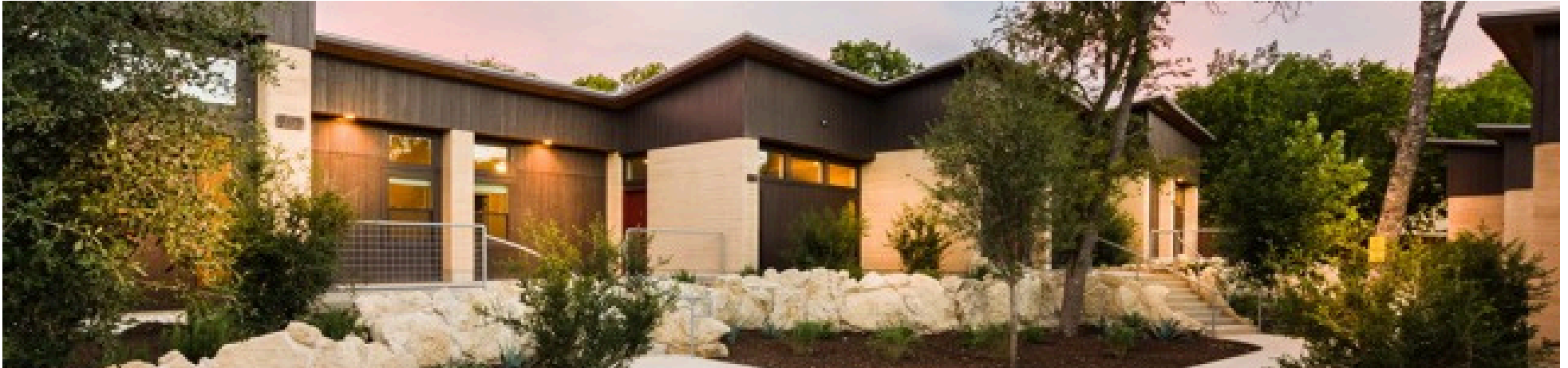


# INVESTMENT OR OWNER USER RESIDENTIAL TREATMENT FACILITY

3050 EISENHAUER  
SAN ANTONIO, TX 78209



# Executive Summary



## OFFERING SUMMARY

**Price:**        **6% Cap  
Rate**

**Lot Size:**   **18,171 SQFT**

**Zoning:**      **MF-33**

***Attractive seller financing  
option available: \$2.1M  
down at 8% interest.***

## PROPERTY OVERVIEW

Welcome to 3050 Eisenhower. This unique courtyard community is constructed using rammed earth and compressed earth block, excellent insulators for sound and temperature. Never mind exceptionally beautiful! Built in a courtyard style, 3050 Eisenhower offers residents the beauty and sensibility of shared common space, while the high thermal mass wall construction maximizes privacy in the individual units.

## PROPERTY HIGHLIGHTS

- Master Leased @ \$296k NOI (2024)
- JCO- Licensed Treatment Center
- Low utility bills
- Low carbon footprint
- Quiet spaces
- Biophilic design
- Improved indoor air quality
- Walk in closets
- Low waste construction
- Washer dryer connections



