

Ridge Country Office Warehouse For Sale

San Antonio, TX



WEBB SELLERS

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TX License No. 589055

DREW ALLEN

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TX License No. 656732

For Sale

3814 Ridge Country St
San Antonio, TX

* Office Warehouse Space Available

Property Specifications

BUILDING SIZE ± 14,750 SF

OFFICE SPACE ± 6,000 SF

WAREHOUSE SPACE ± 8,750 SF

LOT SIZE ± 1.30 AC

YEAR BUILT 2010

ZONING BP

PRCIING **Contact Broker**

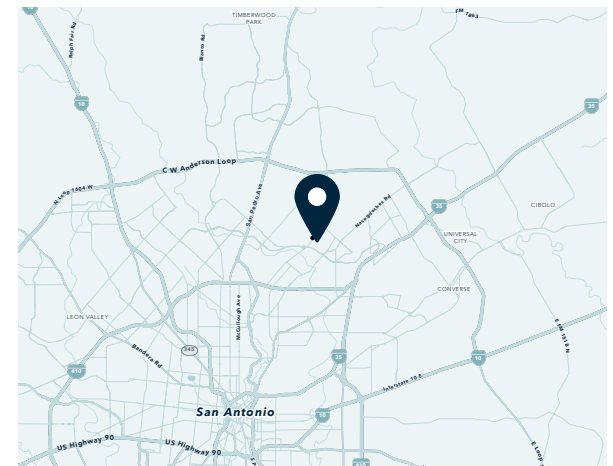
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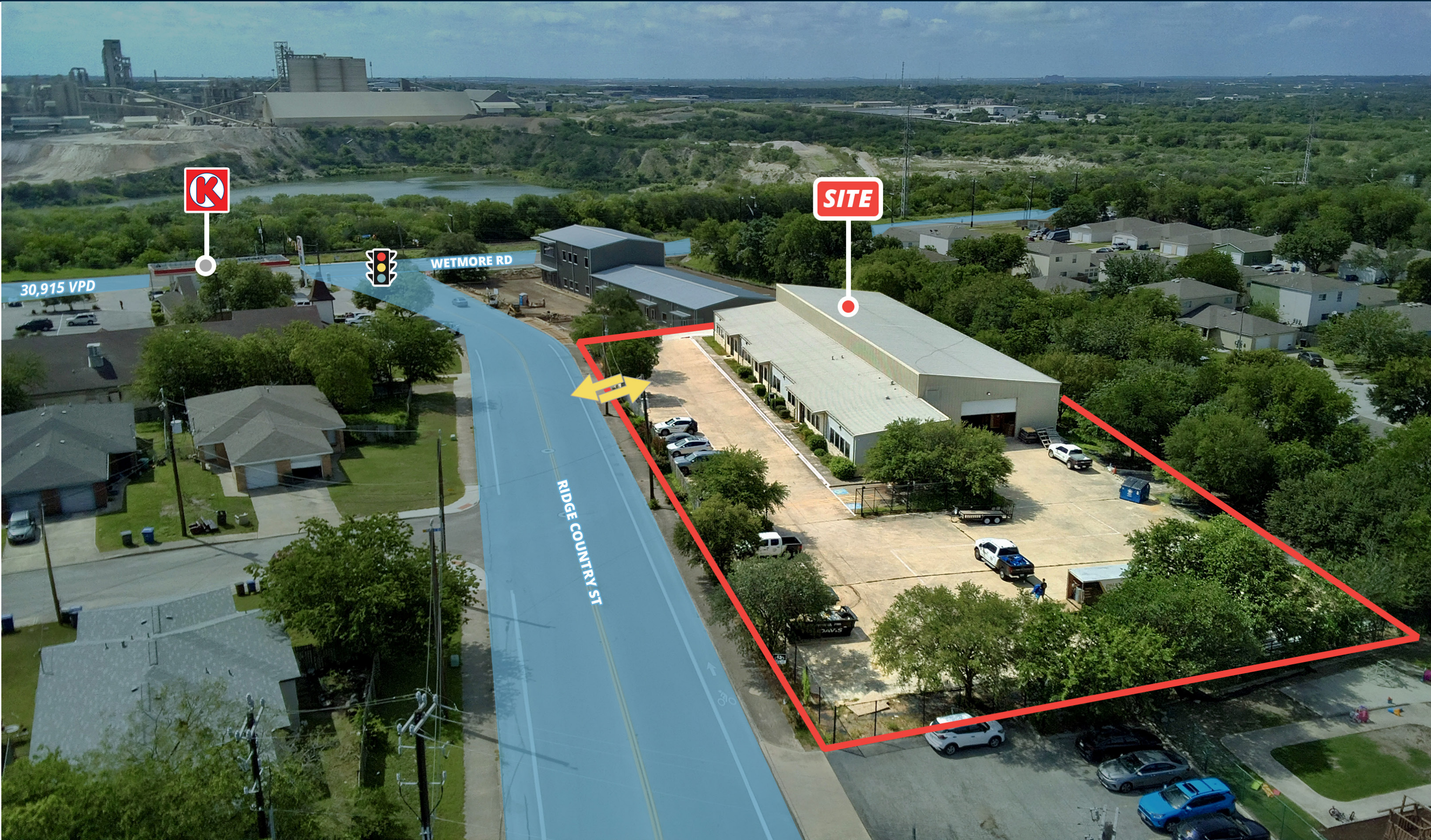
About the Property

