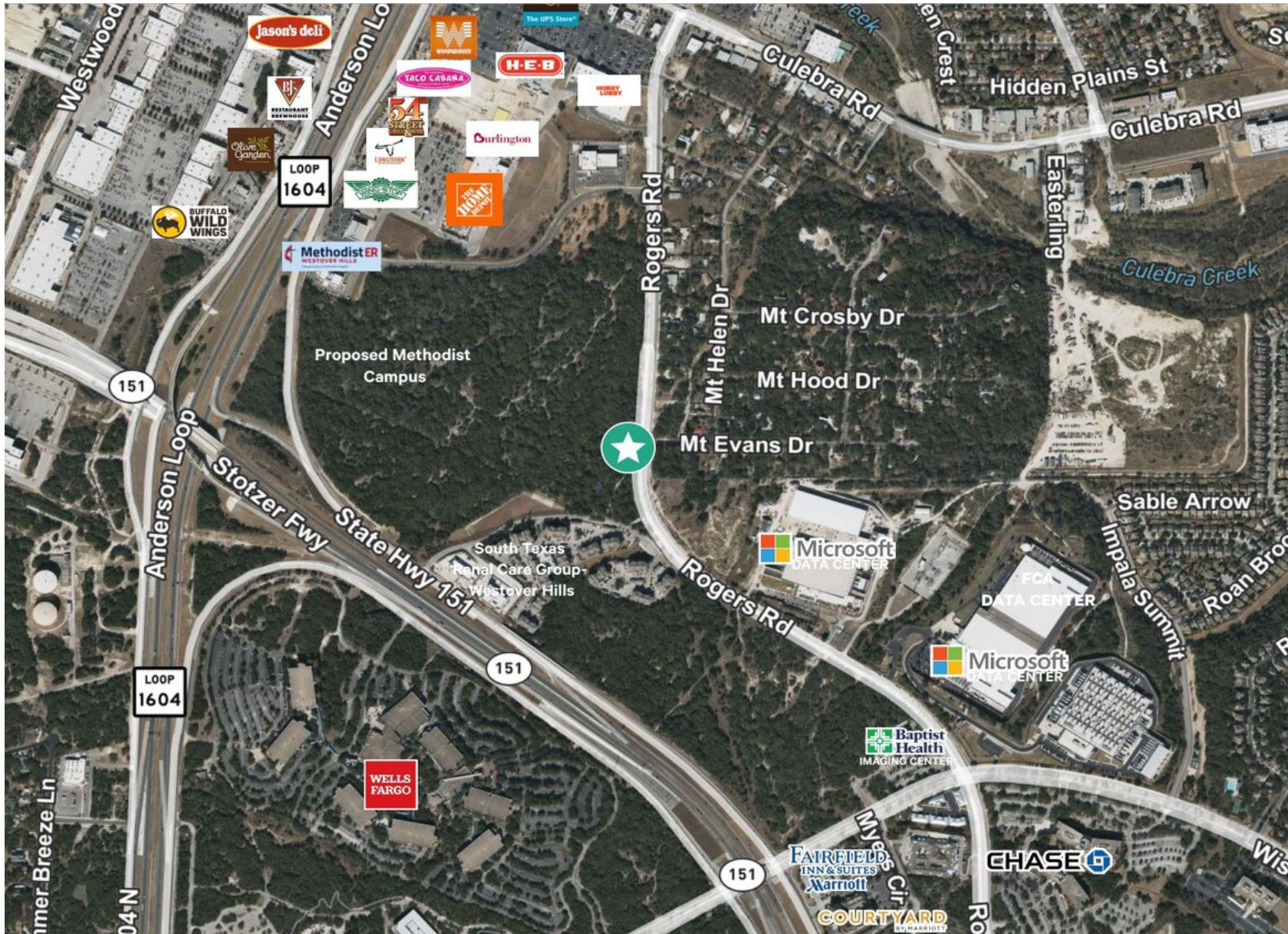


LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

TERESA WEIRICH
Agent
O: (830) 219-2633
C: (512) 517-2691
tweirich@phyllisbrowning.com
352139, TX

