



OFFERING
MEMORANDUM

2508 Buena Vista St
San Antonio, TX 78207



2508 BUENA VISTA
COMMERCIAL BUILDING

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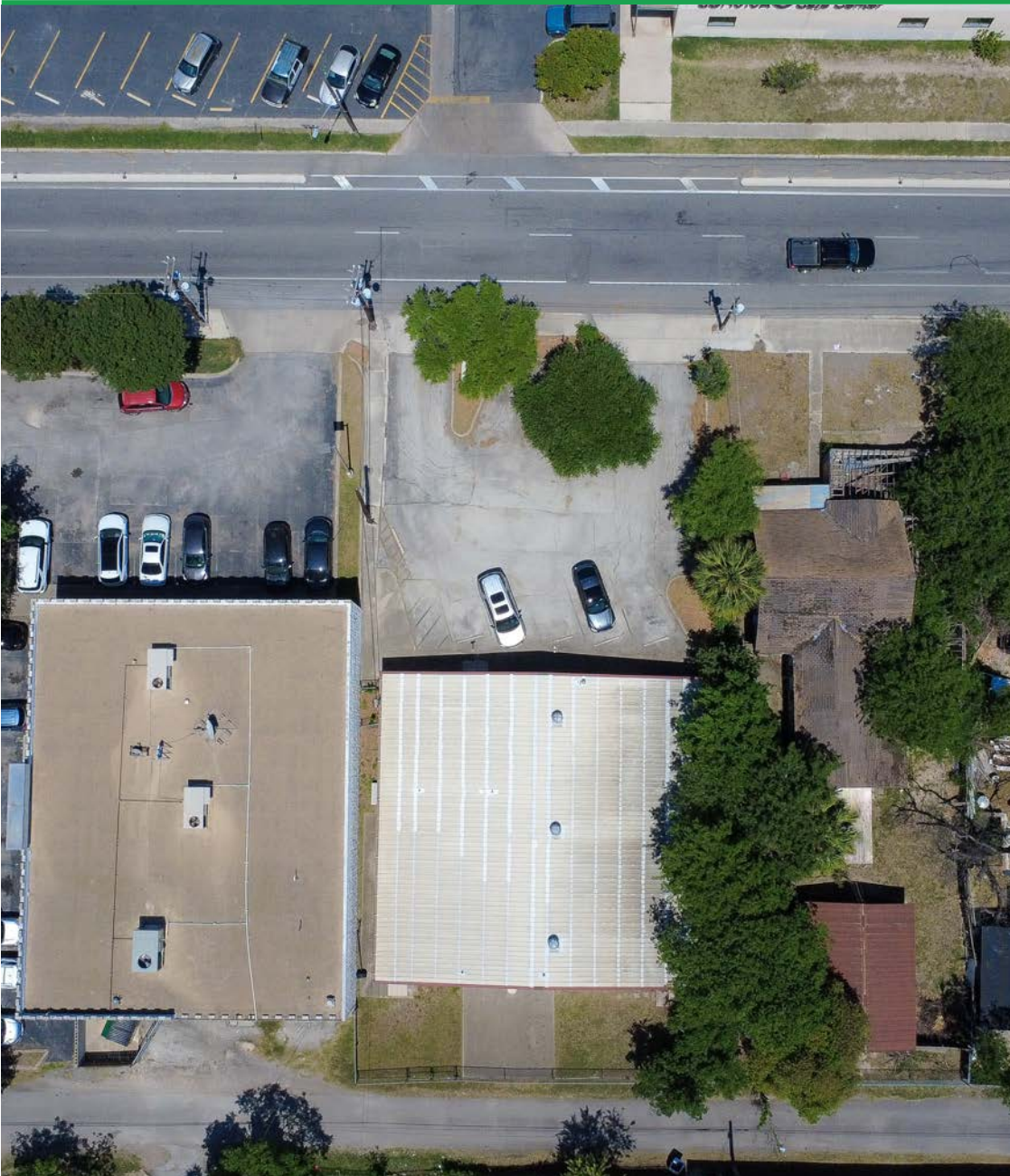
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All interested parties must conduct their own independent investigation and due diligence.

