

EXCLUSIVE

Office Building For Sale

975 W Bitters Rd, San Antonio, TX 78216



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial



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15510 VANCE JACKSON RD., STE. 101
SAN ANTONIO, TX 78255

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15510 VANCE JACKSON RD.
STE. 101
SAN ANTONIO, TX 78255

PROJECT OVERVIEW

Entrust Commercial Advisors Group, a part of KW Commercial, is pleased to present an outstanding, well maintained, office building available for lease or purchase in San Antonio's sought-after North Central submarket.

975 W. Bitters is strategically positioned near major thoroughfares, including Highway 281 N and Blanco Road. This property provides exceptional accessibility and is surrounded by a dynamic mix of retail and professional businesses. Its timeless stucco exterior, mature oak trees, and ample parking create a welcoming and professional environment.

Now available for lease is a 4,320-square-foot, ground-floor suite, offering the flexibility for custom build-out to suit specific tenant needs. With multiple ingress and egress options, the property ensures seamless convenience for employees and visitors alike.

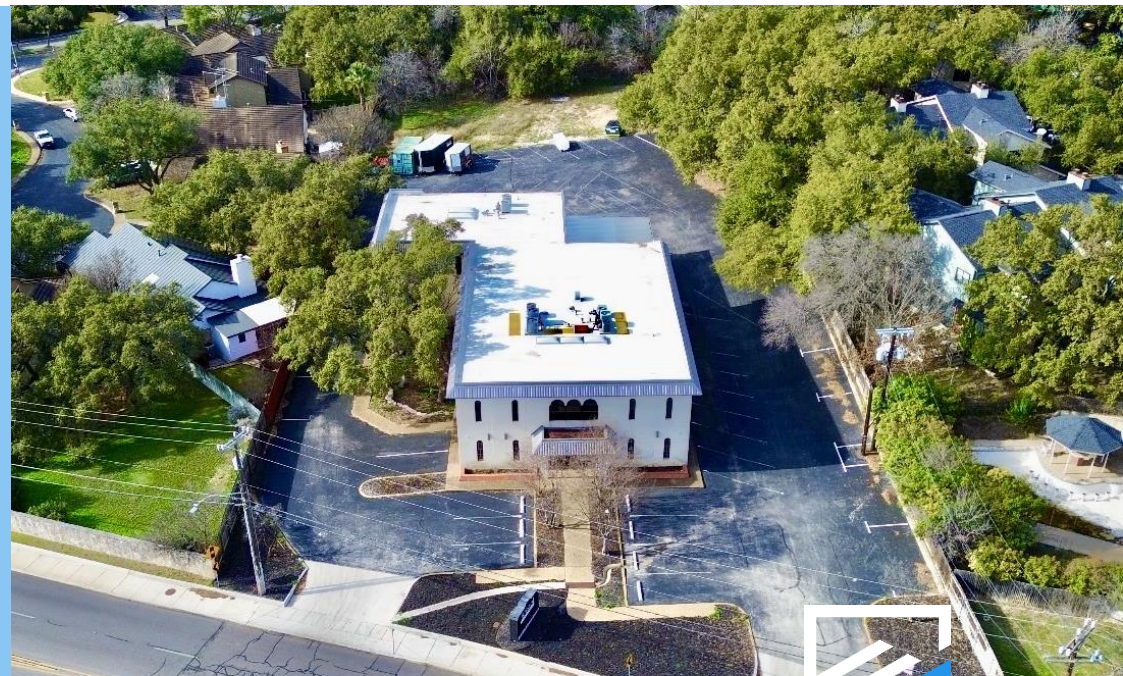
Situated along one of San Antonio's premier commercial corridors, 975 W. Bitters presents a unique opportunity for businesses looking to establish a strong presence in the thriving North Central commercial district.

For more information or to schedule a tour, please contact us at your convenience.

PROJECT HIGHLIGHTS

- New Roof Install (2021) | New A/C System (2024)*
- Ample Parking | 4.0 : 1,000 SF
- Population | 93,000 | 3 Mi.
- Avg. HH Income | \$107,000 | 3 Mi.
- Built Out Office | Ample Use Cases
- Established Co-Tenant | Bristol Alliance
- Convenient Access | Hwy 281 N. & Blanco Rd.

* Front Building



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



ASKING PRICE

\$2,650,000



RENTABLE BUILDING AREA

13,120 SF



PRICE / SF

\$201.98



TENANCY

Multi-Tenant



OCCUPIED SF

8,800 SF (67%)



AVAILABLE SF

4,320 SF (33%)



