

OFFICE/WAREHOUSE NEAR HWY 281/NAKOMA

331 Breesport | San Antonio, TX 78216



DESCRIPTION

Located just off 281/Nakoma, this is an excellent opportunity to purchase Office/Warehouse in a central location. The property features 5,126 SF of warehouse and 1,106 SF of office, totaling 6,232 SF. The warehouse features grade level and semi-dock loading as well as a server room and break room. The office has a reception, individual offices, and two open bullpens.

BUILDING SIZE

Warehouse: **±5,126 SF**

Office: **±1,106 SF**

Total: **±6,232 SF**

LAND SIZE

±0.3616 AC (15,750 SF)

ZONING

I-1, City of San Antonio

HIGHLIGHTS

- Masonry Construction
- Located in Beacon Circle - Just off 281/Nakoma
- 5,126 SF of Warehouse with 1,106 SF of Office
- Outside Yard Storage - Fenced and Lit
- Grade Level and Semi-Dock Loading

SALE PRICE

Call broker



The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this property is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

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AERIAL MAP



POINTS OF INTEREST

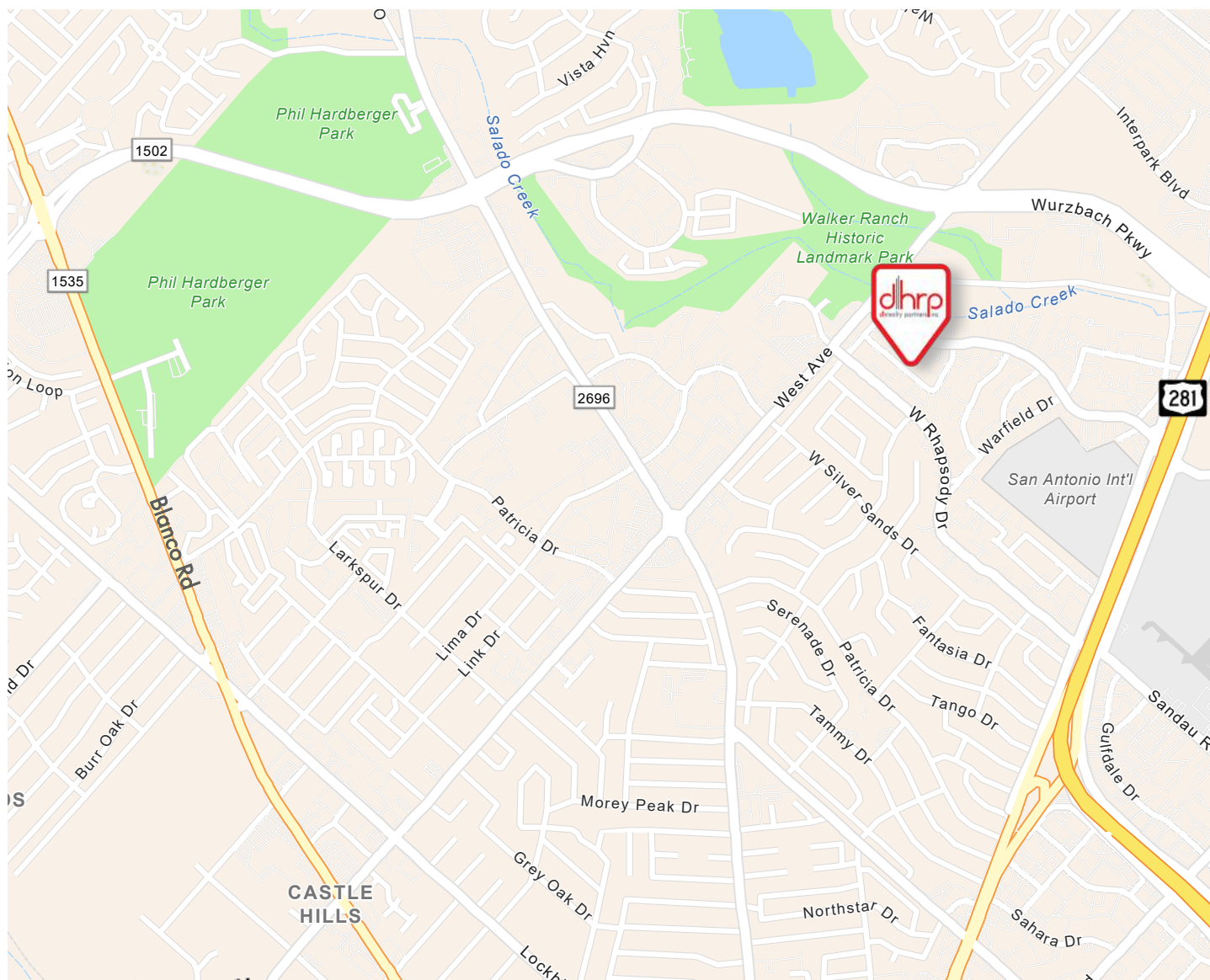
- Embassy
- Panera Bread
- Wingstop
- The Magnolia Pancake Haus
- Domino's Pizza
- Max & Louie's New York Diner
- Julian's Italian Pizzeria
- El Jarro de Arturo
- Saeb Thai & Noodles
- Beijing Chinese Restaurant
- EZ's Brick Oven & Grill
- Rudy's BBQ
- Dairy Queen
- McDonald's
- Marshall's & HomeGoods
- Black Rock Coffee
- H-E-B
- Little Caesar's
- Dunkin'
- Taco Bell
- Starbucks
- Walmart
- San Antonio International Airport

