



VIRTUS REALTY GROUP
PASSION.PURPOSE.SELFLESS SERVICE



OFFERING MEMORANDUM

INDUSTRIAL PROPERTY

15,451 SF | 0.56 Acre | 2110 Mannix Dr, San Antonio, TX 78217

This presentation is provided for informational purposes only and is subject to change. It does not constitute investment advice, a recommendation, or an advertisement, and is not intended for public distribution. This presentation does not constitute an offer to sell or a solicitation of an offer to buy. Any such offer or solicitation will only be made through a confidential private offering memorandum or other appropriate disclosure documents, which will detail the material terms, including but not limited to risk factors, conflicts of interest, fees and charges, and tax implications. Such documents will be provided only in jurisdictions where permitted by applicable law.

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.



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:
 - 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.

Real Broker, LLC	9003138	support@therealbrokerage.com	(855) 450-0442
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Vasquez	719713	info@virtusrealtytx.com	(210) 255-1118
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

IABS 1-1

DEAL TEAM

All property tours, showings, and site visits must be coordinated through the listing broker or designated representative. Unauthorized access to the property is strictly prohibited. The information provided in this Offering Memorandum is for informational purposes only and does not constitute an offer or guarantee of availability. Prospective buyers and their teams are responsible for conducting their own inspections, due diligence, and verification of all information prior to any transaction.



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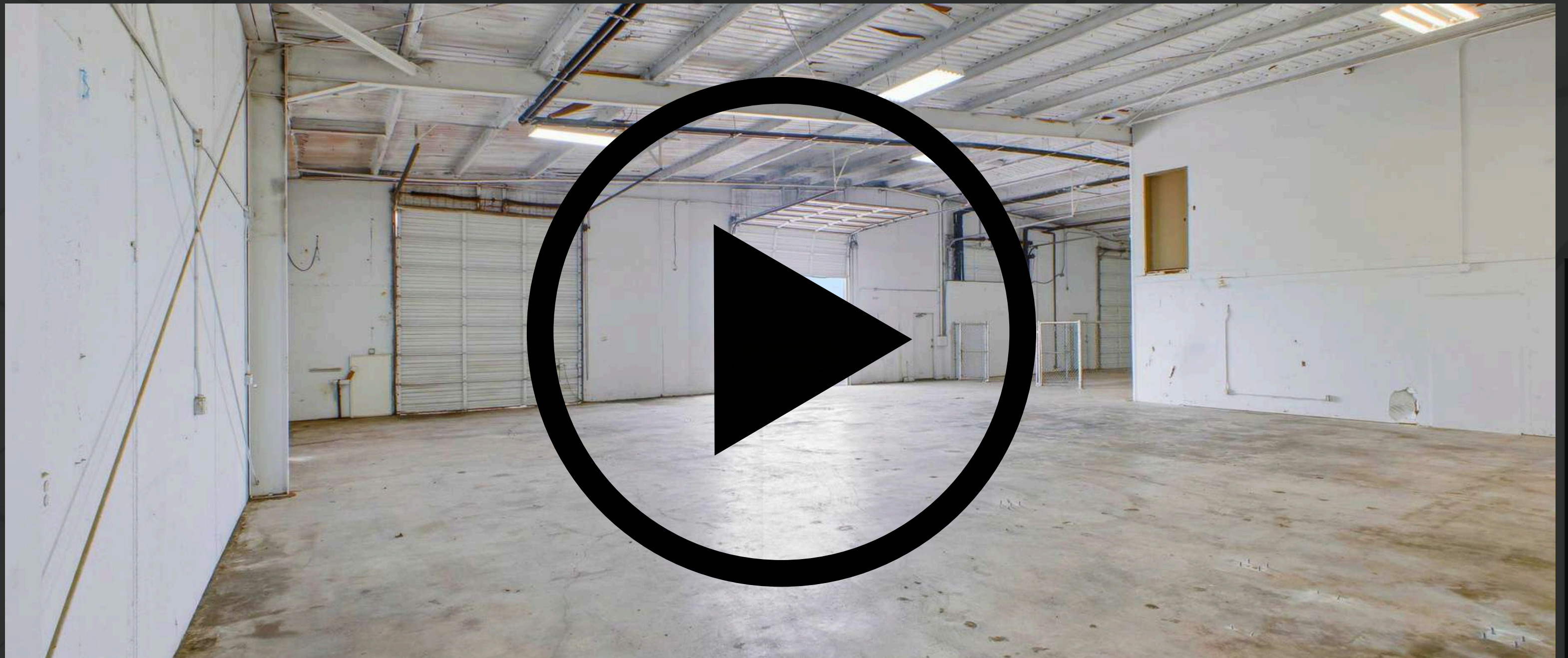
PROPERTY SUMMARY

PROPERTY DETAILS

- Property Type: Flex / Light Industrial
 - Building Size: ~15,451 SF
 - Stories: 2
 - Year Built: 1975
 - Zoning: I-1 (General Industrial District)
 - Clear Ceiling Height: 18'
 - Grade / Drive-in Doors: 4
 - Electrical system: 3 phase
 - Status: delivered vacant
 - Parking: ~24 auto stalls
 - Lot Size: ~0.56 acres
- ◆ Flexible Office/Warehouse Layout – ±15,451 SF flex/light industrial building with 18' clear height, 4 grade-level doors, and a fenced yard, supporting a wide range of operational uses.
 - ◆ Strategic North Central Location – Positioned near Loop 410 and major highways, offering strong accessibility for logistics, employees, and business operations.
 - ◆ Space breakdown: Industrial ±5,542 SF (35.9%) | Office ±9,909 SF (64.1%)



