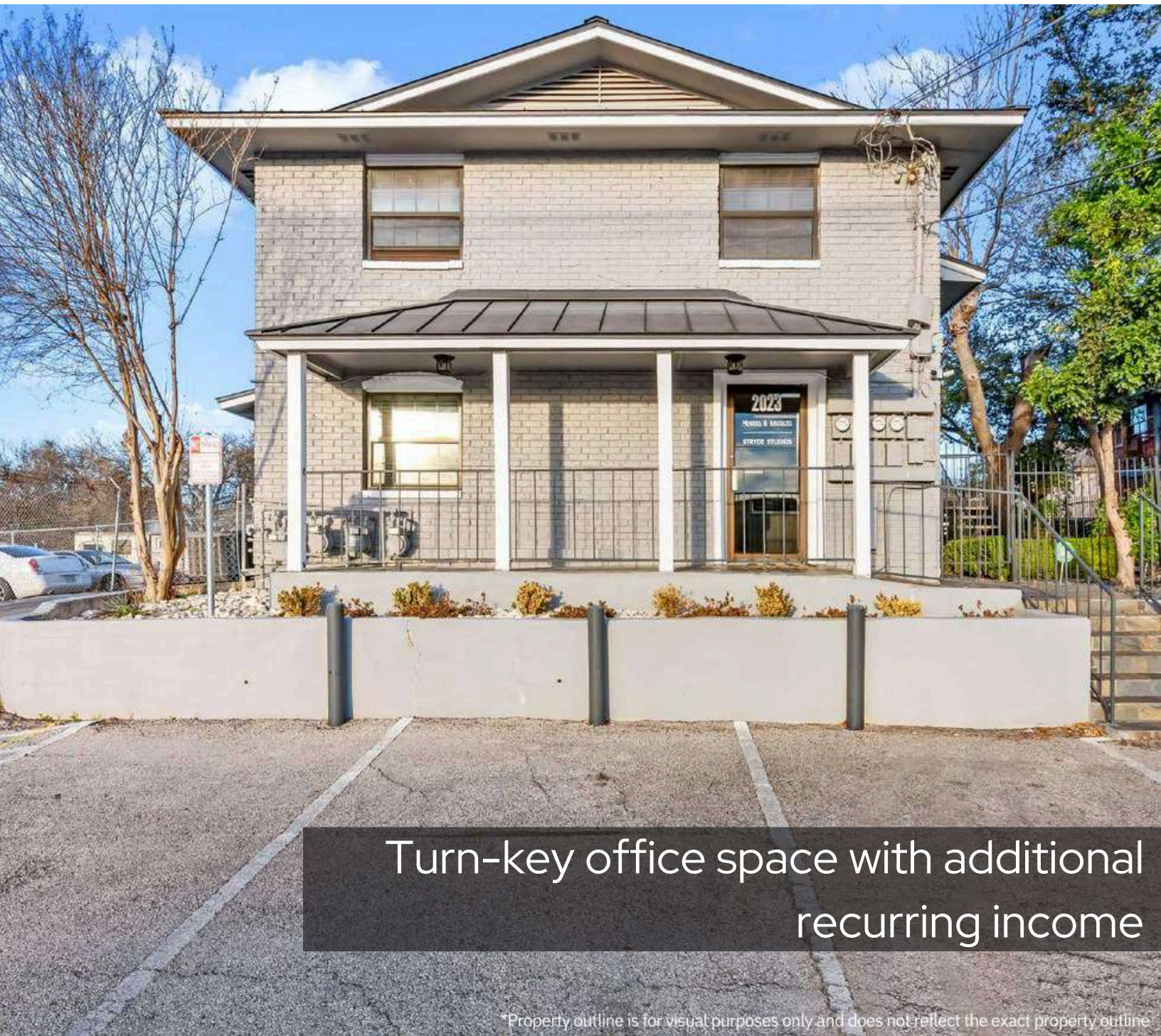


PRIME STANDALONE OFFICE FOR SALE

IDEAL FOR OWNER/OPERATOR

2023 Lockhill Selma, San Antonio, TX 78213



Turn-key office space with additional recurring income

*Property outline is for visual purposes only and does not reflect the exact property outline

KW COMMERCIAL CITY VIEW

15510 Vance Jackson Suite 101
San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

DONNIE WALKER, BROKER ASSOCIATE

O: (210) 696-9996

C: (210) 378-0878

donnie@walkertexasre.com

0697847, Texas

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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KW COMMERCIAL CITY VIEW

