

EXCLUSIVE

Infill Light Industrial Land For Sale

408 & 410 Delgado St., San Antonio, TX 78207



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Industrial Land
IOS / Development Site



Gustavo Torres, CCIM
210.960.8614
gus@entrust-ca.com
Lic. #681940

6800 PARK TEN BLVD
STE. 109 N
SAN ANTONIO, TX 78213
www.entrust-ca.com

EXCLUSIVE

Infill Light Industrial Land For Sale

408 & 410 Delgado St., San Antonio, TX 78207



This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with the potential sale of the property described herein. The information contained in this Memorandum has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or correctness of the information provided. Prospective purchasers and investors are strongly encouraged to conduct their own independent investigations, inspections, and analyses of the property and to consult with their legal, tax, financial, and real estate advisors prior to making any investment decision.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any interest in the property. Any offering will be made only pursuant to a fully executed purchase and sale agreement and in accordance with applicable federal, state, and local laws and regulations.

The information contained herein is confidential and is furnished solely for the purpose of evaluating a potential acquisition of the property. By accepting this Memorandum, the recipient agrees that it will not reproduce, distribute, or disclose the contents, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group.

Prospective purchasers and investors must rely solely on their own due diligence and independent evaluation of the property. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, regarding the information contained herein or any omissions therefrom.



Gustavo Torres, CCIM
210.960.8614
gus@entrust-ca.com
Lic. #681940

6800 PARK TEN BLVD
STE. 109 N
SAN ANTONIO, TX 78213
www.entrust-ca.com

PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, presents 408 & 410 Delgado St, an approximately 0.52-acre light industrial site for sale in San Antonio, Texas. Offered at \$298,500, the property is positioned for developers seeking a site for new industrial development and for industrial users seeking an infill Industrial Outdoor Storage (IOS) location.

The site totals approximately 22,792 SF across three Bexar County parcels and is partially paved. A detached office of approximately 883 SF at 410 Delgado St is included and can support on-site administrative, dispatch, or security functions.

The property is zoned L (Light Industrial) by the City of San Antonio and is offered at approximately \$13.10 per SF of land area.

Located just west of Downtown San Antonio with quick access to Interstate 10 and Interstate 35, the property sits among established industrial, service, and commercial uses near the urban core.

With light industrial zoning, partially paved land, office support, and a central infill location, 408 & 410 Delgado St suits new industrial development, IOS, or an owner-user operation.

PROJECT HIGHLIGHTS

- ±0.52 Acres of Land
- Light Industrial (L) Zoning
- Partially Paved Land
- Ideal for IOS or Development
- 883 SF Office at 410 Delgado
- Quick Access to I-10 & I-35



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



	ASKING PRICE
	\$298,500
	LAND AREA
	±0.52 AC
	LAND SF
	±22,792 SF
	PRICE / LAND SF
	\$13.10
	PRICE / ACRE
	\$570,492
	EXISTING OFFICE (410)
	883 SF
	ACCESS
	Near I-10 & I-35
	ZONING
	L (Light Industrial)
	IDEAL USE
	IOS / Development
	GEO ID
	02158-003-0110
	PROPERTY TYPE
	Light Industrial Land
	COUNTY
	Bexar