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LOCATION MAP

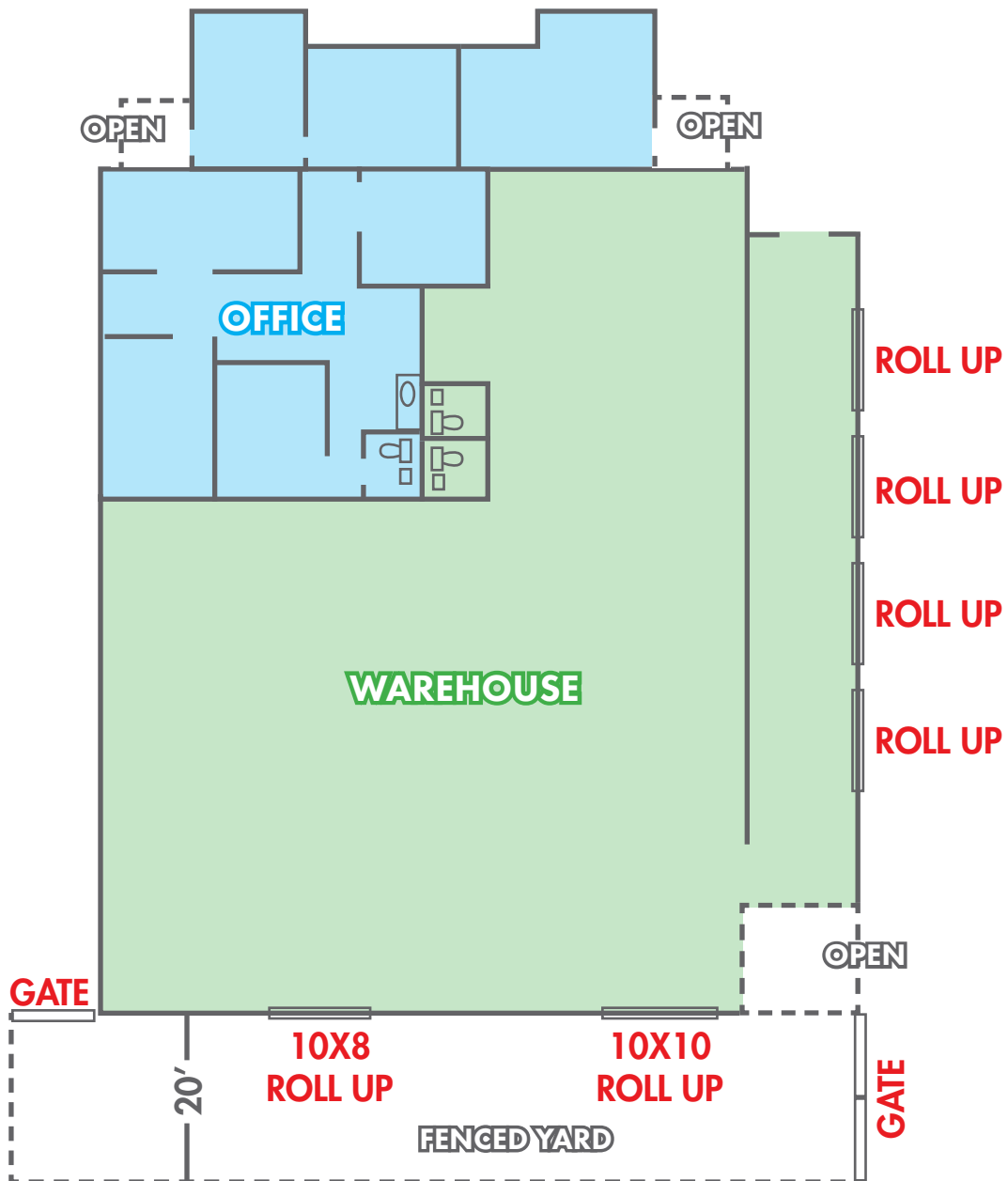


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FLOOR PLAN



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ZONING MAP

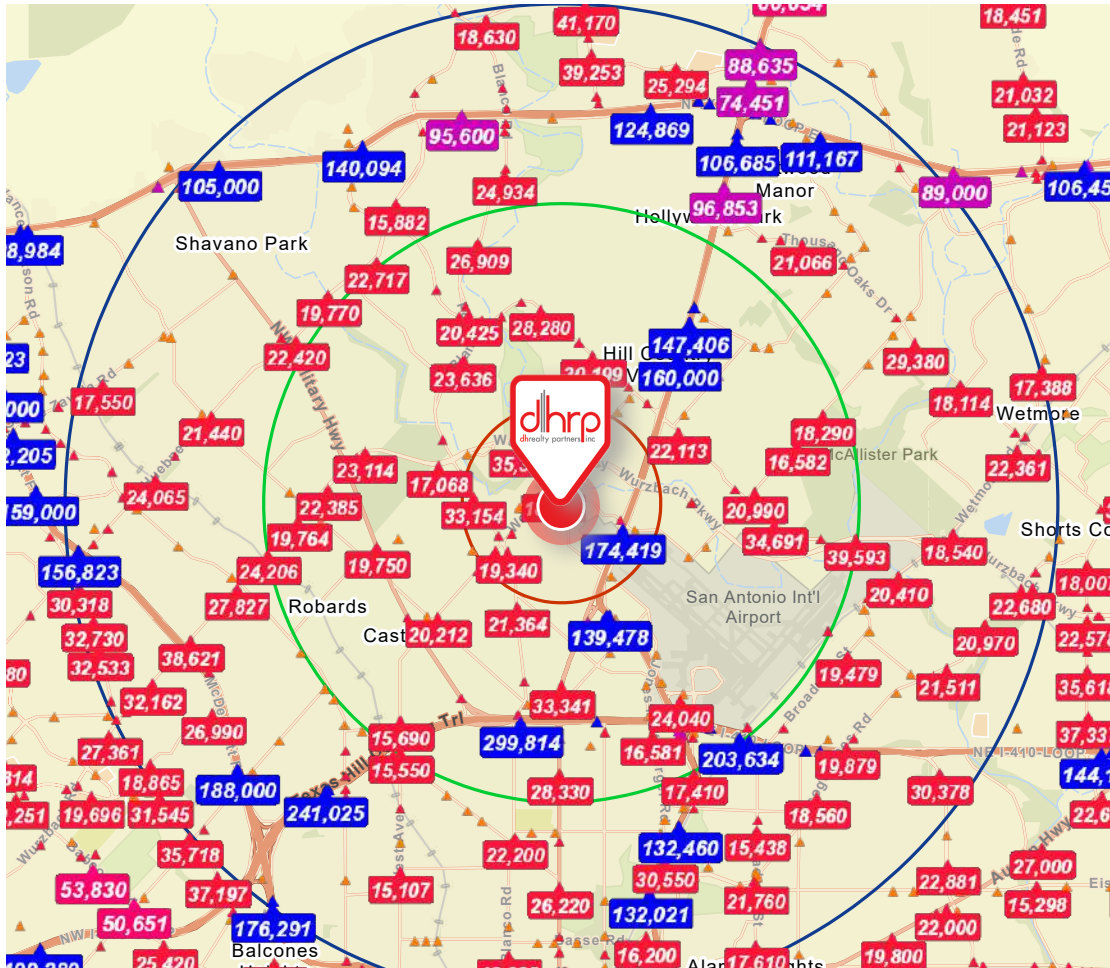


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TRAFFIC COUNTS AND DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population	10,851	81,549	270,195
Median Age	33.8	39.3	38.7
Average Household Size	2.1	2.2	2.3
Median Household Income	\$53,244	\$73,080	\$71,209
Avg Household Income	\$81,735	\$111,658	\$112,736

Source: ESRI, 2023

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11/2/2015



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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Harold Alexander Yount	308749	ayount@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Matthew Baylor	518763	mbaylor@dhrp.us	(210)222-2424
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

DH Realty Partners, Inc, 801 N Saint Marys St San Antonio, TX 78205

Information available at www.trec.texas.gov
IABS 1-0 Date

Phone: (210)222-2424 Fax: (210)271-0183

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

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Harold Alexander Yount	308749	ayount@dhrp.us	(210)222-2424
Designated Broker of Firm	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Logan T. Baylor	771911	lbaylor@dhrp.us	(210)222-2424
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