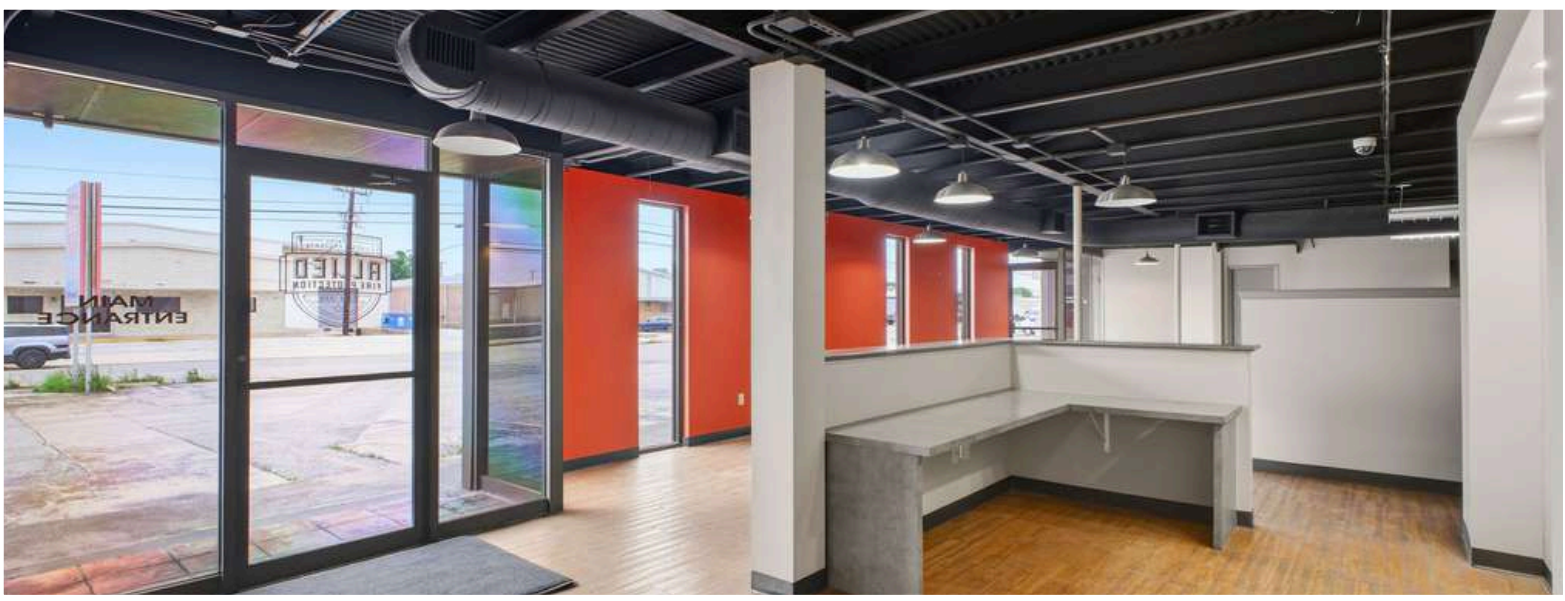
VIRTUAL TOUR



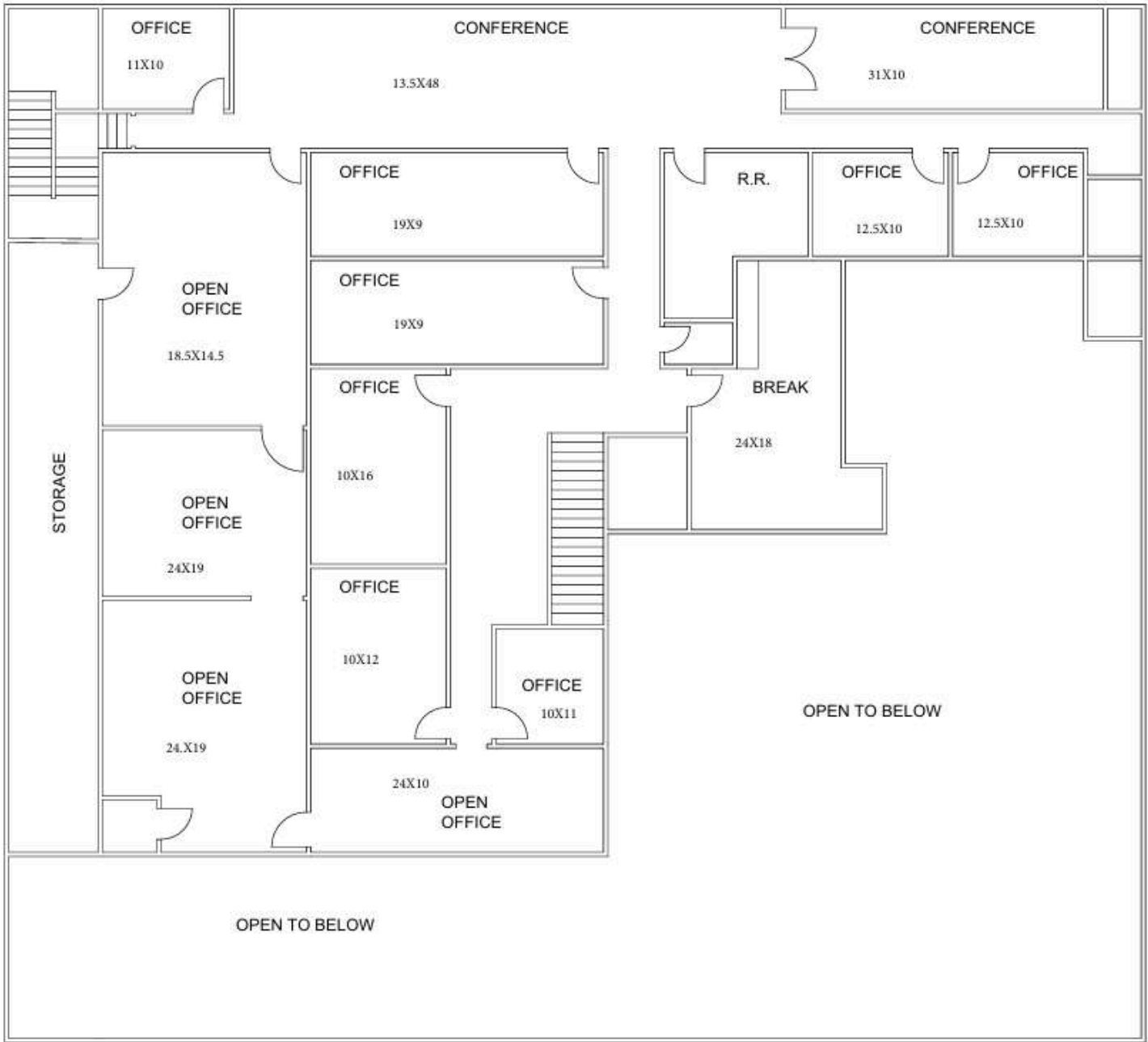