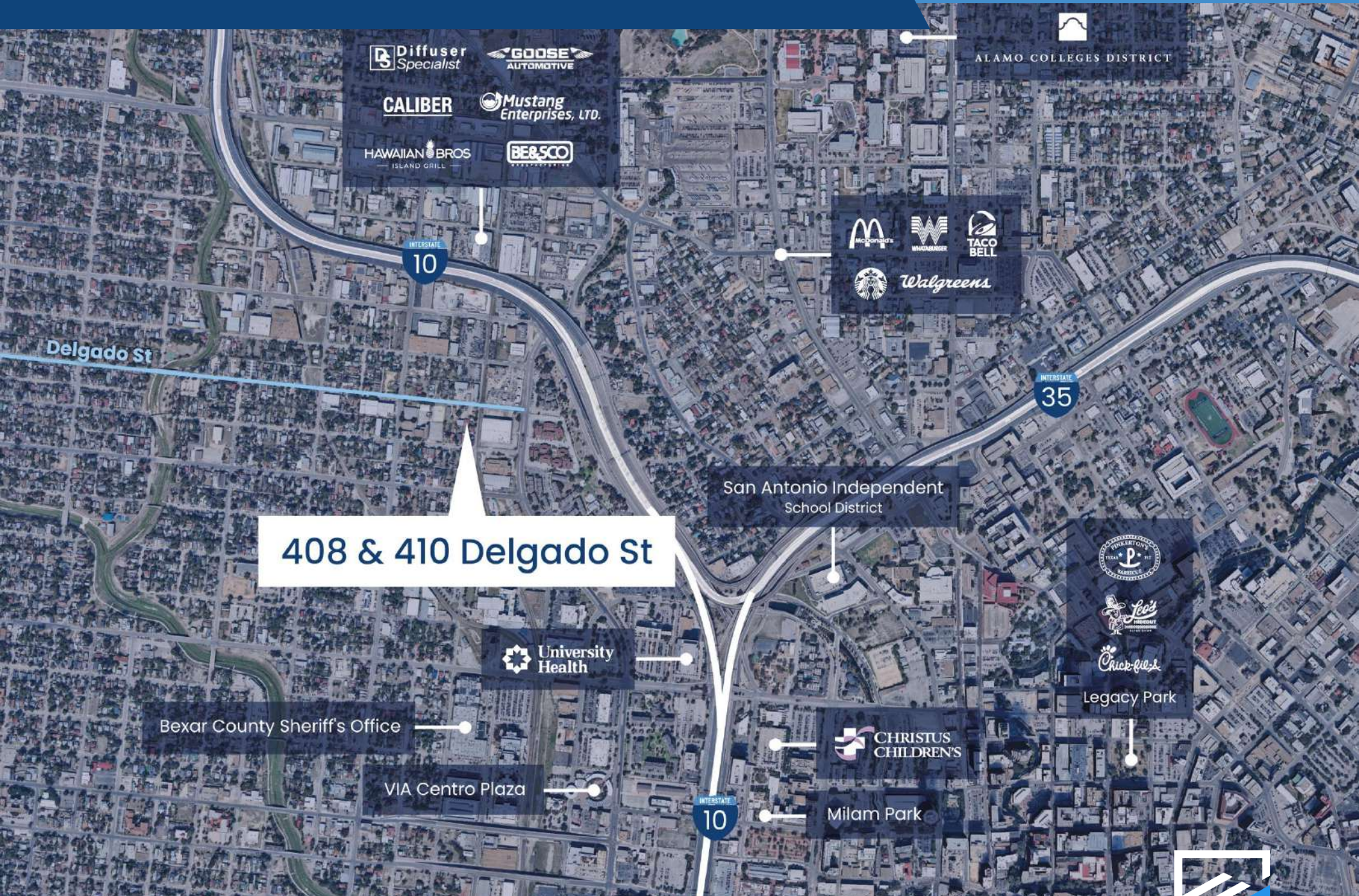
CONTACT || GUSTAVO TORRES, CCIM || 210 960 8614 || GUS@ENTRUST-CA.COM || LIC #681940

AERIAL MAP



AERIAL MAP

EXCLUSIVE OFFERING MEMORANDUM



AERIALS





408 & 410 Delgado St
±0.52 Acres



408 & 410 Delgado St
±0.52 Acres



408 & 410 Delgado St
±0.52 Acres

EXTERIOR PHOTOS

An aerial photograph of an industrial facility, likely a recycling or waste management site. The central feature is a large, dark-colored building with a corrugated metal roof. To the left of the building is a tall, lattice-structured transmission tower. The ground in front of the building is covered with numerous wooden pallets and other debris. The surrounding area includes trees, a road, and other smaller structures. The entire image is overlaid with a semi-transparent blue filter.

