



Offered For Lease

13549 US HWY 87 W

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13549 US HIGHWAY 87 W, LA VERNIA, TX 78121

PRESENTED BY:

JACKSON OLMSTED

O: 830.500.3787

jackson.olmsted@svn.com

TX #786951

TRAVIS TAYLOR MAI, CCIM

O: 830.500.3787 x101

travis.taylor@svn.com

TX #549653

**Represents anticipated look upon completion. Rendering generated with AI.*

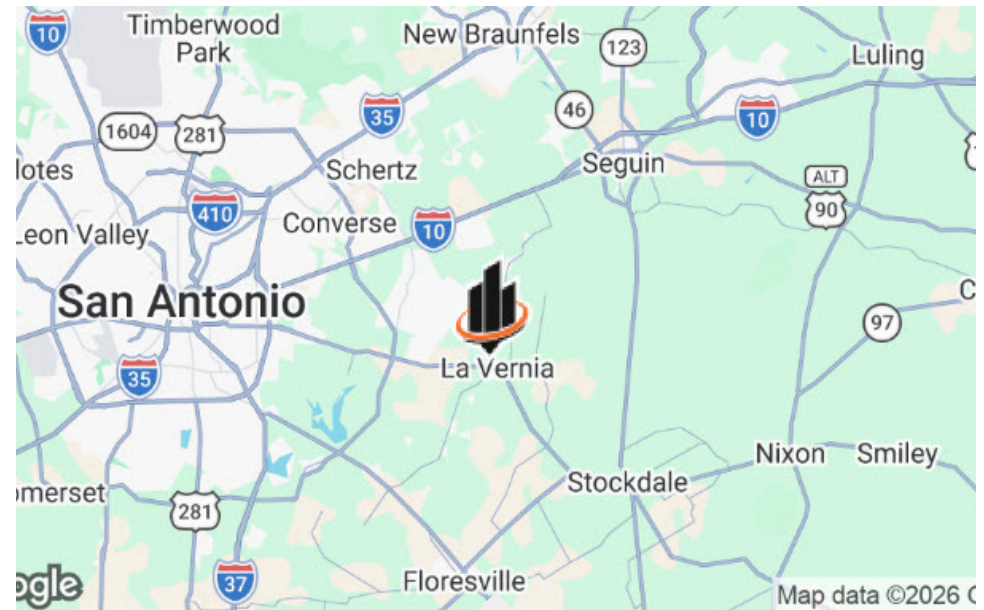
PROPERTY DETAILS & HIGHLIGHTS

BUILDING SIZE	±1,100 SF
SUITE 1 MO. RENT - 720 SF	\$2,250 Base + \$594 NNN
SUITE 2 MO. RENT - 390 SF	\$1,250 Base + \$322 NNN
EXCESS LAND MO. RENT	\$750 Base + \$221 NNN
APN	27677

Positioned along the highly traveled US Highway 87 corridor in La Vernia, this newly renovated ±1,110-square-foot commercial building offers an excellent opportunity for office, retail, medical, service, or professional users seeking a modern, highly visible location. The building may be leased in its entirety or demised into two separate suites consisting of approximately 720 SF and 390 SF, providing flexibility for single or multiple tenants.

