dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

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WAREHOUSE/SHOP AND LIVE/WORK OPPORTUNITY

5738 FM 2538 | Marion, TX 78124



DRONE FOOTAGE: https://youtu.be/Y4kYIYqMayw

FOR SALE

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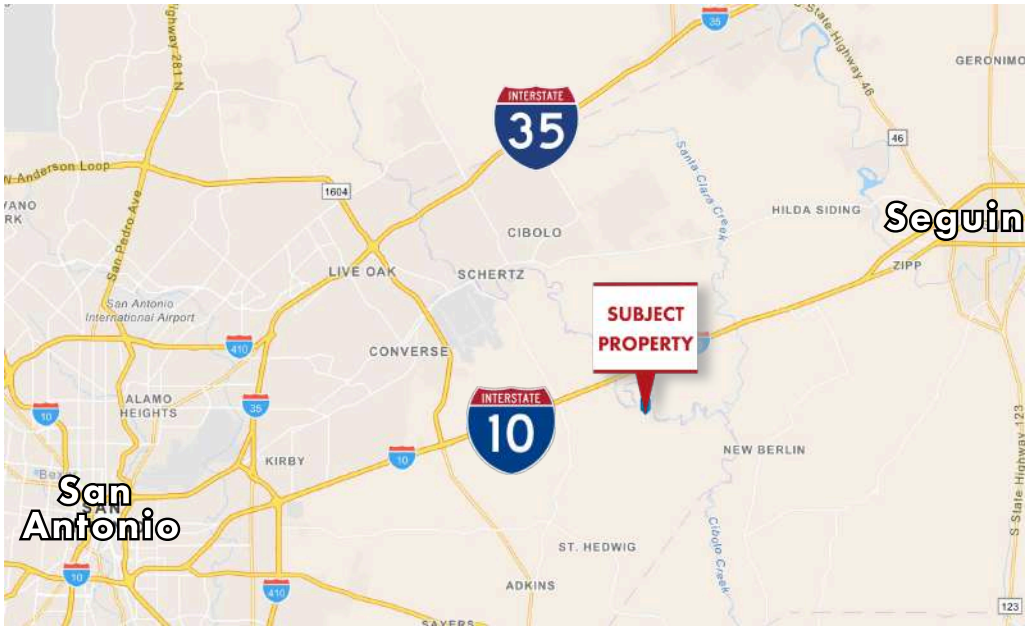
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HIGHLIGHTS

- ±2,400 SF new warehouse/shop
- Flexible live/work setup
- Multiple insulated shop buildings
- Climate-controlled workspace (AC + ventilation)
- Fully fenced + gated site
- New asphalt drive/parking
- High-visibility pole signage
- Upgraded electrical + utilities
- Internet + security system installed
- Multi-tenant potential

LOCATION

Located in Marion along FM 2538 with quick access to Interstate 10, positioning the property between San Antonio and Seguin. Positioned directly across from a multi-phase residential community (250 residential lots), the area is seeing continued growth driven by accessibility and expanding housing demand.

DESCRIPTION

Versatile live/work property with multiple structures supporting residential use (including potential rental income) and business operations. The main house/office features updated appliances, new rear access, and full insulation. The property includes a newly built ±2,400 SF warehouse and an additional insulated shop with dedicated A/C and exhaust.

Recent upgrades include new asphalt, upgraded electrical and utilities, a permitted sewer system for the shop, and installed internet and security. The layout supports both owner-user and multi-tenant opportunities.

BUILDING SIZE

2024 Warehouse: ±2,400 SF
Main House/Office: ±1,317 SF
Barn Residence: ±2,016 SF
Small Shop (incl. carport): ±988 SF
TOTAL: ±6,721 SF

LAND SIZE

±1.623 AC

ZONING

OCL

Note: Property is in a separate school taxing district for Guadalupe County.

SALE PRICE

Contact Brokers

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PROPERTY LEGEND



1. **2024 Warehouse: ±2,400 SF**
2. **Lawn Shed: ±252 SF**
3. **Detached Garage (Main House/Office): ±480 SF**
4. **Main House/Office: ±1,317 SF**
5. **Barn Residence: ±2,016 SF**
   (2 living areas, laundry room, garage - great potential for rental income)
6. **BBQ Hut: ±364 SF**
7. **Small Shop (incl. carport): ±988 SF**

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WAREHOUSE/WORKSHOP









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PROPERTY IMPROVEMENTS & UPGRADES