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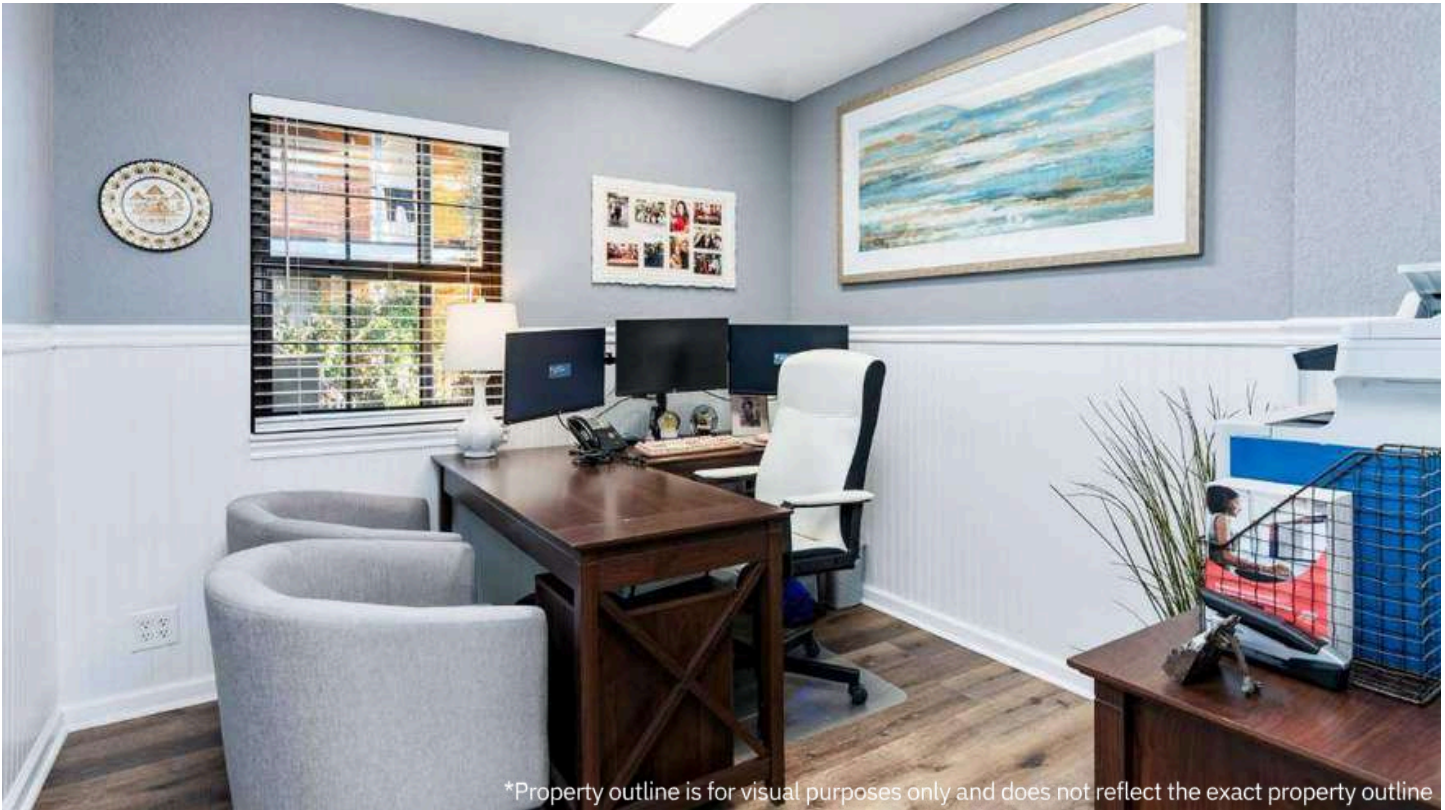
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EXECUTIVE SUMMARY

2023 Lockhill Selma, San Antonio, TX 78213



OFFERING SUMMARY

Price:	Call Broker
County:	Bexar
Year Built:	1972
Submarket:	North Central
Lot Size:	~0.24 Acres
Traffic Count:	~20,000 VPD (on NW Military)
Zoning:	C-1 MF-33

INVESTMENT HIGHLIGHTS

- 3,178 total square feet: 1,539 sqft of renovated office space. 1,539 sqft residential duplex second floor with long-term tenants providing additional monthly recurring income.
- Located off of Lockhill Selma and NW Military Hwy with ~20,000 VPD on NW Military
- 15 Total Parking Spots (4 spots dedicated to residential tenants)
- 1st Level offers 3 private offices, a conference room, co-working space, break room with kitchenette, plenty of storage space, and 2 restrooms
- 2nd level offers two renovated residential units generating ~1,800 additional income per month (2Br1B & 2Br2B)
- Ideal for business owner/operator looking for turn-key office space with additional recurring income

