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# 3617 / 3621 SOUTH PRESA, SAN ANTONIO, TX 78210





Authentisign ID: 3610001-2BF9-EF11-90CE-00224822F75A



## 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.

<b>Real Broker LLC</b>	<b>9003138</b>	<b>support@therealbrokerage.com</b>	<b>(855)450-0442</b>
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Designated Broker of Firm	License No.	Email	Phone
<b>Michael Vasquez</b>	<b>719713</b>	<b>michael@virtusrealttyx.com</b>	<b>(562)755-7049</b>
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<b>Gilley Mendoza</b>	<b>632982</b>	<b>gilley@gilleyinternational.com</b>	<b>(210)445-1384</b>
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](http://www.trec.texas.gov)



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Investments should only be considered by individuals who are able to hold their interests indefinitely and without the expectation of resale. There is no secondary market for the interests, and one is not anticipated to develop.



## EXECUTIVE SUMMARY



This prime offering includes two adjacent lots, totaling approximately 0.32 acres (0.16 acres each) at 3617 and 3621 S Presa St. The property features a 2,791 SF retail building with tremendous potential for a variety of commercial uses.

- 3621 S Presa offers a highly visible corner lot, ideal for parking, expansion, or future development.
- The building is equipped with 3 electrical meters, making it an excellent option for leasing to up to 3 separate businesses.
- Usable alley access adds convenience for loading, unloading, or additional access points.



**Strategic Dual-Lot Offering:** Includes two adjacent lots totaling approximately 0.32 acres, providing added flexibility for future development, expanded parking, or outdoor commercial use—something rarely available this close to downtown.

