



OFFERING MEMORANDUM

# COMMERCIAL PROPERTY

1124 DELGADO  
SAN ANTONIO, TEXAS

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EXCLUSIVELY LISTED BY

JAFFAR CHUGHTAI  
JAFFAR@THEEMERYGRP.COM  
210-449-2600

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EMERY  
GROUP  
REAL ESTATE

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KELLERWILLIAMS. REALTY



## PROPERTY SUMMARY

This offering presents an excellent opportunity to acquire a fully leased industrial warehouse property located in the heart of San Antonio, Texas. The property at 1124 Delgado Street features approximately 12,423 square feet of warehouse space and is 100% tenant occupied, generating consistent in-place cash flow with no immediate vacancy risk. Strategically positioned in an established industrial corridor, this property benefits from strong demand, stable tenancy, and long-term investment potential in one of Texas's fastest-growing markets.

## HIGHLIGHTS

- 1124 Delgado offered at 8.31% Cap Rate
- 1124 Delgado: ±12,423 SF
- Quick access to IH-10
- Signage opportunities
- 100% tenant occupied with stable in-place income
- Located in a high-demand industrial submarket of San Antonio
- Well-maintained facilities with functional layouts
- Ideal for investors seeking stabilized cash-flowing assets
- Potential for long-term appreciation in a growing Texas market

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## PROPERTY PHOTOS









## CONTACT

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