- Well located flex office/warehouse property available for sale
- ± 6,000 SF of built out office and +/- 8,750 SF insulated warehouse with cross-dock bay
- Includes fenced concrete yard
- Close proximity to San Antonio International Airport





RIDGE COUNTRY ST



WETMORE RD

30,915 VPD

SITE



RIDGE COUNTRY ST



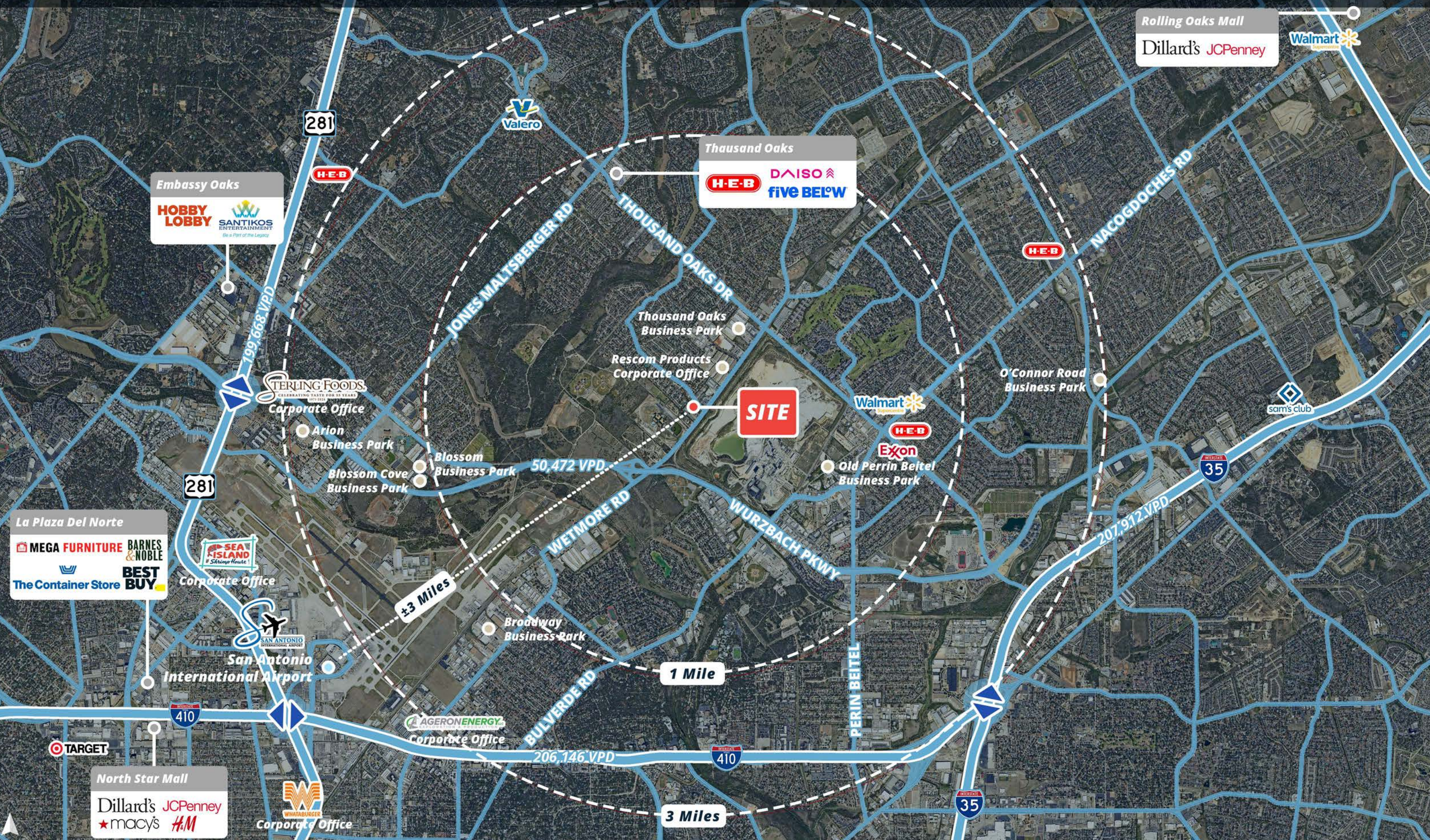


RIDGE COUNTRY ST

SITE

3814 Ridge Country Street

San Antonio, TX



Embassy Oaks

HOBBY LOBBY **SANTIKOS ENTERTAINMENT**

Thousand Oaks

H-E-B **DAISO** **five BELOW**

Rolling Oaks Mall

Dillard's JCPenney **Walmart**

La Plaza Del Norte

MEGA FURNITURE **BARNES & NOBLE** **BEST BUY**

The Container Store

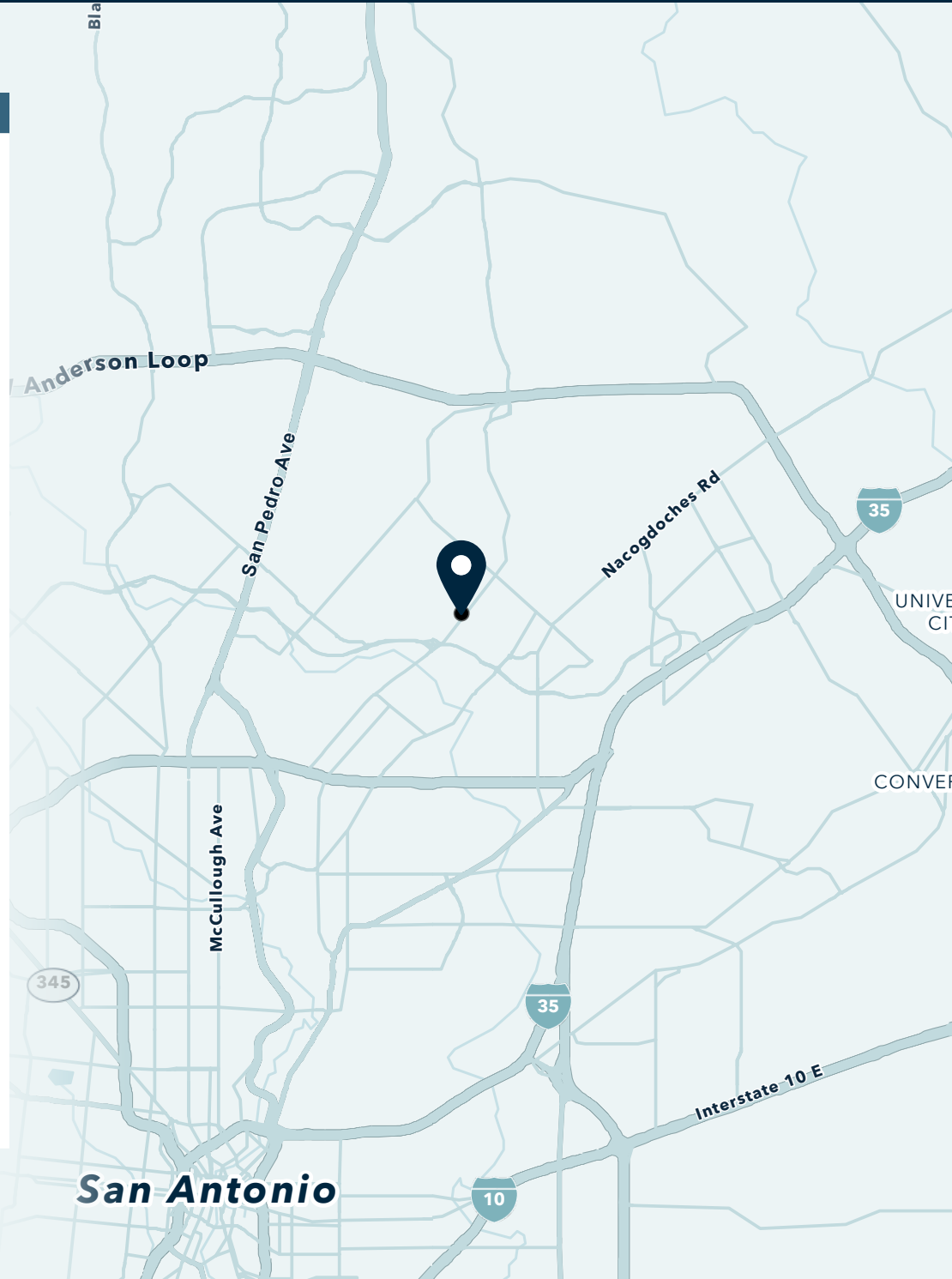
North Star Mall

Dillard's JCPenney **macy's** **H&M**



Area Snapshot

	1 MILE	3 MILES	5 MILES