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PROPERTY PHOTOS

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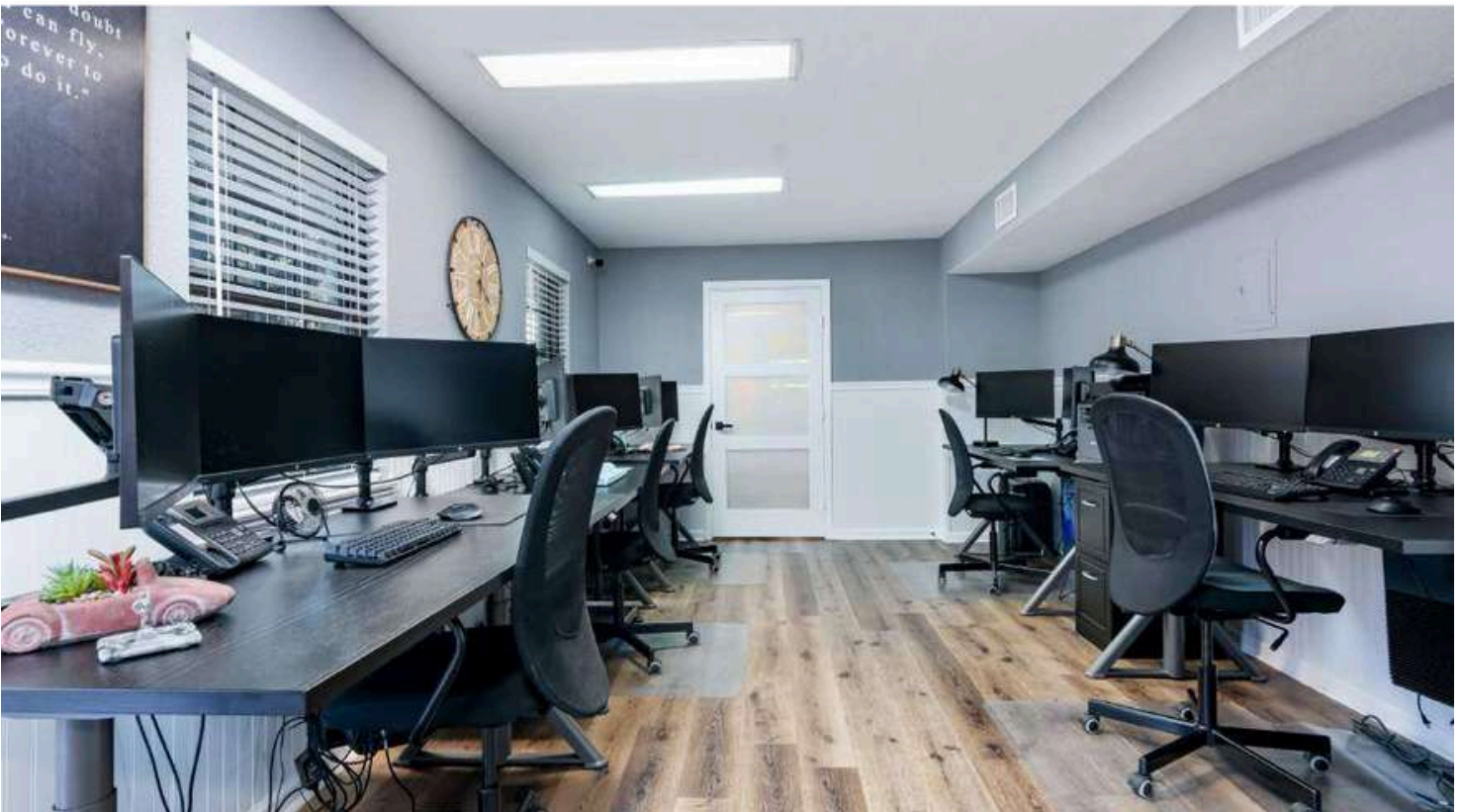
