



# 2026 W MALONE AVE - WAREHOUSE

**SAN ANTONIO, TX 78225**

OFFERING  
MEMORANDUM




**V**IRTUS REALTY GROUP  
PASSION. PURPOSE. SELFLESS SERVICE

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.






**TREC**  
TEXAS REAL ESTATE COMMISSION

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

<b>Real Broker, LLC</b>	<b>9003138</b>	<b>support@therealbrokerage.com</b>	<b>(855) 450-0442</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Michael Yarrito</b>	<b>491108</b>	<b>txbroker@therealbrokerage.com</b>	<b>(855) 450-0442</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Tre Serrano</b>	<b>687355</b>	<b>tre@callthecavalrygroup.com</b>	<b>(914) 282-2370</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Michael Vasquez</b>	<b>719713</b>	<b>michael@virtusrealttyx.com</b>	<b>(562) 755-7049</b>
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](http://www.trec.texas.gov)

IABS 1-1

# PROPERTY SUMMARY

- Address: 2026 W Malone Ave, San Antonio, TX 78225
- Property Type: Industrial / Warehouse
- Subdivision: South San Antonio Industrial Submarket
- Year Built: 1975
- Number of Buildings: 1
- Gross Building Area: 9,520 SF
- Land Area: 5.39 Acres
- Current Use: Trucking and logistics operations
- Zoning: I-1
- Tax Rate: 2.44%
- **Sales Price: \$1,800,000**



# PROPERTY OVERVIEW

2026 W Malone Ave is a functional industrial asset located in the South San Antonio submarket, offering approximately 9,520 square feet of warehouse space situated on a substantial 5.39-acre parcel. The property's expansive yard and heavy vehicle accessibility make it highly suitable for trucking, logistics, and contractor operations—ideal for either an owner-user or an investor targeting industrial assets with outdoor storage capacity.

Currently occupied by Lange Truck Line, the property demonstrates proven utility for transportation and fleet-based uses. Its strategic location provides quick access to major regional corridors including I-35 and I-10, ensuring efficient distribution connectivity throughout the San Antonio metro area.

The South San Antonio industrial market continues to show solid user demand for smaller, yard-oriented assets, even amid broader increases in vacancy for larger warehouse product. With its oversized site, practical layout, and adaptable use profile, 2026 W Malone Ave represents a strong opportunity to capture value in one of the city's most resilient industrial segments.



# LOCATION OVERVIEW

Positioned in the heart of San Antonio's rapidly expanding industrial corridor, 2026 W Malone Ave presents a prime opportunity for logistics-focused occupiers or investors seeking strategic regional connectivity. Located in ZIP code 78225, the property offers immediate access to key transportation arteries, including I-35 and Highway 90, facilitating efficient distribution throughout the metro and wider regional markets.

The property is also just **minutes from the Port of San Antonio**, one of the city's major logistics and industrial drivers, offering robust multimodal infrastructure and connectivity to aerospace, manufacturing, and supply-chain operators. This proximity enhances the site's appeal for users requiring efficient freight movement and access to industrial support services.

