



3610 & 3626 West Ave. | San Antonio, Texas

New-Construction Institutional Campus | Fee Simple Sale

INVESTMENT OVERVIEW

A compelling opportunity to acquire a new-construction, infrastructure-rich commercial campus delivered in 2022 and never occupied. The ±29,469 SF primary facility sits on ±4.21 acres, with an adjacent duplex of 2,874 sq. ft. on ±0.319 acres, yielding a low existing FAR (~0.14), which provides significant expansion and redevelopment optionality in a strategic North San Antonio corridor. The property is offered below replacement cost and below recent appraised value, creating immediate basis advantage and downside protection.

Purpose-built to institutional standards, the asset features high-capacity power, specialty HVAC, digital building systems, and on-site solar generation, making it ideally suited for healthcare, education, life science, government, or technology-enabled operations.

TRANSACTION SUMMARY

Property:	3610 & 3626 West Ave, San Antonio, TX 78213
Offering:	Fee Simple
Primary Building:	±29,469 SF (2022, never occupied)
Secondary Building:	±2,874 SF duplex (value-add)
Total Land:	±5.24 acres
Zoning:	C-2 Commercial (primary) R-4 Residential (secondary)
Parking:	160 surface + 11 covered
2025 Appraised Value:	Significantly above asking price
Asking Price:	\$10,975,000.00

INVESTMENT HIGHLIGHTS

- **Below Replacement Cost Entry** Significantly below construction cost
- **Institutional-Grade Construction** Built in 2022, never occupied, zero deferred CAPEX
- **Highly Scalable Campus** Excess land with substantial future density upside
- **Infrastructure-Rich Design** 480V power, specialty HVAC, digital controls, solar
- **Mission-Critical Ready** Supports healthcare, research, education, tech
- **Strategic North SATX Location** Immediate access to Loop 410 and I-10
- **Value-Add Component** Adjacent duplex allows housing, office, or main campus support use

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PRIMARY FACILITY – 3610 WEST AVE

A *yet-to-be-occupied*, single-story, institutional-quality building designed to support modern, compliance-driven operations.

- ±29,469 SF with ±20' clear heights
- Wide corridors and adaptable floorplate
- 480V 3-phase power
- AAON digital rooftop HVAC (15-ton + 2×40-ton units)
- Secure gated campus
- LED and smart lighting systems
- Solar generation ±80,000 kWh with digital monitoring
- Low-E windows and energy-efficient envelope

The building is completed and in move-in-ready condition, designed for medical, educational, corporate HQ, or specialized technical use with minimal tenant improvement requirements.

SECONDARY (ADJACENT) PROPERTY– 3626 WEST AVE

±2,874 SF duplex on ±0.32 acres with value-add and operational flexibility, including:

- Executive or staff housing
 - Visiting professional lodging
 - Auxiliary office or support space
 - Potential reconfiguration for parking or campus expansion
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INVESTMENT SUMMARY

This offering provides a rare convergence of new construction, institutional infrastructure, land optionality, and discounted basis. With minimal construction risk and no deferred maintenance, the asset supports multiple execution strategies, including:

- Owner-user occupancy
- Sale-leaseback
- Long-term hold with expansion
- Institutional disposition

The property is ideally positioned for private equity, healthcare systems, education platforms, and technology-enabled enterprises seeking long-term control, scalability, and capital efficiency.

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