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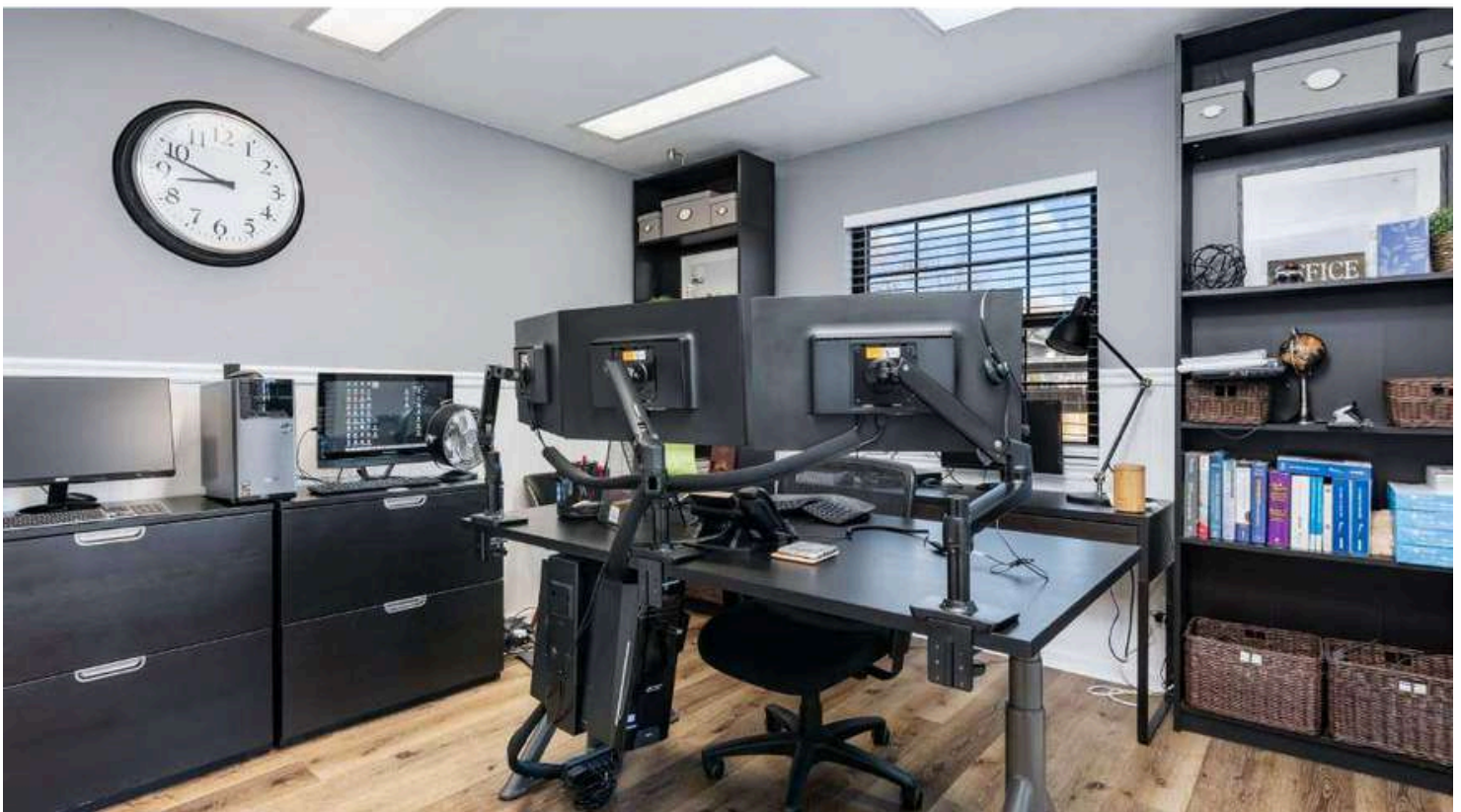
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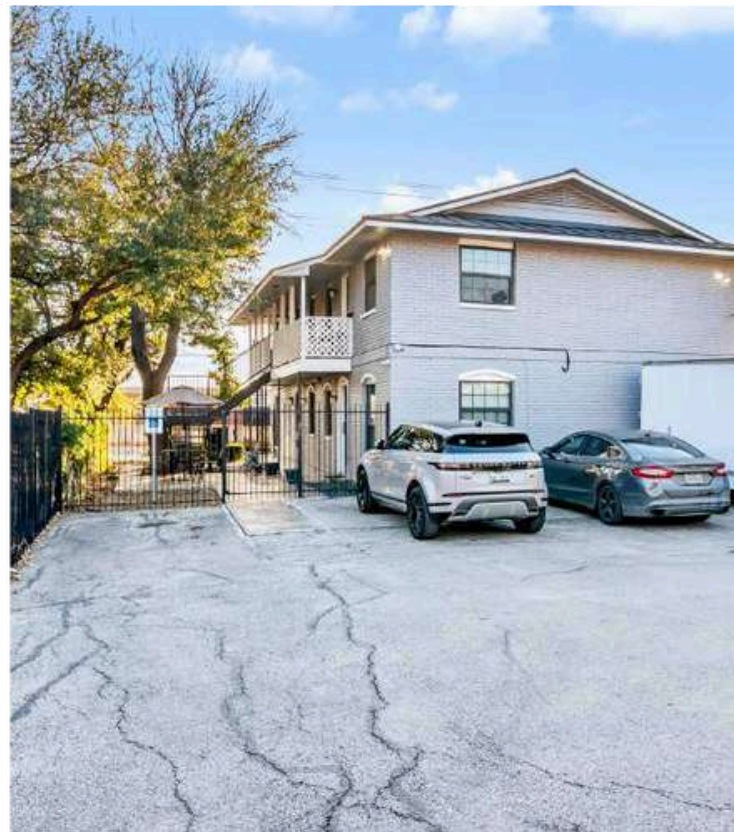
