



**EDWARDS
COMMERCIAL
REAL ESTATE**

2200 & 2152/2164 S WW WHITE RD
SAN ANTONIO, TX 78222



FOR SALE OR FOR LEASE-ALL OR PART | COMMERCIAL CORNER LOTS 2.2195 +/- ACRES

- 2.22± Acres | C-1 commercial zoning
- 4,079 SF cinder block 2nd Gen building
- Turnkey commercial kitchen with hood vent & FF&E Included
- Prime Corner Lot with Level Topography
- High-Visibility Frontage & Signage
- 313' Frontage on S. WW White Rd.
- Restaurant drive-through capability
- Minutes to Downtown San Antonio & The River Walk
- Easy Access to Major Highways IH 10 / Loop 410
- Near Fortune 500 & Fortune 100 Employment Centers
- Ideal for 2nd Gen Restaurant, re-develop into Retail, C-Store Gas Station, Office, Warehouse, or Medical Redevelopment



CALL FOR PRICING



JULIE GOLLA

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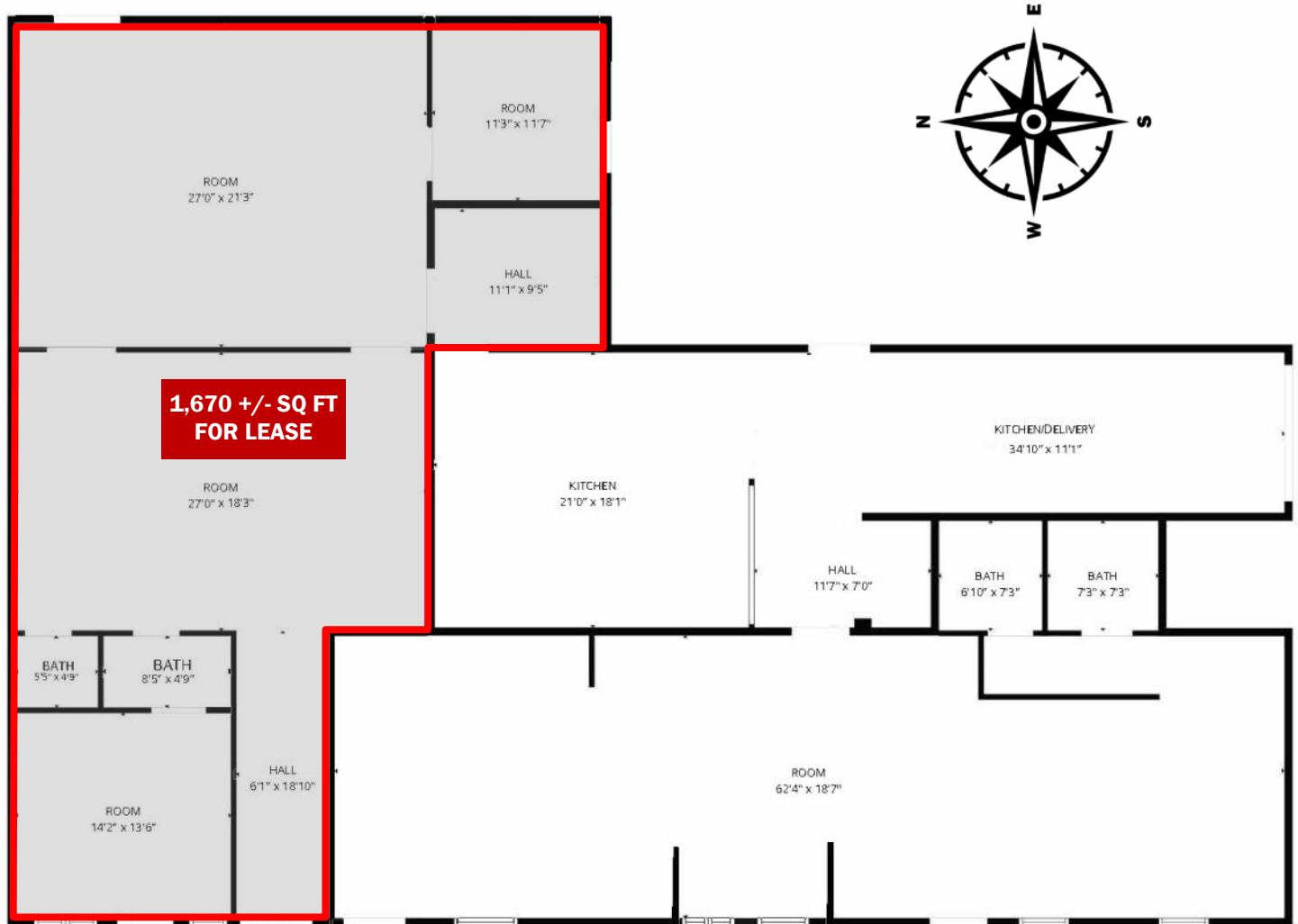
Price and status subject to change without notice.



