

INDUSTRIAL FLEX OPPORTUNITY FOR SALE

2000 S PRESA ST
SAN ANTONIO, TX 78210



Former Freetail Brewing Co.

±29,889 SF Industrial Flex Facility on ±1.82 Acre

partners

FOR SALE

The property sits on 1.82 fully fenced and secured acres with a 29,889 SF building. Located in the heart of San Antonio's most dynamic growth corridors, adjacent to Southtown, the Lone Star District redevelopment, and the proposed Project Marvel sports and entertainment hub. The surrounding area is known for its vibrant mix of restaurants, art galleries, nightlife, and adaptive reuse projects, factors fueling strong demand and rising property values.

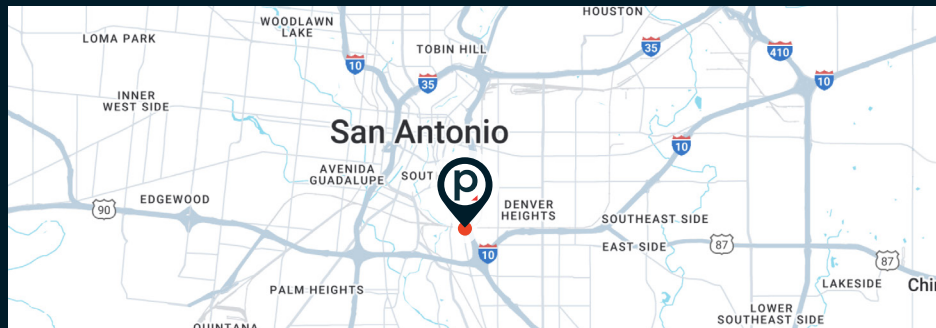
With direct access to IH-10, IH-35, South Alamo, and Cesar E. Chavez Blvd, the site offers excellent connectivity and investment potential in one of the city's most transformative districts.

This versatile property offers endless possibilities for commercial, retail, office, or mixed-use development, perfect for investors or businesses seeking a high-visibility location.

Previously home to Freetail Brewing's successful brewpub and brewery, showcasing the site's commercial viability.



SALES PRICE: CONTACT BROKER



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FOR SALE



PROPERTY FACTS

Property Name	Freetail Brewing Co.
Address	2000 S Presa St
Property Type	Industrial Flex
Property Size	Total Area: 29,889 SF Office/Retail: 5,637 SF Warehouse: 24,252 SF Two (2) Cold Storage Spaces: 2,910 SF
Overhead Doors	2 manual rollup overhead doors (‘10x10’) 1 at ground height and 1 at dock height
Year Built/Renovated	1950/2014
Clear Height	16’
Zoning	IDZ - Infill Development Zone District