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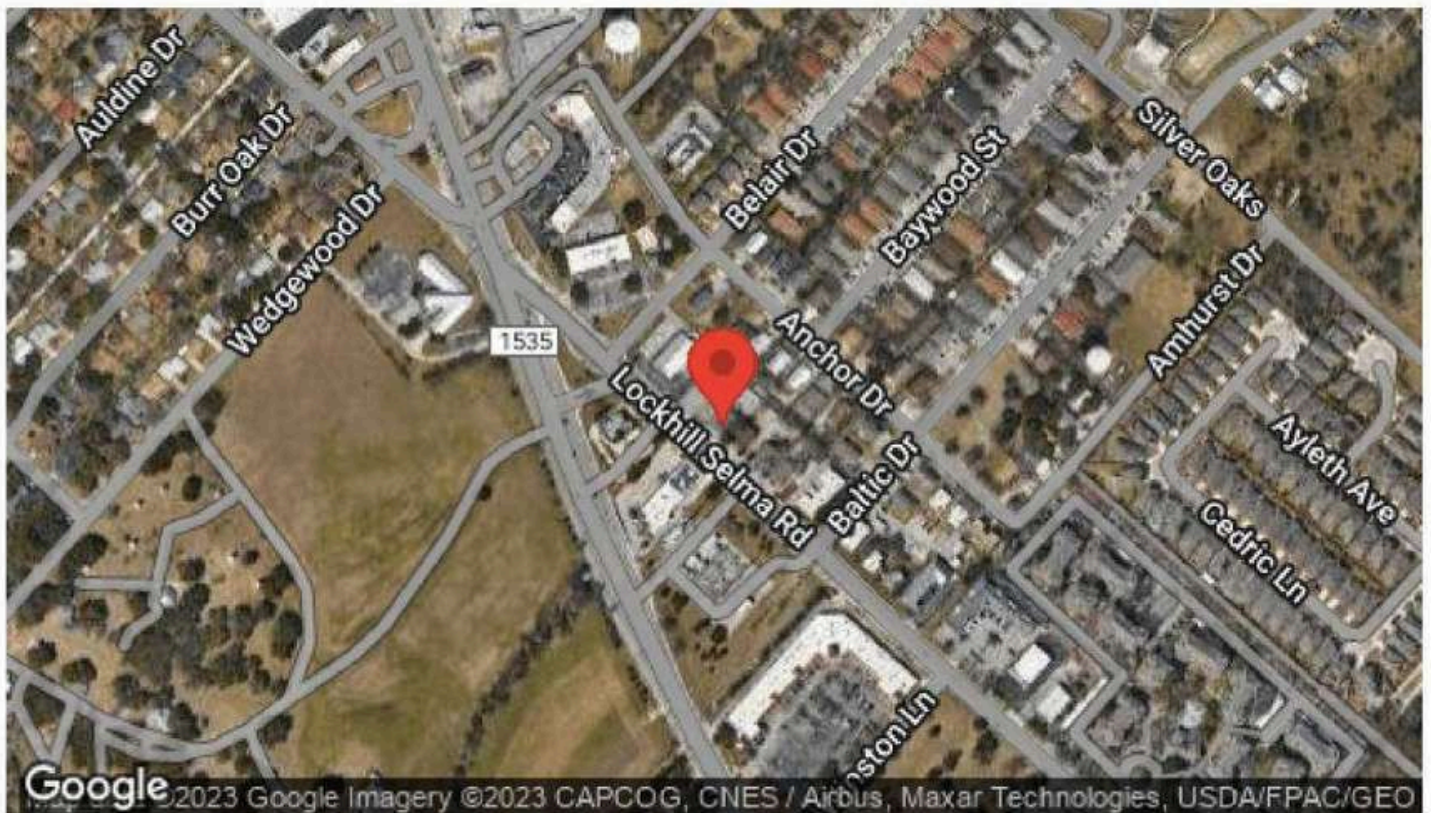
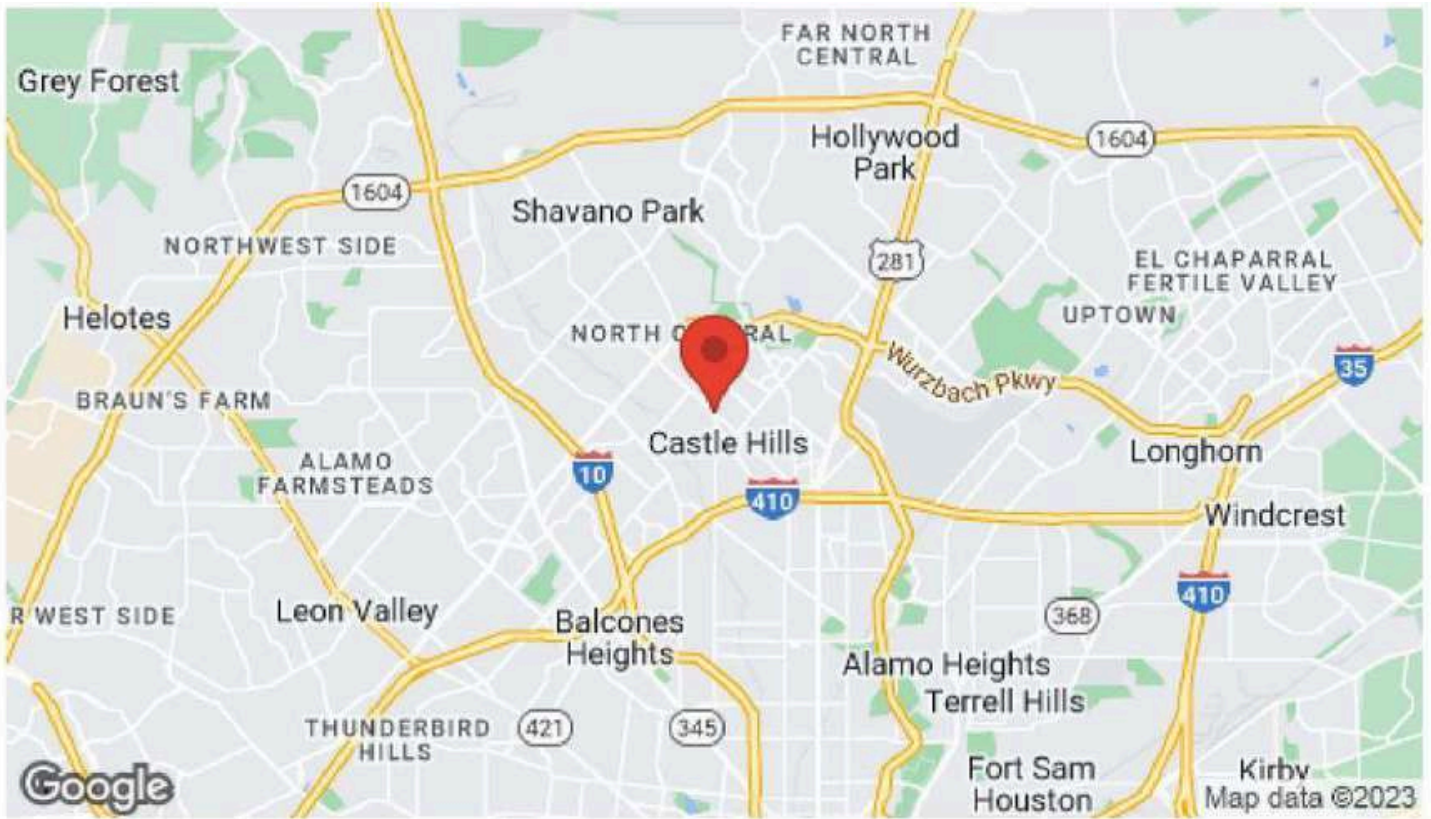
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LOCATION MAPS