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FLOOR PLAN

2200 S WW WHITE RD | SAN ANTONIO, TX 78222



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

S WW White Rd



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AREA AERIALS

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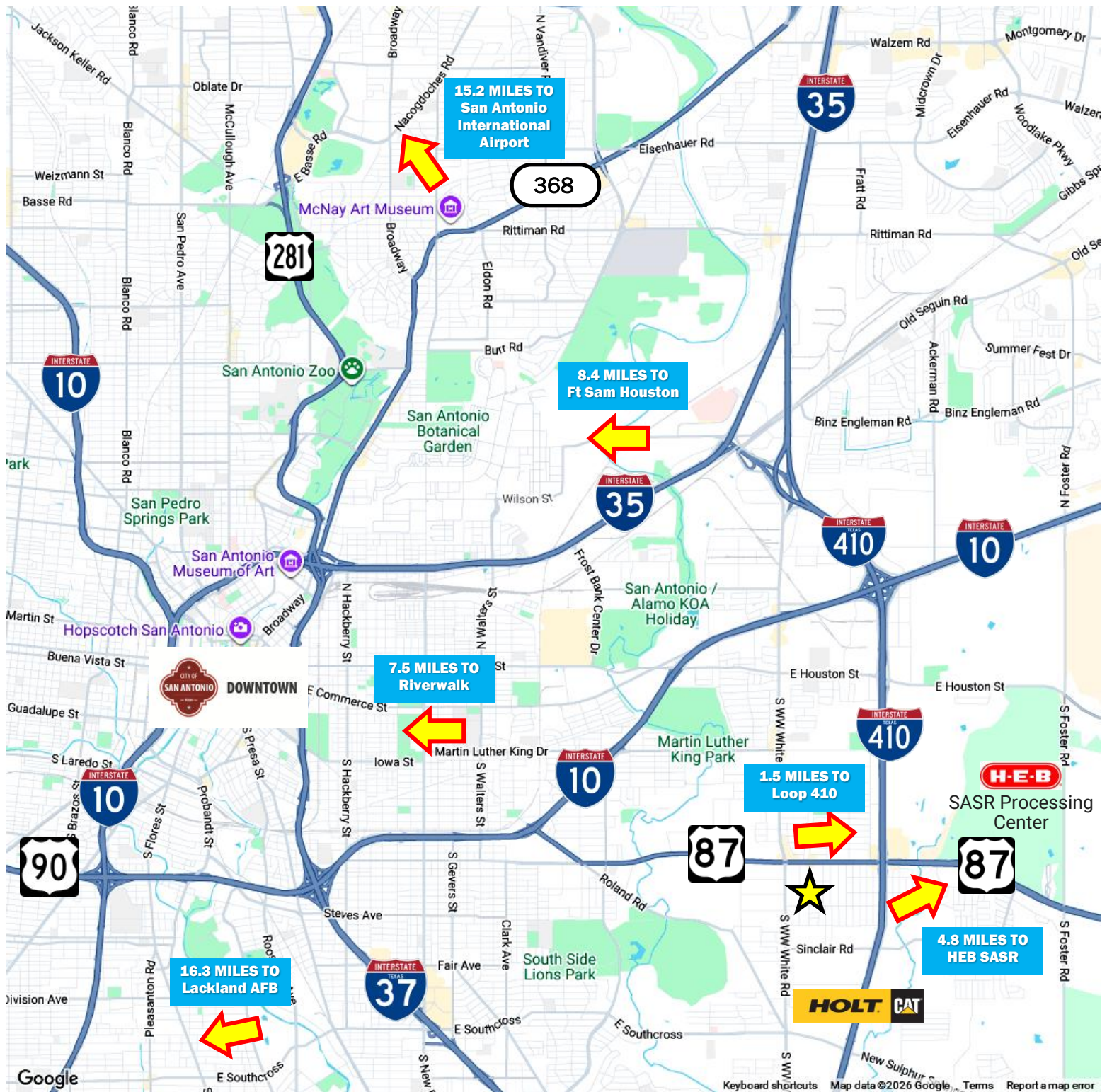
INTERIOR PHOTOS