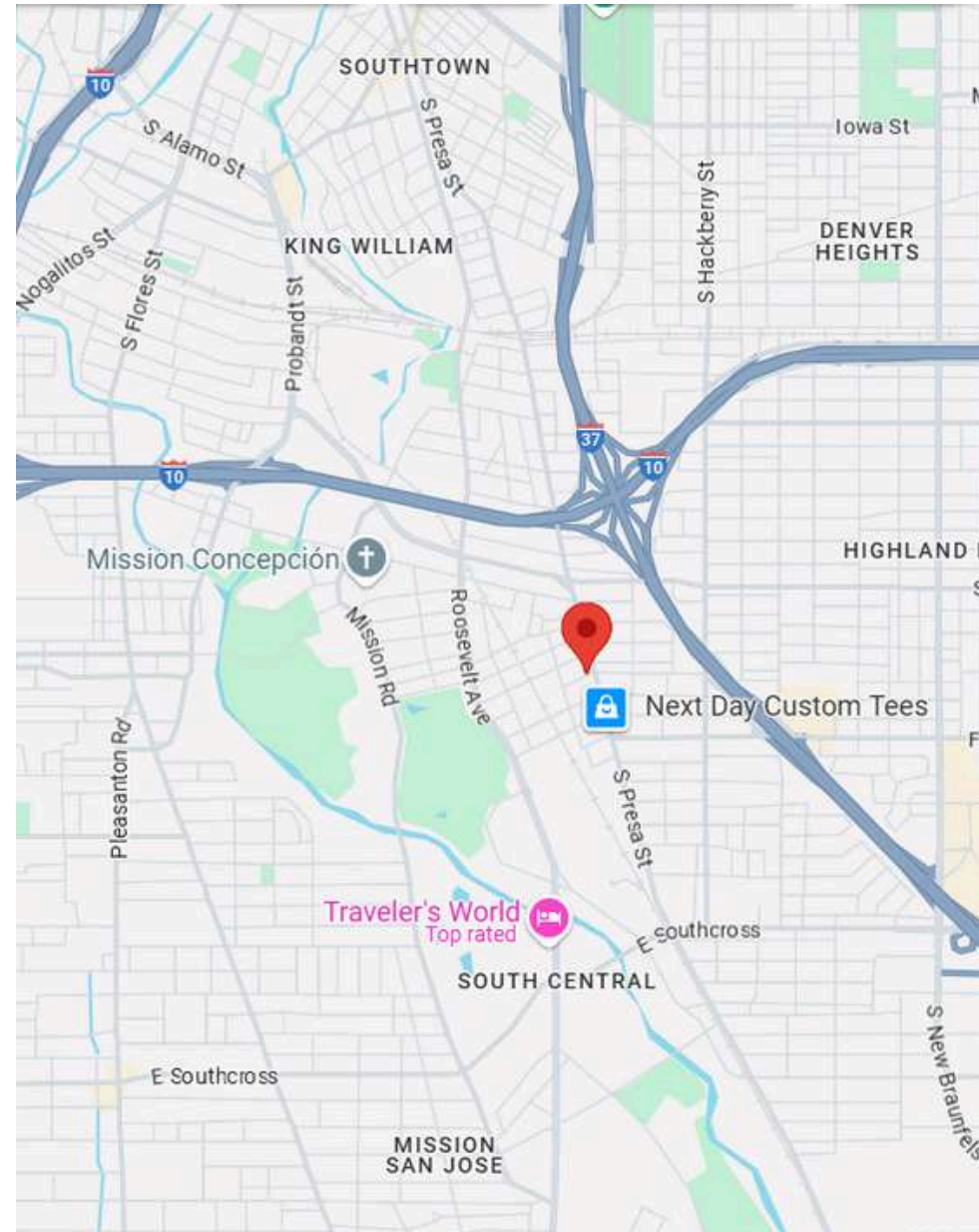
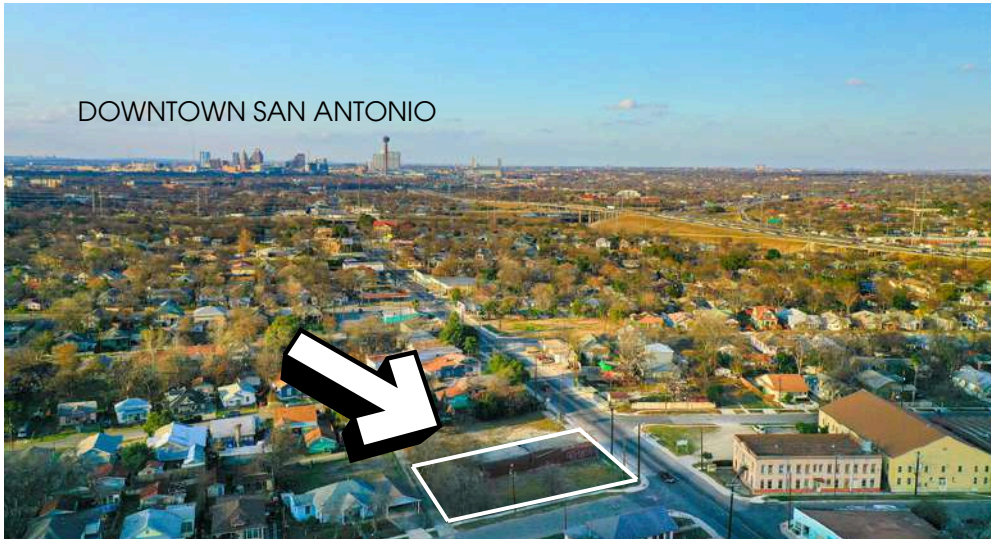
**High-Visibility Corner Exposure:** 3621 S Presa sits on a prominent corner, maximizing street frontage and visibility in a high-traffic area, which is ideal for attracting customers and enhancing business presence.