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All properties and services are marketed by RESOLUT RE in accordance with all applicable fair housing laws, equal opportunity laws, and real estate licensing requirements.



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2508 BUENA VISTA COMMERCIAL

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INVESTMENT SUMMARY

Located at 2508 Buena Vista Street in San Antonio's vibrant West Side, this ±4,420 SF freestanding building offers a versatile opportunity for both investors and owner-users. Previously owner-occupied as a daycare facility, the property is now available for sale. Situated approximately 2.9 miles from downtown, it benefits from proximity to major thoroughfares and a dense residential population.

Key Highlights

- **Turnkey Opportunity:** The property can be delivered with existing furniture, fixtures, and equipment (FFE), facilitating a seamless transition for daycare operators or similar uses.
- **Flexible Use:** Alternatively, the building can be vacated entirely, offering a blank canvas for various commercial applications.
- **Strategic Location:** Positioned in a high-traffic area with good visibility, the site is ideal for businesses seeking accessibility and community engagement.
- **Proximity to Downtown:** Just under 3 miles from San Antonio's downtown core, the property offers convenient access to urban amenities and services.



PROPERTY OVERVIEW

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PROPERTY OVERVIEW

Property Type	Multi-Tenant Retail
Property Address	2508 Buena Vista St, San Antonio, TX 78207
Gross Leasable Area (GLA)	4,420 SF
Lot Size	0.28 Acres
Year Built/Renovated	2001
Zoning	C-3R
Property ID	130216
Parking Ratio	2.04 : 1,000 SF
Access & Frontage	2 access points on Buena Vista St
Frontage	+/-75' on Buena Vista St
Traffic Counts	+/- 27,500 VPD on Culebra Rd
Nearby Retailers	HEB, Bill Miller BBQ, O'Reilly's, Rent-A-Center

PRICING DETAILS

PRICING DETAILS	
Offering Price	\$675,000.00
Cap Rate	-
NOI (in-place and/or stabilized)	-
Price Per SqFt	\$152.71
Occupancy	-
Lease Type(s)	-

RETURNS	YEAR 1
Cash-on-Cash	-
Debt Coverage Ratio	-

FINANCING	1st Loan
Loan Type	Bank
Loan Amount	-
Loan-To-Value	-
Interest Rate	-
Amortization	-
Term	-