2200 S WW WHITE RD | SAN ANTONIO, TX 78222





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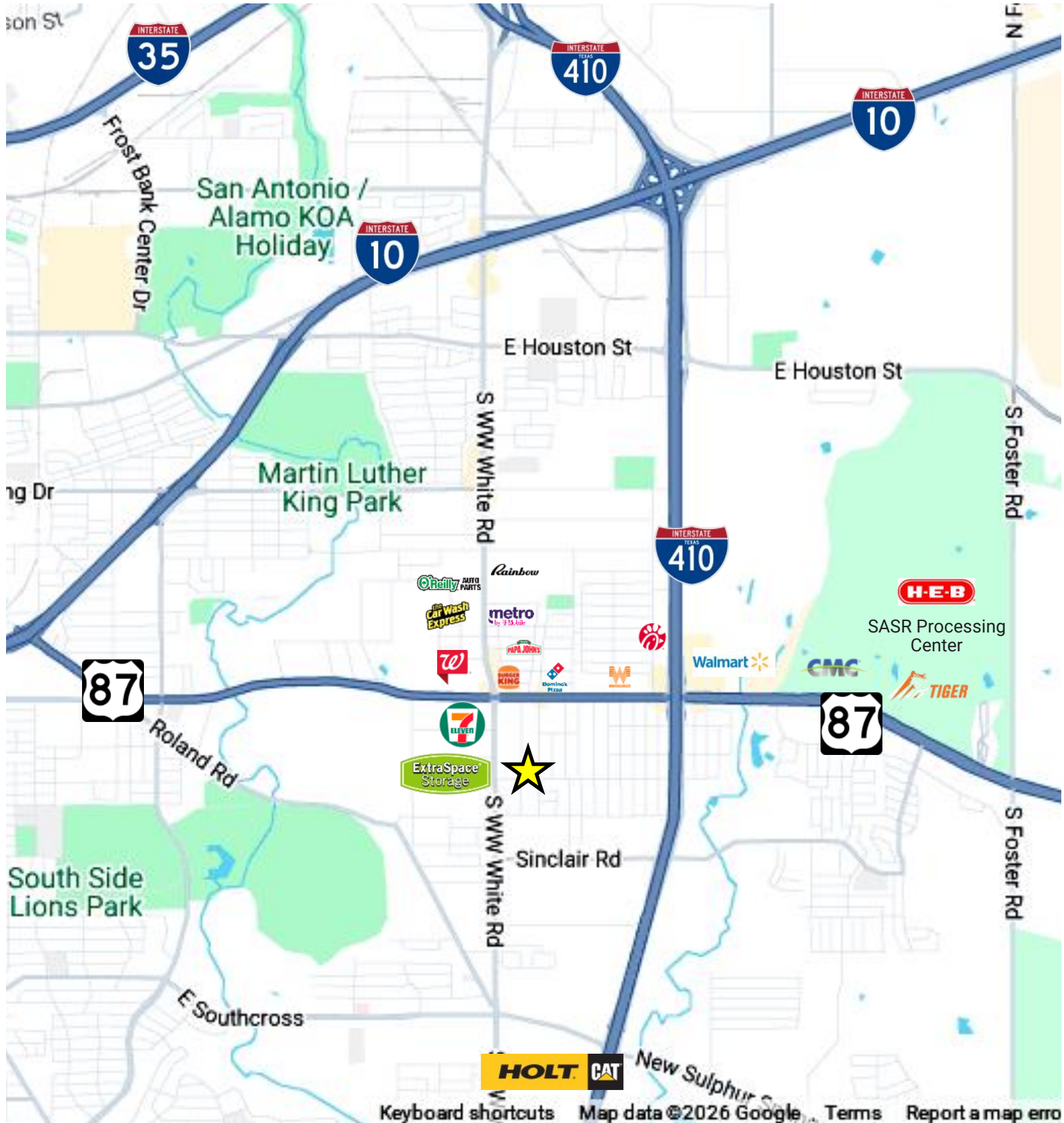