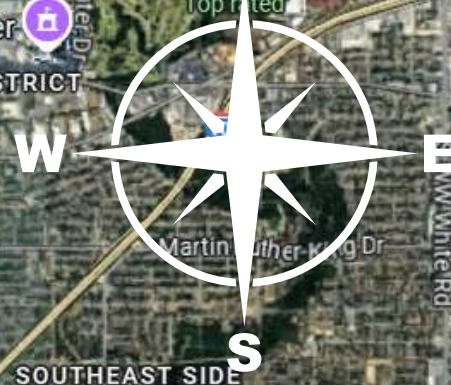
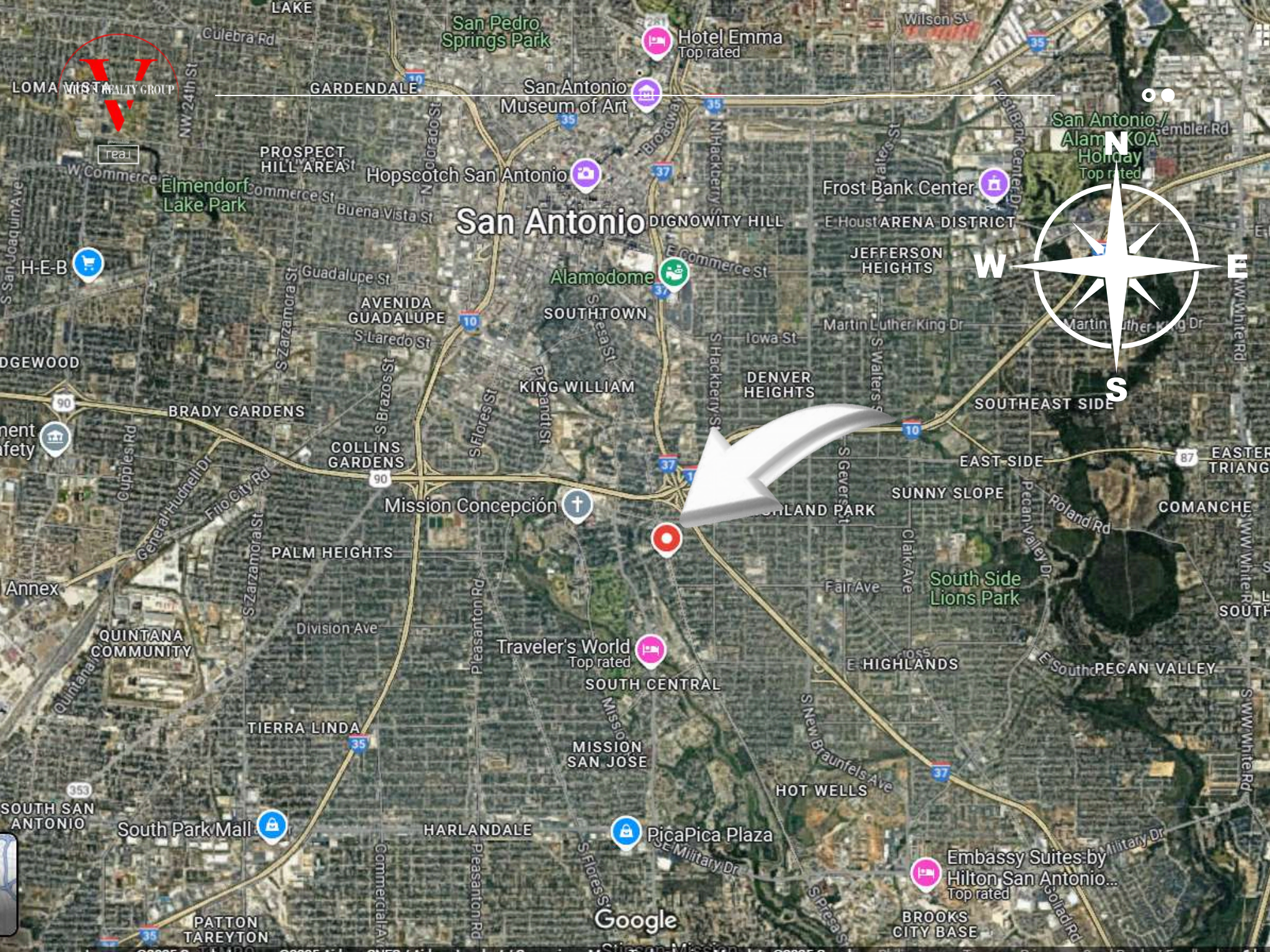
**Adaptive Zoning Advantage:** With IDZ (Infill Development Zone) zoning, the property offers streamlined opportunities for redevelopment, mixed-use concepts, or creative repurposing with fewer regulatory barriers, making it highly attractive for investors.