2023 Lockhill Selma, San Antonio, TX 78213



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BUSINESS MAPS

2023 Lockhill Selma, San Antonio, TX 78213



Auto Zone

GOLDS GYM

PAPA JOHN'S

TEXACO

GOLDEN CHICK

Valero

WELLS FARGO

RZ

30 YEARS
1983-2016
Un millón de personas!

SUPERCUTS

Batteries + Bulbs

DOLLAR GENERAL
Look like you're saving. Don't be!

Five Star CLEANERS & LAUNDRY

O'Reilly AUTO PARTS

Club CARWASH

G

Tu Asador

W

SONIC

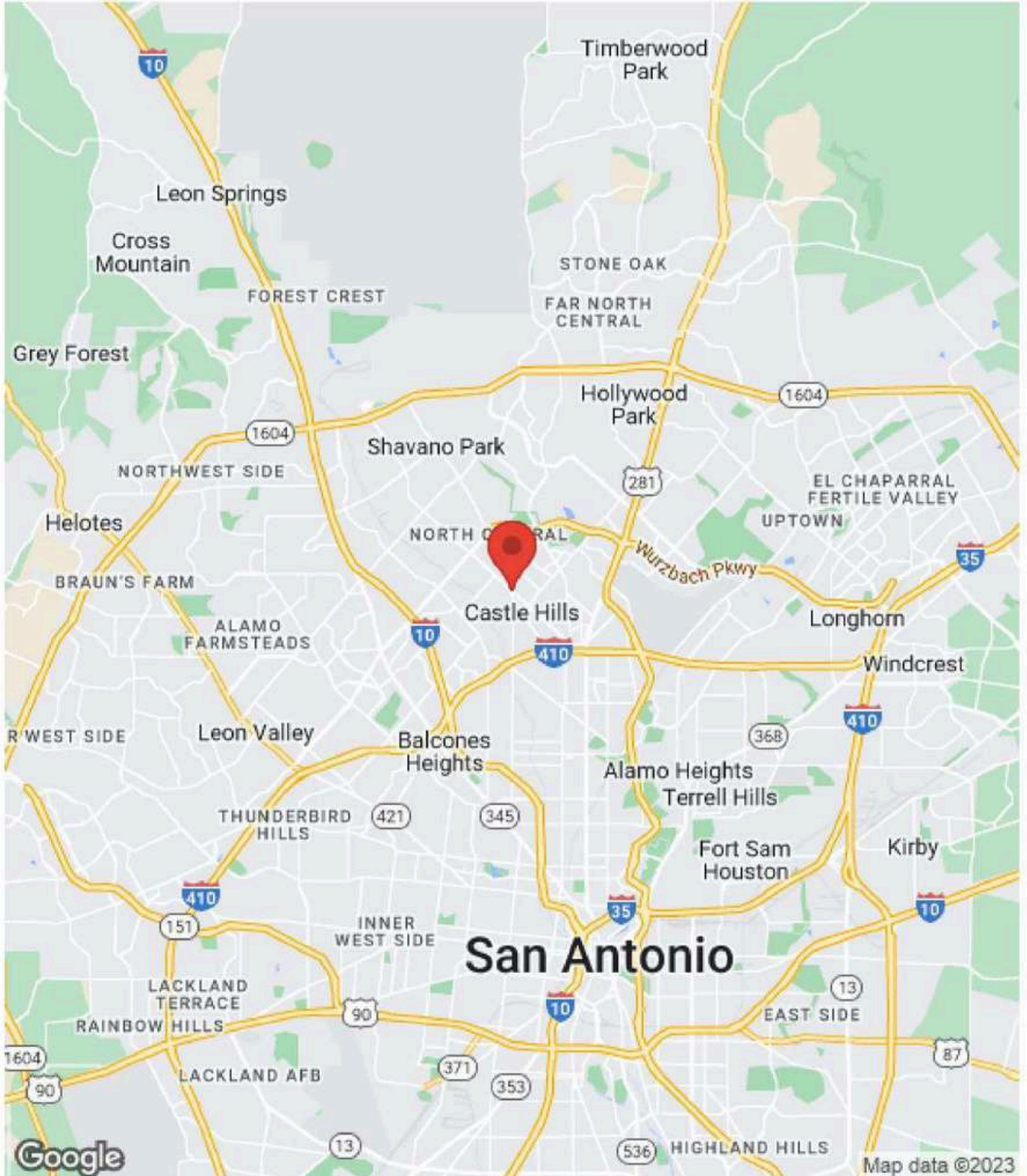
IBC BANK

Bank of America

CVS pharmacy

REGIONAL MAP

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DEMOGRAPHIC & INCOME PROFILE