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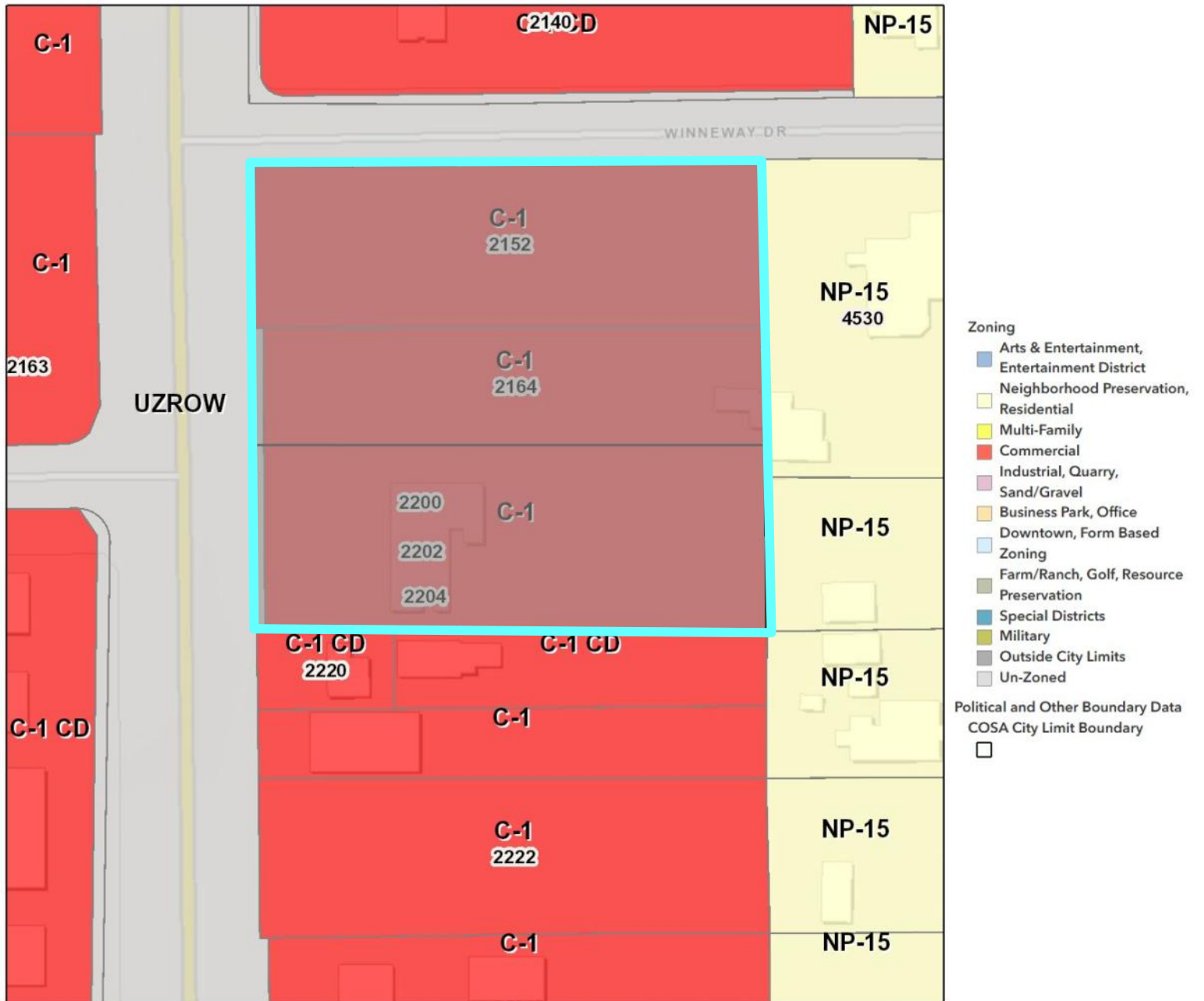
REGIONAL MAP