EXTERIOR

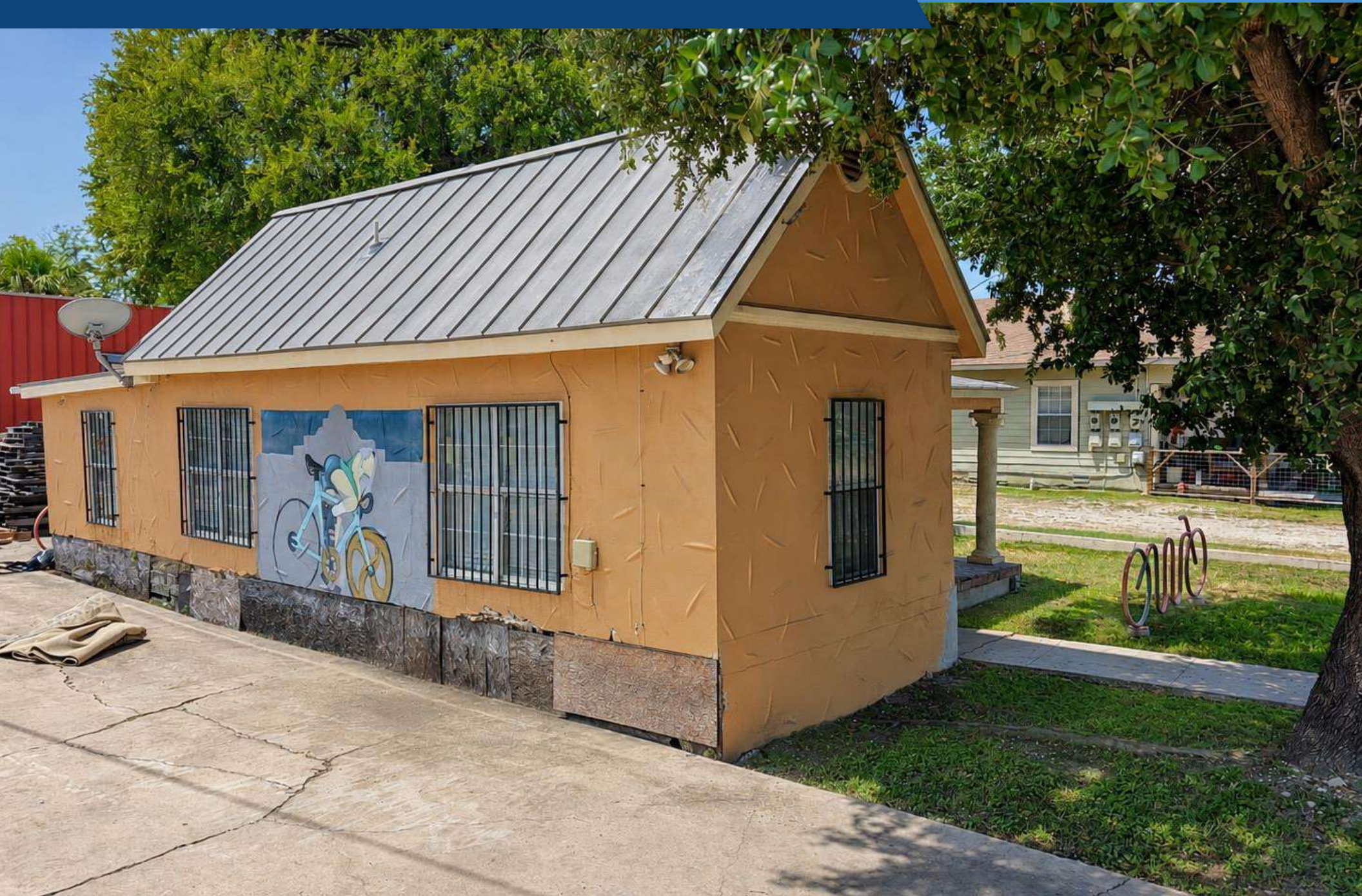
EXCLUSIVE OFFERING MEMORANDUM



CONTACT || GUSTAVO TORRES, CCIM || 210 960 8614 || GUS@ENTRUST-CA.COM || LIC #681940

EXTERIOR

EXCLUSIVE OFFERING MEMORANDUM