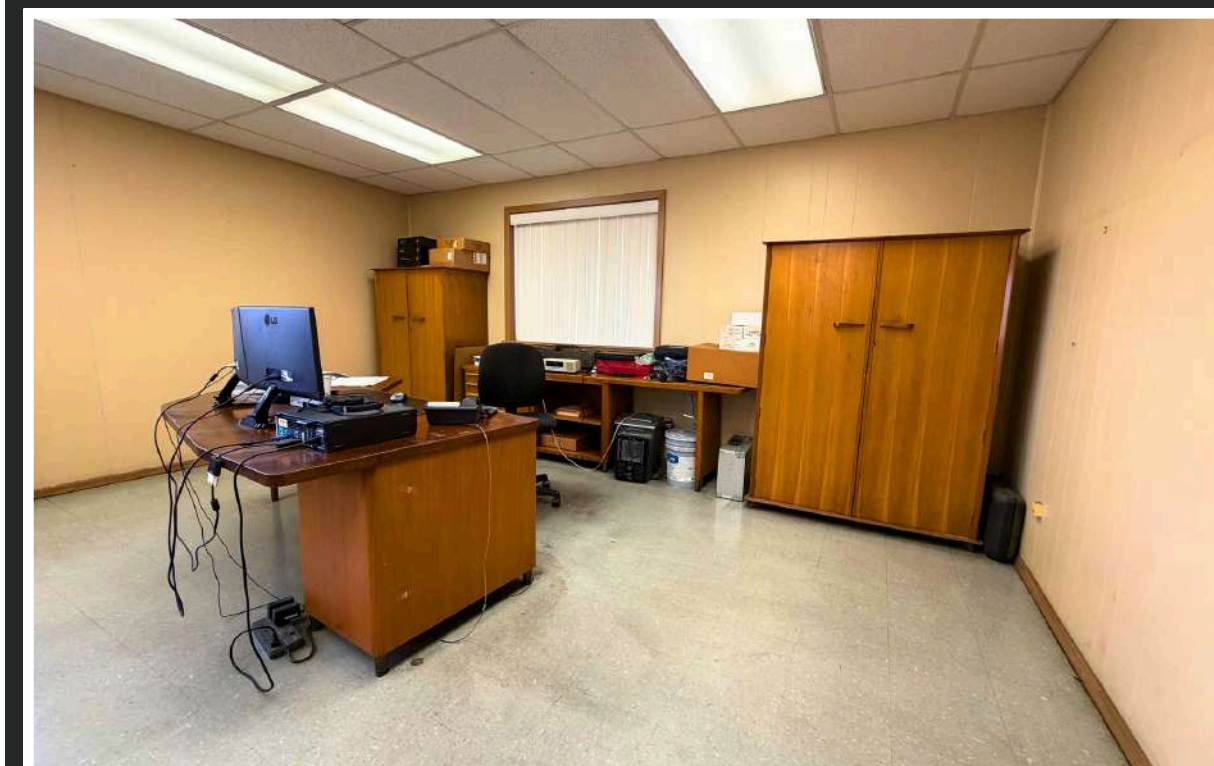
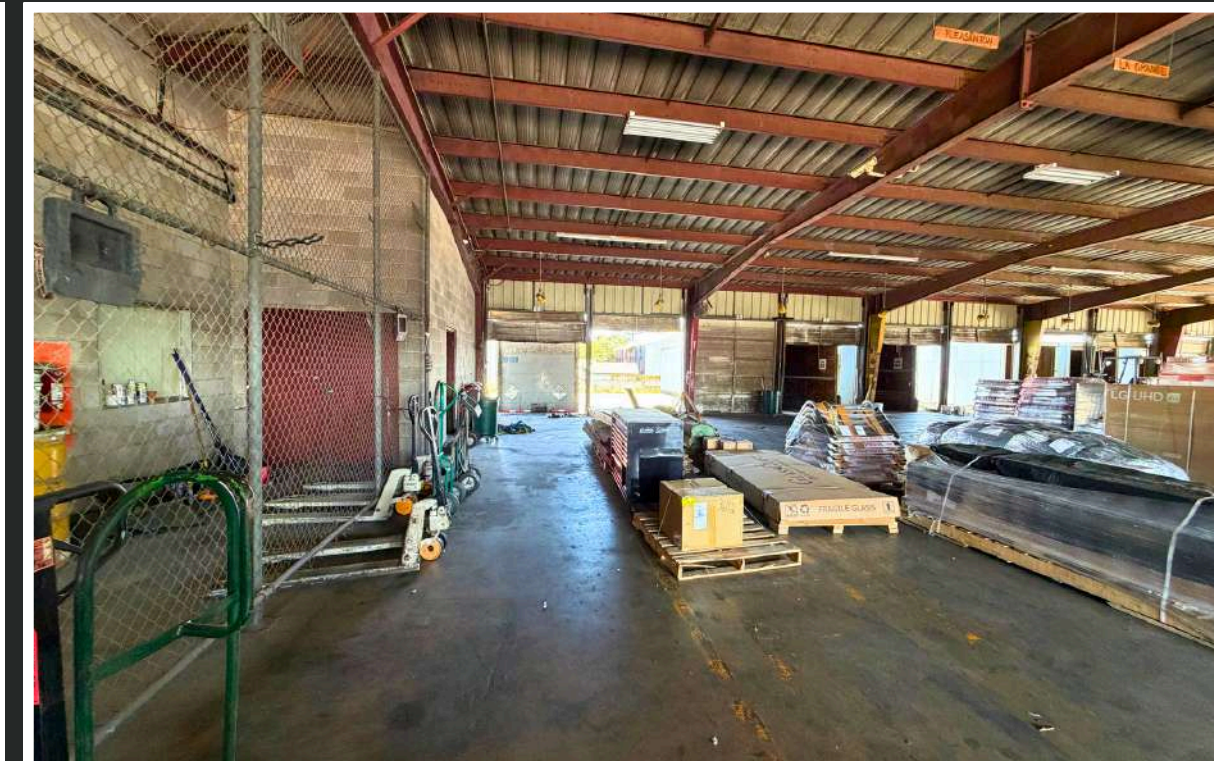
The surrounding area continues to attract a concentration of modern industrial developments, warehouses, and distribution facilities, reinforcing the area's role as a dependable supply-chain hub. Nearby established operators, including Lange Truck Lines, further underscore the location's suitability for freight, logistics, manufacturing, and related uses.