2200 & 2152/2164 S WW WHITE RD | SAN ANTONIO, TX 78222

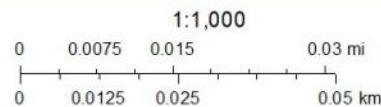




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July 1, 2026





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Median Household Income

\$70,624

Source: 2025/2029 Income (Esri)

Median Age

35.1

Source: 2025/2029 Age: 5 Year
Increments (Esri)

Total Population

27,869

Source: 2025 Age: 1 Year Increments
(Esri)

1st Dominant Segment

Family Bonds

Source: 2025 Tapestry Market
Segmentation (Households)

Consumer Segmentation

Top Tapestry Segments	Family Bonds	Mobile Meadows	Up and Coming Families	Rural Versatility	Southwestern Families
% of Households	4,727 (49.8%)	1,642 (17.3%)	1,397 (14.7%)	858 (9.0%)	790 (8.3%)
Life Stage Group	Family Portraits	Family Portraits	Family Portraits	Family Portraits	Family Portraits
Life Mode Group	Community Connections	Community Connections	Family Fabric	Community Connections	Community Connections
Urbanicity Group(s)	Urban Core Urban Vicinity Suburb	Suburb	Suburb	Suburb	Urban Core Suburb
Residence Type	Single Family	Mobile Homes, Single Family	Single Family	Single Family	Single Family
Household Type	Married Couples	Married Couples, Singles Living Alone	Married Couples	Married Couples, Singles Living Alone	–
Average Household Size	3.01	2.77	3.02	2.51	2.88
Median Age	35.5	35.1	33.6	38.9	36.7
Diversity Index	87.6	84.9	85.2	65.6	81.6
Median Household Income	\$72,515	\$54,988	\$89,093	\$58,911	\$44,023
Median Net Worth	\$177,755	\$106,219	\$247,071	\$126,005	\$58,547
Homeownership	69%	64%	73%	67%	58%
Rent Burdened Households	40%	37%	39%	35%	43%
Labor Force Participation Rate	65%	61%	70%	56%	54%
Unemployment Rate	5%	6%	4%	5%	6%
% with Bachelor's Degree or Higher	20%	14%	31%	20%	13%
Lifestyle Patterns	These residents primarily shop at large retail establishments and wholesale stores. Consumers frequent fast-food restaurants or opt for home-delivered meals.	Residents tend to shop at large retail establishments, often opting for generic brands and waiting for discounts. They spend on baby and children's necessities, pets, and video games, and they tend to save rather than borrow for purchases.	Households frequently use coupons for cleaning products, toiletries, and cosmetics. These residents tend to spend money on their children, pets, and homes. They often visit movie theaters, zoos, aquariums, and theme parks.	Residents frequently shop at hardware and hobby stores, and they purchase groceries from both convenience stores and large department stores. They tend to spend time working on their vehicles and homes, and they invest in automotive tools and maintenance essentials.	Residents tend to shop at discount grocery and department stores. Common purchases include baby and children's products such as food, clothing, and toys. Families take trips to movie theaters and theme parks.

