

FOR SALE



AIRPORT AREA

2118 MANNIX DRIVE, SAN ANTONIO, TX 78217

HIGHLIGHTS

Building:	9,518 RSF
Lot Size:	20,000 SF (.4591 acres)
100% Occupied:	Short term lease
Building Sale Price:	Contact Broker
Year Built/Renovated:	1970 / 2019
Zoning:	I-1



ELIZE PRUSKE, CCIM
Broker / Principal
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OFFICE WAREHOUSE BUILDING - 9,518 SF

FIRST FLOOR

- 3,136 RSF Office / 3,964 RSF Warehouse

SECOND FLOOR

- 1,863 RSF Office / 555 RSF Storage

PROPERTY DESCRIPTION

Attractive office flex environment with office and warehouse areas that can be easily divided to create separate tenancies. Gated yard. Grade level warehouse access. Exterior building signage.

LOCATION DESCRIPTION

Established area with large concentrations of office, retail and restaurants. Well-connected transportation infrastructure near San Antonio International Airport off Broadway with easy access to Loop 410 and city highway systems.



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PROPERTY PHOTOS

2118 Mannix
2118 Mannix Drive | San Antonio, TX 78217

03



PROPERTY PHOTOS

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04



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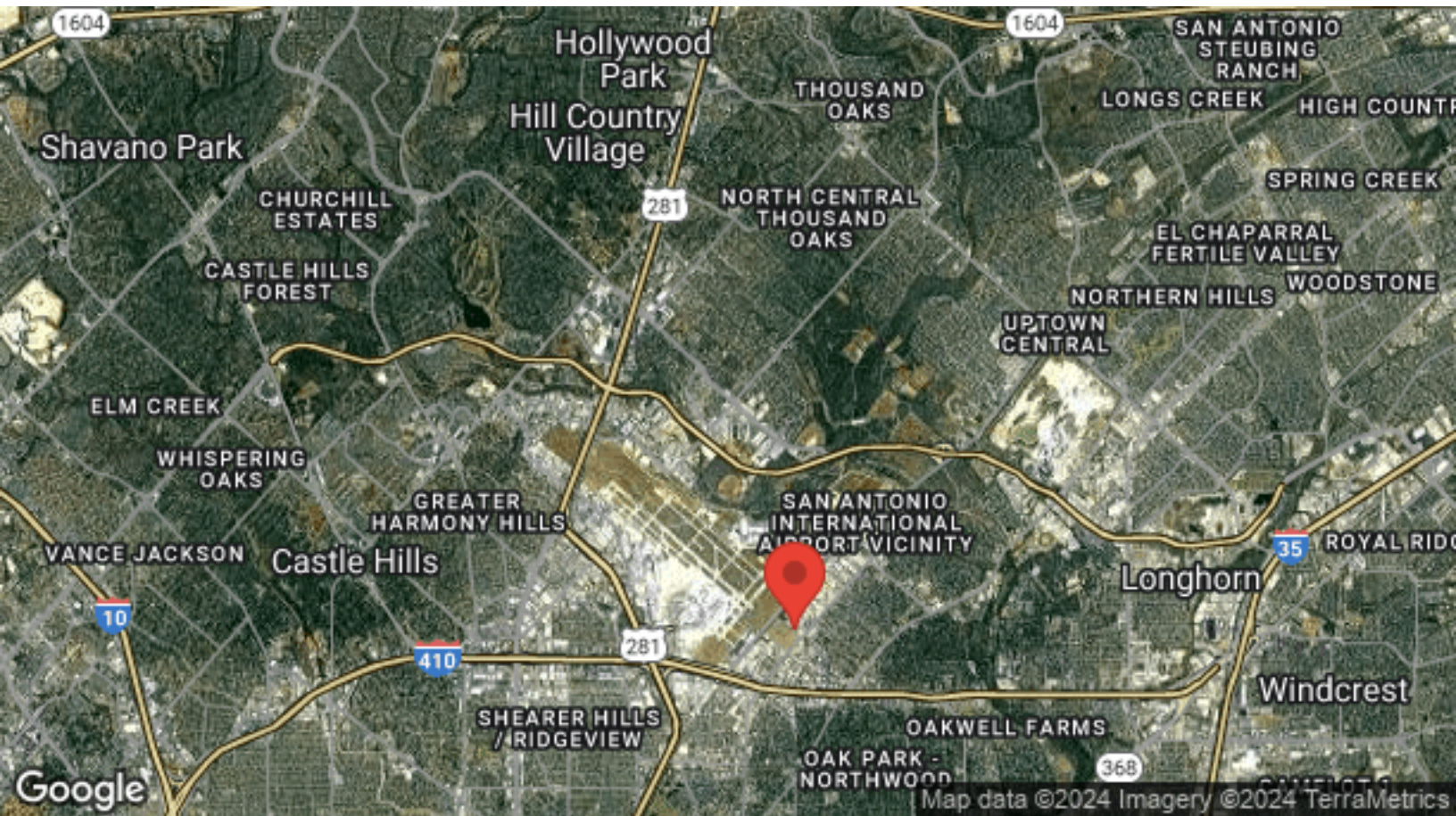
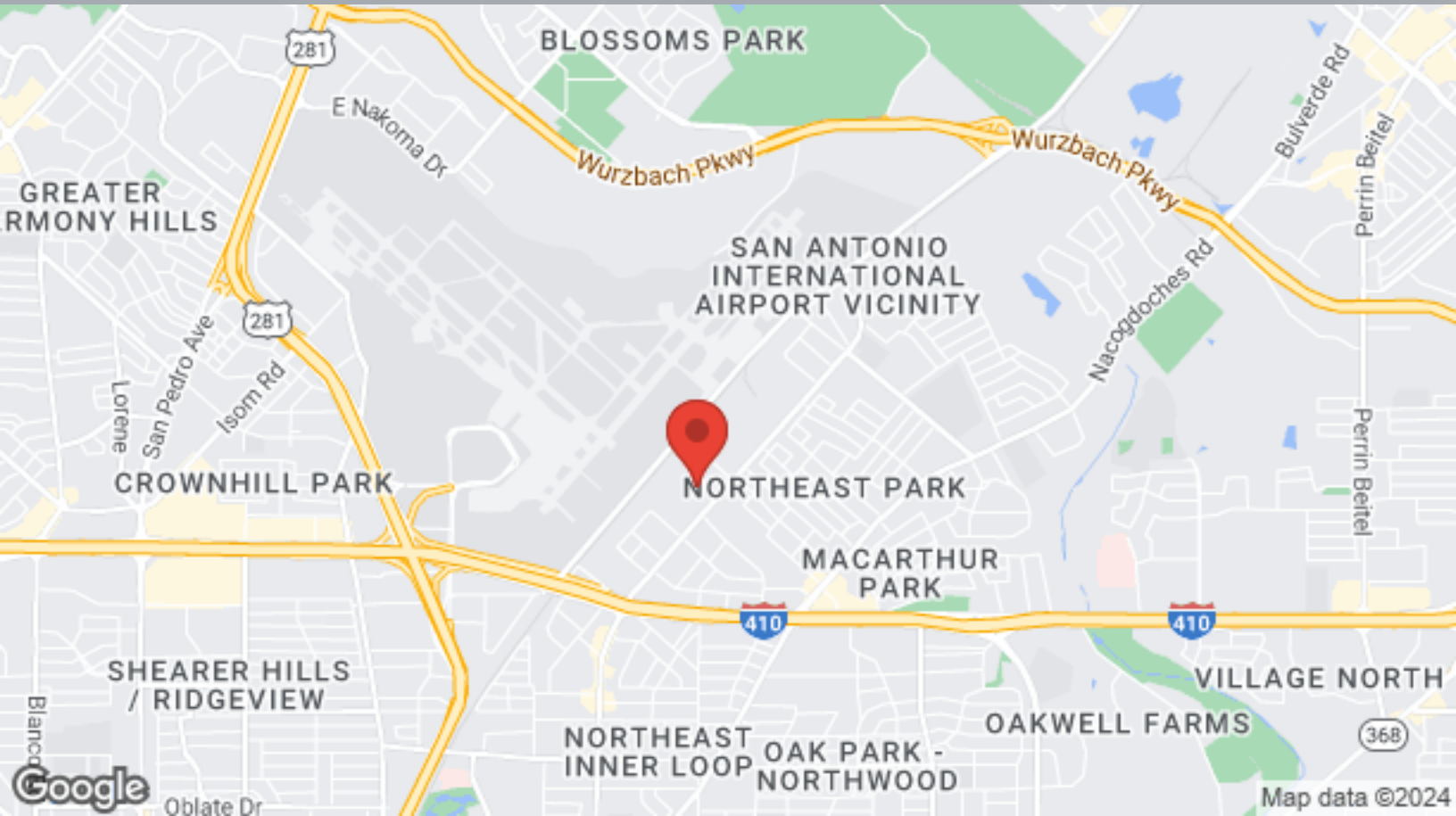
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LOCATION MAPS