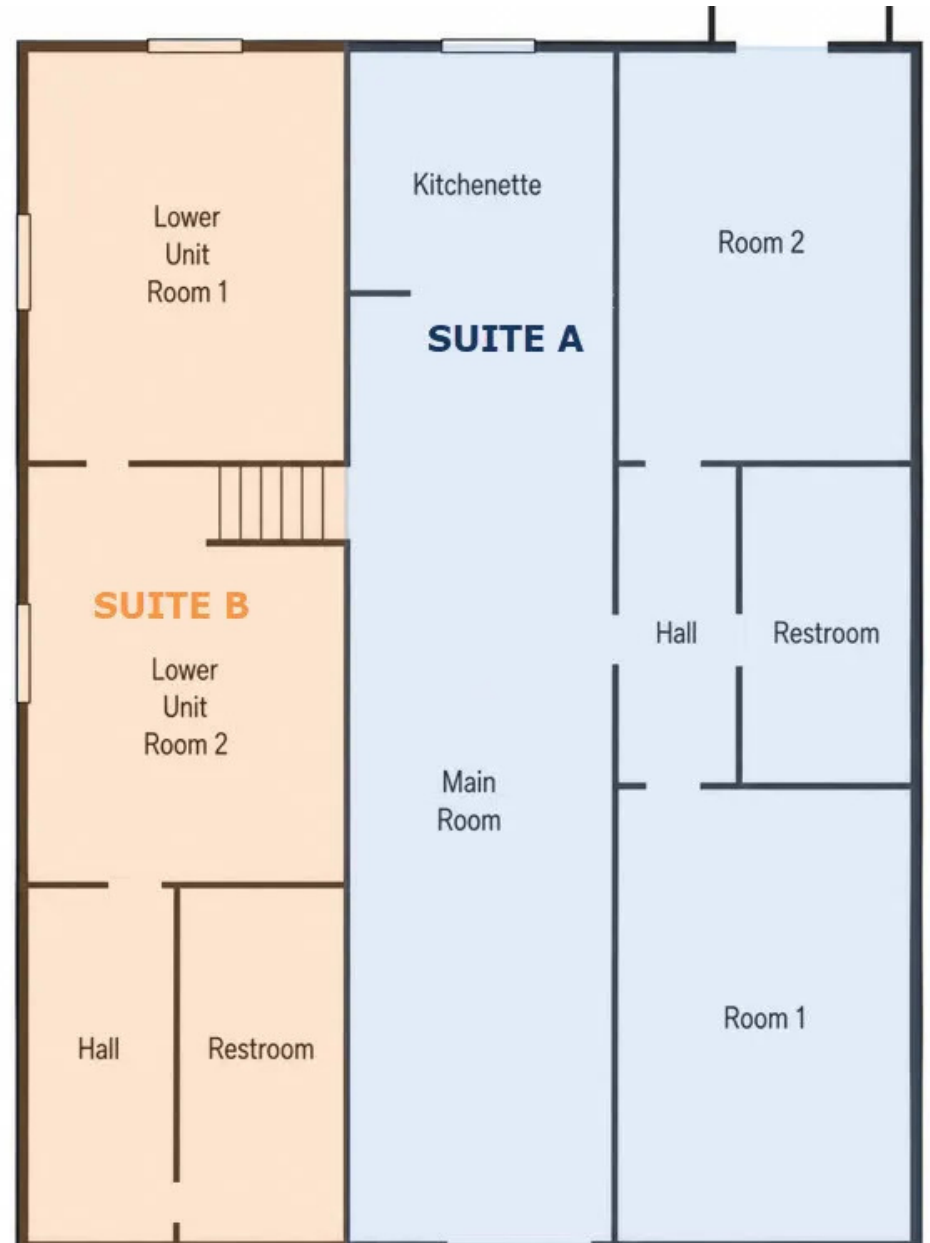
Situated on approximately one-third (1/3) of an acre, the building features attractive curb appeal, generous on-site parking, and quality interior finishes designed for immediate occupancy. For users requiring additional outdoor storage, parking, equipment staging, or future expansion, an additional approximately two-thirds (2/3) of an acre adjoining the building is available for lease, creating a unique opportunity rarely found with properties of this size.

Whether you're an established business seeking a flagship location or a growing company looking for flexible space with room to expand, 13549 US Highway 87 W delivers exceptional versatility in one of the fastest-growing communities southeast of San Antonio.



- Prominent roadside location on US Highway 87 W
- High visibility and exposure
- Spacious and versatile floor space
- Ideal for retail or street retail
- Ample parking for customers and employees
- Modern design and well-maintained exterior
- Professional and inviting atmosphere
- Strategically positioned within the thriving commercial district