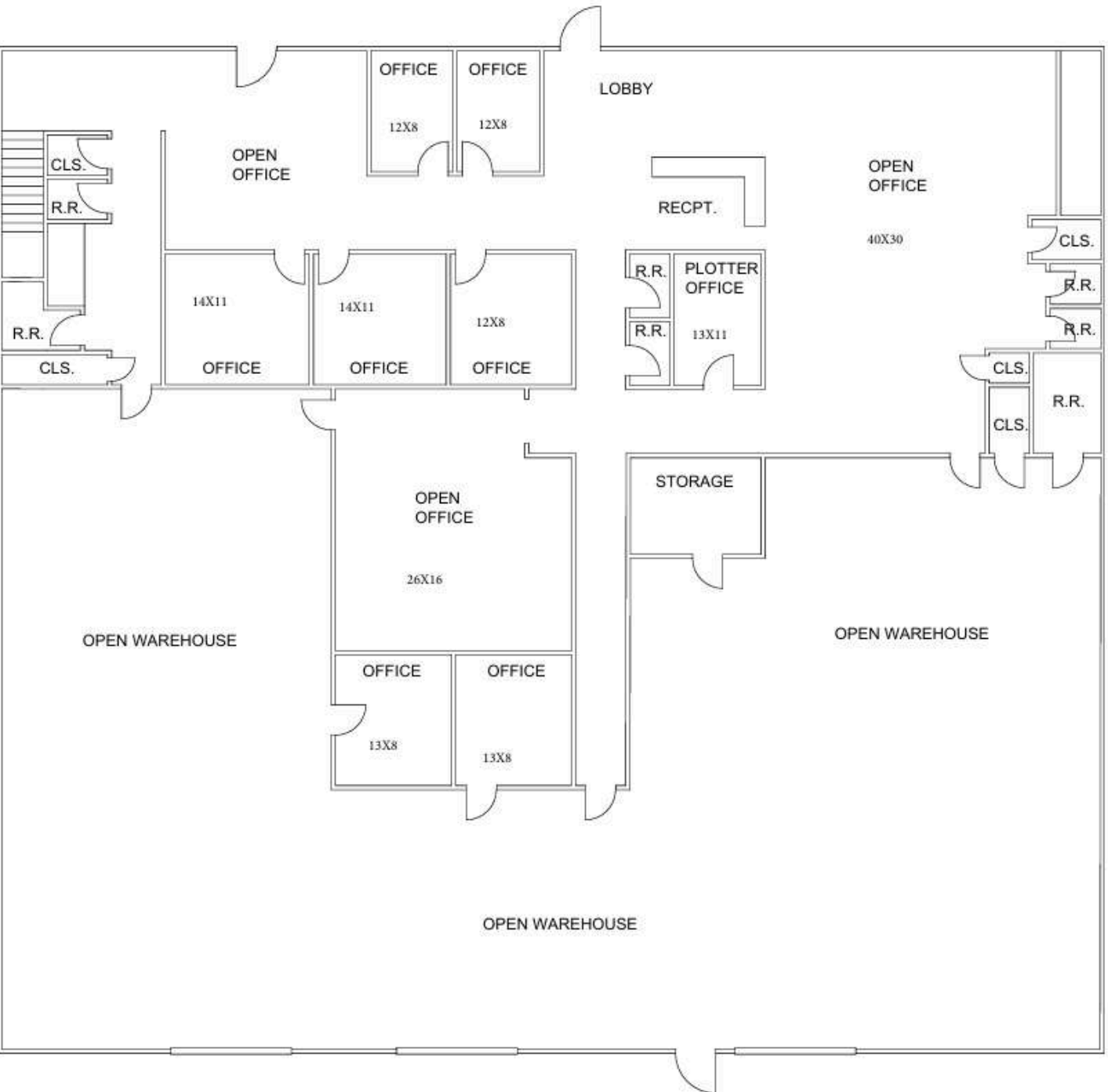
EXTERIOR PHOTOS