# MEDIA

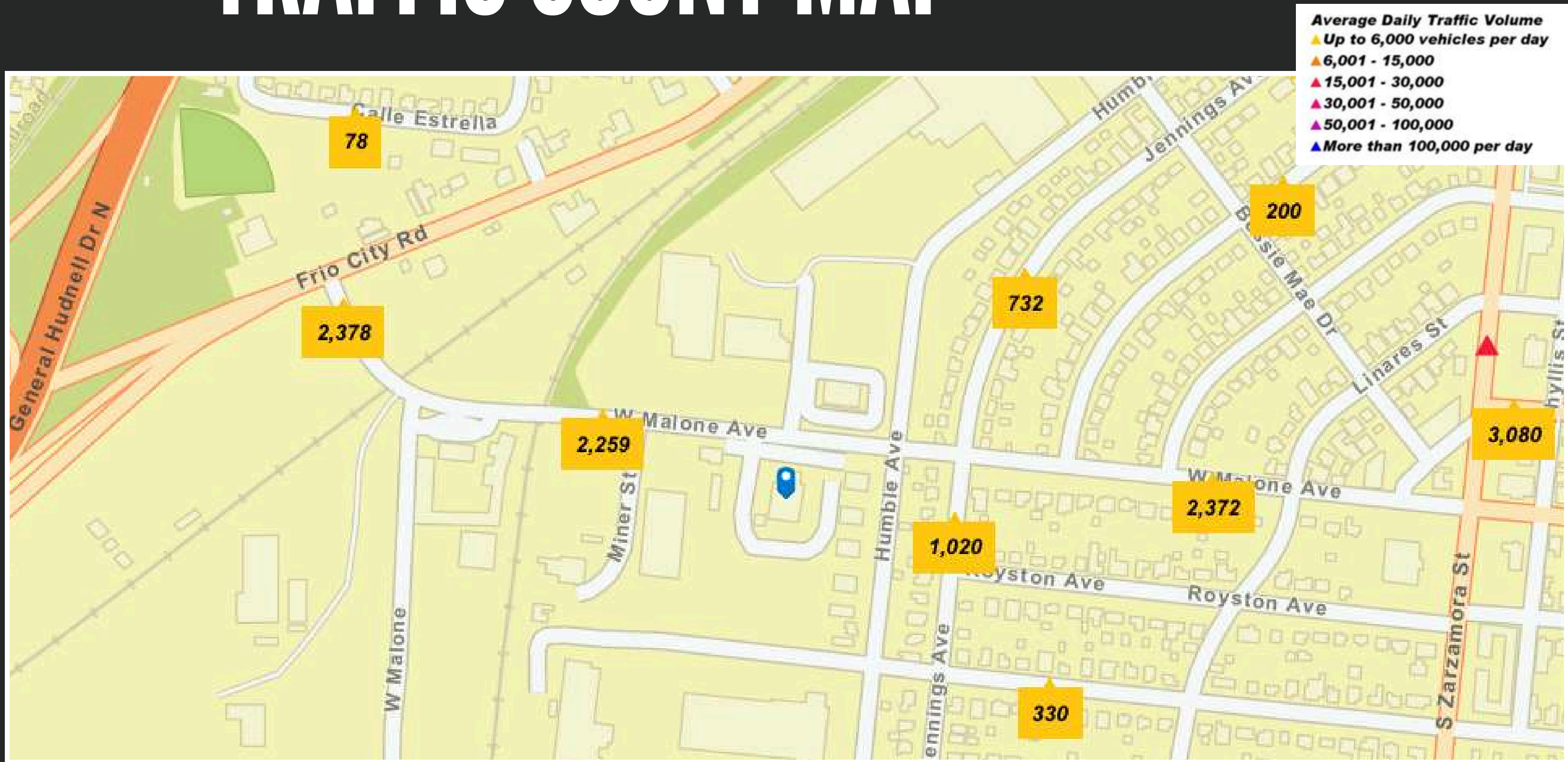


# MEDIA

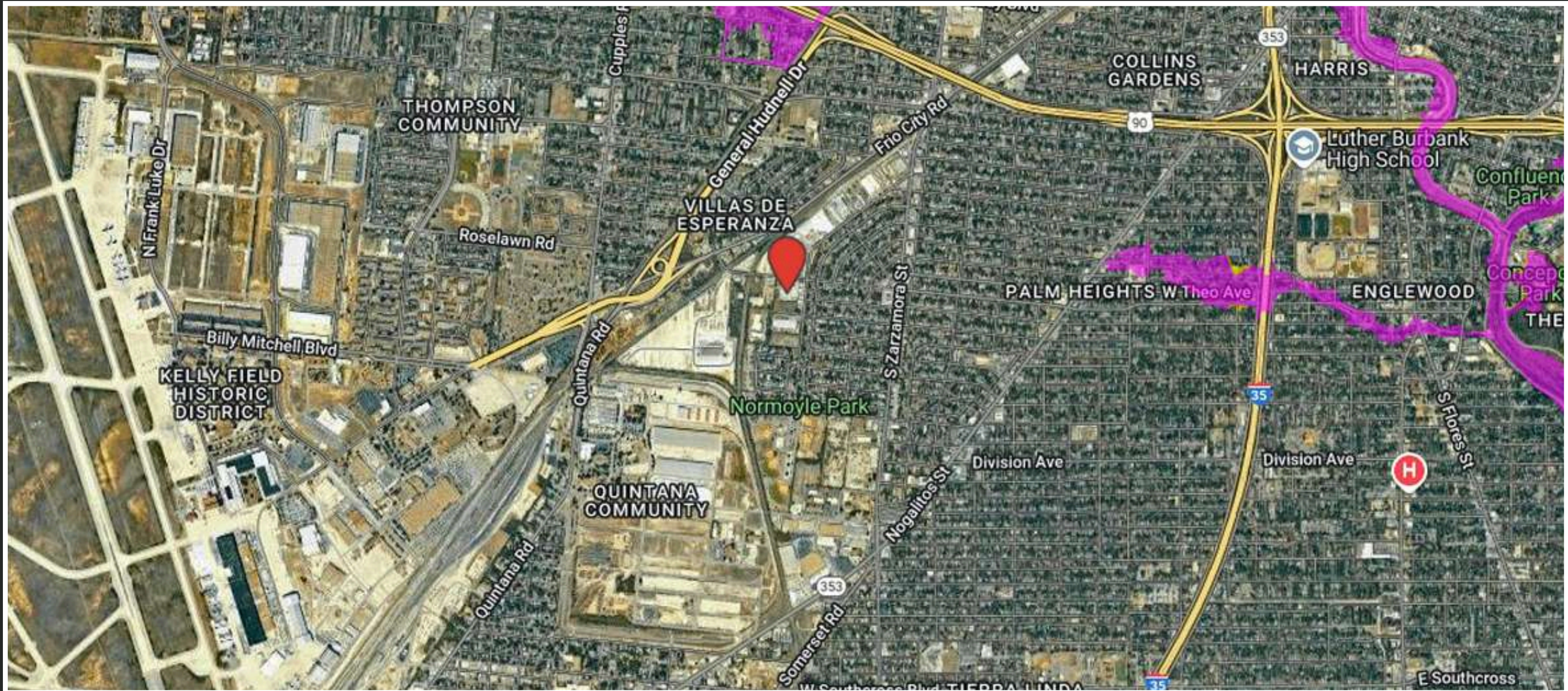




# TRAFFIC COUNT MAP



# FLOOD ZONE MAP



