

FOR SALE



MEDICAL OFFICE OPPORTUNITY | OWNER-USER OR INVESTMENT

±17,996 SF Freestanding Building on ±3.64 Acres

1909 W Bitters Rd | San Antonio, TX 78248

DONNIE WALKER BROKER ASSOCIATE

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KW COMMERCIAL CITY VIEW
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



EXECUTIVE SUMMARY

MEDICAL OFFICE OPPORTUNITY | OWNER-USER OR INVESTMENT

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POSITIONING SUMMARY

1909 W Bitters Rd presents a rare freestanding, multi-room building well-suited for repositioning to medical office, behavioral health, physical therapy, occupational therapy, or specialty clinical use in the highly desirable North Central San Antonio submarket. The property is currently built out and operating as a licensed preschool facility, comprised of a ±13,320 SF classroom/facility component and a ±4,676 SF office component; this dual-component layout offers strong potential adaptability to clinical/treatment space paired with separate administrative or provider offices, subject to buyer's feasibility review and any applicable regulatory or building approvals. Situated on a well-maintained ±3.64-acre site with ±20,000 SF of paved parking, the property sits at the intersection of Bitters Rd and Huebner Rd near Sonterra and Silverhorn Golf Club, with convenient access to Loop 1604 and Highway 281. The surrounding trade area offers exceptional demographics — including average household incomes exceeding \$182,000 within one mile — supporting a healthcare, therapy, or medical-office tenant with a dense, high-income, insured patient base.

LOCATION

1909 W Bitters Rd
San Antonio, TX 78248

AVAILABLE

±17,996 SF Freestanding Building on ±3.64 AC

- » **Year Built:** 2003
- » **Zoning:** C-2
- » **County:** Bexar
- » **Parcel ID:** 18341-001-0210
- » **Legal:** NCB 18341 BLK 1 LOT 21 THE GRDNS OF DEERFIELD UT-1A
- » **Estimated Annual Property Taxes:** \$74,894.66
- » **Current Use:** Licensed Preschool Facility
- » **Highest and Best Use:** Medical Office, Behavioral Health, Physical/Occupational Therapy, Specialty Clinical Use, Urgent Care — subject to feasibility, zoning confirmation, and applicable approvals

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

Bitters Rd: 16,369 VPD ('25)

Huebner Rd: 25,059 VPD ('25)

HIGHLIGHTS

- » **Flexible C-2 Commercial Zoning:** Supports medical, behavioral health, physical/occupational therapy, and specialty clinical uses, among other permitted uses — buyer to confirm specific use approvals with the City of San Antonio.
- » **Dual-Component Layout with Reconfiguration Potential:** Currently built out as a licensed preschool facility, comprised of a ±13,320 SF classroom/facility component and a ±4,676 SF office component — a configuration that may lend itself well to separated clinical/treatment and administrative/provider space with reconfiguration, subject to feasibility and applicable approvals.
- » **Substantial Site with Ample Parking:** ±3.64 acres with ±20,000 SF of paved parking/drive area — a strong parking ratio to support a patient-facing medical use.
- » **High-Visibility, High-Growth Corridor:** Located at the intersection of Bitters Rd and Huebner Rd, with traffic counts up to ±25,059 VPD and dense residential surroundings in North Central San Antonio.
- » **Exceptional Trade Area Demographics:** \$182,060 average household income and \$493,114 median home value within 1 mile — among the strongest income profiles in the San Antonio market — with population exceeding 208,000 within 5 miles.
- » **Strong Surrounding Demand Drivers:** Minutes from Sonterra, Silverhorn Golf Club, and established retail corridors including Old Navy, Burlington, DSW, and HomeGoods.
- » **Owner-User or Investment Opportunity:** Suited for a medical, behavioral health, or therapy operator seeking a building with strong bones for a clinical buildout, or an investor targeting a repositioning asset. Buyer is responsible for independently verifying zoning, permitted use, and any required approvals for their intended use.