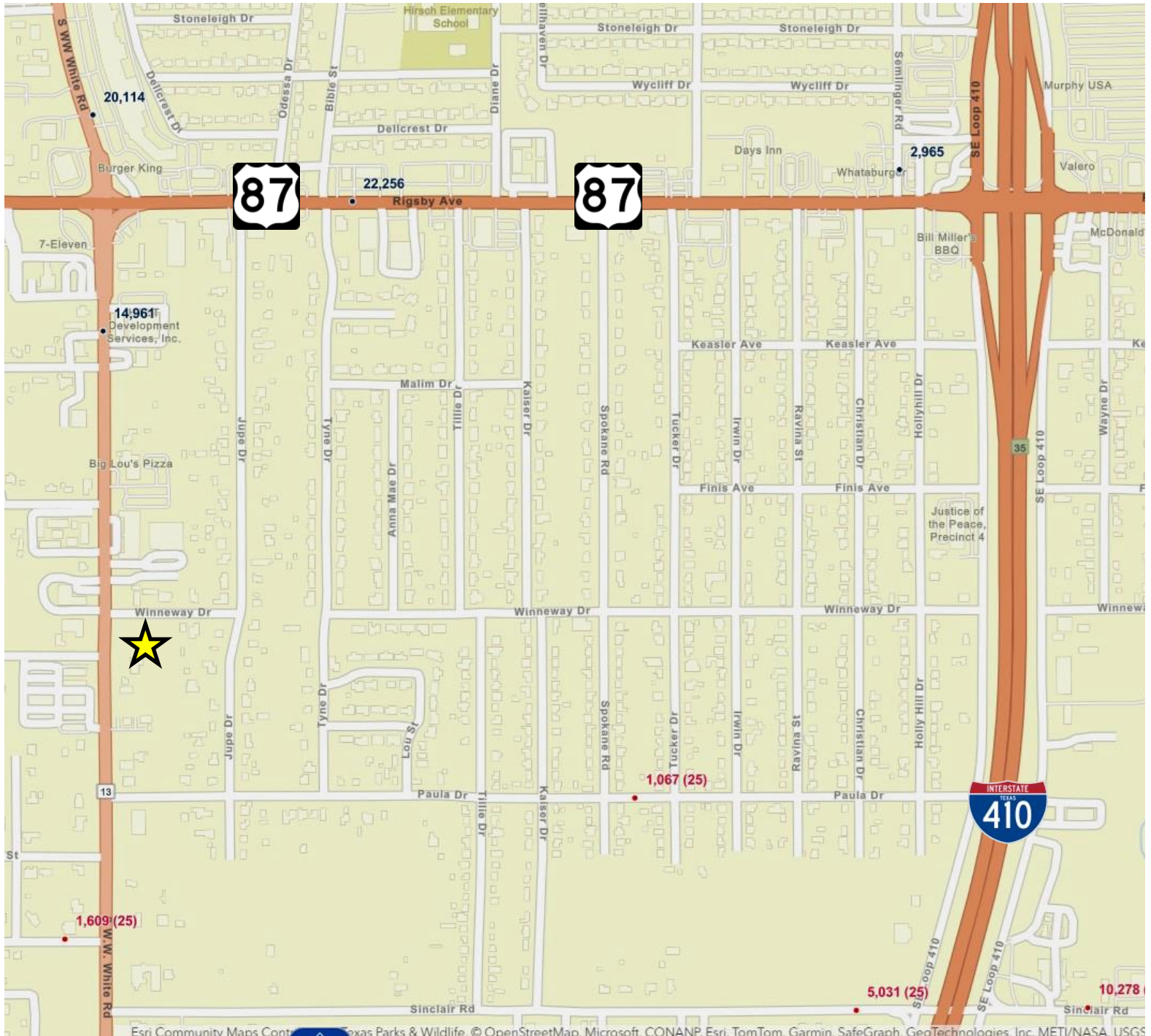
This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.



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TRAFFIC COUNTS

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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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>D. Lee Edwards</u>	<u>435290</u>	<u>leeedwards1109@msn.com</u>	<u>830-708-2319</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Aja Edwards</u>	<u>513537</u>	<u>admin@dleedwardsrealty.com</u>	<u>830-620-7653</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Julie Golla</u>	<u>706824</u>	<u>julie@juliegollarealtor.com</u>	<u>210-473-9894</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date