LEASE RATE

\$24.00 Mod. Gross



LAND AREA

1.254 AC



YEAR BUILT

1983



SUBMARKET

North Central



OWNERSHIP

Fee Simple



GEO ID

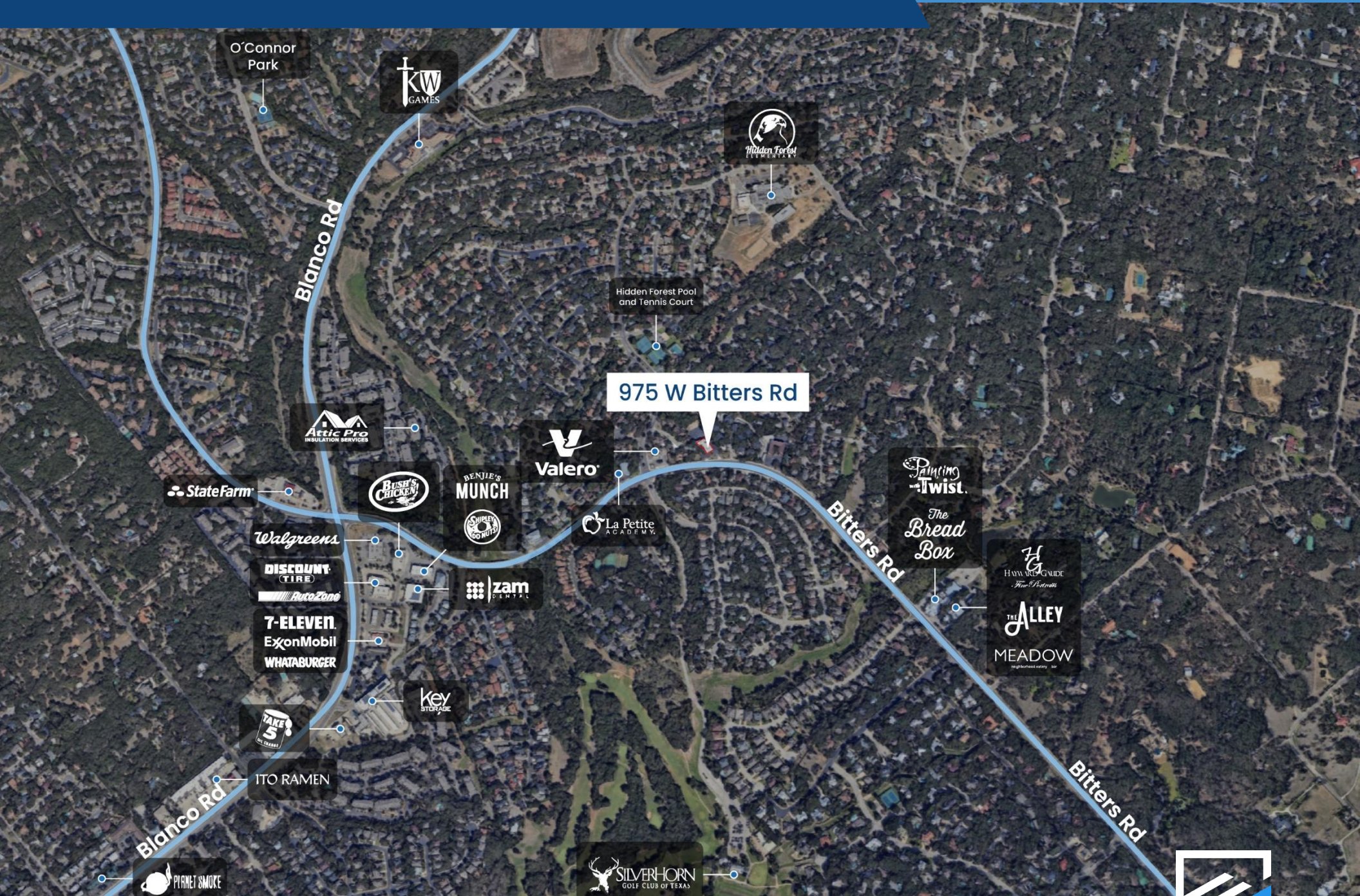
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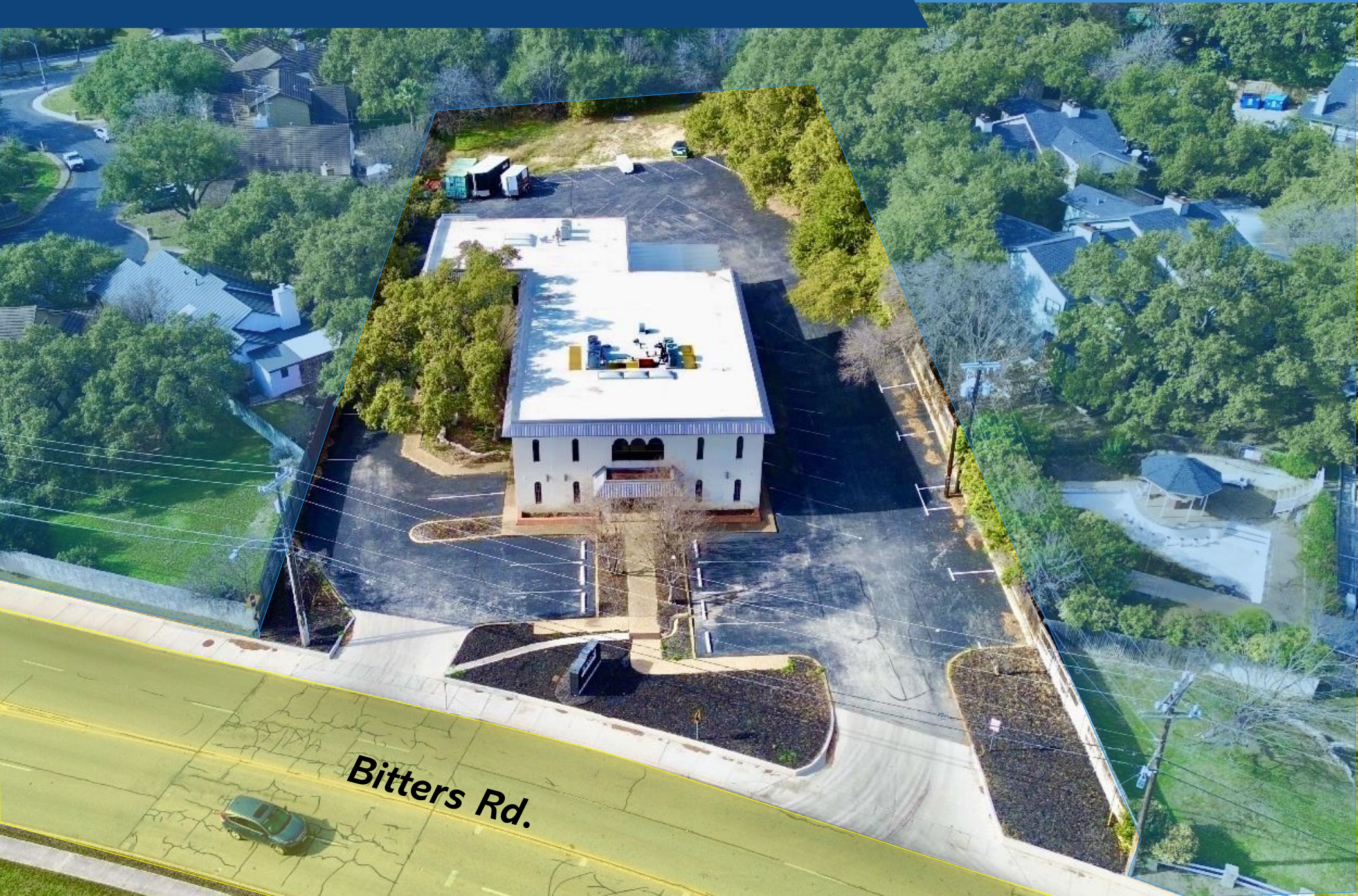