PHOTOS

MEDICAL OFFICE OPPORTUNITY | OWNER-USER OR INVESTMENT

1909 W Bitters Rd | San Antonio, TX 78248



PHOTOS

MEDICAL OFFICE OPPORTUNITY | OWNER-USER OR INVESTMENT

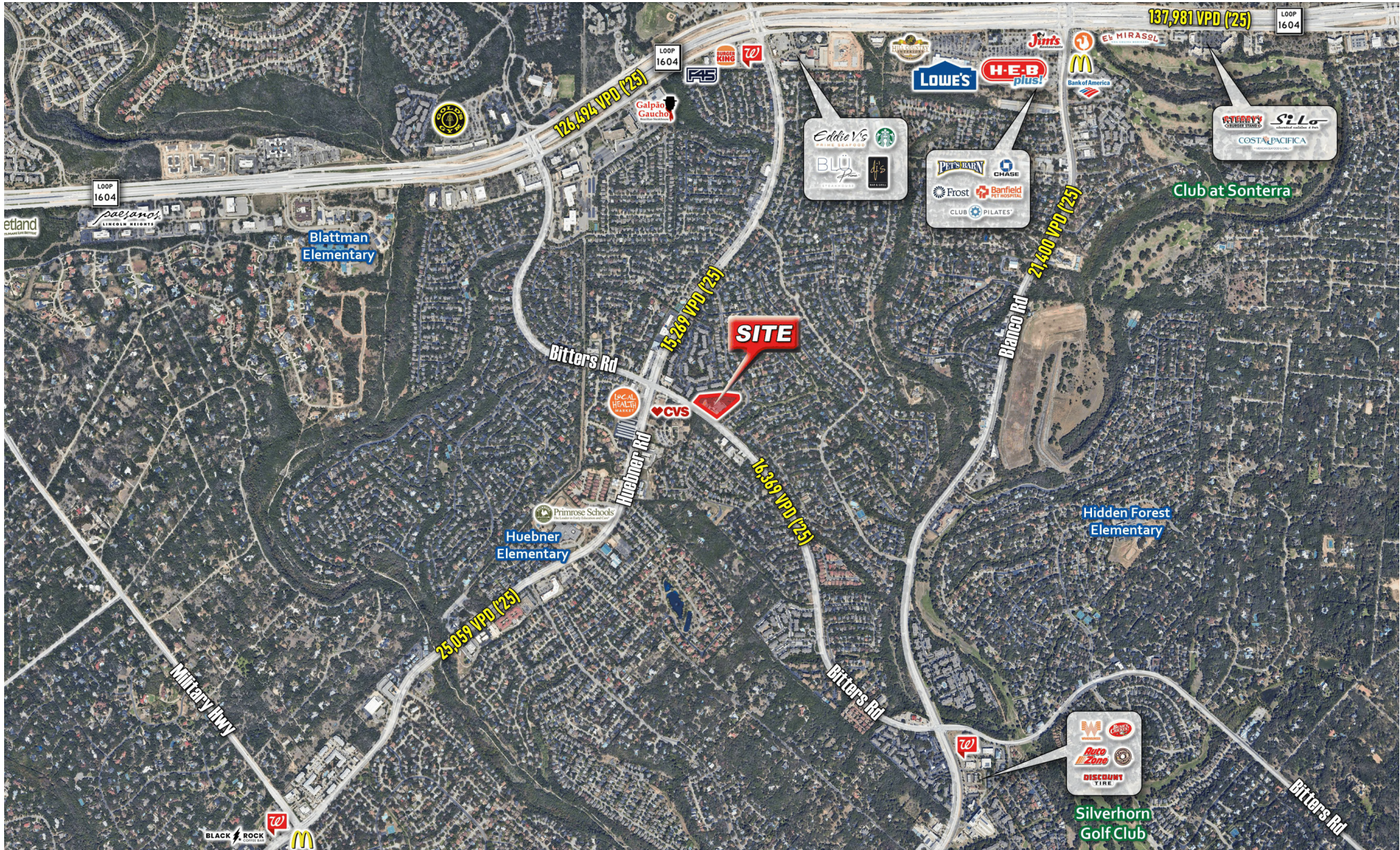
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SITE AERIAL

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REGIONAL AERIAL

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DEMOGRAPHICS

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POPULATION — 1 MILE

10,695

↓ 0.24%/yr → 2031

POPULATION — 3 MILES

74,365

↓ 0.09%/yr → 2031

POPULATION — 5 MILES

208,677

↓ 0.01%/yr → 2031

DAYTIME POP — 5 MILES

295,650

204,189 workers in area

METRIC	1 MILE	3 MILES	5 MILES
Avg household income	\$182,060	\$155,031	\$127,562
Median household income	\$148,136	\$109,537	\$88,552
Per capita income	\$77,913	\$68,838	\$57,772
Avg household size	2.34	2.26	2.19
Owner occupied	75.1%	55.7%	48.7%
Median home value (current)	\$493,114	\$463,206	\$396,205
Median home value (forecast)	\$570,758	\$539,933	\$461,147
Median age	46.3	41.0	38.5
Hispanic origin	32.0%	38.3%	43.8%
Employment rate	98.3%	96.7%	96.5%

POPULATION GROWTH 2010–2031

	2010	2026	2031
1 mile	11,278	10,695	10,569
3 miles	67,233	74,365	74,044
5 miles	187,091	208,677	208,613

1 MI/YR

-0.24%

3 MI/YR

-0.09%

5 MI/YR

-0.01%

INCOME DISTRIBUTION — ALL RINGS

1 mile

3 miles

5 miles

<\$35K	8.1%	13.7%	18.0%
\$35K–\$75K	14.3%	22.7%	25.2%
\$75K–\$150K	28.2%	26.7%	28.7%
\$150K+	49.6%	36.9%	28.0%

Avg (1 mi)

\$182,060

Avg (3 mi)

\$155,031

Avg (5 mi)

\$127,562

HOUSING SNAPSHOT

	1 MI	3 MI	5 MI
Owner occupied	75.1%	55.7%	48.7%
Renter occupied	24.9%	44.3%	51.3%
Vacant units	8.9%	8.4%	9.8%
Total HH (current)	4,571	32,780	94,553

MEDIAN HOME VALUE CURRENT – FORECAST

1 mile

\$493K

→ \$571K

3 miles

\$463K

→ \$540K

5 miles

\$396K

→ \$461K

AGE & EMPLOYMENT (5 MI)

AGE DISTRIBUTION — CURRENT YEAR

Under 18

15.3%

18–34

29.7%

35–54

25.8%

55–74

20.7%

75+

8.3%

TOP INDUSTRIES — 5 MI (CURRENT YEAR)

Services

56.8%

Finance/Insurance/Real Estate

11.6%

Retail Trade

9.9%

Construction

5.0%

Manufacturing

4.8%

Source: Esri forecasts. U.S. Census Bureau data. KW Commercial City View.





DONNIE WALKER
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PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 125M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

AFFILIATIONS

RLI: Realtors Land Institute

NAR: National Association of Realtors

TAR: Texas Association of Realtors

EDUCATION

Texas A&M Mays Business School

BBA in Finance



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.

2-10-2025



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.

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:
 - 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.

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	License No.	Email	Phone
<u>Tony Zamora Jr.</u>	<u>537135</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Donnie Walker</u>	<u>697847</u>	<u>donnie@walkertexasre.com</u>	<u>210.378.0878</u>
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