

FOR SALE | E-GO LOFTS - MIXED USE DEVELOPMENT



3363. E. COMMERCE STREET SAN ANTONIO, TX

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SAN ANTONIO, TX

AREA OVERVIEW

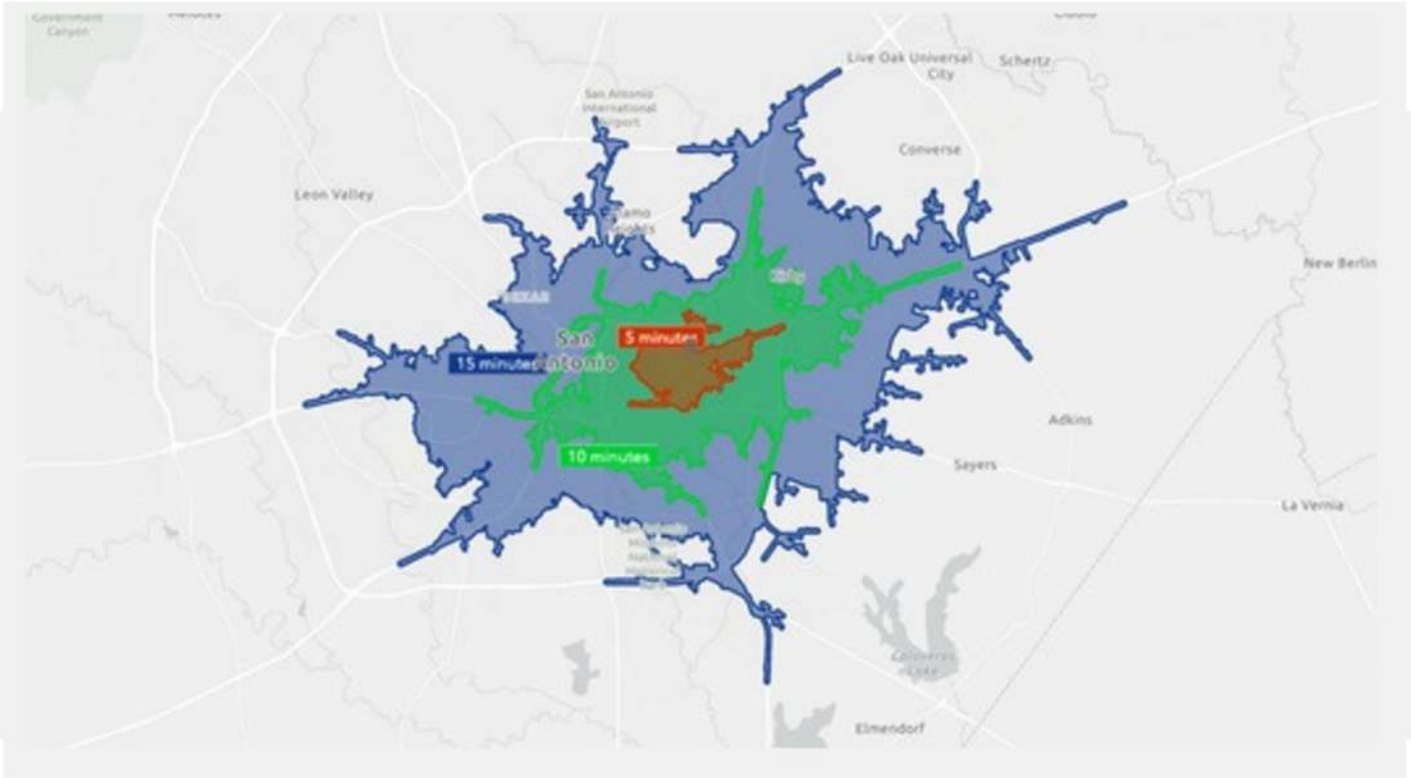
The San Antonio–New Braunfels MSA is one of the fastest-growing large metros in the U.S., reaching roughly 2.76 million residents in 2024 and adding population steadily over the last decade; an important demand signal for both users and investors. The region's growth rests on a diversified base led by defense/military, advanced manufacturing, cybersecurity/IT, financial services, and health/life sciences, giving San Antonio a reputation for resilience across cycles. Joint Base San Antonio (JBSA), the nation's largest joint base, anchors the economy with tens of billions in annual impact and more than 67,000 direct employees, while private-sector flagships such as Toyota Motor Manufacturing Texas, USAA, Valero, and H-E-B reinforce long-term employment depth. San Antonio also maintains a structural cost advantage versus peer markets, with overall living costs below the national average, which supports employer hiring and household formation, two tailwinds for occupancy and absorption metro-wide. Recent public-realm and infrastructure investment, including the multi-year San Antonio International Airport expansion (Terminal C), underscores the city's growth trajectory and logistics connectivity to national and global markets.