Year Built	1952
Number of Buildings	1 Building
Total Square Feet	2,791 sq ft
Site Size	0.32 acres
Zoning	IDZ -
Tax Rate	2.44 %

## LOCATION ANALYSIS

- Strategically located just minutes from downtown San Antonio, providing access to a growing commercial and residential market.
- Easy connectivity to major highways, including I-37, I-10, and Hwy 90, facilitating smooth logistics and commuter access.
- Situated on S Presa St, a well-traveled corridor with steady traffic flow and increasing redevelopment activity.
- Positioned in an emerging growth area, benefiting from San Antonio's expanding urban footprint and revitalization efforts.
- Surrounding neighborhoods, including Lavaca, King William, and Southtown, continue to attract investment and new business opportunities.





# San Antonio





TURTLE REALTY GROUP

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Wharton St

South Presa St

GILLEY  
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ETHAN'S REALTY GROUP

**Wharton St**



**South Presa St**

PHOTOS





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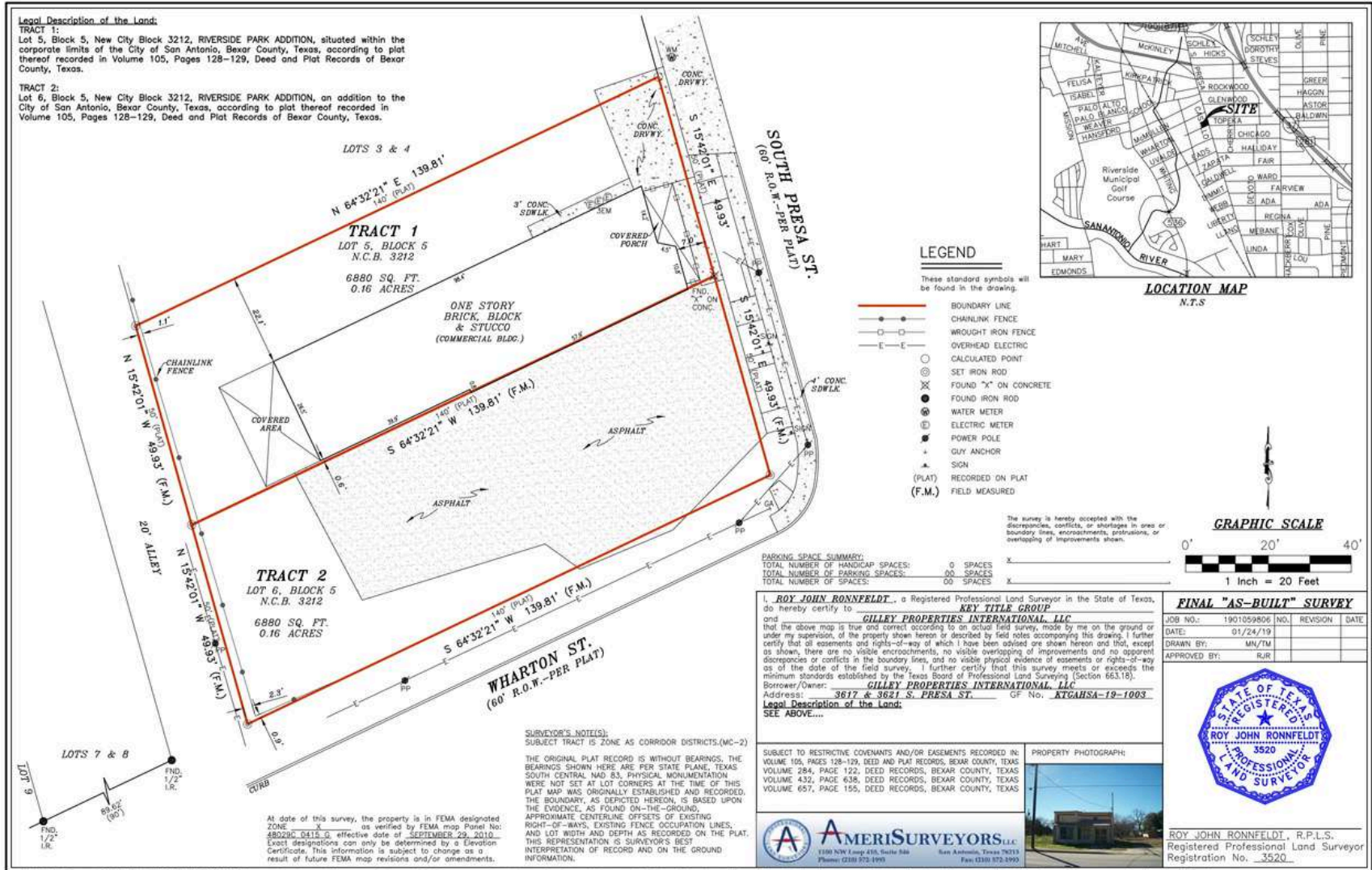
## TAX VALUATION