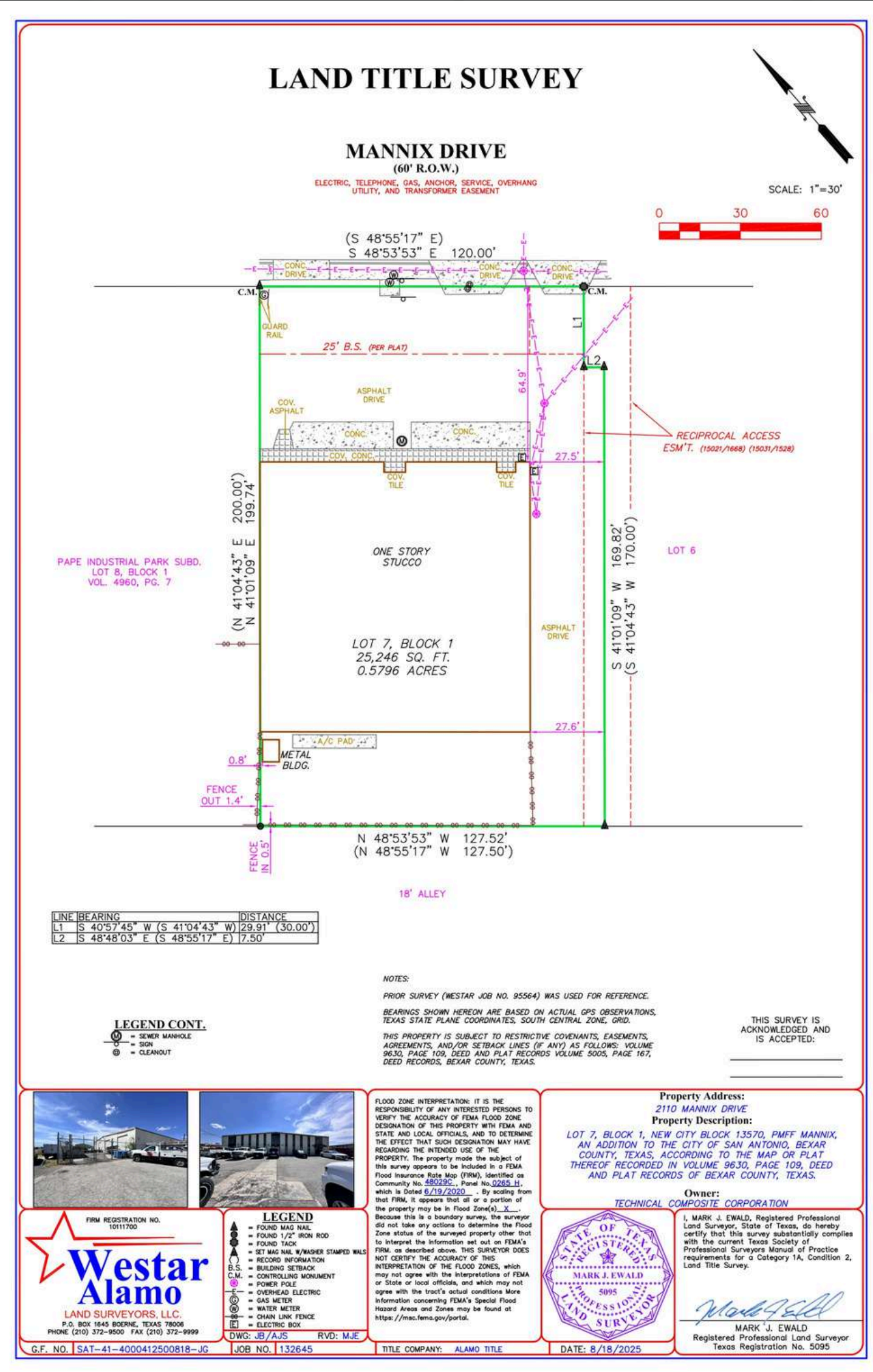
INTERIOR PHOTOS



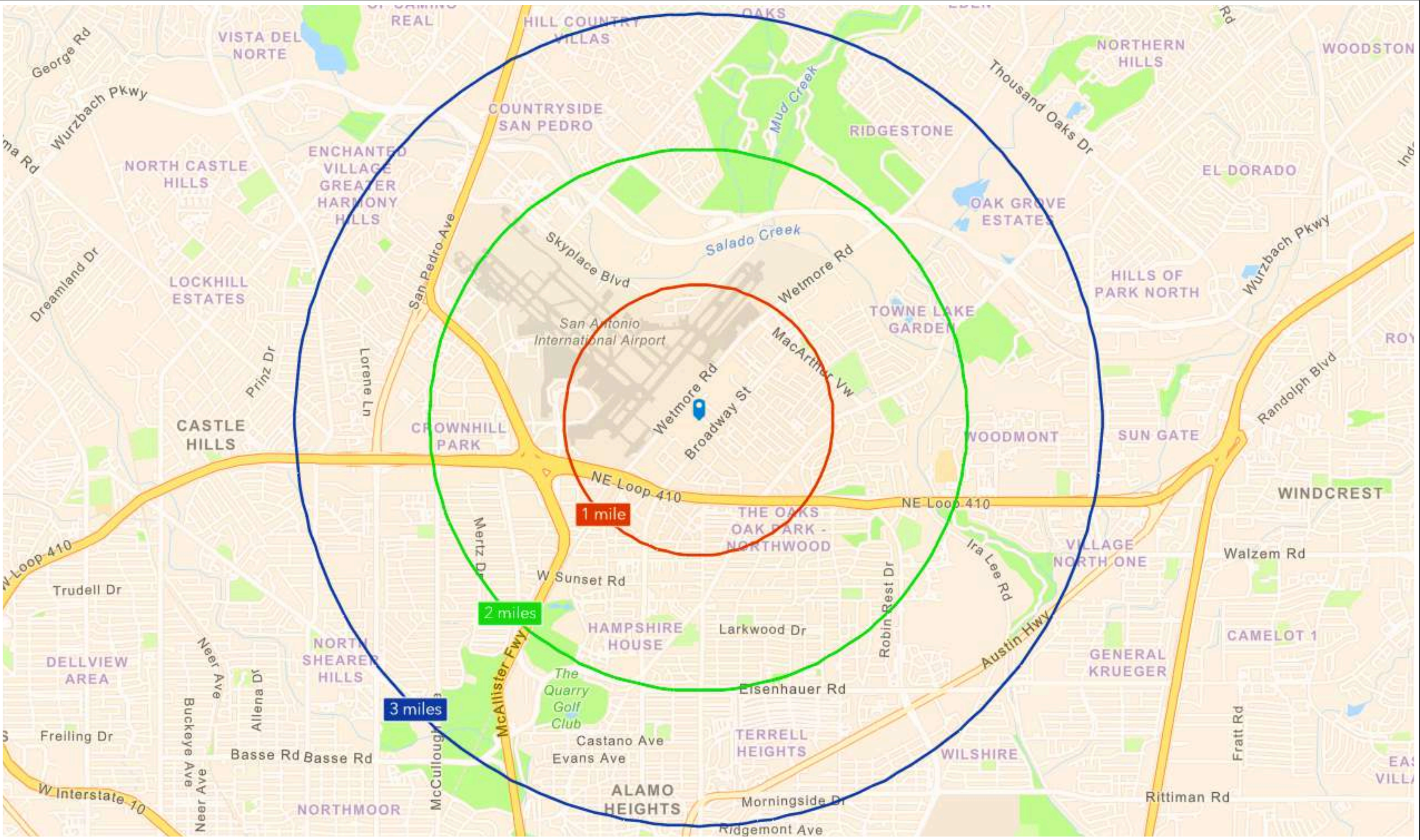
FLOOR PLAN



SURVEY