Location Overview — Near Eastside / E. Commerce

The subject sits in the Near Eastside along the E. Commerce corridor, minutes to Downtown and surrounded by major civic and entertainment anchors, including the Frost Bank Center (Spurs arena) and Freeman Coliseum, with Fort Sam Houston to the north and immediate access to regional connectors (I-10 and I-37). The City adopted the SA Tomorrow Eastside Community Area Plan in June 2024, targeting reinvestment along the Commerce/Houston corridors and the arena/coliseum district—plans that prioritize mixed-use activation, mobility upgrades, and neighborhood-serving employment. The area also benefits from federal Opportunity Zone designation (Census Tract 1308), expanding the pool of tax-advantaged equity that can participate in redevelopment and value-add strategies. Meanwhile, the broader East/Northeast industrial and maker ecosystem continues to grow from Port San Antonio's tech/cyber innovation campus to ongoing H-E-B and other food/beverage logistics investments, supporting a steady pipeline of creative users, flex tenants, and production/showroom concepts that value proximity to the core without CBD pricing or parking constraints.

THE AREA

In The Heart Of East San Antonio - NE Submarket



Introducing 3363 E. Commerce: A Prime Buy Hold & Redevelop Investment Opportunity

Located on San Antonio's Near Eastside along the East Commerce corridor, just minutes from Downtown, the Pearl District, and Broadway, 3363 E. Commerce St. is an adaptive re-use campus, formerly a meat-packing facility, now configured as a live/work + flex compound delivered in three phases across two buildings on ±6.80 acres. The offering is a single legal parcel administered under 22 tax accounts, providing rare scale and operational flexibility on one contiguous site.

Improvements total ±68,578 SF GBA with approximately ±61,170 SF NRA: ±30,000 SF of live/work loft NRA across 19 large lofts and ±22,200 SF of commercial/flex NRA, supported by 80 on-site surface parking spaces. Zoning: Light Industrial (L) with a conditional use permit supporting the existing live/work configuration—positioning the property for straightforward lease-up, spec suites, or a phased branded district.



' AREA HIGHLIGHTS

- 8 MINS TO DT SA
- 18 MINS TO SAT
- 10 MINS TO PEARL DIST
- 3 MINS TO FROST BANK CENTER
- 8 MINS TO FT SAM HOUSTON
- 3 MINS TO FREEMAN COLISEUM
- 1 MINS TO I-10
- 8 MINS TO I-37
- 5 MINS TO I-35

THE PROPERTY

E-CO LOFTS - LIVE/WORK + INDUSTRIAL FLEX

ADDRESS 3363 E. COMMERCE ST
SAN ANTONIO, TX 78220

OFFERED AT AVAILABLE UPON REQUEST

INTERSECTION E. COMMERCE & COCA COLA PL

TOTAL BUILDING SIZE ±68,578 SF GBA

YEAR BUILT 1964

YEAR RENNOVATED 2017

LOT SIZE ±6.8 AC (± 296,319 SF)

DAILY TRAFFIC ±6,950 VEHICLES PER DAY

ZONING L -LIGHT INDUSTRIAL

FRONTAGE ± 341 FT ON E. COMMERCE

PARKING 80 SURFACE PARKING SPACES

METERS EACH UNIT INDIVIDUALLY METERED

CURB CUTS 1 CURB CUT

UTILITIES CITY WATER, ELECTRIC & SEWER

ROOF FLAT TPO

CONSTRUCTION CONCRETE BLOCK

LEGAL DESCRIPTION:

3363 E. COMMERCE ST. SAN ANTONIO, TX 78220
SEE ATTACHED EXHIBIT A

RECENT UPDATES

EXTERIOR FACADE

EXTERIOR LIGHTING

EXTERIOR PAINT

THE PROPERTY

E-CO LOFTS - LIVE/WORK + INDUSTRIAL FLEX

UNIT MIX					
UNIT TYPES	NO. UNITS	% OF TOTAL	UNIT SIZE (SF)	NRA (SF)	
3 BD / 1 BA	1	5%	1,740	1,740	
KITCHEN / 1 BA	1	5%	1,922	1,922	
3 BD / 1 BA	1	5%	1,355	1,355	
2 BD / 1 BA	1	5%	846	846	
2 BD / 1 BA	1	5%	1,381	1,381	
1 BD / 1 BA	1	5%	1,036	1,036	
2 BD / 2 BA	1	5%	1,849	1,849	
2 BD / 1 BA	1	5%	2,624	2,624	
1 BD / 1 BA	1	5%	1,458	1,458	
3 BD / 2 BA	1	5%	2,588	2,588	
2 BD / 1 BA	1	5%	1,554	1,554	
1 BD / 1 BA	1	5%	1,365	1,365	
2 BD / 1 BA	1	5%	1,517	1,517	
1 BD / 1 BA	1	5%	1,386	1,386	
1 BD / 1 BA	1	5%	1,510	1,510	
1 BD / 1 BA	1	5%	1,432	1,432	
1 BD / 1 BA	1	5%	1,149	1,149	
2 BD / 1 BA	1	5%	1,597	1,597	
2 BD / 1.5 BA	1	5%	1,990	1,990	
TOTAL/AVERAGE	19	100%	1,594.68	30,299	
201 A (COMMERCIAL SPACE)				13,190	
201 B (COMMERCIAL SPACE)				2,310	
308 (COMMERCIAL SPACE)				6,720	
TOTAL NET RENTABLE AREA (NRA)				52,519	
Common Areas (Estimated)				16,057	
TOTAL GROSS BUILDING AREA				68,576	

THE PROPERTY

IMPROVEMENT DESCRIPTION

Basic Construction	Concrete block
Foundation	Reinforced concrete slab
Framing	Structural steel with masonry and concrete encasement
Exterior Walls	Brick and Stucco
Roof Type	Flat deck roof
Roof Cover	Sealed membrane
Insulation	Exact type unknown, assumed adequate (R-type), and to code for both walls and ceilings.
Plumbing	Each bathroom includes a toilet, sink, and a shower/tub kit or stand-up shower with a wall-mounted showerhead. Kitchens include a sink, dishwasher, and garbage disposal. There is a laundry closet with washer/dryer hookups and full-size washer/dryer provided.
Air Conditioning HVAC	HVAC
Heating	Forced Air
Hot Water	Each unit includes an electric hot water heater with a capacity of 40 gallons.
Electrical	Each unit is separately metered
Interior Walls	Painted and medium-textured finish on gypsum board.
Ceilings	Exposed
Windows	Windows are double-pane vinyl sliders.
Doors	Exterior doors are typically wood with peepholes. Interior doors are hollow, painted wood.
Flooring	All areas have sealed and stained concrete floors.
Project Amenities	The subject's common amenities include: access gates, off-street parking, and an off leash dog park

THE PROPERTY

IMPROVEMENT DESCRIPTION

Unit Amenities	Each unit features: a complete appliance package with microwave, granite or quartz countertops, stained concrete floors, ceiling fans, walk-in closets, and washer/dryer provided. Select units feature stainless-steel appliances.
Appliances	Each unit is equipped with an electric oven/range combination, garbage disposal, dishwasher, microwave, and refrigerator/freezer. The age and condition of appliances vary from unit to unit.
Laundry	In-unit full washer/dryers.
Countertops	The subject's units include granite or quartz countertops.
Cabinets	Typical wood cabinetry
Security	Each unit has a fire/smoke detector and a deadbolt.
Fire Protection	The subject has a fire sprinkler system and smoke alarms.
Commercial Space.	The subject has three warehouse spaces at the back of the property. Two of the spaces are leased and utilized as warehouse storage and the third space is a warehouse building (separate building) and leased to a baseball academy.
Property Signage	There is a monument-style sign along East Commerce Street at the entrance of the subject property.

THE OPPORTUNITY

A PRIME ADAPTIVE RE-USE INVESTMENT

Introducing 3363 E. Commerce: A Prime Adaptive Re-Use Investment

Situated in the rapidly growing East San Antonio corridor, just minutes from Downtown, the Pearl District, and Broadway, 3363 E. Commerce St. delivers a rare, near-core adaptive re-use opportunity. Formerly a meat-packing facility and now a live/work + flex campus, the property spans ±6.80 acres with two buildings delivered across three phases totaling ±68,578 SF GBA. High-visibility East Commerce frontage, immediate freeway connectivity, and ~80 on-site surface parking spaces create exceptional exposure and access for future uses. The site sits within a federally designated Opportunity Zone (OZ), positioning investors to pursue tax-advantaged strategies alongside value-add execution.

