

FOR SALE

FLEX SPACE ON 50 ACRES

7585 SMITH RD, SOMERSET, TX 78069



TRANSWORLD®
Commercial Real Estate



ASKING PRICE: \$2,300,000

5261 Quebec Street, Suite 200
Greenwood Village, Colorado 80111



PRESENTED BY:

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PROPERTY SUMMARY

Rotten Apple
7485 Smith Road | Somerset, TX 78069



Design Highlights

Price: \$2,300,000

Lot Size: 50.10 Acres

Asset Type:

Zoning:

Assesor:

HIGHLIGHTS

(2) Triplex Buildings

Property Overview

This exceptional 50.1-acre property at 7485 Smith Road in Somerset, TX 78069, offers outstanding infrastructure and turnkey improvements ideal for commercial, mixed-use, or investment development. The site features a spacious 4,500 sq ft barndominium and an 1,800 sq ft garage/flex space with septic systems, complemented by two powered sheds (one equipped with a filtration system), making it move-in ready for office, retail, destination-warehouse, or light industrial uses. Water resources are abundant with two working wells producing 80 gallons per minute, a third well ready for installation, a 3-acre irrigation system, and three stocked ponds. Additional value-add amenities include 220-amp power service, high-speed fiber optic Wi-Fi, high fencing with a deer-stocked ranch and food plots, creating a secure, private, and highly functional setting. These premium improvements provide immediate income potential or operational advantages in the rapidly growing South San Antonio market.

Location Overview

Situated in southern Bexar County just 17 miles south of downtown San Antonio, the area around 7485 Smith Road in Somerset, TX 78069, is perfectly positioned for commercial development or as an owner-operator property in one of the region's fastest-growing corridors. With direct access to major arteries including Loop 1604, I-35, and Highway 16, this location offers seamless connectivity to San Antonio's employment centers, logistics hubs, retail corridors, and expanding Southside market. The transitioning semi-rural setting near the established Somerset community combines small-town charm with strong regional momentum, as South San Antonio experiences surging demand for retail, industrial, office, and mixed-use properties. Investors will benefit from the area's ongoing infrastructure improvements and population growth radiating from one of America's most dynamic metropolitan economies. This strategic Southside location provides outstanding potential for commercial success in destination-retail, warehousing, business services, and other high-demand uses.