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023668	\$134,530	\$120,000	\$28.40
08	SA RIVER AUTH	0.017870	\$134,530	\$120,000	\$21.44
09	ALAMO COM COLLEGE	0.149150	\$134,530	\$120,000	\$178.98
10	UNIVERSITY HEALTH	0.276235	\$134,530	\$120,000	\$331.48
11	BEXAR COUNTY	0.276331	\$134,530	\$120,000	\$331.60
21	CITY OF SAN ANTONIO	0.541590	\$134,530	\$120,000	\$649.91
57	SAN ANTONIO ISD	1.155300	\$134,530	\$120,000	\$1,386.36
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$134,530	\$120,000	\$0.00
	<b>Total Tax Rate:</b>	<b>2.440144</b>			



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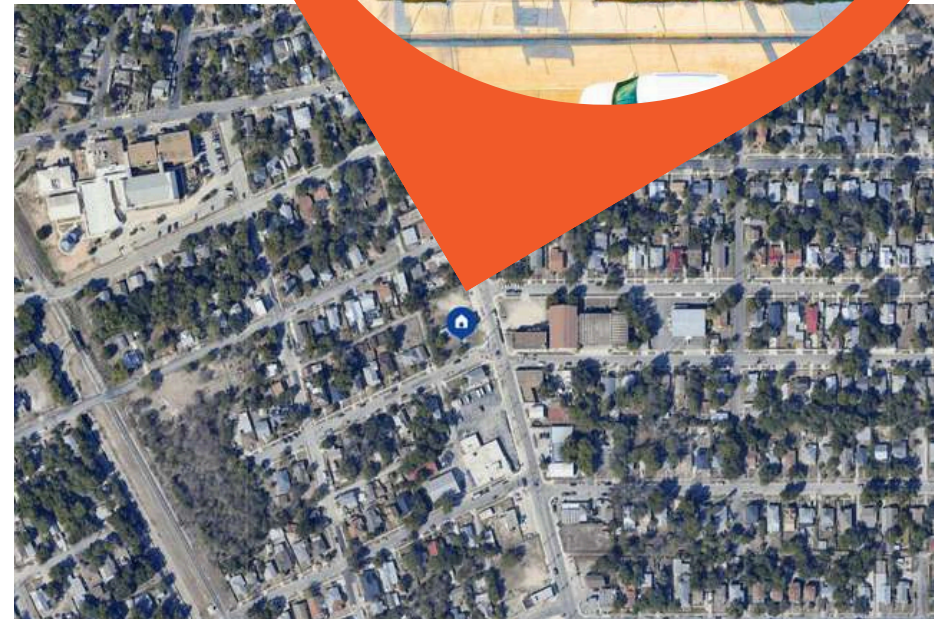
# SURVEY