# DEMOGRAPHICS

2026 W Malone Ave, San Antonio, Texas, 78225

Ring of 3 miles

## KEY FACTS

116,572

Population



40,919

Households

36.2

Median Age

\$38,691

Median Disposable Income



\$44,442

Median Household Income



\$21,242

Per Capita Income



\$63,793

Median Net Worth

## EDUCATION

29.5%

No High School Diploma



36.1%

High School Graduate



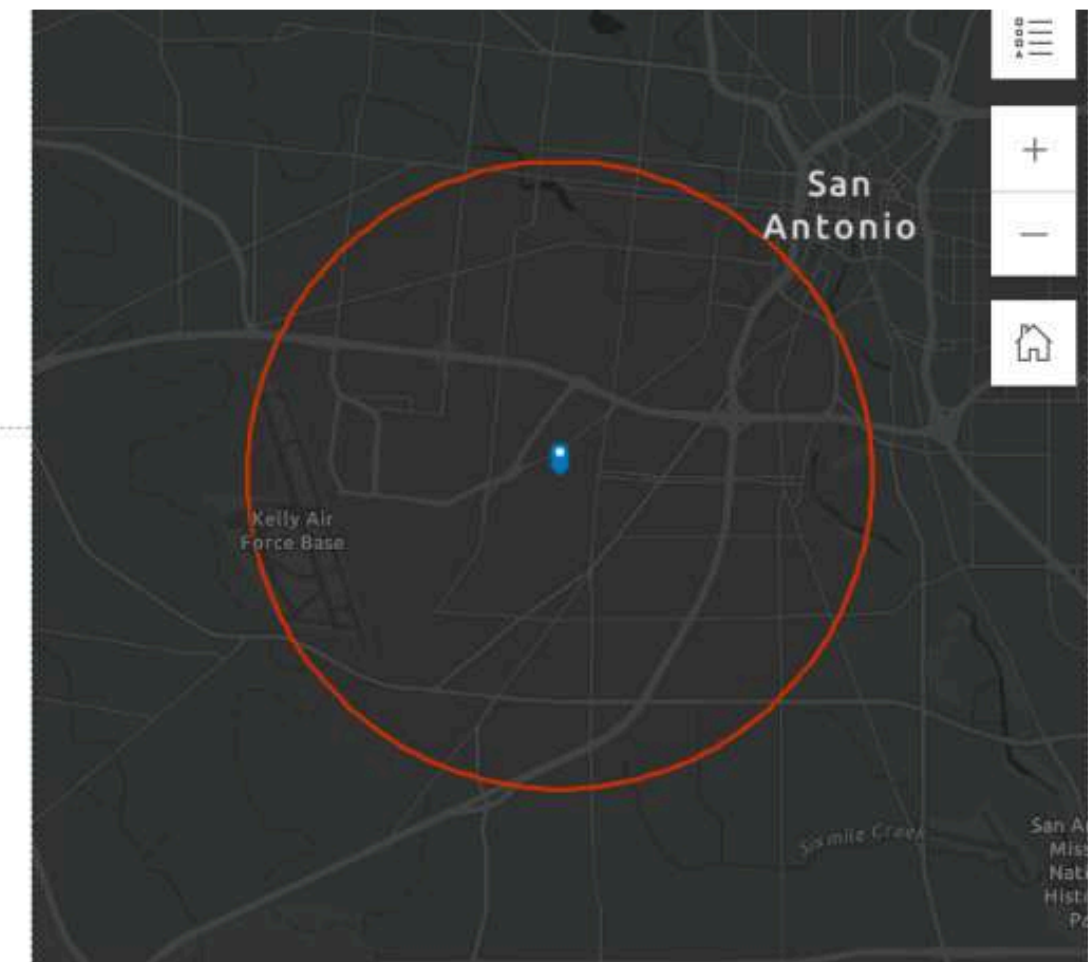
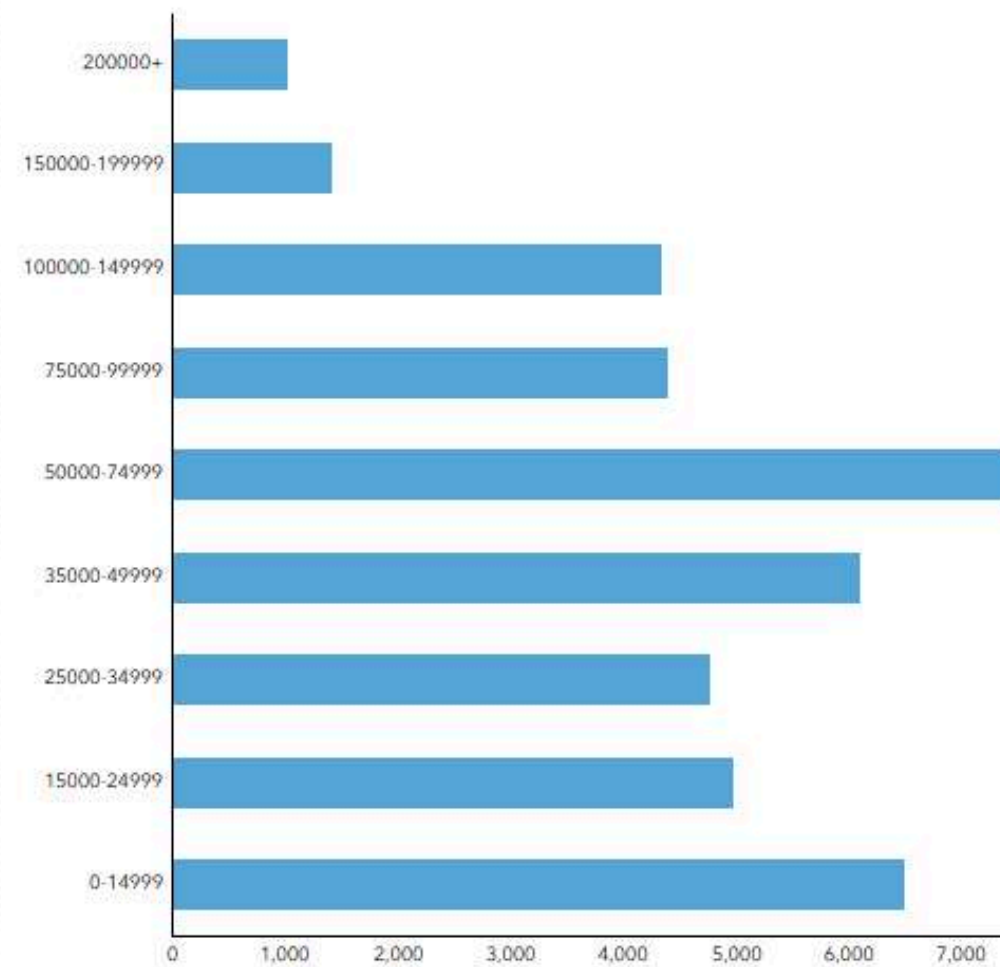
23.2%