LISTING TEAM

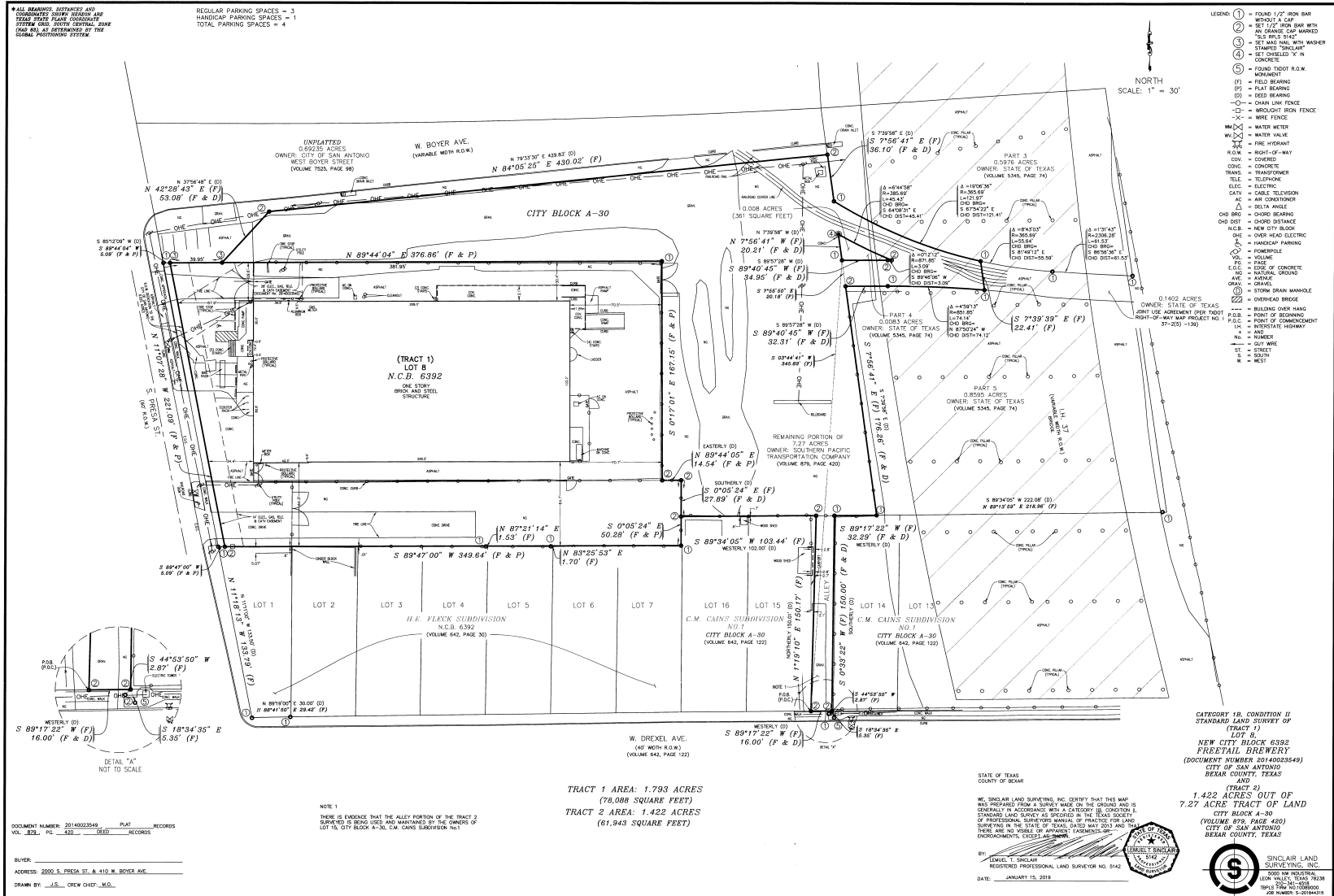
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Survey