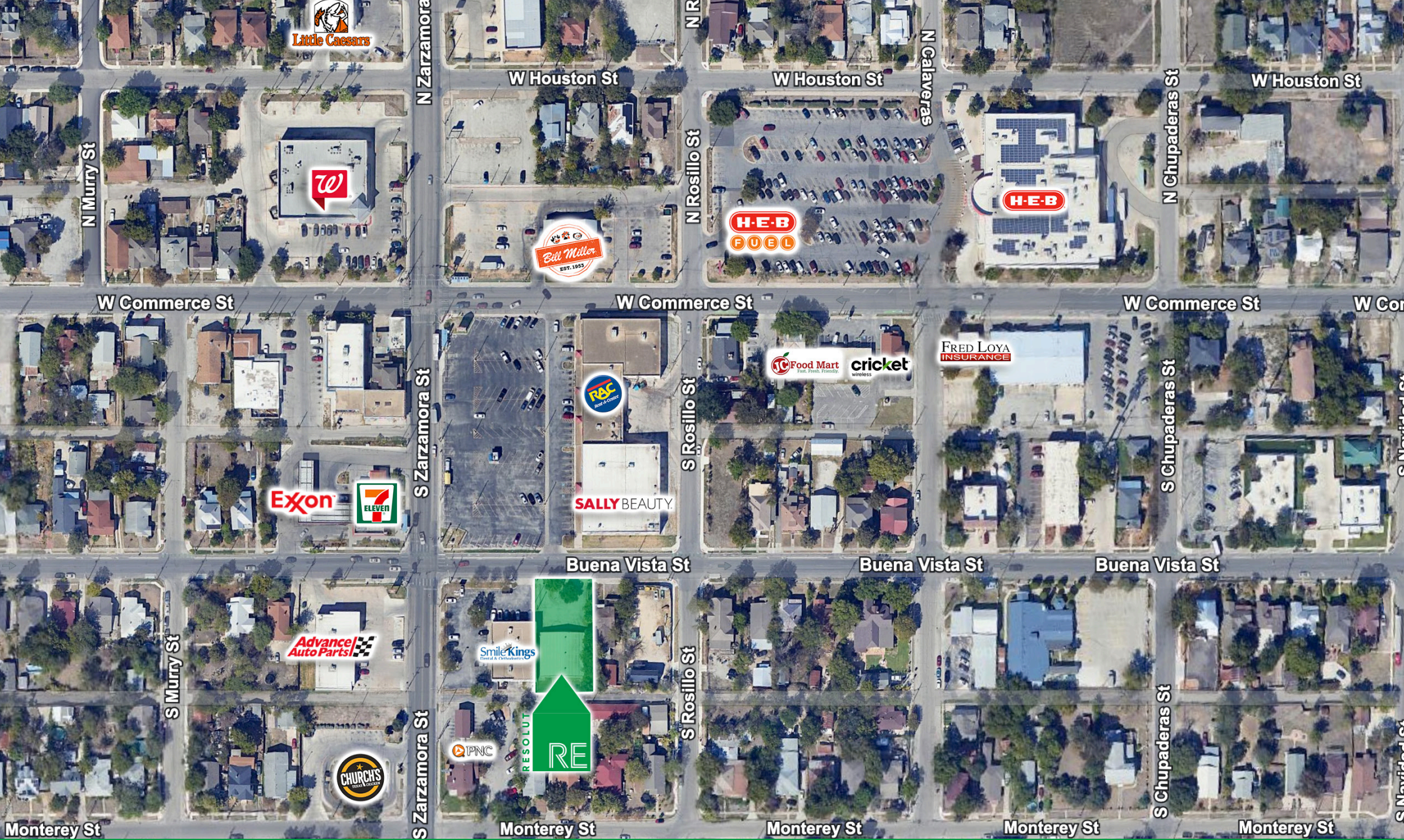


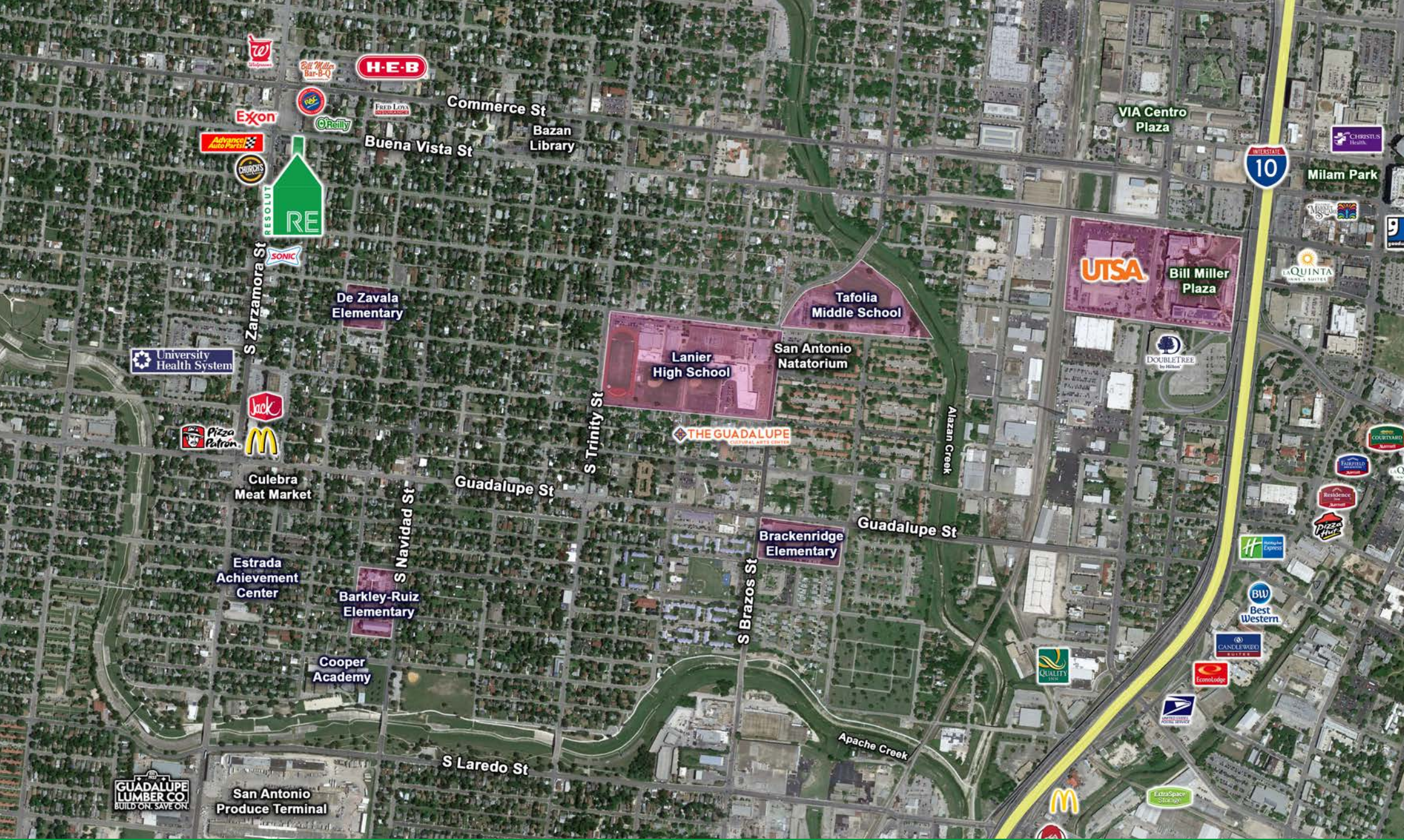


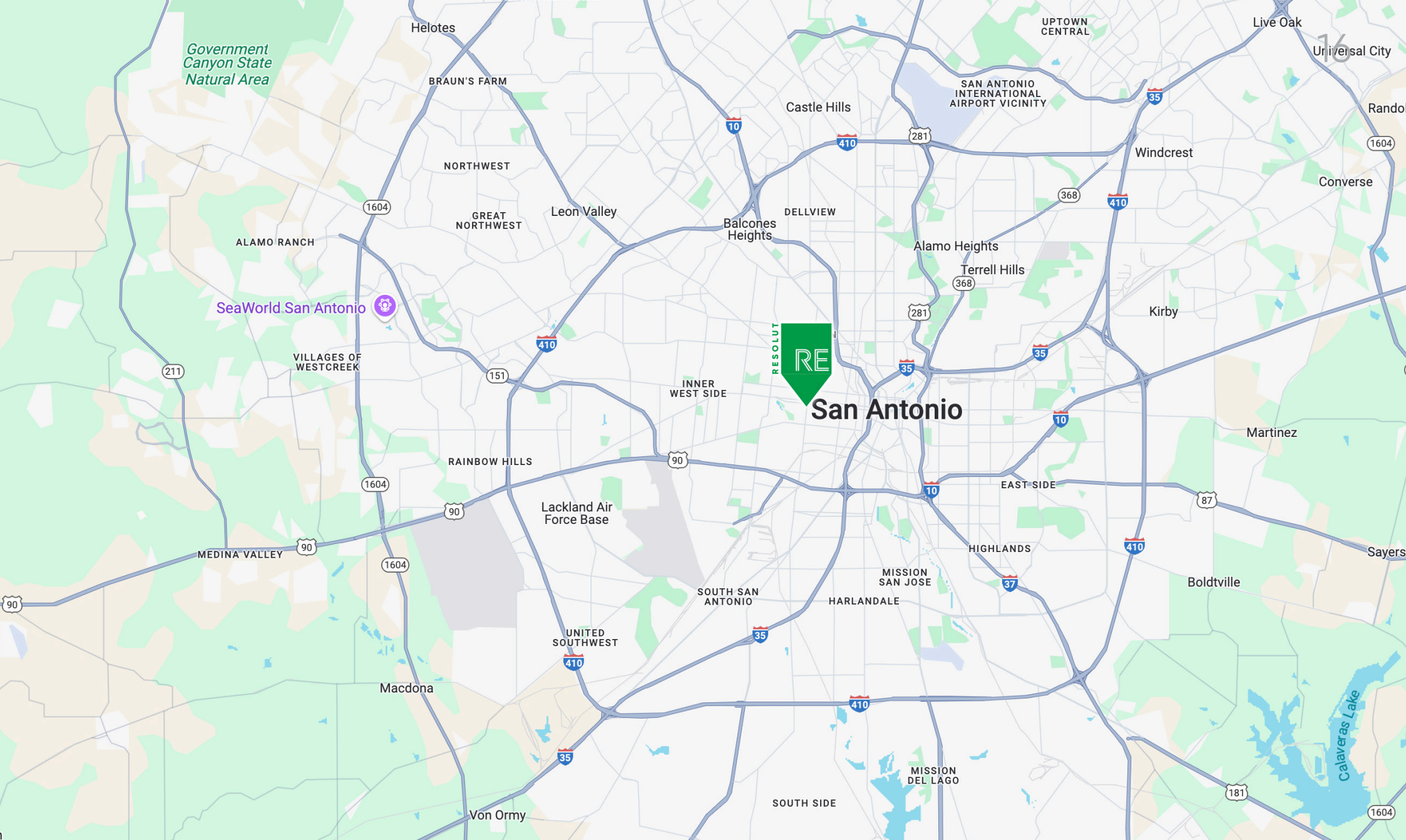














Market Overview: San Antonio–New Braunfels Metropolitan Statistical Area

The San Antonio–New Braunfels Metropolitan Statistical Area (MSA) is one of the fastest-growing and most economically resilient regions in the United States. Encompassing eight counties and anchored by San Antonio–Texas’ second-largest city—the MSA serves as a dynamic hub for business, military, tourism, education, and innovation.

Population Growth & Demographics

The San Antonio–New Braunfels MSA boasts a population of over 2.6 million residents, with projections estimating continued annual growth exceeding 2% through the end of the decade. This sustained population increase is driven by both a strong in-migration of new residents and a high birth rate, contributing to a younger median age compared to national averages. The expanding population base underpins retail demand and supports a deep labor pool.

Economic Drivers & Employment

The region benefits from a diverse and well-balanced economy, with key industries including:

- **Military & Defense:** Home to Joint Base San Antonio, one of the largest military installations in the U.S., contributing significantly to regional employment and stability.
- **Healthcare & Bioscience:** Anchored by the South Texas Medical Center and major employers like Methodist Healthcare and University Health.
- **Tourism & Hospitality:** San Antonio attracts over 34 million visitors annually, fueling hotel, restaurant, and retail activity.
- **Finance, Education & Technology:** The area is a growing hub for cybersecurity, data centers, and fintech operations, supported by institutions such as UTSA and Texas A&M–San Antonio.

The unemployment rate consistently trends below national averages, with job growth recovering swiftly post-pandemic and remaining strong in sectors like professional services, construction, and leisure/hospitality.