Some College/  
Associate's Degree



11.2%

Bachelor's/Grad/  
Prof Degree



## EMPLOYMENT



46.2%

White Collar



34.9%

Blue Collar

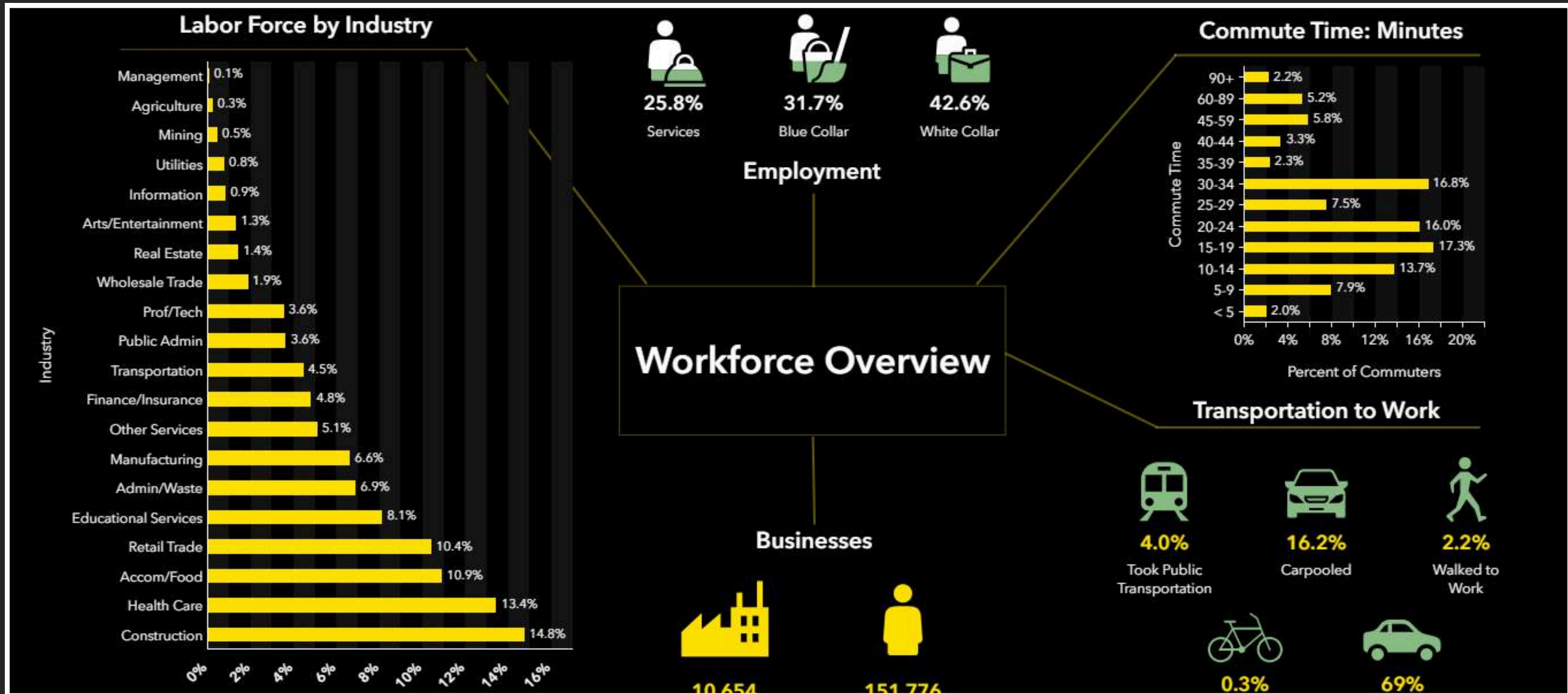


25.7%

6.1%

Unemployment Rate

# INDUSTRY PROFILE



# CONTACT US



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