SITE PLAN AND FLOOR PLAN

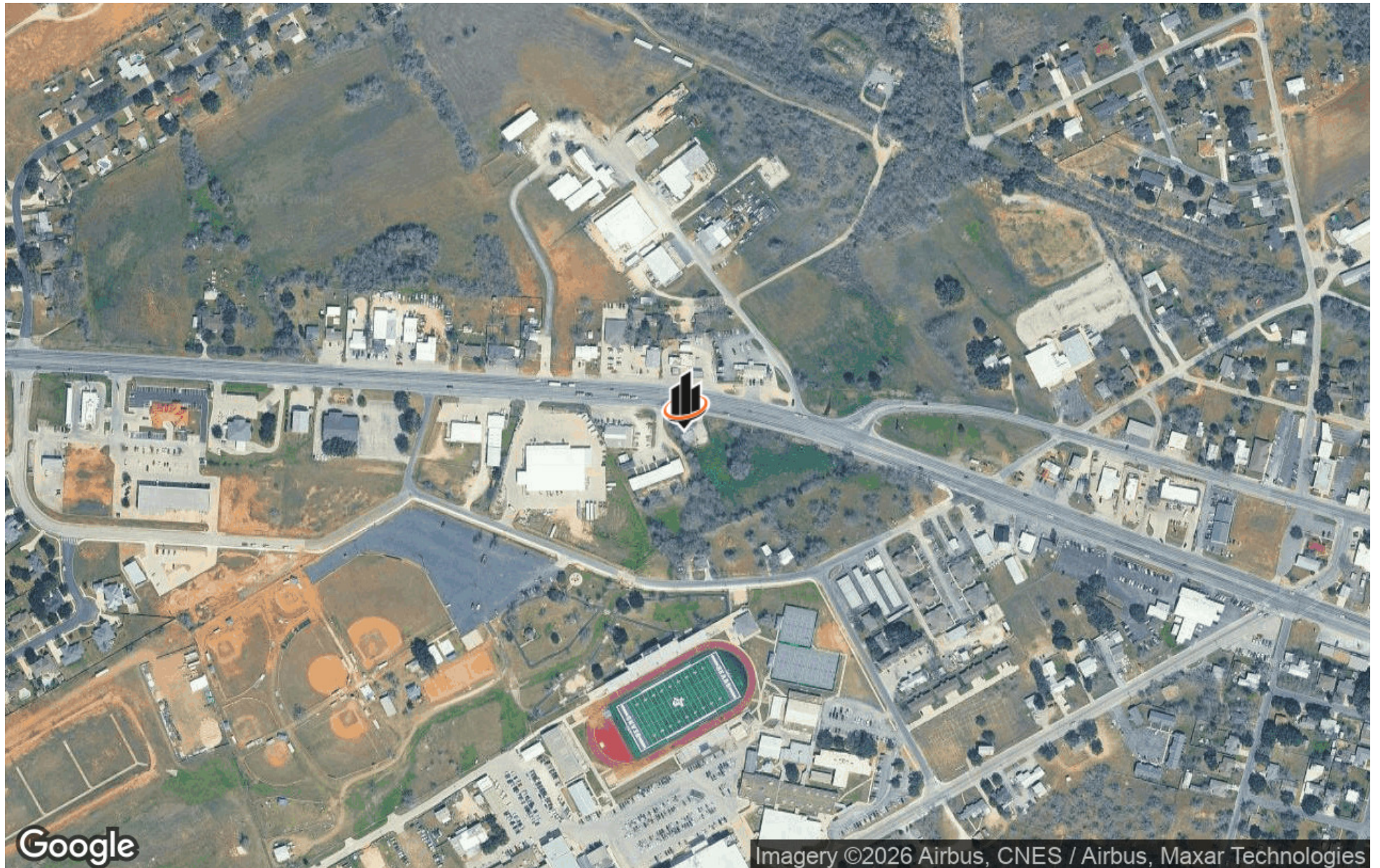


INTERIOR IMAGES

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LOCATION MAP

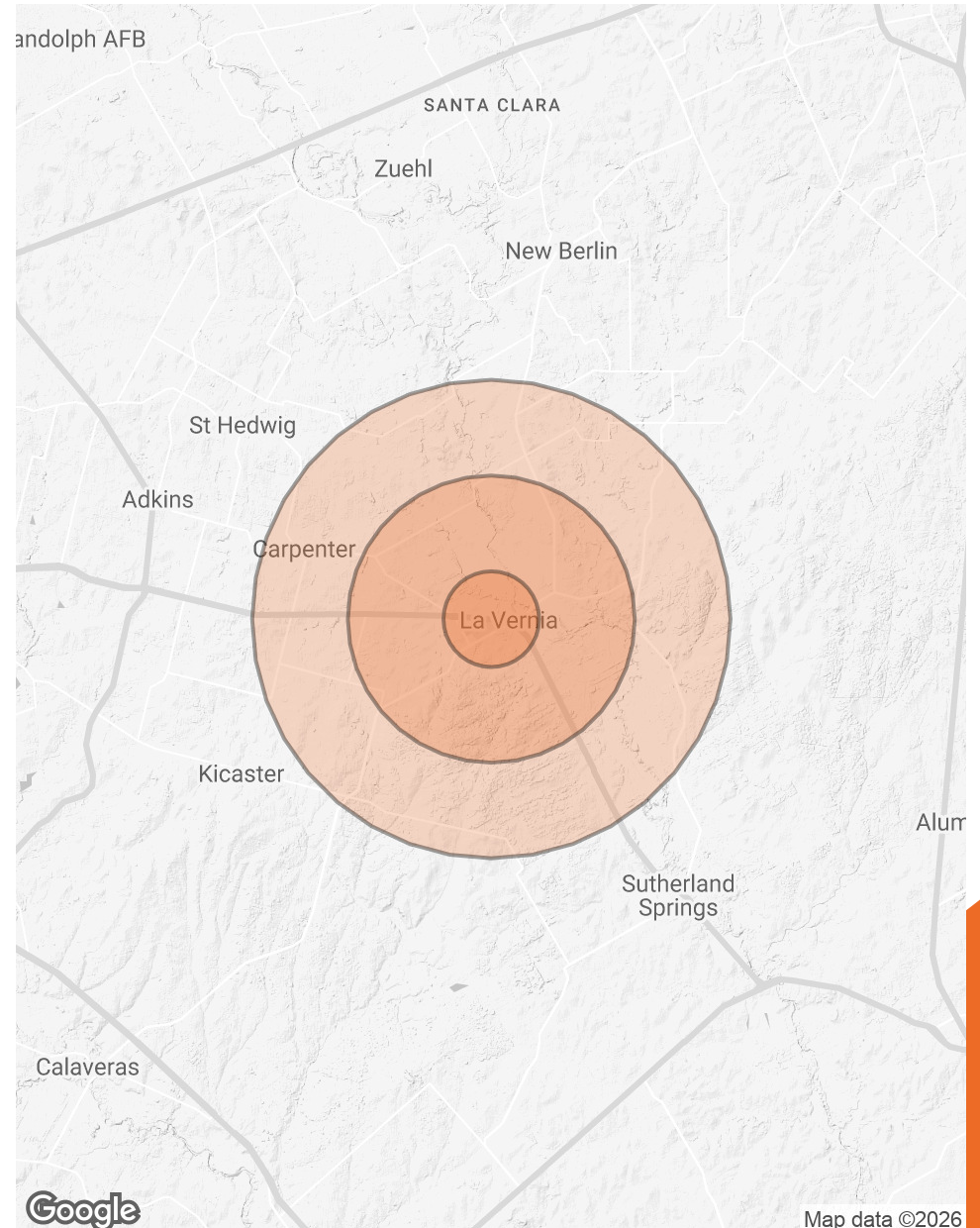


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	476	4,138	10,836
AVERAGE AGE	44.1	43.3	41.7
AVERAGE AGE (MALE)	43.9	42.4	40.8
AVERAGE AGE (FEMALE)	44.3	44.8	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	159	1,423	3,787
# OF PERSONS PER HH	3	2.9	2.9
AVERAGE HH INCOME	\$135,284	\$136,676	\$131,244
AVERAGE HOUSE VALUE	\$308,605	\$310,183	\$326,485

2023 American Community Survey (ACS)





JACKSON OLMSTED

Associate Advisor

jackson.olmsted@svn.com

Direct: **830.500.3787** | Cell: **210.912.8117**

TX #786951

PROFESSIONAL BACKGROUND

Jackson Olmsted is a Commercial Real Estate Advisor with SVN Traditions specializing in land, ranch, and investment real estate across Texas. Drawing from his experience with Dullnig Ranch Sales, Jackson advises clients on acquisitions, dispositions, and investment opportunities throughout Central and South Texas.

Combining hands-on ranching experience with advanced market research and Land id mapping technology, he brings a practical, data-driven approach to evaluating real estate opportunities. Known for his integrity, responsiveness, and commitment to long-term relationships, Jackson is dedicated to helping clients maximize the value of their real estate investments.

EDUCATION

Baylor University Hankamer School of Business; Bachelor's in Business Management

MEMBERSHIPS

National Association of Realtors

San Antonio Board Of Realtors



TRAVIS TAYLOR MAI, CCIM

Managing Director

travis.taylor@svn.com

Direct: **830.500.3787 x101** | Cell: **210.391.4514**

TX #549653

PROFESSIONAL BACKGROUND