2023 Lockhill Selma, San Antonio, TX 78213

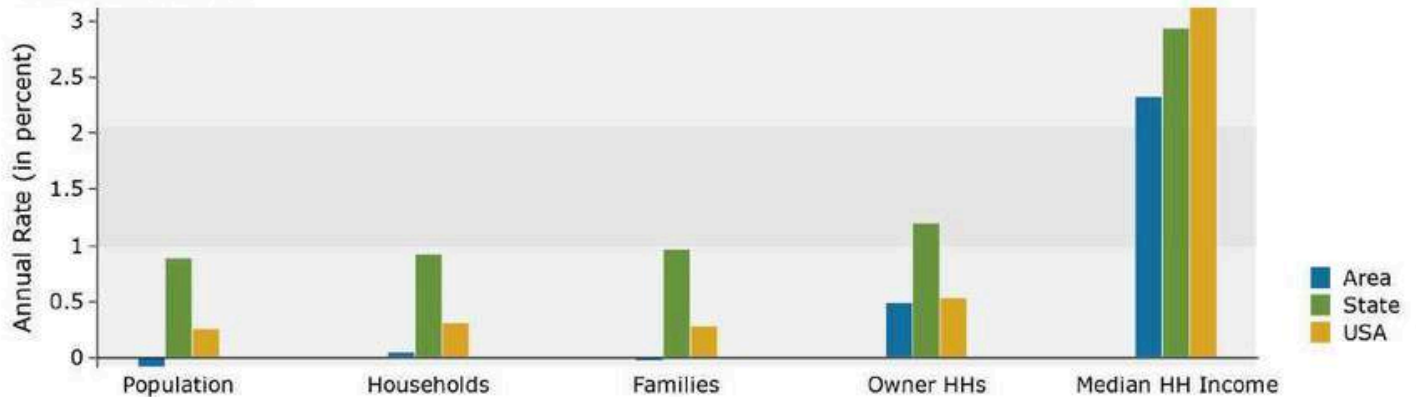


Demographic and Income Profile

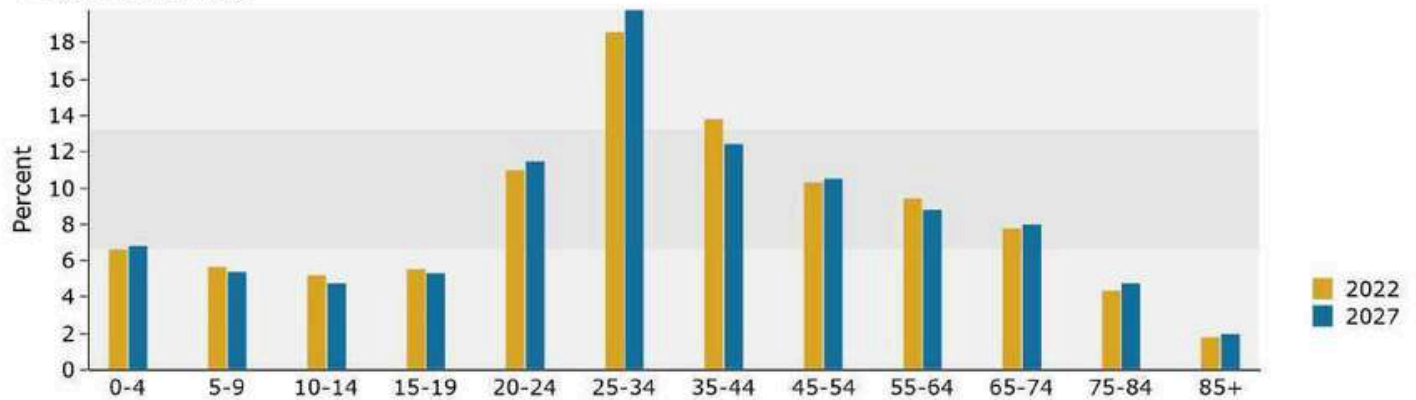
2023 Lockhill Selma Rd, San Antonio, Texas, 78213
Ring: 1 mile radius

Prepared by Esri
Latitude: 29.53956
Longitude: -98.52572

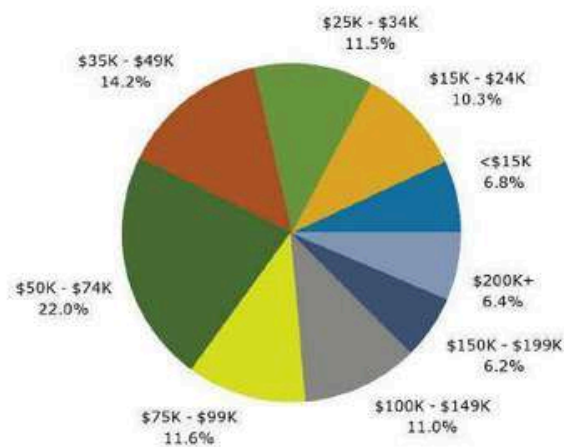
Trends 2022-2027



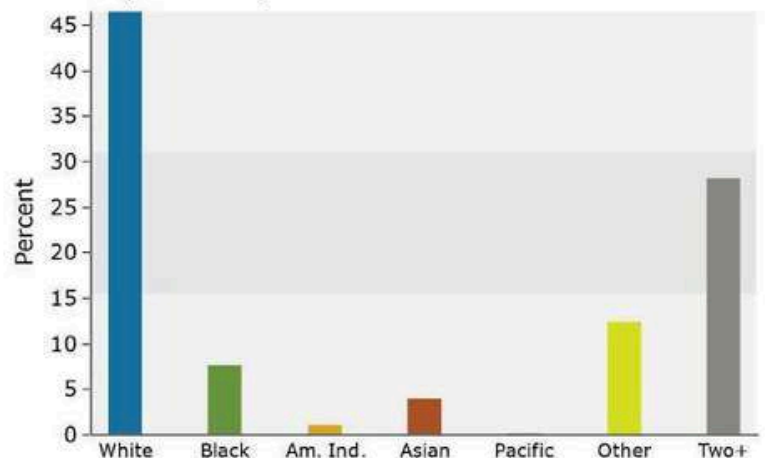
Population by Age



2022 Household Income



2022 Population by Race



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DEMOGRAPHIC SUMMARY

2023 Lockhill Selma, San Antonio, TX 78213



DEMOGRAPHIC SUMMARY

2023 Lockhill Selma Rd, San Antonio, Texas, 78213

Ring of 1 mile

KEY FACTS

16,459

Population



7,558

Households

33.4

Median Age

\$49,212

Median Disposable Income

EDUCATION

12%

No High School Diploma



22%

High School Graduate



30%

Some College



36%

Bachelor's/Grad/Prof Degree

INCOME



\$55,863

Median Household Income



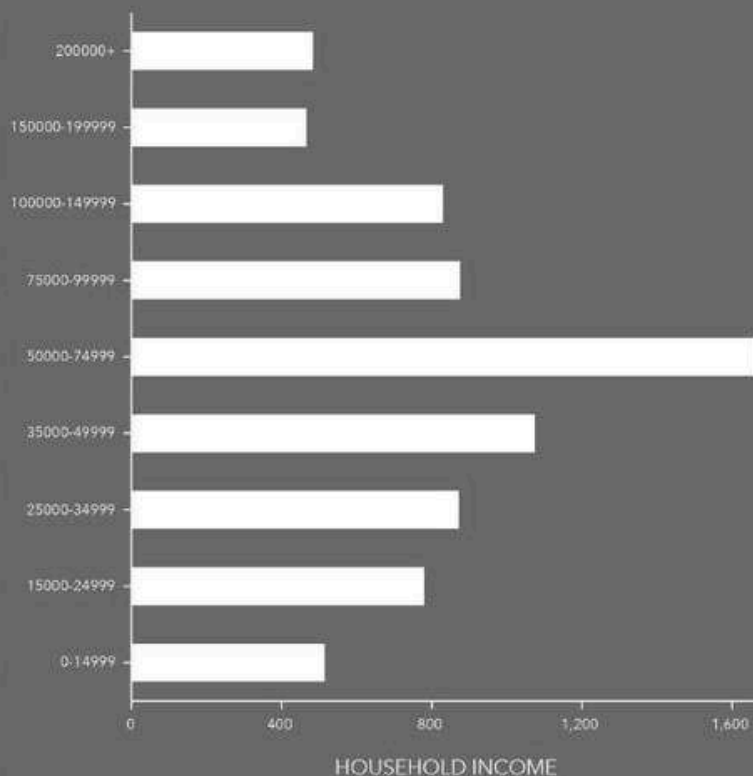
\$38,284

Per Capita Income



\$29,063

Median Net Worth



Source: Esri. The vintage of the data is 2022, 2027.