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Property Photos

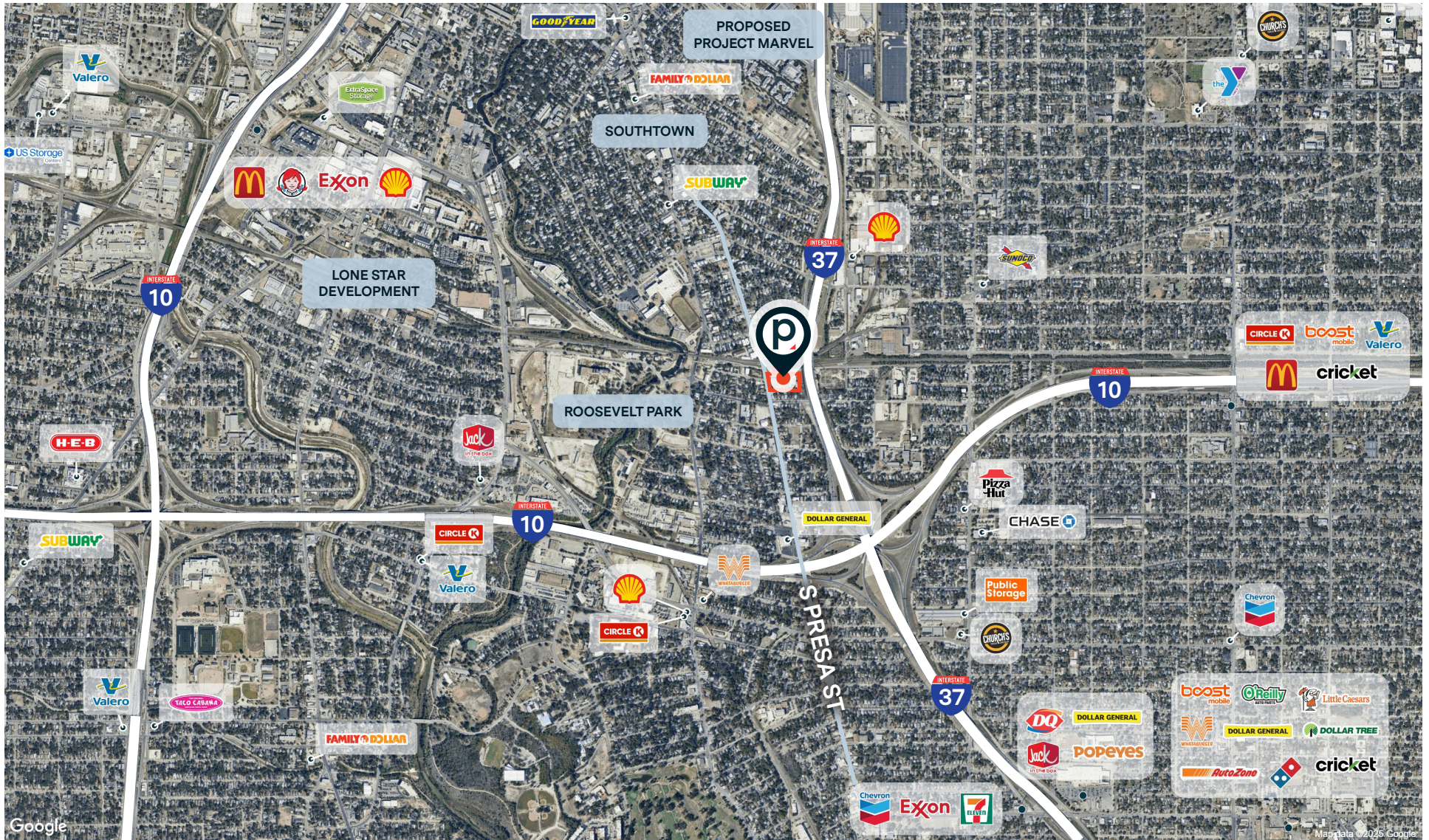


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Aerial Map

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SAN ANTONIO, TX 78210



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Demographics

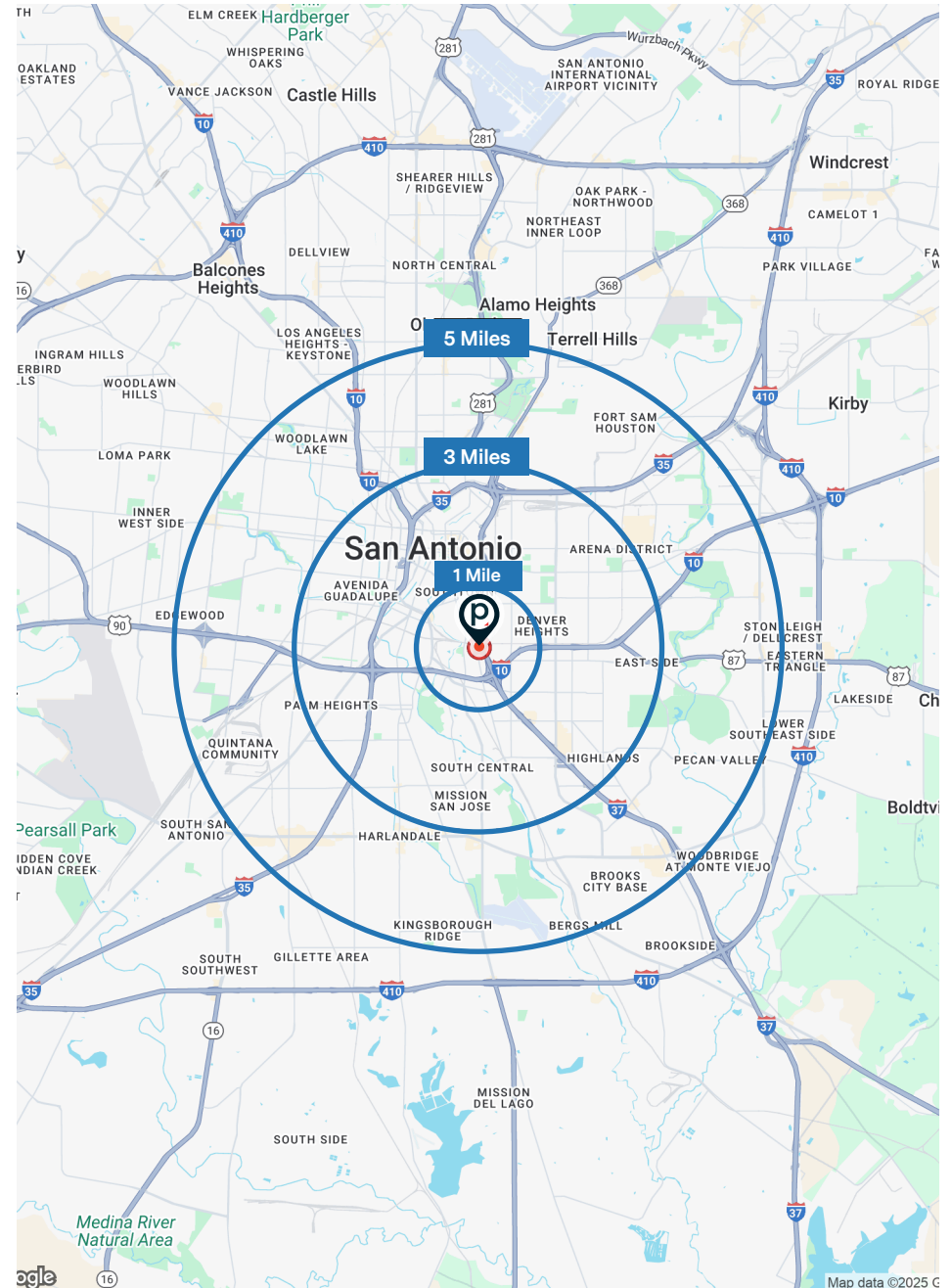
POPULATION	1 MILE	3 MILES	5 MILES
2025 Estimated Population	13,910	146,178	331,338
2030 Projected Population	13,928	144,801	323,624
Annual Growth (2025-2030)	0.5%	0.1%	-

HOUSEHOLDS	1 MILE	3 MILES	5 MILES
2025 Estimated Households	5,911	56,000	121,506
2030 Projected Households	6,093	57,850	121,506
Annual Growth (2025-2030)	0.6%	0.7%	0.2%

AVERAGE HH INCOME	1 MILE	3 MILES	5 MILES
2025 Estimated HH Income	\$91,349	\$74,606	\$77,801
2030 Projected HH Income	\$89,400	\$74,106	\$77,204

DAYTIME EMPLOYMENT	1 MILE	3 MILES	5 MILES
Total Businesses	581	6,744	13,788
Total Employees	4,578	82,396	150,887

2025 TOTAL ANNUAL CONSUMER EXPENDITURE	1 MILE	3 MILES	5 MILES
Entertainment	\$30.61 M	\$269.20 M	\$599.77 M
Food Away From Home	\$23.37 M	\$203.57 M	\$453.27 M
Apparel	\$9.86 M	\$86.37 M	\$192.44 M



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For More Information, Please Contact

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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.

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Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Scott Christy	550653	scott.christy@partnersrealestate.com	210-446-3655
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date