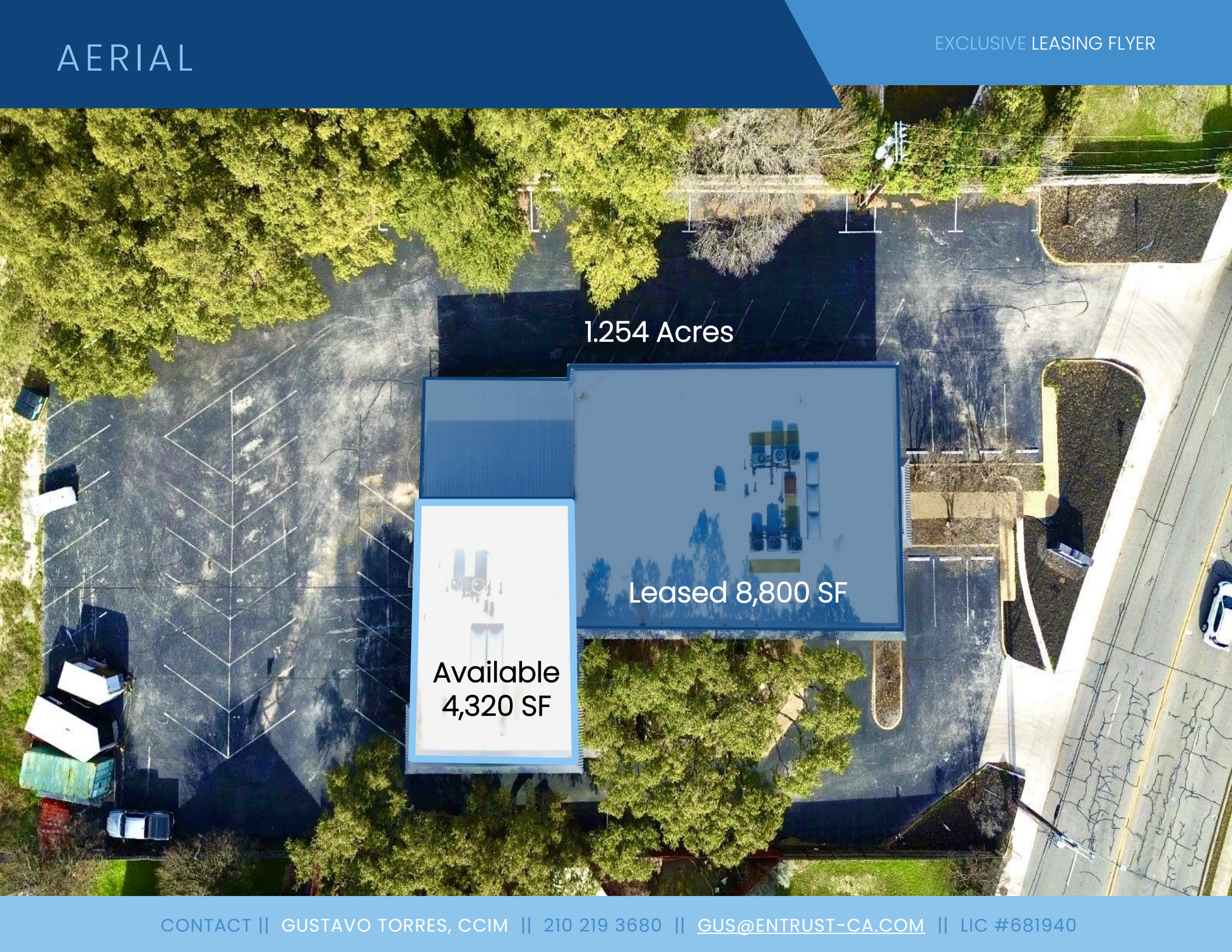
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AERIAL MAP