Population			
2026 Estimated Population	6,587	92,596	264,441
2031 Projected Population	6,366	91,503	268,307
Projected Annual Growth Rate 2026 to 2031	-0.68%	-0.24%	0.29%
Daytime Population			
2026 Daytime Population	8,995	114,192	355,041
Workers	5,609	70,390	230,868
Residents	3,386	43,802	124,173
Income			
2026 Est. Average Household Income	\$90,102	\$94,751	\$105,839
2026 Est. Median Household Income	\$77,342	\$74,314	\$76,827
Households & Growth			
2026 Estimated Households	2,791	40,439	113,016
2031 Estimated Households	2,757	40,712	116,572
Projected Annual Growth Rate 2026 to 2031	-0.24%	0.13%	0.62%
Race & Ethnicity			
2026 Est. White	52%	51%	50%
2026 Est. Black or African American	5%	9%	9%
2026 Est. Asian or Pacific Islander	3%	3%	4%
2026 Est. American Indian or Native Alaskan	1%	1%	1%
2026 Est. Other Races	12%	12%	12%
2026 Est. Hispanic	51%	48%	47%



Want more? Contact us for a complete demographic,



San Antonio



Information About Brokerage Services

Texas Real Estate Commission (2-10-2025)



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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 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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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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Drew Allen	656732	drew.allen@srsre.com	210.504.1242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer Initials</i>	<i>Tenant Initials</i>	<i>Seller Initials</i>	<i>Landlord Initials</i>
			<i>Date</i>



SRS REAL ESTATE PARTNERS

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