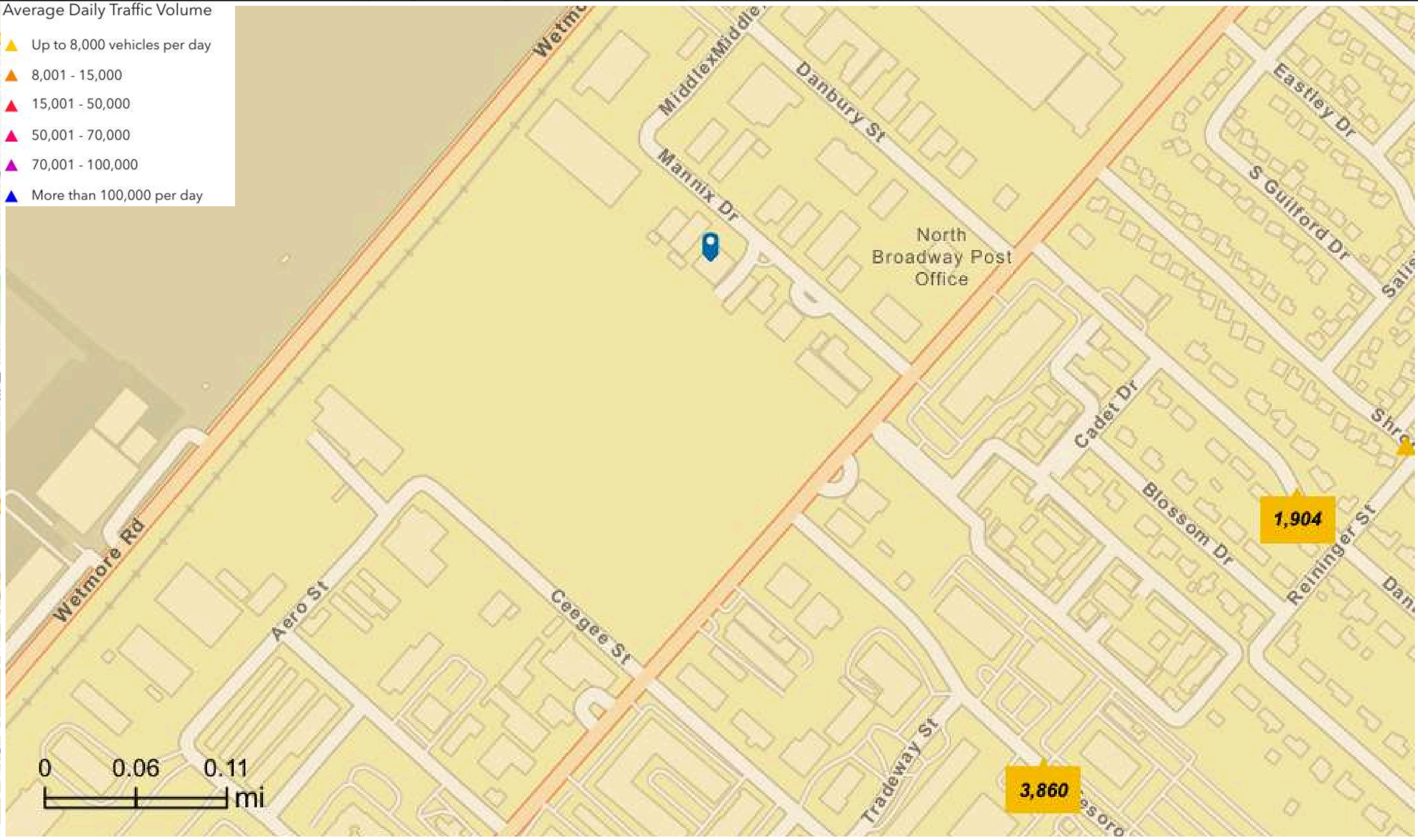
SITE MAP



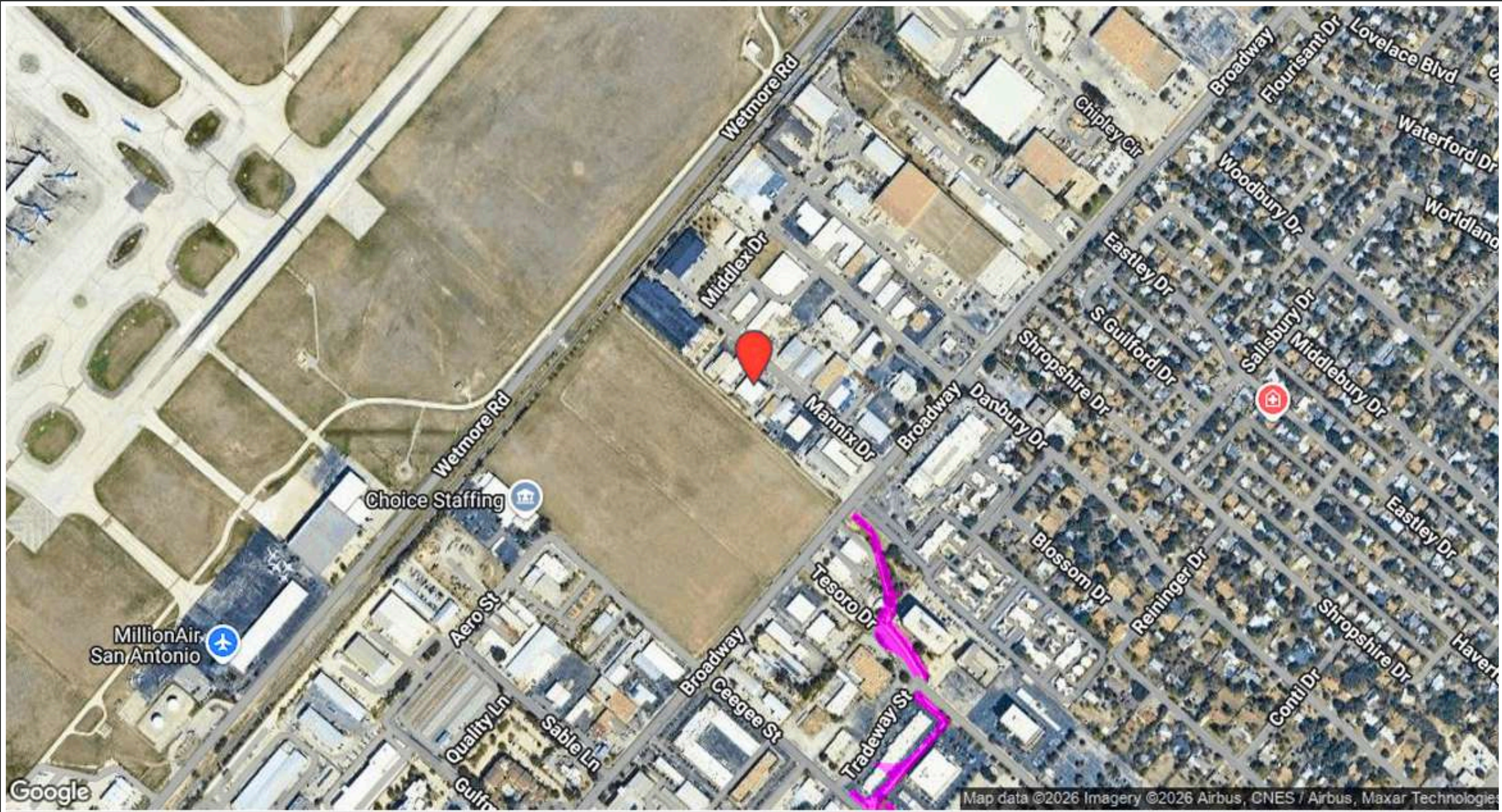
TRAFFIC COUNT MAP

Average Daily Traffic Volume

- ▲ Up to 8,000 vehicles per day
- ▲ 8,001 - 15,000
- ▲ 15,001 - 50,000
- ▲ 50,001 - 70,000
- ▲ 70,001 - 100,000
- ▲ More than 100,000 per day