EXCLUSIVE OFFERING MEMORANDUM



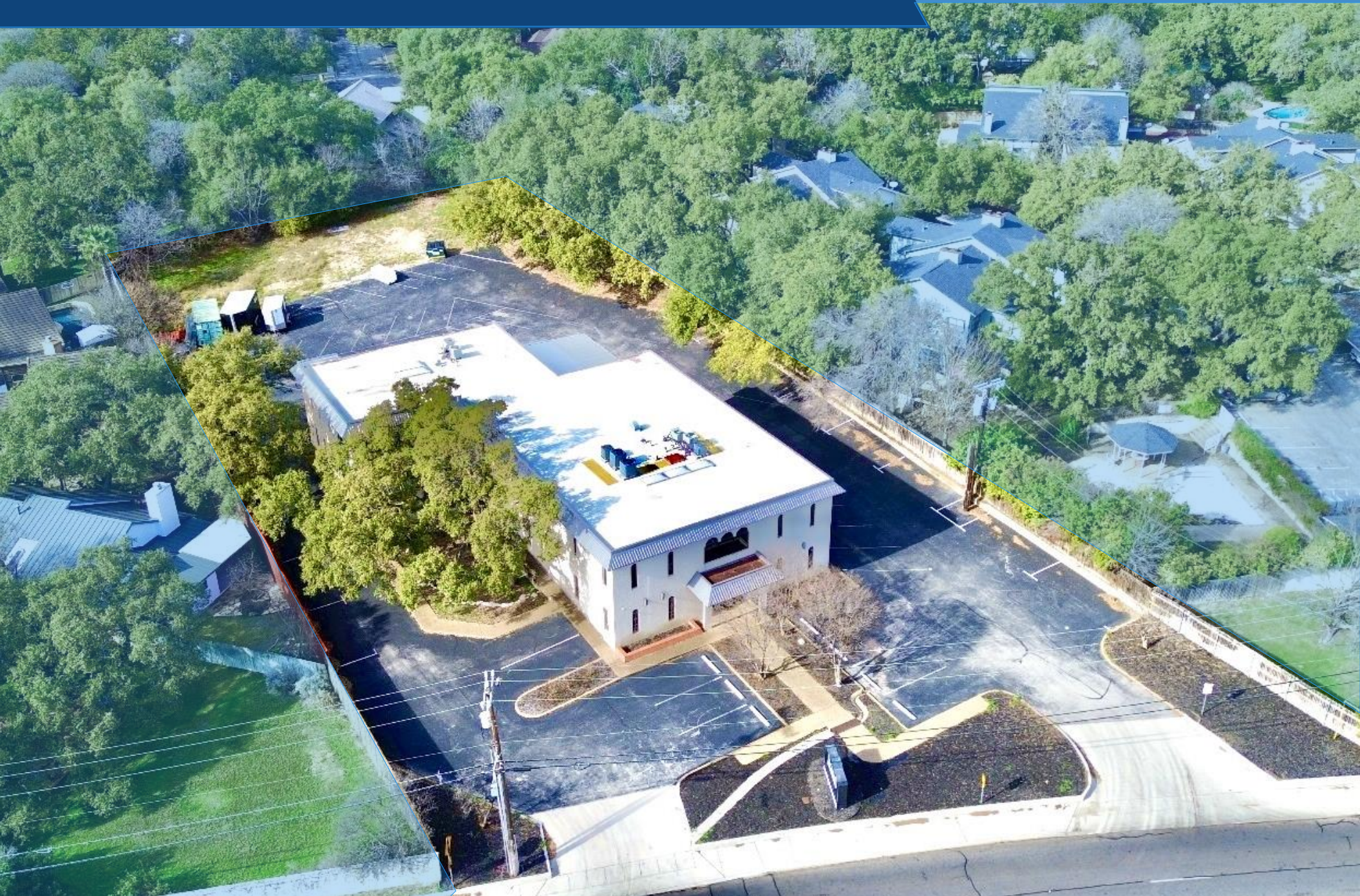


An aerial photograph of an industrial property. A large, light-colored building with a flat roof is the central focus. The building is divided into two sections: a larger section on the right and a smaller section on the left. The larger section is labeled as 'Leased 8,800 SF' and contains a detailed floor plan. The smaller section is labeled as 'Available 4,320 SF' and contains a simplified floor plan. The building is surrounded by a large asphalt parking lot with many marked spaces. There are trees and greenery around the perimeter of the property. A road is visible on the right side of the image.