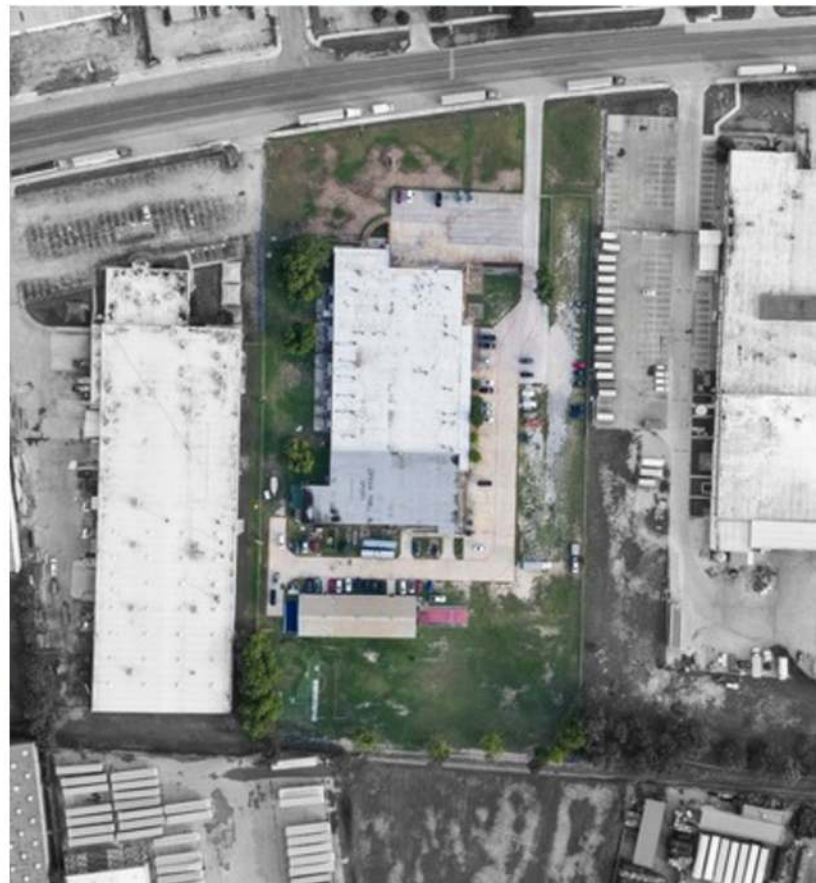
Purpose-built for flexibility, the campus offers ±61,170 SF NRA: ±30,000 SF of live/work loft NRA across 19 condos (already condo-mapped and sellable individually) plus ±22,200 SF of commercial/flex NRA. Zoned Light Industrial (L) with a conditional use permit supporting the existing live/work configuration, the offering is a single legal parcel administered under 22 tax accounts, including individual condo accounts for the lofts, and the two industrial spaces each have their own property identification numbers, enabling selective dispositions while retaining core income.

Future execution is straightforward: deliver spec suites to accelerate absorption, brand the campus to drive visibility and premiums, and pursue selective infill or phased sell-downs (subject to approvals). With diversified tenant profiles, near-core connectivity, and OZ benefits, 3363 E. Commerce is a compelling way to diversify a portfolio, hedge market shifts, and position for long-term upside on San Antonio's Eastside. Price available upon request. No seller carry.

Property Highlights:

- **Adaptive Re-Use, Near-Core:** Former meat-packing facility reimaged as a live/work + flex campus minutes from Downtown, Pearl, and Broadway.
- **Campus Scale:** ±6.80 acres; two buildings / three phases; ±68,578 SF GBA with ~80 surface parking spaces.
- **Flexible Mix:** ±61,170 SF NRA, including 20 live/work loft condos (±30,000 SF) + ±22,200 SF commercial/flex.
- **Condo & PID Structure:** Live/work lofts are condo-mapped and sellable; two industrial spaces have separate PIDs; one parcel with 22 tax accounts supports selective exits.
- **Zoning & Entitlements:** Light Industrial (L) with CUP supporting live/work operations.
- **OZ Advantages:** Located in a federally designated Opportunity Zone—potential tax benefits with appropriate hold (consult advisors).
- **Execution Paths:** Spec suites, curated tenanting, district branding, selective infill, and phased sell-downs.