Structural & Exterior Enhancements

- Fully insulated main house/office (subfloor and attic)
- Insulated mudroom with new rear exterior access
- New rear steps leading to fenced backyard
- Asphalt driveway installed from street
- High-visibility metal pole signage added

Utilities & Systems

- Electrical system inspected, upgraded, and fully labeled by licensed electrician
- Property main service upgraded
- GFCI receptacles added throughout property
- Internet installed in both main house/office and shop
- Security system installed

Plumbing & Mechanical

- Sewer system installed for shop (fully permitted)
- New water heater installed in barn residence
- Garbage disposal added to main house kitchen

Interior Improvements (Main House/Office)

- Updated master bathroom shower
- Replaced major appliances

Shop & Outbuilding Enhancements

- Small shop fully insulated with dedicated AC unit for equipment protection (±988 SF)
- Exhaust fan installed in small shop
- New ±2,400 sq ft shop added
- Fire Department business compliance requirements completed



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MAIN HOUSE/OFFICE







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SMALL SHOP





BARN RESIDENCE





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POINTS OF INTEREST

Placer.ai



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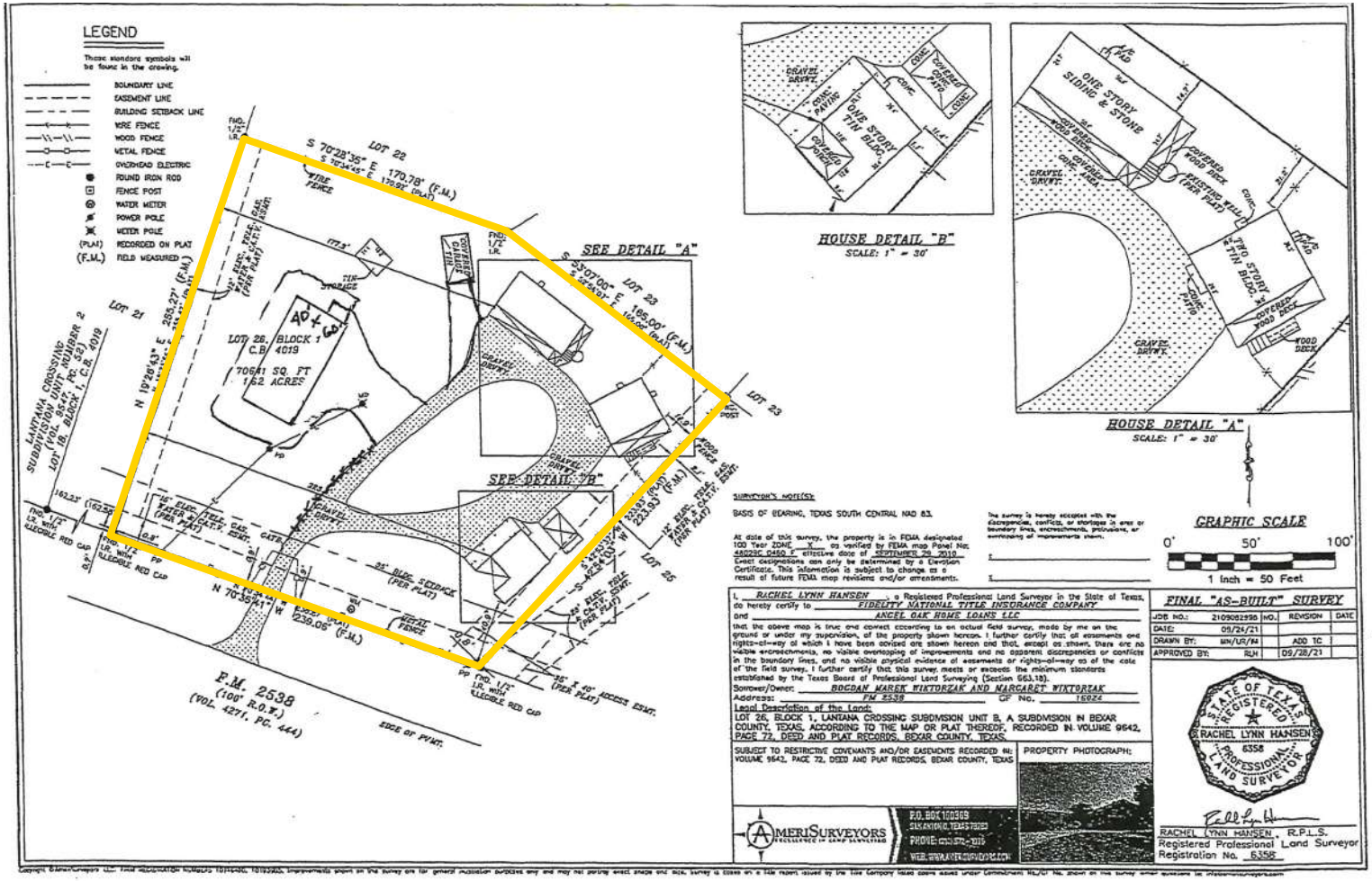
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SURVEY