SECTION I

Photos



PROPERTY PHOTOS

Rotten Apple
7485 Smith Road | Somerset, TX 78069



PROPERTY PHOTOS

Rotten Apple
7485 Smith Road | Somerset, TX 78069



SECTION II

Maps / Demographics



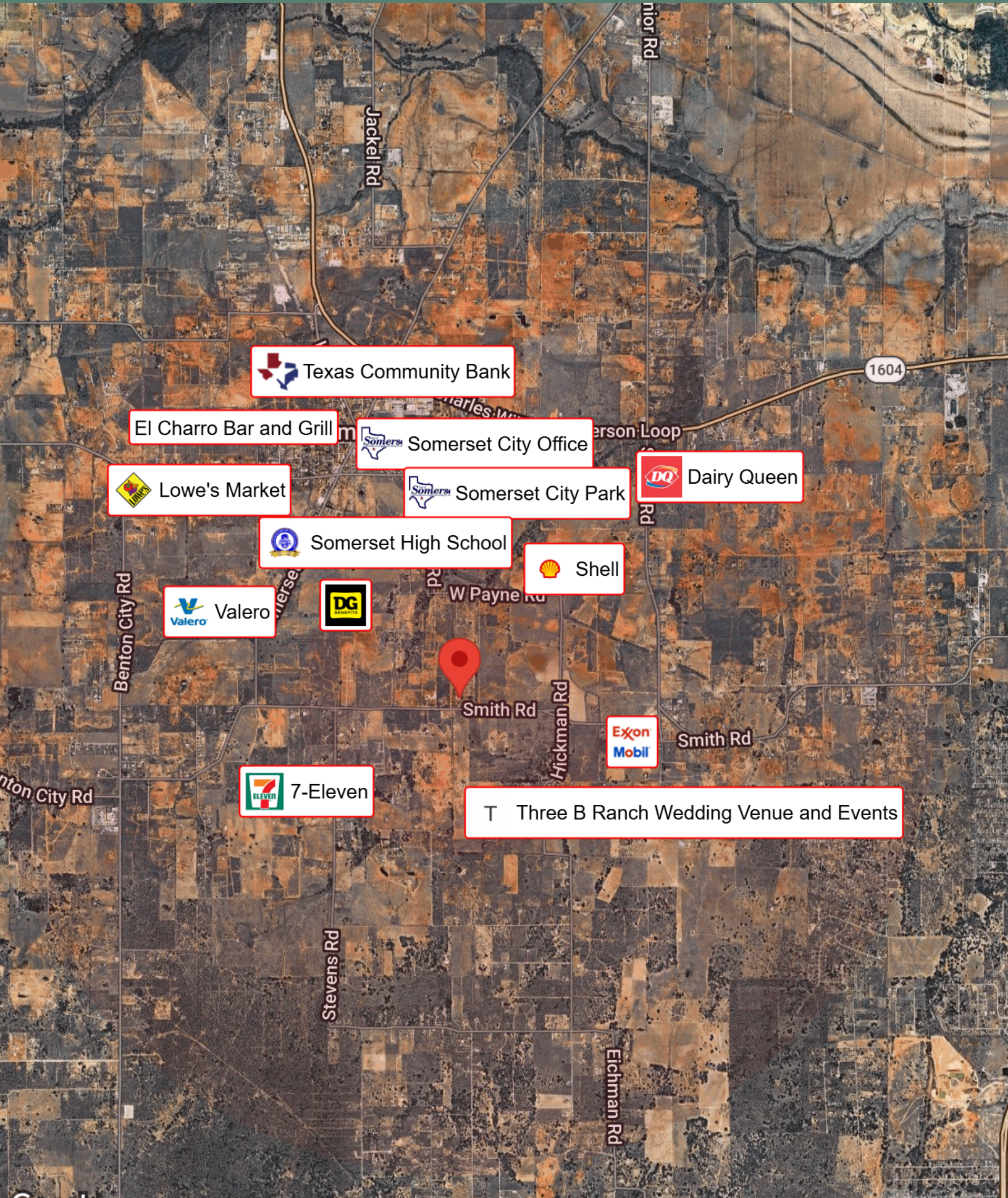
LOCATION MAPS

Rotten Apple
7485 Smith Road | Somerset, TX 78069




BUSINESS MAP


Rotten Apple
7485 Smith Road | Somerset, TX 78069





 Texas Community Bank

El Charro Bar and Grill

 Somerset City Office

 Dairy Queen

 Lowe's Market

 Somerset City Park


 Somerset High School


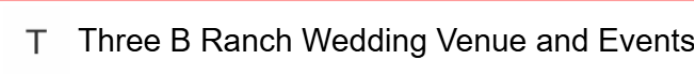
 Shell

 Valero



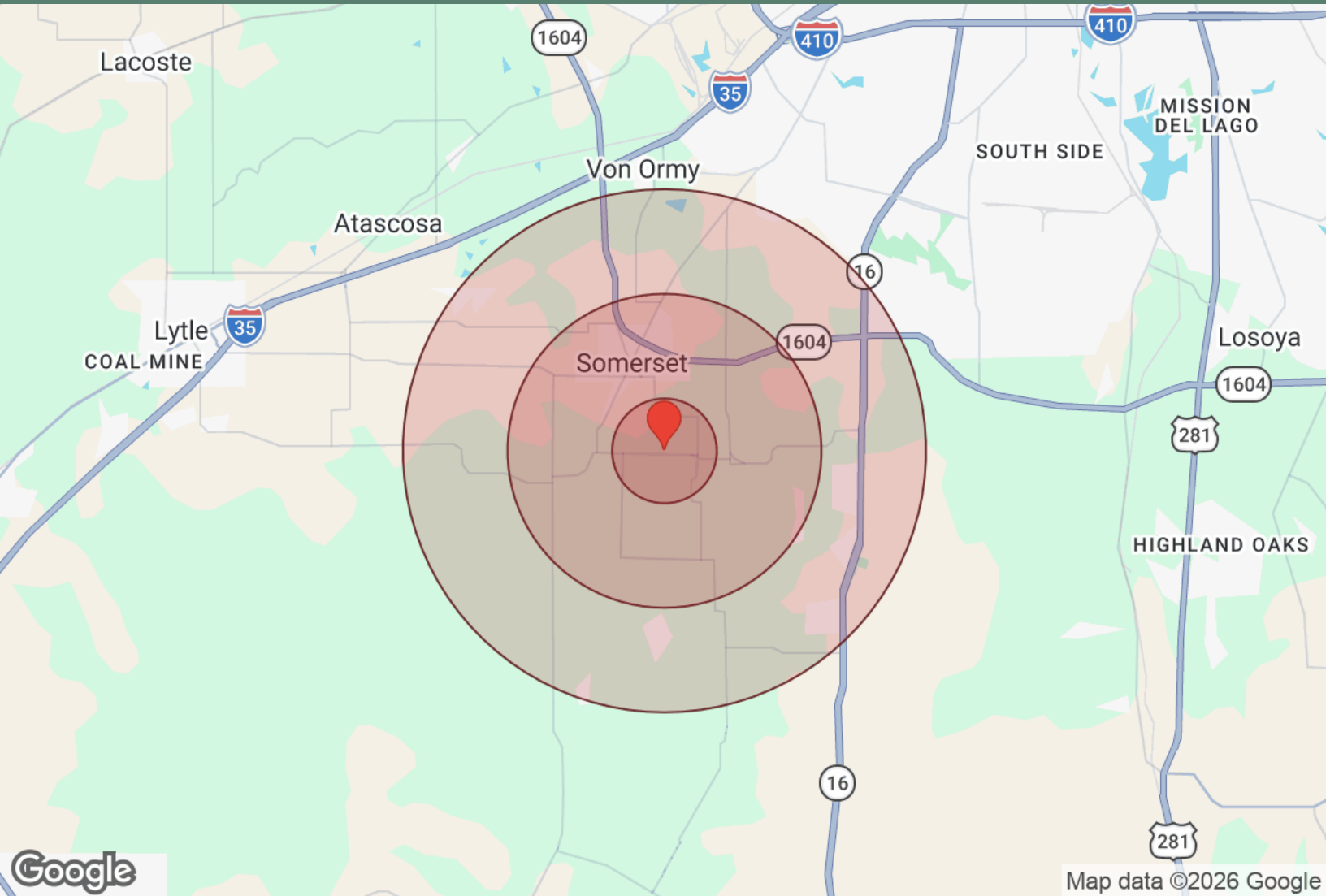


 7-Eleven

DEMOGRAPHICS

Rotten Apple
7485 Smith Road | Somerset, TX 78069



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	115	2,786	9,537
Female	112	2,793	9,496
Total Population	227	5,579	19,032

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	60	1,310	4,358
Black	4	64	266
Am In/AK Nat	1	11	40
Hawaiian	N/A	2	4
Hispanic	158	4,104	13,791
Asian	2	35	306
Multiracial	2	50	204
Other	N/A	4	63

Housing	1 Mile	3 Miles	5 Miles
Total Units	75	1,921	6,457
Occupied	68	1,748	5,840
Owner Occupied	54	1,309	4,538
Renter Occupied	14	439	1,302
Vacant	6	173	618

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	49	1,174	4,273
Ages 15 - 24	37	875	2,923
Ages 25 - 54	90	2,255	7,536
Ages 55 - 64	24	571	1,969
Ages 65+	28	704	2,330

Income	1 Mile	3 Miles	5 Miles
Median	\$73,398	\$71,779	\$73,604
Under \$15k	7	184	670
\$15k - \$25k	N/A	102	296
\$25k - \$35k	4	94	439
\$35k - \$50k	5	169	636
\$50k - \$75k	21	388	939
\$75k - \$100k	14	239	887
\$100k - \$150k	13	318	1,100
\$150k - \$200k	1	114	388
Over \$200k	5	137	485



Will Connery
Commercial Broker
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William Connery is a dedicated commercial real estate broker with a passion for serving clients like family. Licensed since 2023, he specializes in the hospitality market in the Dallas-Fort Worth area, leveraging his expertise to deliver exceptional results. As a market expert, he provides unparalleled insights and personalized solutions.

In his free time, Will enjoys attending Dallas sporting events with his wife and three children, creating lasting family memories.

2-10-2025



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. **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.

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.

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Designated Broker of Firm Philip Kubat	License No. 759206	Email phil@transworldcre.com	Phone (303)981-1936
Licensed Supervisor of Sales Agent/ Associate William Connery	License No. 813285	Email will@transworldcre.com	Phone 607-423-8718
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-1

OWNER: _____

Date: _____

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