AERIAL VIEW



PROFORMA

INCOME		Proforma Underwriting	
Live/Work Lofts			\$549,930.50
Industrial Flex			\$199,980.00
Scheduled Market Rent			\$749,910.50
Less: Loss to Lease		2%	-\$14,998.21
Less: Vacancy		7%	-\$52,493.74
Less: Concessions		1%	-\$7,499.11
Less: Non-Revenue Units & Bad Debt		0.05%	-\$374.96
Net Rental Income			\$674,544.49
Plus: Fee Income			\$0.00
Plus: Storage Income			\$0.00
Plus: RUBS Income			\$0.00
Plus: Other Income			\$0.00
Total Operating Income (EGI)			\$674,544.49
EXPENSES		%	
Administrative		-0.20%	-\$1,349.09
Advertising & Promotion		-1.20%	-\$8,094.53
Payroll		0.00%	\$0.00
Repairs & Maintenance		-6.00%	-\$40,472.67
Management Fee	4%	-4.00%	-\$26,981.78
Utilities		-1.28%	-\$8,640.00
Contracted Services		-3.25%	-\$21,922.70
Real Estate Taxes - Based on 2024		-21.87%	-\$147,510.28
Insurance		-4.90%	-\$33,052.68
Total Expenses		-42.70%	-\$288,023.73
		Per Unit:	
		Per SF:	
Net Operating Income			\$386,520.76

CONDO PLAT

CONDO DOCS

3363 E. Commerce, a CONDOMINIUM Plats and Plans

Exhibit B Floorplan (Building 1)

SCALE: 1" = 40'



—LEGEND—

- General Common Element
- Unit
- Limited Common Element

DUENES LAND SURVEYING, LLC



2112 Blackfoot Trail
Mesquite, Texas 75149
Ph: (214) 210-1836
Surveying Firm #10194446

June 17, 2024
Project No. 24-041

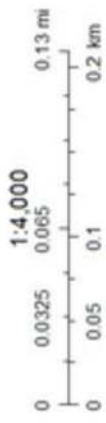
Sheet 9 of 9

EXHIBIT A - LEGAL DESCRIPTIONS

NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 101
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 102
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 103
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 104
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 111
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 112
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 113
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 116
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 123
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 128
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 131
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 132
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 135
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 136
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 139
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 140
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 143
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 144
NCB 10234 (3363 E COMMERCE CONDOMINIUM), UNIT 147
NCB 10234 LOT TR-7A **MASTER FILE/COMMON ELEMENT** (3363 E COMMERCE CONDOMINIUM)
NCB 10234 BLDG 2(IMPVT ACCT)
NCB 10234 BLDG 3(IMPVT ACCT)
NCB 10234 LOT TR-7B (4.874 AC) ** RESERVED AREA** & P-100 (.083 AC PT OF RR EASEMENT)

ZONING MAP

E-CO LOFTS ZONING



- Zoning**
- Arts & Entertainment, Entertainment District
 - Neighborhood Preservation, Residential
 - Multi-Family
 - Commercial
 - Industrial, Quarry, Sand/Gravel
 - Business Park, Office
 - Downtown, Form Based Zoning
 - Farm/Ranch, Golf, Resource Preservation
 - Special Districts
 - Military
 - Outside City Limits
 - Un-Zoned

City of San Antonio GIS
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DEMOGRAPHICS



Demographics

E-Co Lofts - Live/Work + Industrial & Flex
3363 E. Commerce St San Antonio, TX 78220

Prepared by DJR
Latitude: 29.42178
Longitude: -98.43492

	5 minutes	10 minutes	15 minutes
Census 2020 Summary			
Population	18,385	112,269	421,616
Households	6,179	40,819	149,107
Average Household Size	2.95	2.72	2.73
2025 Summary			
Population	18,681	113,690	431,680
Households	6,608	43,660	159,767
Families	4,235	26,409	99,194
Average Household Size	2.80	2.57	2.60
Owner Occupied Housing Units	3,271	22,579	86,544
Renter Occupied Housing Units	3,337	21,081	73,223
Median Age	33.4	36.1	35.6
Median Household Income	\$38,040	\$50,751	\$54,210
Average Household Income	\$52,951	\$66,954	\$73,065
2030 Summary			
Population	18,868	115,579	441,078
Households	6,816	45,656	168,117
Families	4,315	27,026	102,354
Average Household Size	2.75	2.50	2.53
Owner Occupied Housing Units	3,534	23,880	92,938
Renter Occupied Housing Units	3,282	21,776	75,179
Median Age	34.4	37.3	36.8
Median Household Income	\$42,544	\$57,092	\$61,163
Average Household Income	\$57,959	\$73,098	\$80,402
Trends: 2025-2030 Annual Rate			
Population	0.20%	0.33%	0.43%
Households	0.62%	0.90%	1.02%
Families	0.37%	0.46%	0.63%
Owner Households	1.56%	1.13%	1.44%
Median Household Income	2.26%	2.38%	2.44%

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