FLOOD ZONE MAP



Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

DEMOGRAPHICS

DEMOGRAPHIC SUMMARY

2110 Mannix Dr, San Antonio, Texas, 78217

Ring of 5 miles

KEY FACTS

268,552

Population

38.7

Median Age



114,403

Households

\$57,445

Median Disposable Income

EDUCATION

9.2%

No High School Diploma



22.6%

High School Graduate



28.7%

Some College/ Associate's Degree



39.5%

Bachelor's/Grad/ Prof Degree

INCOME



\$67,632

Median Household Income



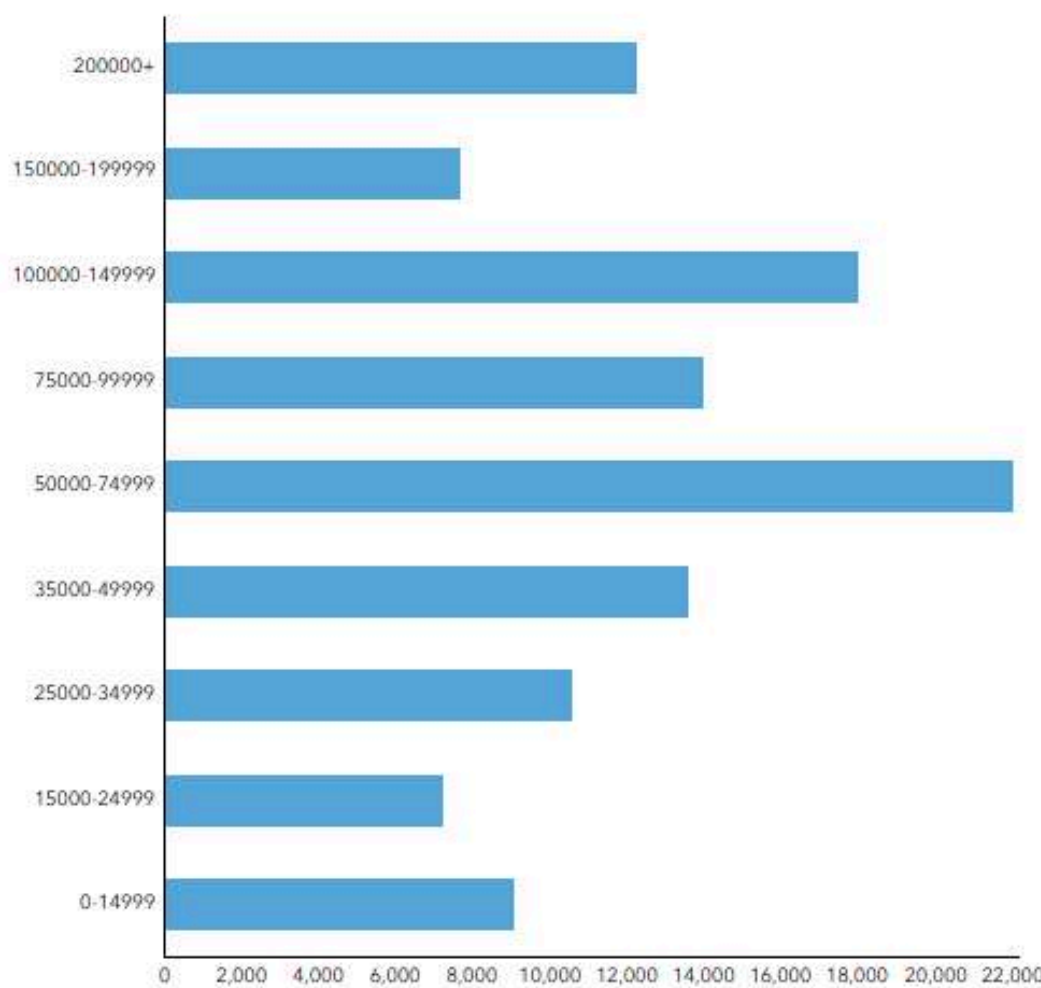
\$44,387

Per Capita Income

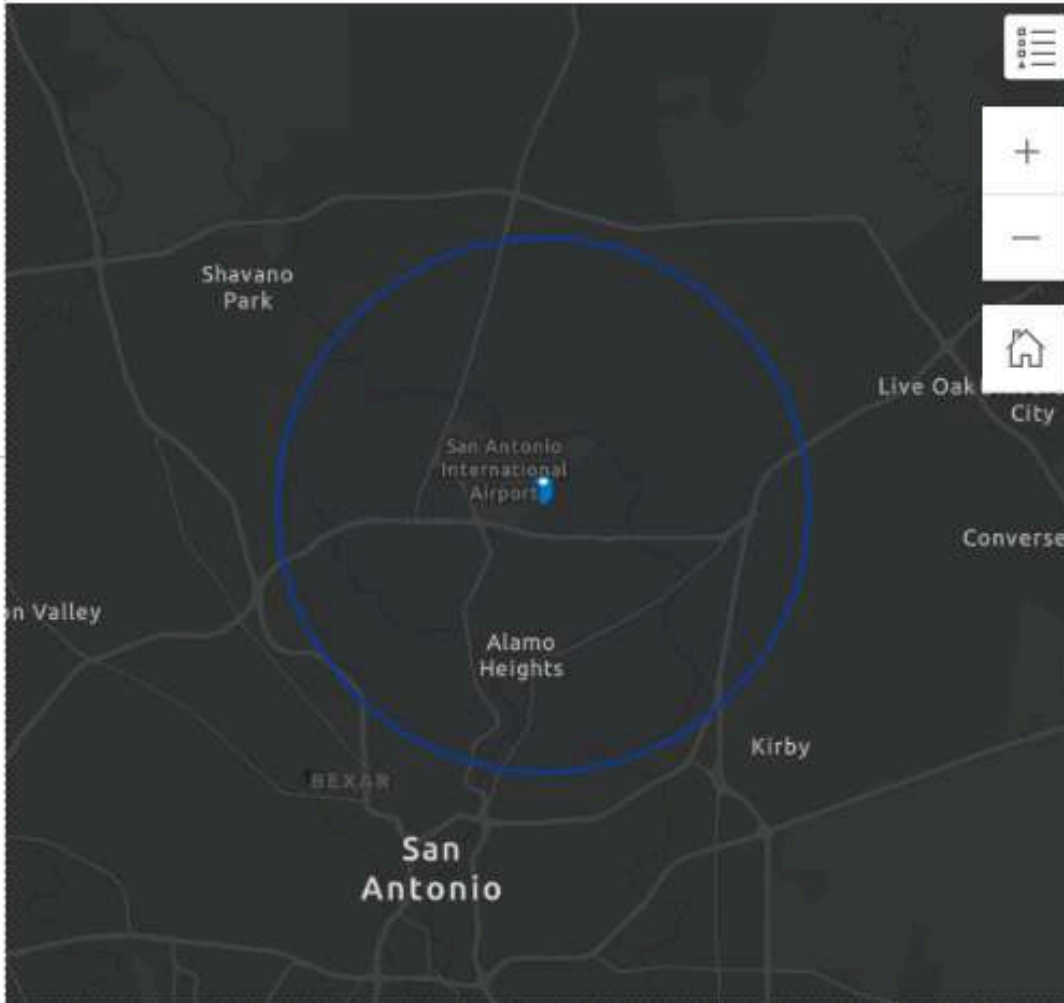


\$124,802

Median Net Worth



HOUSEHOLD INCOME



EMPLOYMENT

67.4%

White Collar

16.8%

Blue Collar

19.3%

Services

3.4%

Unemployment Rate

INDUSTRY PROFILE

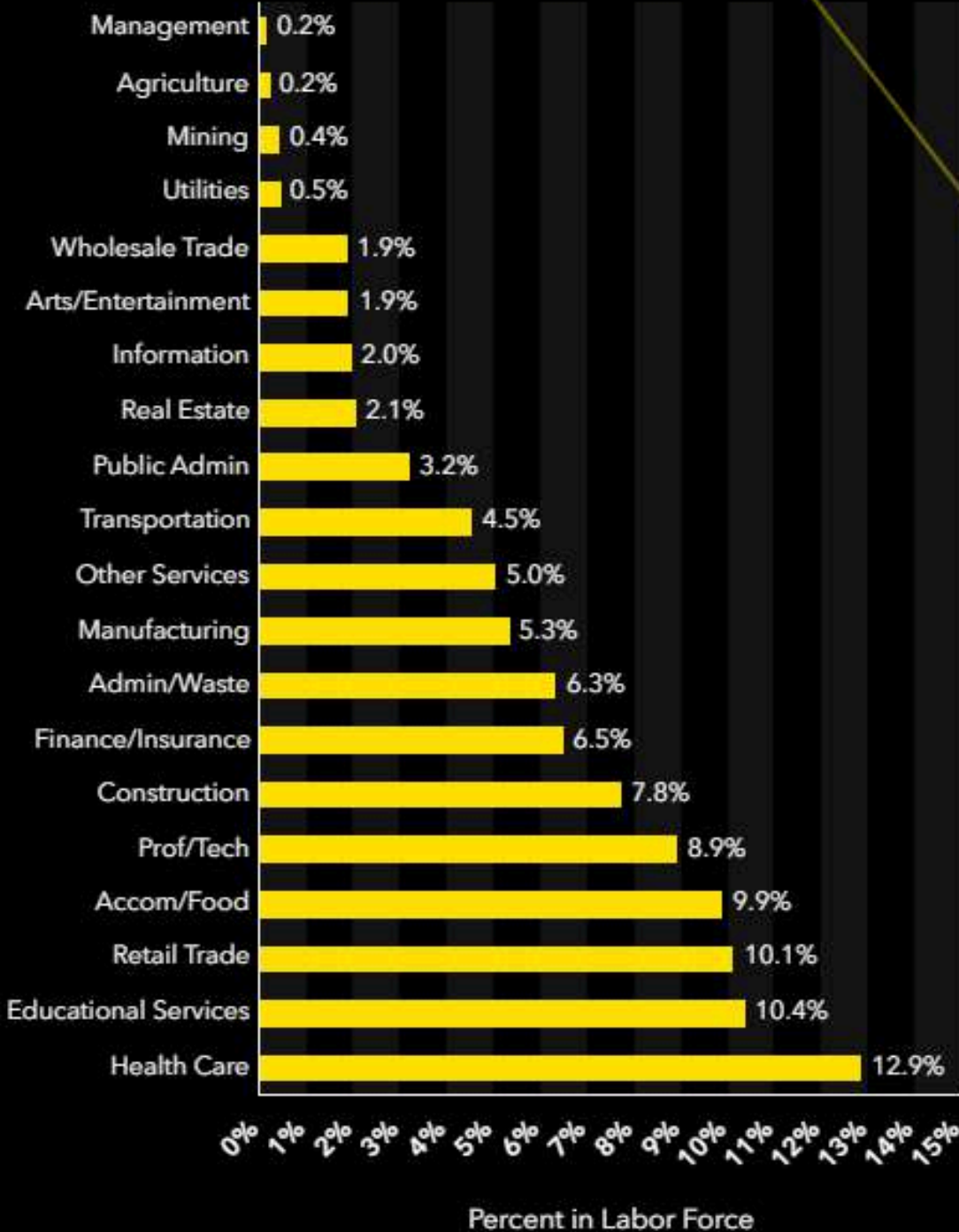