CONTACT || GUSTAVO TORRES, CCIM || 210 960 8614 || GUS@ENTRUST-CA.COM || LIC #681940

EXTERIOR

EXCLUSIVE OFFERING MEMORANDUM



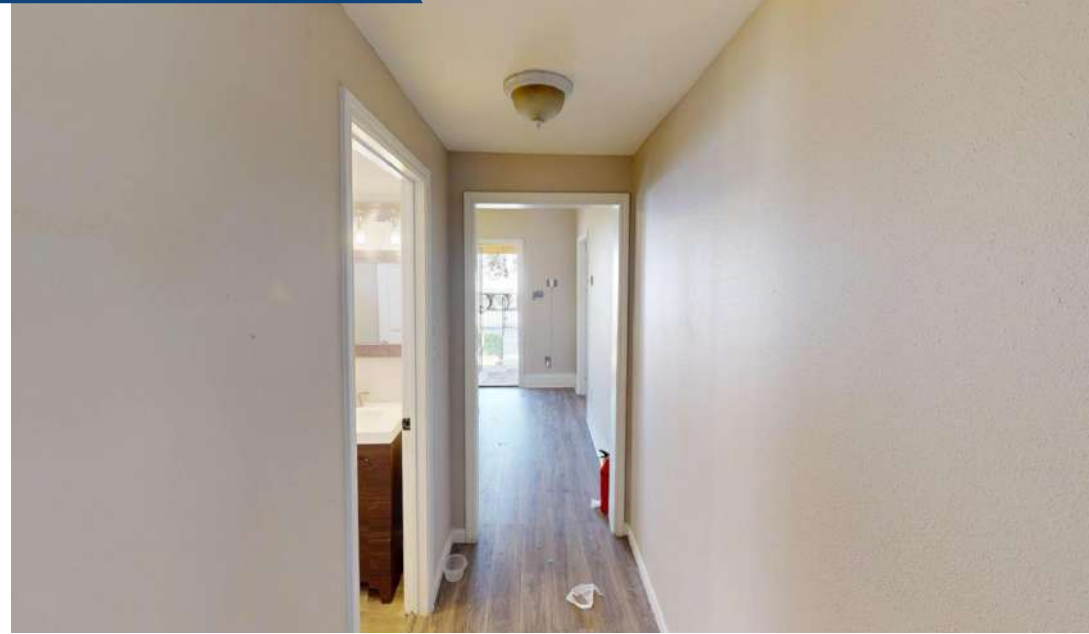
CONTACT || GUSTAVO TORRES, CCIM || 210 960 8614 || GUS@ENTRUST-CA.COM || LIC #681940