1.254 Acres

Leased 8,800 SF

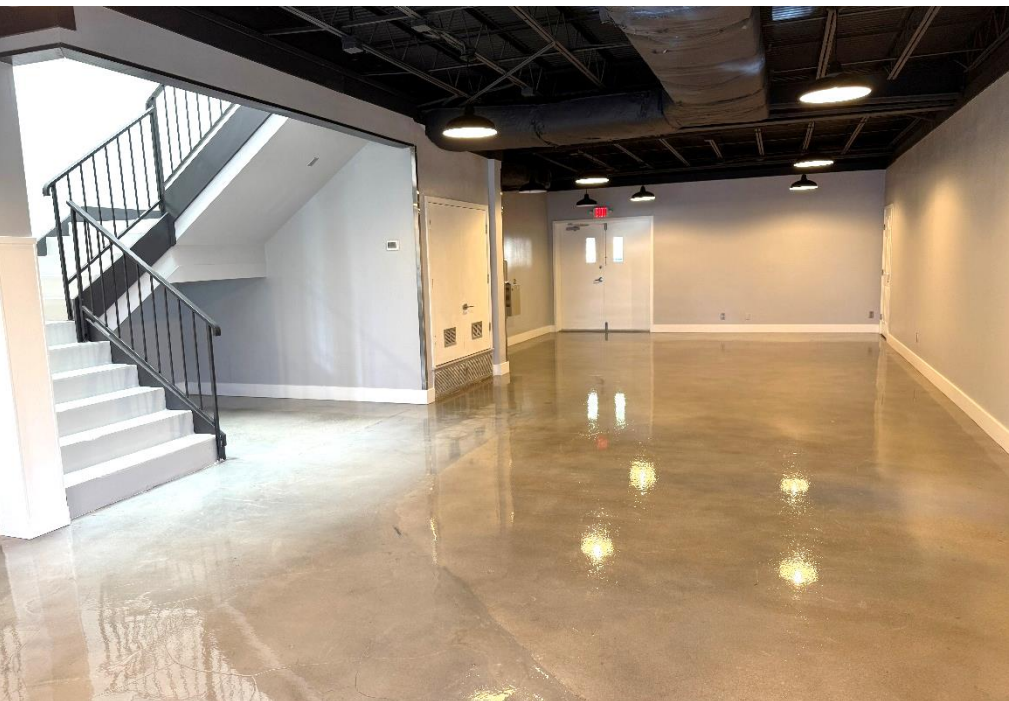
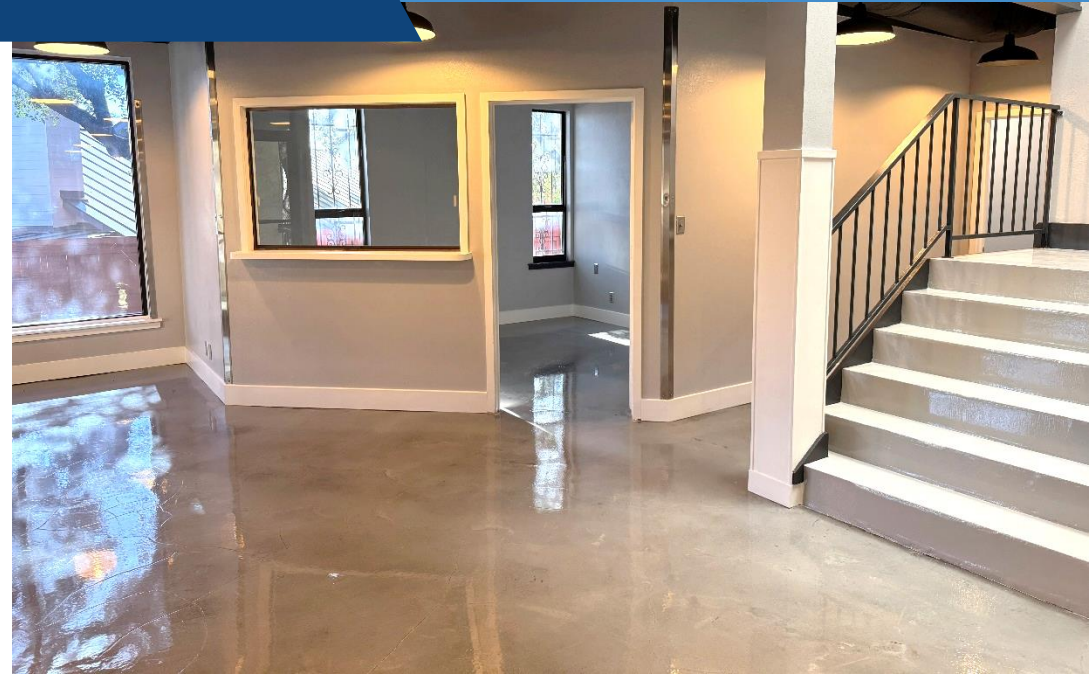
Available
4,320 SF