Travis Taylor is a Managing Director at SVN | Traditions, holding the CCIM Designation and also the MAI Designation through the Appraisal Institute. With over two decades in commercial real estate, he has built a career distinguished by deep market expertise, strategic vision, and an unwavering commitment to guiding clients toward achieving their goals. He began his career as a commercial appraiser. Travis opened his own valuation firm, which was acquired by a national firm in 2017.

Travis left the appraisal profession to open and co-own SVN | Traditions, bringing his analytical and valuation experience to the deal side. Travis brings a highly unique skill set to the table, with the ability to understand one of the most important aspects of any deal...value! He has worked on hundreds of assignments across all property types, from small commercial to institutional investment grade properties.

Travis has focused much of his time advising clients, not only from a buying and selling prospective, but also in a consulting capacity. When a sale may not be the right course of action for a certain client at a given time, he's able to help them maximize value by improving net revenues, so that they are strategically positioned to realize the highest possible outcome when the client decides it is time. On the other side of the deal, buyer-clients also rely heavily on his underwriting abilities, so that their eyes are wide open. He finds tremendous satisfaction in knowing he's earned the trust of his clients with his ability to quickly, carefully and accurately size a deal, measure risk and understand the nuances that drive pricing. His buyers have a competitive advantage to quickly act on a deal, or move on to the next.

EDUCATION

Texas A&M University; Bachelor of Business Administration - Finance

MEMBERSHIPS

CCIM Designation - CCIM Institute

MAI Designation - Appraisal Institute

NAR - National Association of Realtors

TAR - Texas Association of Realtors



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To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.