OFFICE INTERIOR



OFFICE INTERIOR

EXCLUSIVE OFFERING MEMORANDUM

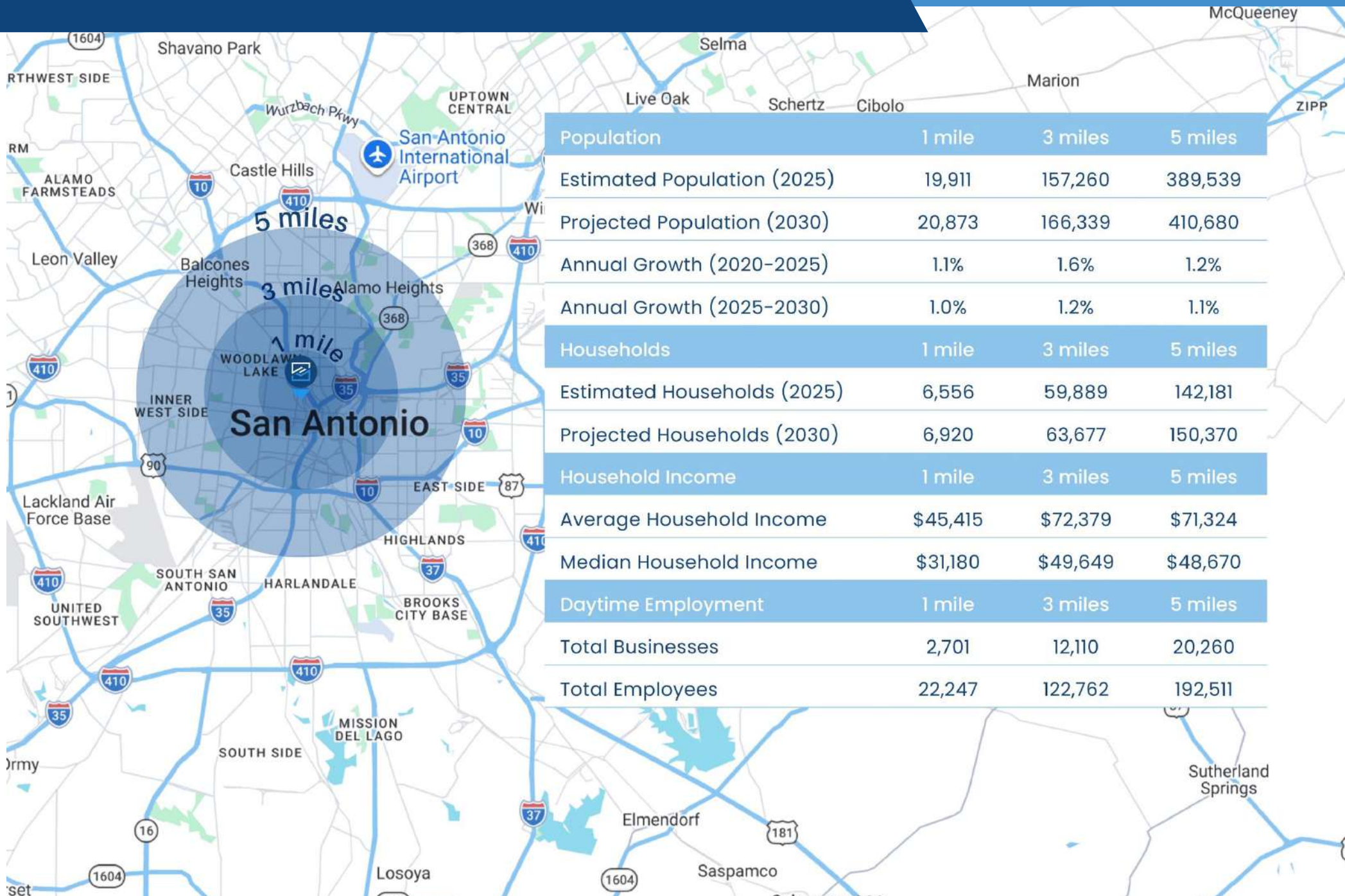


CONTACT || GUSTAVO TORRES, CCIM || 210 960 8614 || GUS@ENTRUST-CA.COM || LIC #681940

DEMOGRAPHICS MAP



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.



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.

Keller Williams San Antonio, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	54794 License No.	legal@kwcityview.com E-Mail	210.696.9996 Phone
Joseph H. Sloan III Designated Broker of Firm	526284 License No.	legal@kwcityview.com E-Mail	210.696.9996 Phone
Heather Elizondo Licensed Supervisor of Sales Agent/ Associate	680541 License No.	legal@kwcityview.com E-Mail	210.696.9996 Phone
Gustavo Torres Sales Agent/ Associate's Name	681940 License No.	gus@entrust-ca.com E-Mail	210.960.8614 Phone
Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate
Commission

Information available at
www.trec.texas.gov