AVAILABLE | SUITE 105

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AVAILABLE | SUITE 105

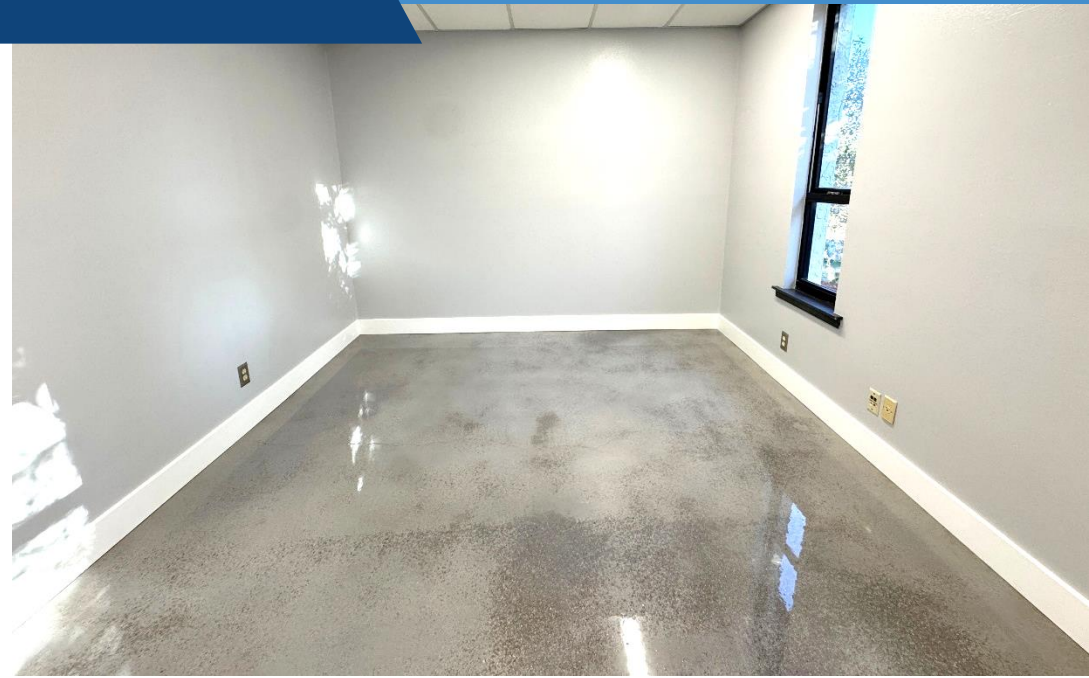
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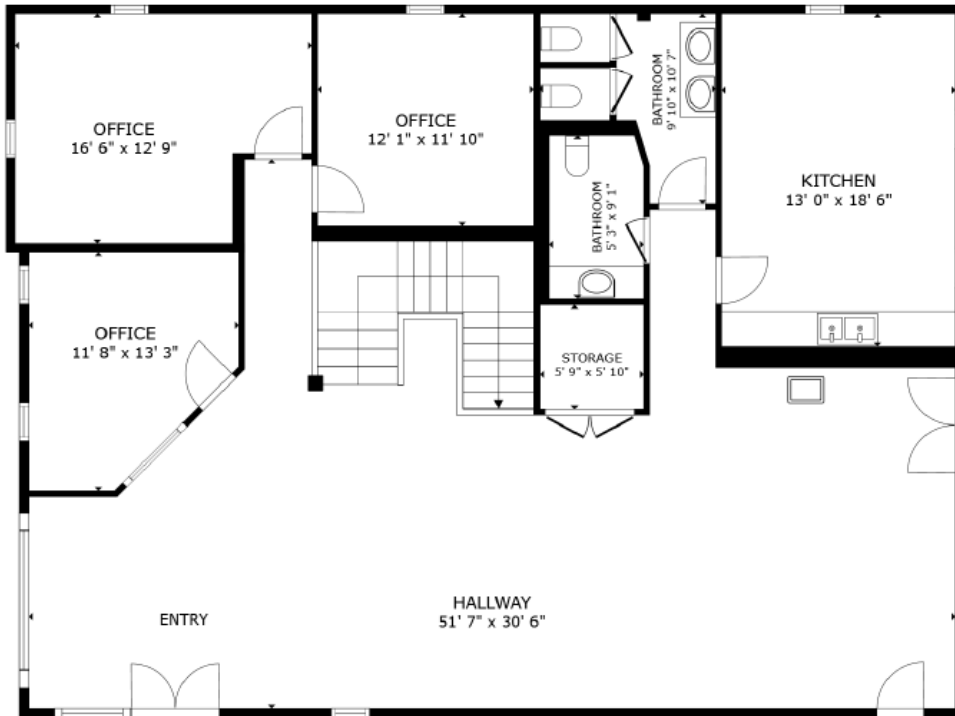
AVAILABLE | SUITE 105 | 2ND FLOOR

EXCLUSIVE OFFERING MEMORANDUM

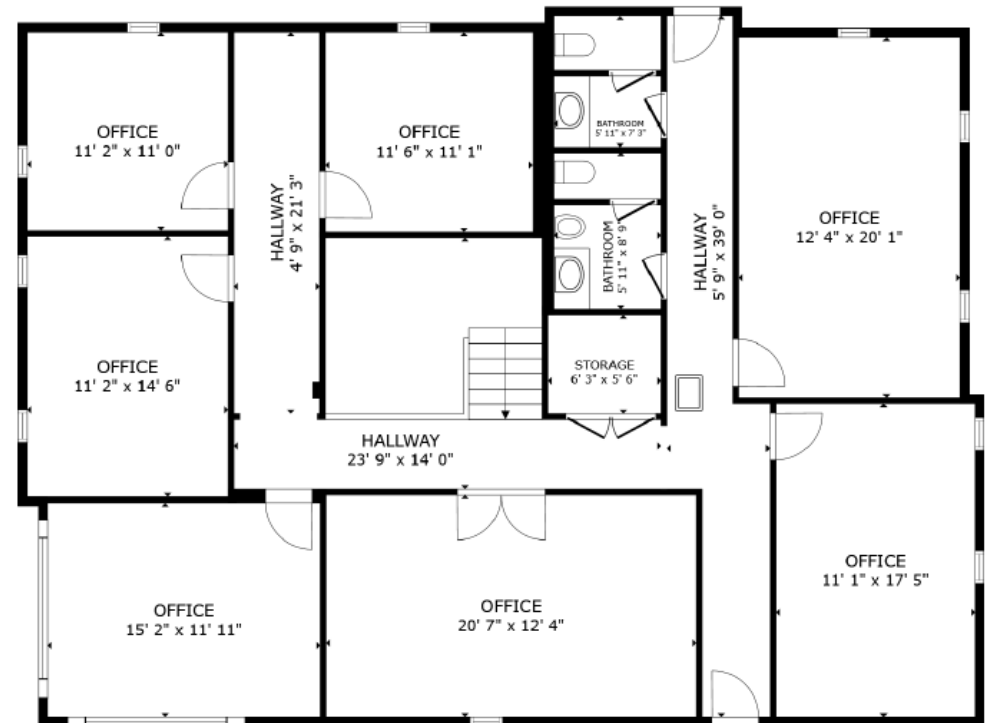


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FLOORPLAN | Suite 105



FLOOR 1



FLOOR 2

[Virtual Tour | Click Here](#)



FOR LEASE | SUITE 105

NEWLY RENOVATED, 4,320 SF

Be the first to occupy this beautifully renovated 4,320 sq. ft. professional office suite, delivering September 1st in one of the most established and desirable submarkets—Bitters Road in North Central San Antonio. This two-story office is currently undergoing a full transformation to create a modern, functional, and impressive workspace.