Retail Market Fundamentals

Retail real estate in the San Antonio–New Braunfels MSA remains highly competitive and active, bolstered by steady consumer demand, strong household growth, and a resilient small business ecosystem. According to recent market data:

- Retail vacancy rates in core submarkets remain below 5%, with rising rental rates due to limited new construction.
- Multi-tenant strip centers and neighborhood retail centers are in high demand among local and regional tenants seeking to capitalize on growing rooftops and daytime populations.
- Investor interest remains strong, with cap rates remaining attractive relative to other major Texas metros, driven by a favorable cost of living and business climate.

Strategic Location & Infrastructure

Situated at the crossroads of Interstates 10, 35, and 37, the San Antonio MSA offers seamless connectivity throughout Texas and into Mexico. The region also benefits from proximity to the Port of San Antonio, a 1,900-acre logistics and innovation hub, and the San Antonio International Airport, which serves over 10 million passengers annually.

Conclusion

With strong economic fundamentals, explosive population growth, and favorable real estate dynamics, the San Antonio–New Braunfels MSA represents a compelling environment for retail investment. This market's stability, diversity, and strategic location continue to drive both tenant demand and investor confidence, positioning this multi-tenant retail property as an attractive opportunity in one of Texas' most promising metros.

	1 MILE	3 MILES	5 MILES
POPULATION			
2010 Population	25,297	161,357	372,969
2020 Population	22,403	152,948	357,195
2024 Population	21,287	150,239	347,900
2029 Population	20,552	149,057	344,881
2010–2020 Annual Rate	–1.21%	–0.53%	–0.43%
2020–2024 Annual Rate	–1.20%	–0.42%	–0.62%
2024–2029 Annual Rate	–0.70%	–0.16%	–0.17%
2020 Male Population	50.1%	50.6%	49.8%
2020 Female Population	49.9%	49.4%	50.2%
2020 Median Age	35.0	37.1	36.4
2024 Male Population	50.7%	51.3%	50.5%
2024 Female Population	49.3%	48.7%	49.5%
2024 Median Age	36.5	38.1	37.4
HOUSEHOLDS			
2024 Wealth Index	30	57	63
2010 Households	10,321	57,254	138,733
2020 Households	10,703	62,425	148,830
2024 Households	10,662	62,439	148,469
2029 Households	10,626	62,611	149,304
2010–2020 Annual Rate	0.36%	0.87%	0.71%
2020–2024 Annual Rate	–0.09%	0.01%	–0.06%
2024–2029 Annual Rate	–0.07%	0.06%	0.11%
2024 Average Household Size	2.11	2.15	2.32

	1 MILE	3 MILES	5 MILES
RACE & ETHNICITY			
2024 White Alone	33.5%	40.5%	39.6%
2024 Black Alone	1.9%	2.8%	3.8%
2024 American Indian/Alaska Native Alone	1.7%	1.6%	1.6%
2024 Asian Alone	0.3%	0.8%	0.8%
2024 Pacific Islander Alone	0.1%	0.1%	0.1%
2024 Other Race	27.2%	23.8%	23.8%
2024 Two or More Races	35.3%	30.5%	30.3%
2024 Hispanic Origin (Any Race)	94.0%	84.9%	83.5%
MEDIAN HOUSEHOLD INCOME			
2024 Median Household Income	\$32,501	\$43,625	\$45,645
2029 Median Household Income	\$36,712	\$51,430	\$52,613
2024–2029 Annual Rate	2.47%	3.35%	2.88%
AVG. HOUSEHOLD INCOME			
2024 Average Household Income	\$45,156	\$64,407	\$66,143
2029 Average Household Income	\$51,762	\$75,743	\$77,104
2024–2029 Annual Rate	2.77%	3.30%	3.11%

DEMOGRAPHICS



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.

2-10-2025



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.

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. **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.

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.

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Designated Broker of Firm	License No.	Email	Phone
David J. Simmonds OR Gavin Fite	459263 OR 438039	leads@resolutre.com	512-474-5557
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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