BUSINESS MAP

5215 ROGERS ROAD | SAN ANTONIO, TX 78251



BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209

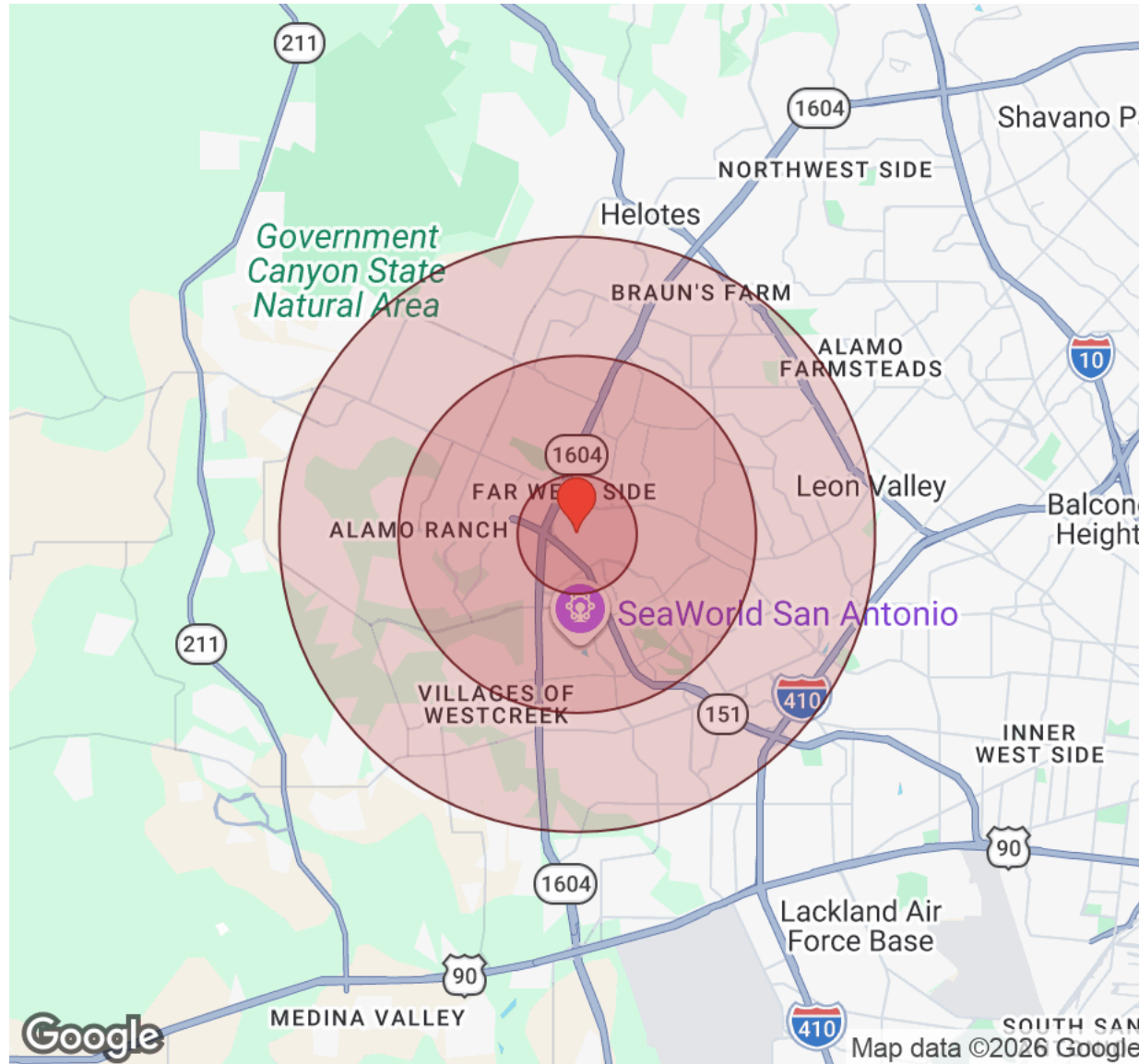


LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

TERESA WEIRICH
Agent
O: (830) 219-2633
C: (512) 517-2691
tweirich@phyllisbrowning.com
352139, TX