PROJECT HIGHLIGHTS

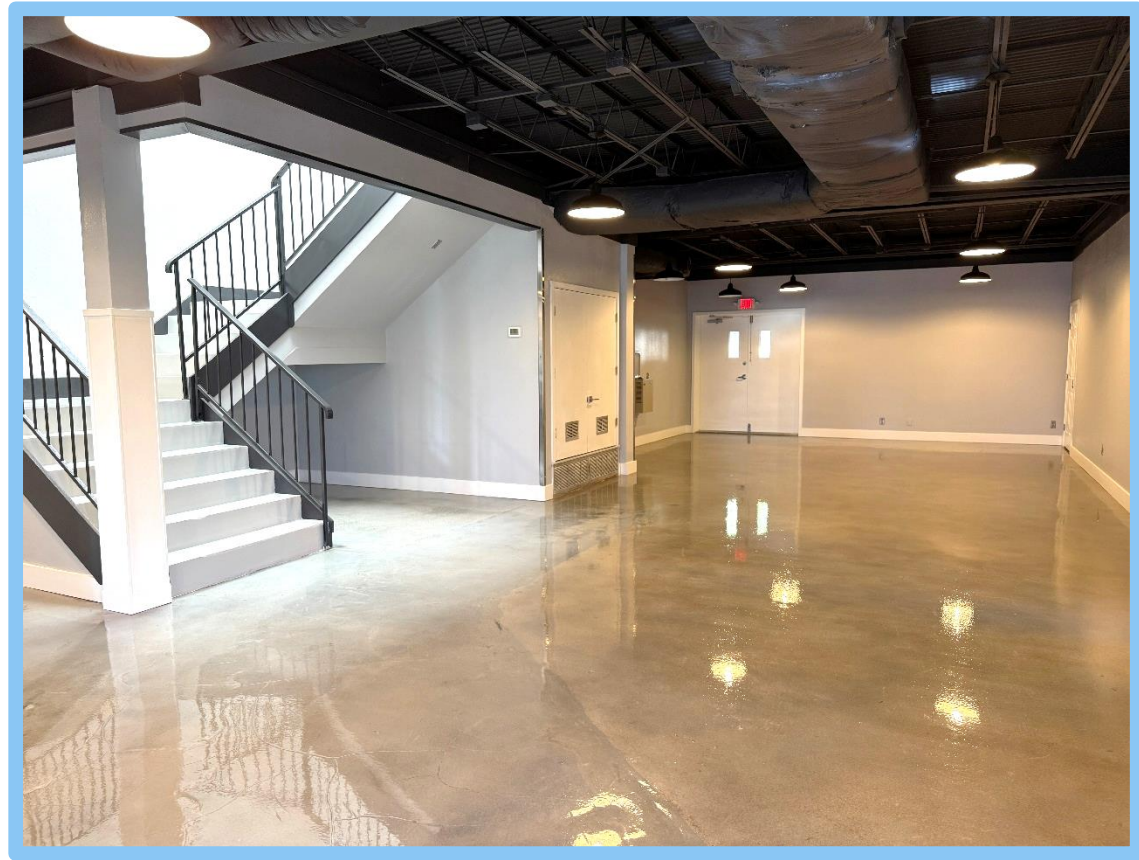
New epoxy floors, both levels

Modern pendant lighting

Expansive open-concept layout on the first floor—ideal for collaborative workstations or bullpen setups

Fully ADA-compliant upgrades, including a new building entrance, renovated restroom, and 5 dedicated handicap parking spaces

Second-floor conference room created by combining two offices—perfect for team meetings or client presentations.



[Virtual Tour | Click Here](#)



Tenant Summary									
Tenant	Suite	Square Feet	% Bldg Share	Lease Dates		Base Rent per Sq. Ft.	Base Rent per Mo.	Base Rent per Yr.	Lease Structure
				Comm.	Exp.				
Vacant	105	4,320	32.93%			\$0.00	\$0	\$0	Mod. Gross
Bristol Industries, LLC	101	8,800	67.07%	1/1/2024	5/31/2029	\$23.69	\$17,373.67	\$208,484	Mod. Gross
Total		13,120	100%			\$23.69	\$17,373.67	\$208,484	
Occupied SF		8,800	67%						

Rent-Roll										
Tenant	Suite	Square Feet	% Bldg Share	Lease Dates		Base Rent per Sq. Ft.	Base Rent per Mo.	Base Rent per Yr.	Lease Structure	Notes
				Comm.	Exp.					
Vacant	105	4,320	32.93%			\$0.00	\$0	\$0	Mod. Gross	
Bristol Industries, LLC	101	8,800	67.07%	1/1/2024	3/31/2024	\$23.00	\$16,866.67	\$202,400	Mod. Gross	
				4/1/2024	5/31/2025	\$23.00	\$16,866.67	\$202,400		
				6/1/2025	5/31/2026	\$23.69	\$17,373.67	\$208,484		[1]
				6/1/2026	5/31/2027	\$24.40	\$17,893.85	\$214,726		
				6/1/2027	5/31/2028	\$25.13	\$18,428.67	\$221,144		
				6/1/2028	5/31/2029	\$25.83	\$18,938.58	\$227,263		
Option 1				6/1/2029	5/31/2032		Fair Market Rate		[2]	
Option 2				6/1/2032	5/31/2035		Fair Market Rate		[3]	
Total		13,120	100%							
Occupied SF		8,800	67%							

Notes:

[1] Current period

[2] Fair Market Value but not less than \$18,938.58

[3] Fair Market Value but not less than the Fixed Rent for the First Extension Term