## MARKET OVERVIEW

As the nation's leading major market for population growth from domestic migration last year, the San Antonio retail market is continuing to enjoy significant demographic momentum as it moves through the end of winter in early 2025. San Antonio has added roughly 210,000 new residents since 2020, bringing both their purchasing power and tailwinds for retail real estate. Demand has generally outstripped supply over the past five years, even if the past 12 months have featured more moderate levels of absorption. On a net basis, absorption has been positive for 15 of the past 16 quarters now, driving availabilities to 5.0% today, near a record low for the market

Category	1 Mile	3 Miles	5 Miles	10 Miles	10 Min. Drive
Population					
Population	14,160	135,874	326,042	831,048	293,818
5 Yr Growth	8.0%	7.1%	6.9%	6.7%	6.4%
Median Age	37	37	36	35	36
5 Yr Forecast	39	36	37	37	38
White / Black / Hispanic	37% / 2% / 89%	35% / 5% / 84%	35% / 7% / 81%	37% / 7% / 75%	35% / 6% / 82%
5 Yr Forecast	37% / 2% / 89%	35% / 5% / 84%	35% / 7% / 81%	37% / 7% / 75%	35% / 6% / 82%
Employment	3,465	84,455	179,469	422,954	126,199
Buying Power	\$214M	\$2B	\$4.6B	\$13.4B	\$4.1B
5 Yr Growth	9.5%	7.9%	7.6%	6.8%	7.3%
College Graduates	8.3%	12.3%	12.6%	16.3%	14.7%
Household					
Households	5,158	50,377	116,697	294,223	105,192
5 Yr Growth	8.2%	7.4%	7.3%	7.0%	6.8%
Median Household Income	\$41,492	\$39,947	\$39,624	\$45,376	\$39,450
5 Yr Forecast	\$42,005	\$40,136	\$39,761	\$45,302	\$39,649
Average Household Income	\$51,966	\$55,477	\$55,258	\$63,215	\$55,131
5 Yr Forecast	\$52,743	\$56,200	\$55,951	\$63,756	\$55,846
% High Income (>\$75K)	22%	23%	24%	27%	24%
Housing					
Median Home Value	\$146,613	\$136,064	\$130,275	\$155,445	\$126,928
Median Year Built	1949	1956	1961	1969	1961
Owner / Renter Occupied	57% / 43%	49% / 51%	49% / 51%	52% / 48%	50% / 50%



## MARKET OVERVIEW

Once labeled Texas' most eccentric neighborhood by Texas Monthly magazine, Southtown is known for its diverse community, art galleries, restaurants, and Victorian era homes. There is a heavy concentration of resident artists and contemporary art spaces, such as those found on emerging South Flores.