DEMOGRAPHICS

5215 ROGERS ROAD | SAN ANTONIO, TX 78251



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	2,091	60,123	150,362
Female	2,289	63,633	158,246
Total Population	4,380	123,756	308,608

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	1,283	32,461	80,145
Black	256	11,881	29,379
Am In/AK Nat	6	149	401
Hawaiian	7	136	370
Hispanic	2,567	70,937	178,067
Asian	145	5,421	13,486
Multiracial	102	2,512	6,080
Other	13	260	679

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,723	47,245	117,559
Occupied	1,595	44,133	109,913
Owner Occupied	815	28,577	72,520
Renter Occupied	780	15,556	37,393
Vacant	128	3,112	7,645

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	920	25,983	65,074
Ages 15 - 24	632	17,089	42,686
Ages 25 - 54	1,906	54,982	137,761
Ages 55 - 64	469	11,777	28,764
Ages 65+	451	13,923	34,324

Income	1 Mile	3 Miles	5 Miles
Median	\$103,563	\$90,158	\$92,084
Under \$15k	21	1,855	4,812
\$15k - \$25k	116	1,901	4,502
\$25k - \$35k	19	2,068	5,775
\$35k - \$50k	122	4,429	10,283
\$50k - \$75k	310	7,473	17,851
\$75k - \$100k	179	7,157	17,168
\$100k - \$150k	417	8,703	23,824
\$150k - \$200k	260	4,755	12,464
Over \$200k	152	5,791	13,233

BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



LISA GROVE
Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

TERESA WEIRICH
Agent
O: (830) 219-2633
C: (512) 517-2691
tweirich@phyllisbrowning.com
352139, TX



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

_____ Name of Sponsoring Broker (Licensed Individual or Business Entity)	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

_____ Name of Designated Broker of Licensed Business Entity, if applicable	_____ License No.	_____ Email	_____ Phone
---	----------------------	----------------	----------------

_____ Name of Licensed Supervisor of Sales Agent/Associate, if applicable	_____ License No.	_____ Email	_____ Phone
--	----------------------	----------------	----------------

_____ Name of Sales Agent/Associate	_____ License No.	_____ Email	_____ Phone
--	----------------------	----------------	----------------

Buyer/Tenant/Seller/Landlord Initials

Date

TERESA BAILEY-WEIRICH

5215 ROGERS ROAD | SAN ANTONIO, TX 78251



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Phyllis Browning Company	400203	realty@phyllisbrowning.com	(210) 824-7878
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Michelle Ellis	612745	broker@phyllisbrowning.com	(210) 824-7878
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Greg Jones	589551	gjones@phyllisbrowning.com	(830) 331-8450
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Teresa Weirich	352139	tweirich@phyllisbrowning.com	(512) 517-2691
Name of Sales Agent/Associate	License No.	Email	Phone

DISCLAIMER

5215 ROGERS ROAD

All materials and information received or derived from Browning Commercial Real Estate its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither Browning Commercial Real Estate its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. Browning Commercial Real Estate will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. Browning Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Browning Commercial Real Estate does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by Browning Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

BROWNING COMMERCIAL REAL ESTATE

6061 Broadway St
San Antonio, TX 78209



BROWNING COMMERCIAL
REAL ESTATE

PRESENTED BY:

LISA GROVE

Agent
O: (210) 824-7878
C: (210) 857-7085
lgrove@phyllisbrowning.com
444720, TX

TERESA WEIRICH

Agent
O: (830) 219-2633
C: (512) 517-2691
tweirich@phyllisbrowning.com
352139, TX

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.