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PHOTOGRAPHY









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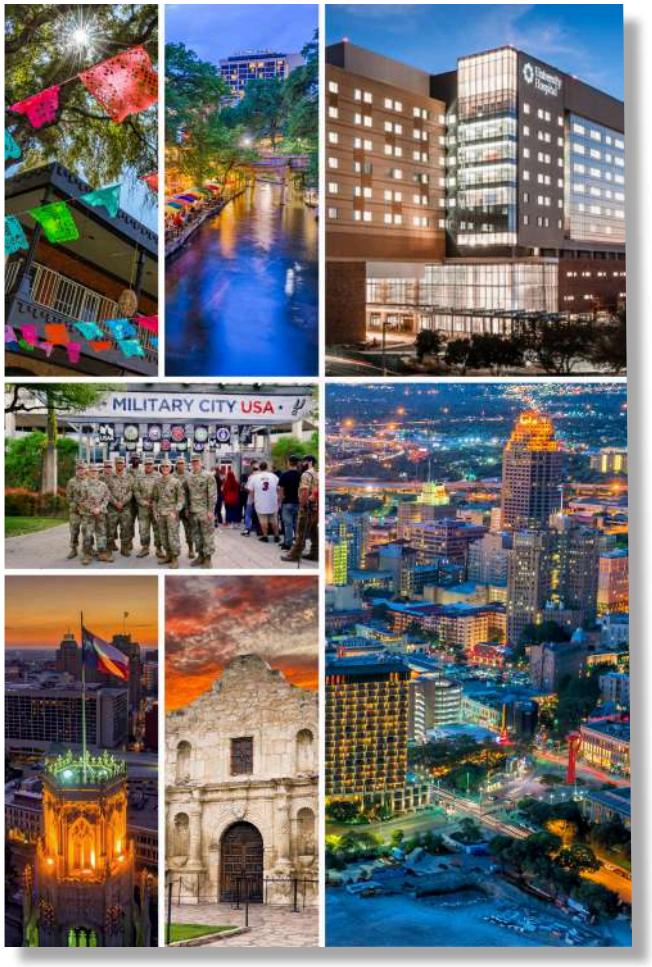
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SAN ANTONIO MARKET OVERVIEW

San Antonio is aptly known as "Military City, USA" due to its pivotal role in supporting the nation's defense. **Joint Base San Antonio (JBSA) is the largest military installation in the Department of Defense**, directly employing over 67,000 people and contributing an estimated $55 billion to Texas's economy. Brooke Army Medical Center (BAMC), located at JBSA, stands out as **the largest DoD medical facility and a Level I Trauma Center**, providing critical care to both military and civilian populations.

The city's healthcare landscape is bolstered by the **900-acre South Texas Medical Center (STMC), home to hundreds of medical facilities** and anchored by institutions like University Hospital, Methodist Healthcare, and UT Health.

As San Antonio's second-largest employer, the STMC underscores the city's strength in **healthcare** and **bioscience** industries.

San Antonio also boasts a thriving local economy, attracting businesses with its **central location, low taxes, and business-friendly policies**. Since 2018, over 100 companies have relocated to Texas from California, drawn by the city's low cost of living and impressive wage growth. Key industries such as aerospace, IT, and cybersecurity continue to flourish, with the aerospace sector alone **employing over 46,000 professionals.** These factors highlight San Antonio's sustained growth and its appeal as a hub for innovation, healthcare, and defense.

2.7M	7TH	9.8%	15-20%	14	60
TOTAL POPULATION	LARGEST CITY IN THE U.S.	JOB GROWTH 2018-2023	PROJECTED POPULATION GROWTH	ACCREDITED UNIVERSITIES & COLLEGES	NEW RESIDENTS PER DAY

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dhrp.us
210.222.2424
153 Treeline Park, Suite 200
San Antonio, TX
78209

11-03-2025

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.

EQUAL HOUSING OPPORTUNITY

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.

DH Realty Partners, Inc.	147342	www.dhrp.us	(210)222-2424
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Matthew Baylor	510347	mbaylor@dhrp.us	(210)222-2424
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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