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TRAFFIC COUNT MAP

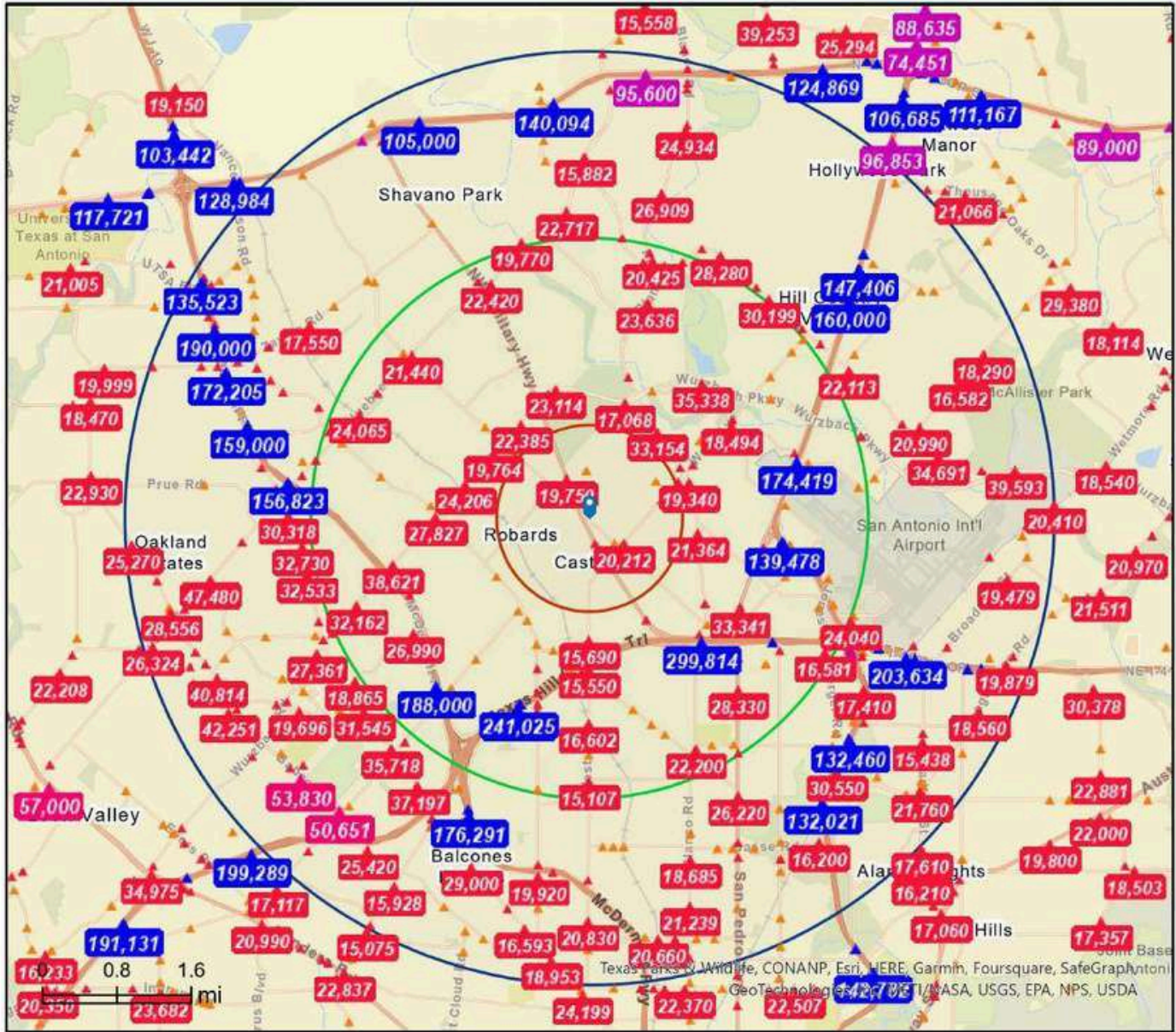
2023 Lockhill Selma, San Antonio, TX 78213



Traffic Count Map

2023 Lockhill Selma Rd, San Antonio, Texas, 78213
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 29.53956
Longitude: -98.52572



- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
 - ▲ 6,001 - 15,000
 - ▲ 15,001 - 30,000
 - ▲ 30,001 - 50,000
 - ▲ 50,001 - 100,000
 - ▲ More than 100,000 per day



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PROFESSIONAL BIO

2023 Lockhill Selma, San Antonio, TX 78213



DONNIE WALKER

Broker Associate
(210) 378-0878
donnie@walkertexasre.com
0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 85M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked the San Antonio Business Journal as a top luxury agent. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co- captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network and won the Ben Franklin voted on by his fellow Titans.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when coaching, serving others, and helping people achieve their dreams.

EDUCATION

BBA in Finance from Texas A&M Mays Business School

MEMBERSHIPS

RLI - Realtors Land Institute
NAR - National Association of Realtors
TAR - Texas Association of Realtors
TAR - Texas Association of Realtors
CCIM - Candidate

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210.696.9996



Information About Brokerage Services

Texas law requires all real estate licensees 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 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.

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.

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.

Keller Willis San Antonio, Inc.	547594	Legal@kwcityview.com	(210)696-9996
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joseph H Sloan III	526284	Legal@kwcityview.com	(210)696-9996
Designated Broker of Firm	License No.	Email	Phone
Tony Zamora Jr.	537135	Legal@kwcityview.com	(210)696-9996
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Donnie Walker	697847	donnie@walkertexasre.com	(210)378-0878
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date