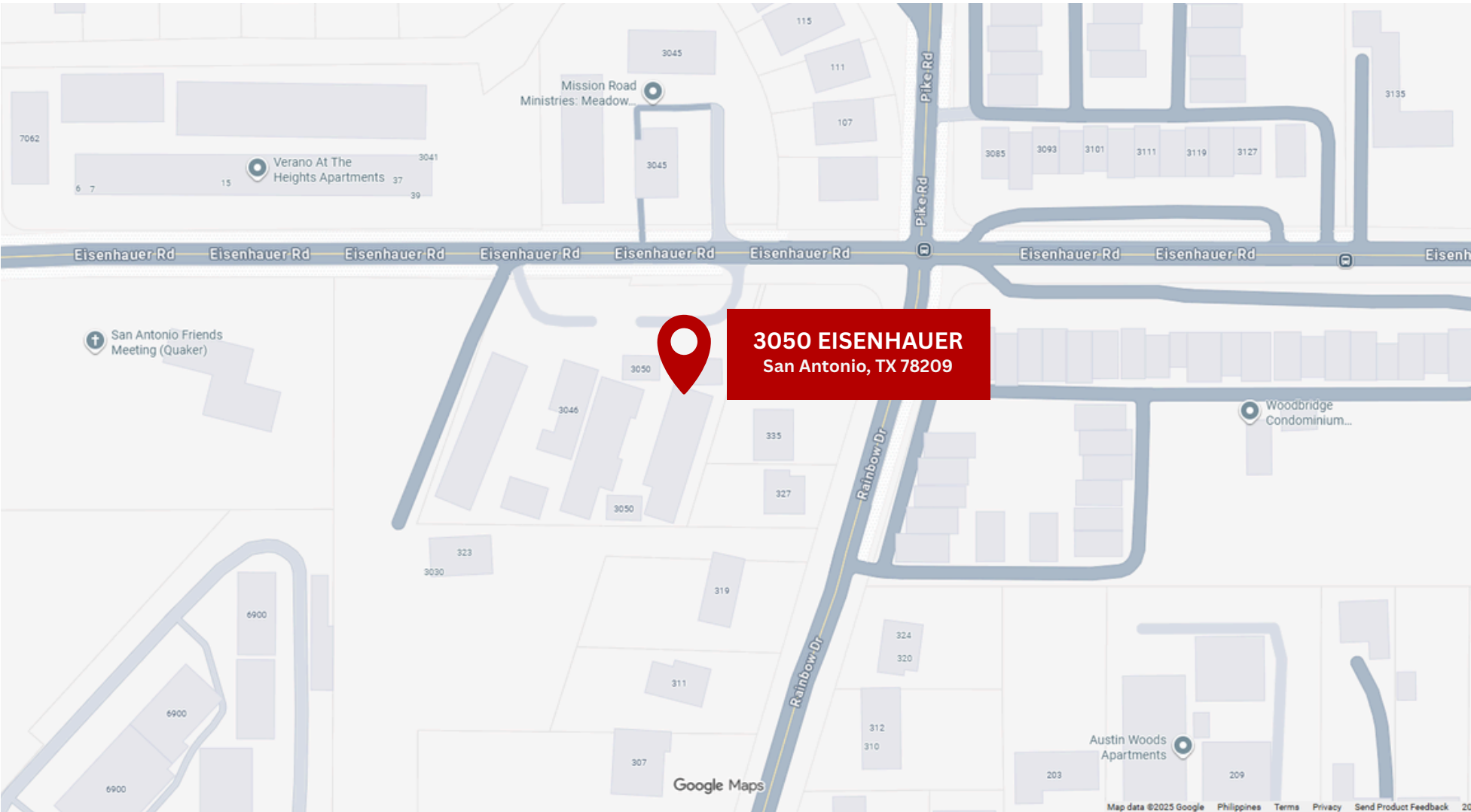
# Photos



# Photos



# Location Maps



# San Antonio Metropolitan Area



## SAN ANTONIO STATISTICS

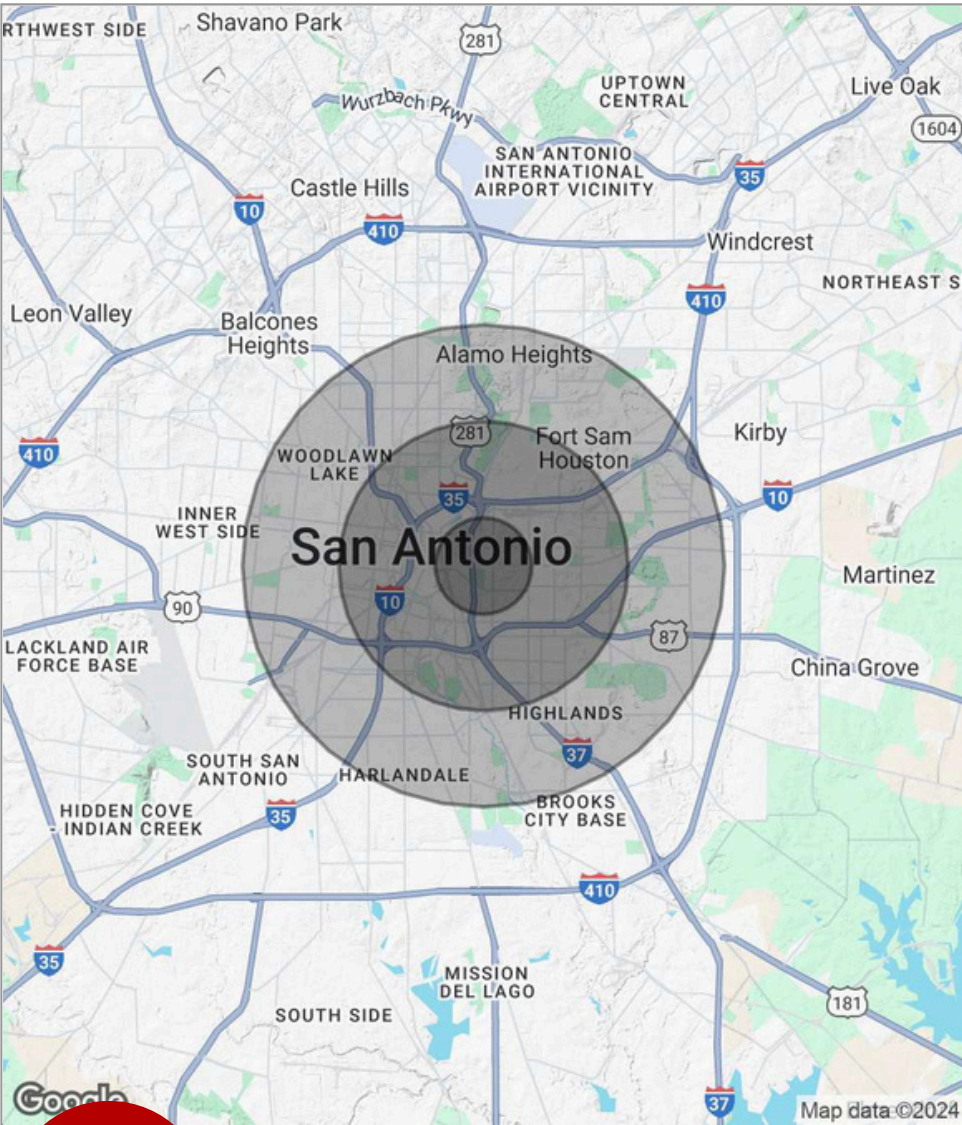
- Seventh largest city in the U.S.
- Second most populated city in Texas.
- 2022: 3rd Fastest Growing City in the U.S.
- Host to more than 39 million visitors a year.
- Vibrant downtown area rich in culture and history.
- Host to eight universities, including Division I schools, the University of Texas at San Antonio (UTSA) and University of the Incarnate Word, as well as the Alamo College System.

## SAN ANTONIO RANKINGS

- #1 America's Next Boom Town - Forbes
- 120 New Residents Added Daily
- 2nd Fastest Growing City In the U.S.
- #2 Largest Cybersecurity Ecosystem
- #3 Best City for Startup Activity - Kauffman Index
- Top 15 Best Cities to Launch a Career - LinkedIn
- Over 150,000 Companies located in the San Antonio Area



# Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	12,099	122,815	338,668
Median age	36.2	33.7	33.6
Median age (Male)	34.9	32.3	31.9
Median age (Female)	39.0	36.2	35.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,515	41,500	113,682
# of persons per HH	2.7	3.0	3.0
Average HH income	\$38,714	\$40,478	\$47,362
Average house value	\$65,568	\$98,743	\$106,343

\* Demographic data derived from 2020 ACS - US Census



# Broker's Info



## TIMOTHY WARLOW JR.

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DIRECT LINE: (210) 818-9457

### PROFESSIONAL BACKGROUND

Timothy Warlow Jr. is a versatile real estate professional with deep ties to the Hill Country, strong experience in both residential and commercial markets, and a reputation for client-focused service. Whether you're a first-time homebuyer or an investor, he offers valuable local insight, responsive communication, and a forward-looking vision.