Economic Development Profile

2110 Mannix Dr, San Antonio, Texas, 78217

Ring of 5 miles

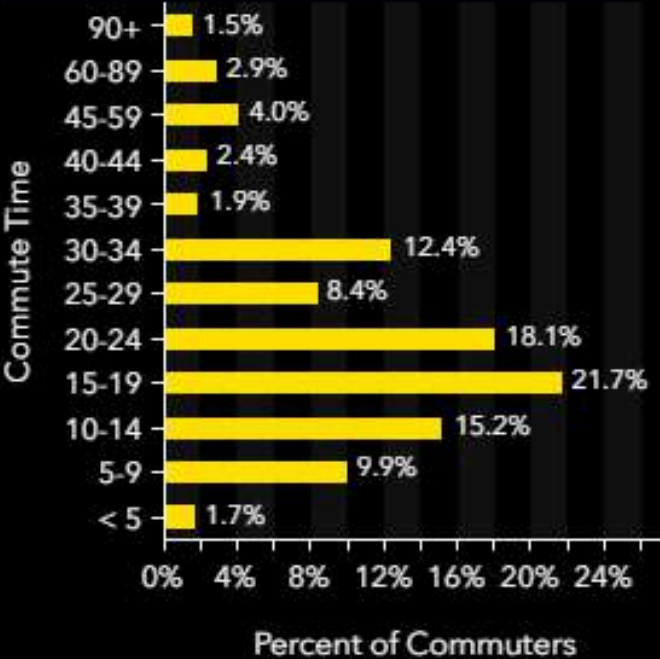


Labor Force by Industry



Employment

Commute Time: Minutes

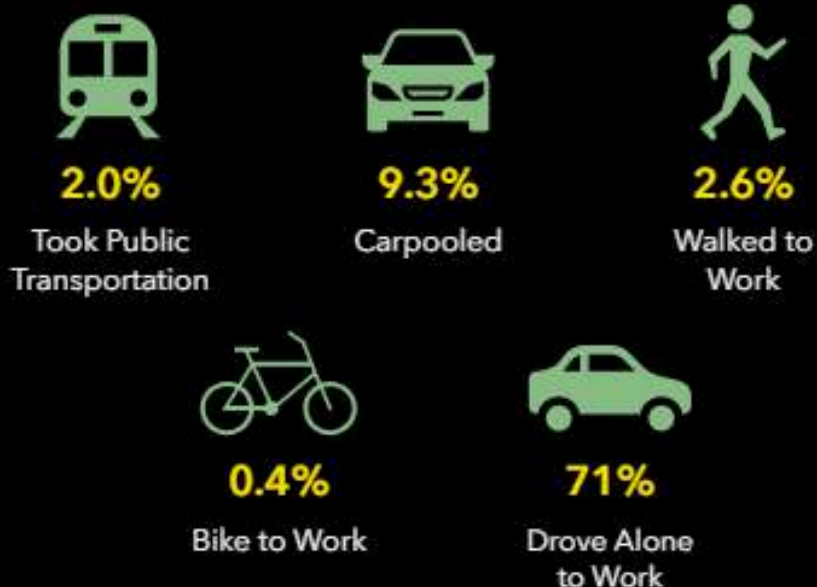


Workforce Overview

Businesses



Transportation to Work



Source: This infographic contains data provided by ACS (2019-2023), Esri (2025), Esri-Data Axle (2025), Esri-U.S. BLS (2025), AGS (2025).

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BROKERED BY



COMMERCIAL

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WE ARE HERE FOR YOU!

We are committed to setting the standard for excellence and leadership in commercial real estate. Our primary goal is to deliver the highest level of service to our clients with unwavering integrity.