OPERATING STATEMENT

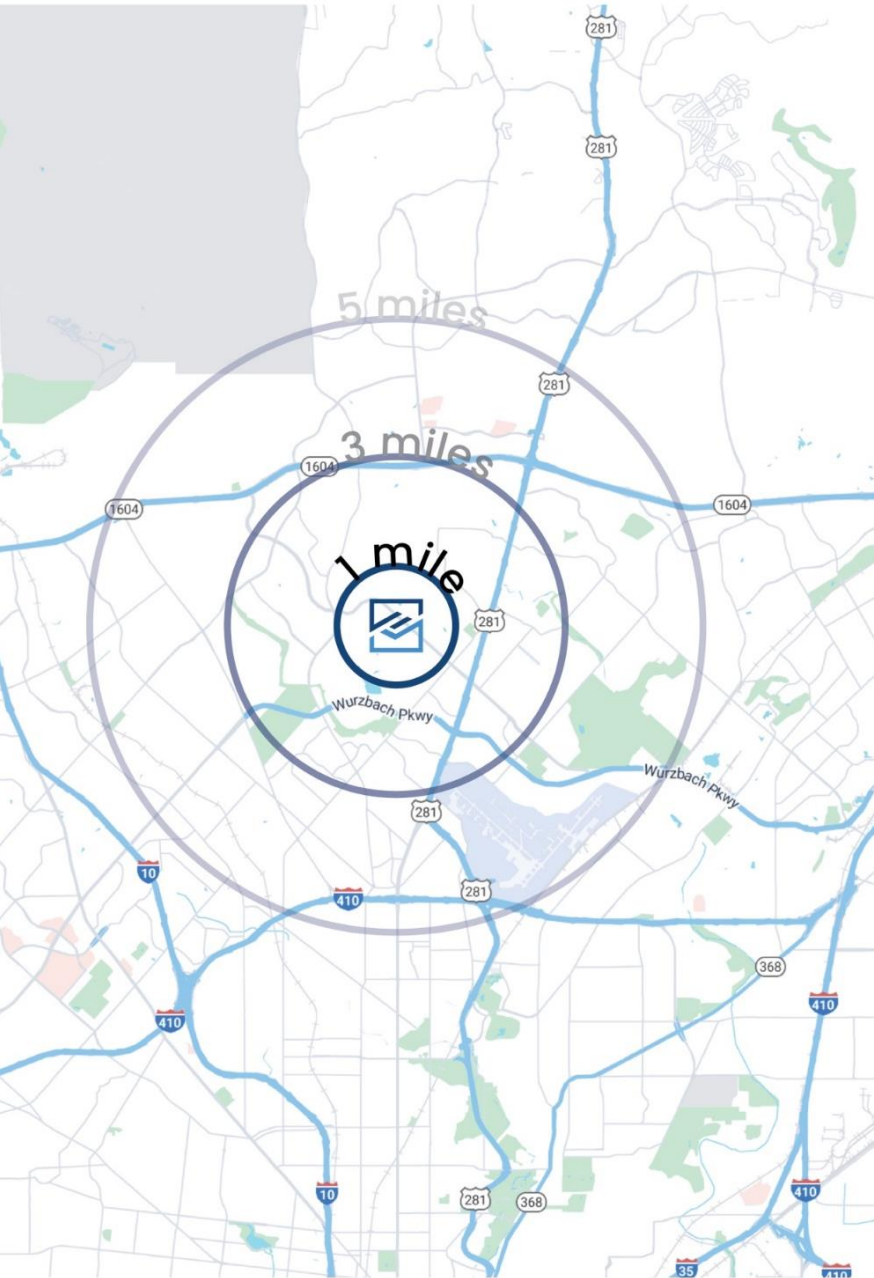
All Figures Are Annual	Current	%	\$/Sq. Ft Notes	Pro Forma	%	\$/Sq. Ft	Notes
Rental Income	\$208,484		\$15.89	\$303,524		\$23.13	[1]
Vacancy & Cr. Losses	\$0	0%	\$0.00	\$0	0%	\$0.00	
Effective Rental Income	\$208,484		\$15.89	\$303,524		\$23.13	
Other Income	\$0		\$0.00	\$0	0%	\$0.00	
Gross Operating Income	\$208,484		\$15.89	\$303,524		\$23.13	
Operating Expenses:	Current	%	\$/Sq. Ft Notes	Pro Forma	%	\$/Sq. Ft	Notes
Utilities	\$8,924		\$0.68	\$13,310		\$1.01	[2]
CAM	\$1,500		\$0.11	\$3,277		\$0.25	
Insurance	\$6,079		\$0.46	\$6,262		\$0.48	
Property Taxes	\$41,140		\$3.14	\$42,374		\$3.23	
Total Operating Expenses	\$48,719	23.4%	\$3.71	\$51,913	17.1%	\$3.96	
Net Operating Income	\$159,765		\$12.18	\$251,611		\$19.18	

Notes:

[1] Current 67% Occupancy. Pro Forma 100% Occupied.

[2] Utilities include Gas, Electric, Sewer, Water

DEMOGRAPHICS



Population	1 mile	3 miles	5 miles
Estimated Population (2024)	8,595	93,406	229,671
Projected Population (2029)	9,061	99,326	244,332
Households	1 mile	3 miles	5 miles
Estimated Households (2024)	3,918	41,385	98,567
Projected Households (2024)	4,140	44,098	105,091
Household Income	1 mile	3 miles	5 miles
Estimated Average Household Income (2024)	\$107,834	\$107,013	\$102,274
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	467	8,331	18,249
Total Employees	2,322	64,214	150,471