### Confluence Park

4.7 ★★★★★ (1.3K) · Park

310 W Mitchell St

Outdoor retreat with trails & sculpture



### Comanche Park

4.6 ★★★★★ (930) · Park

2600 Rigsby Ave



### Mission County Park

4.7 ★★★★★ (1.1K) · Park

6030 Padre Dr

River trails, sports fields & playground



### Collins Garden Park

4.5 ★★★★★ (380) · Park

1525 Nogalitos St



### Padre Park

4.5 ★★★★★ (709) · Park

6515 Padre Dr



### Espada Park

4.5 ★★★★★ (570) · Park

1750 SE Military Dr



### Acequia Park

4.6 ★★★★★ (301) · Park

8500 Mission Pkwy

Public park with a grill/picnic area



### San Antonio Parks & Recreation - Broo...

4.1 ★★★★★ (106) · Park

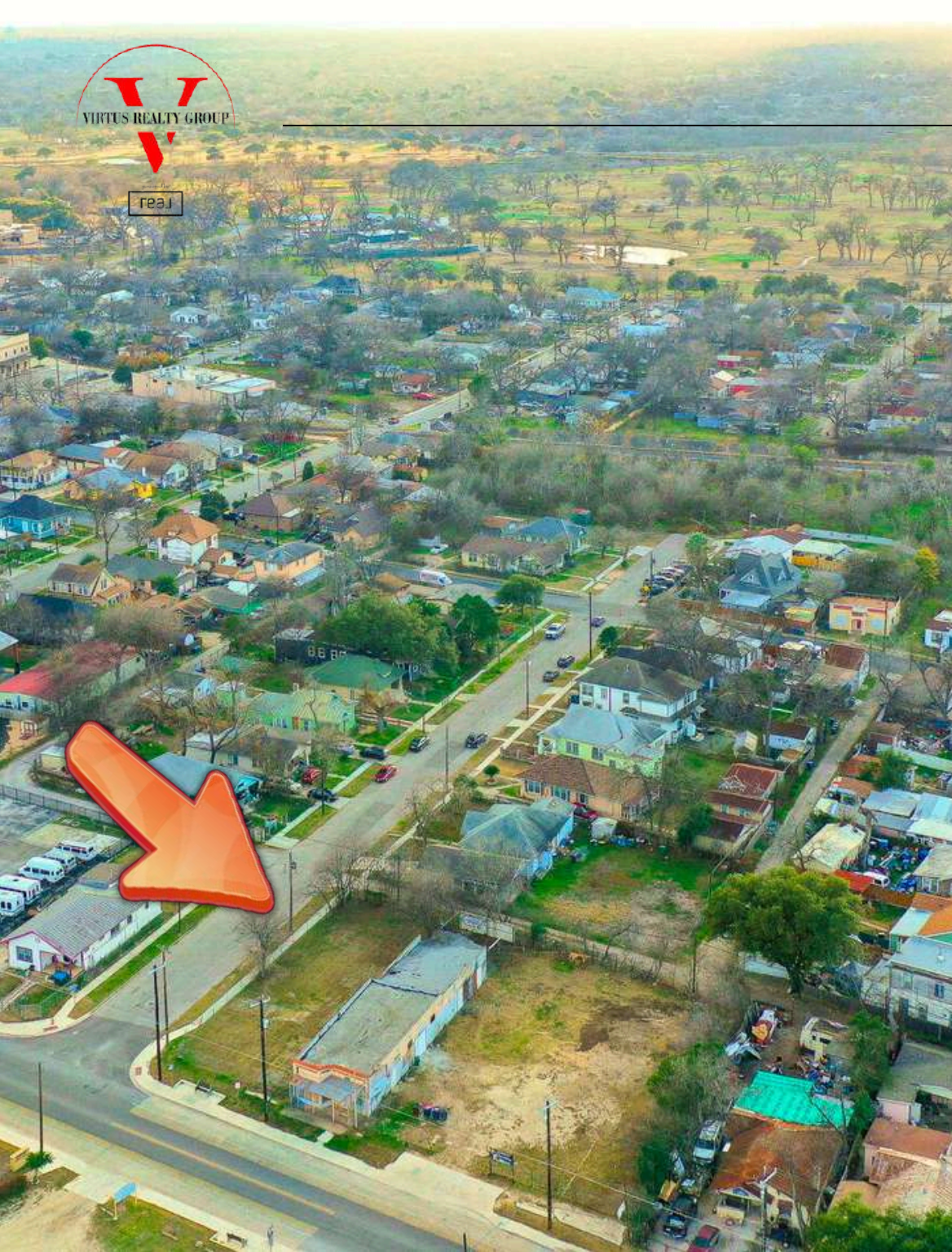
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