2118 Mannix
2118 Mannix Drive | San Antonio, TX 78217

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AERIAL MAP

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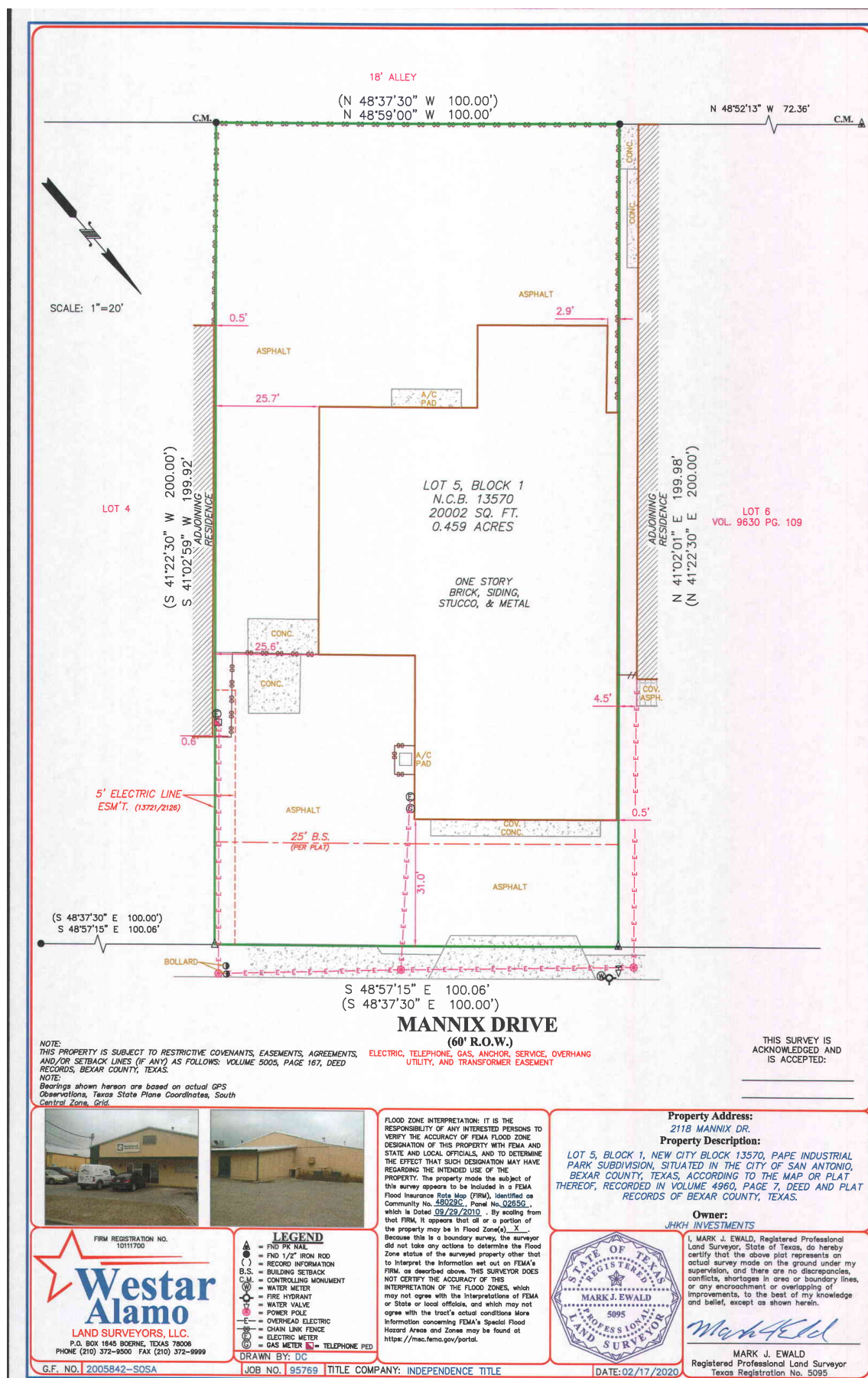
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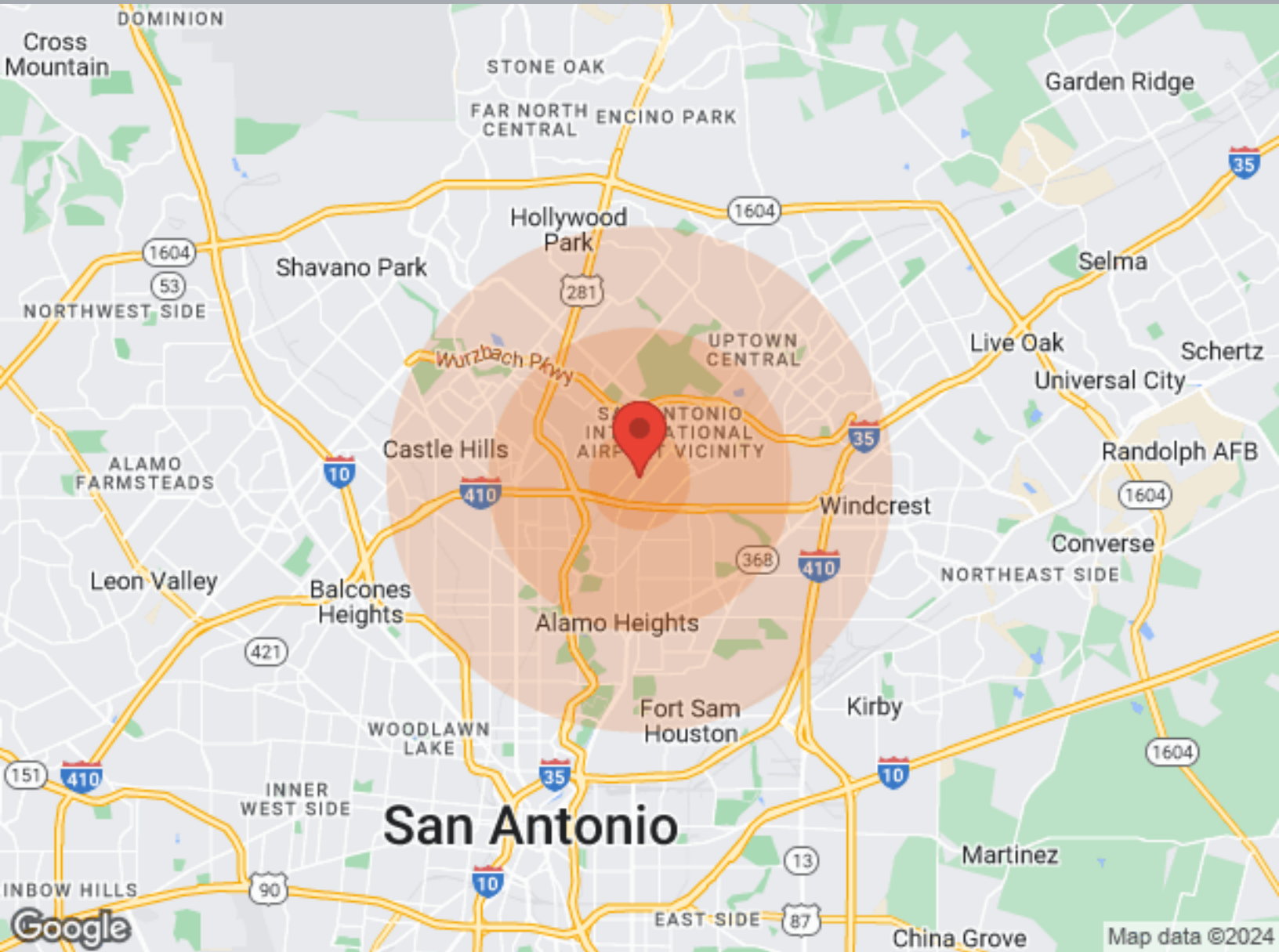




DEMOGRAPHICS

2118 Mannix
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Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,832	39,666	138,638	Median	\$48,406	\$50,342	\$49,625
Female	3,185	43,413	146,705	< \$15,000	401	5,185	14,981
Total Population	6,017	83,079	285,343	\$15,000-\$24,999	446	4,376	14,494
				\$25,000-\$34,999	102	4,626	14,318
				\$35,000-\$49,999	453	5,783	17,470
				\$50,000-\$74,999	416	6,342	21,630
				\$75,000-\$99,999	347	3,906	12,855
				\$100,000-\$149,999	215	3,922	11,898
				\$150,000-\$199,999	93	1,859	4,171
				> \$200,000	25	1,859	4,994
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	4,493	65,794	223,449	Total Units	2,885	43,896	132,872
Black	304	5,091	16,264	Occupied	2,633	39,383	121,080
Am In/AK Nat	22	245	728	Owner Occupied	1,291	19,192	64,155
Hawaiian	23	48	115	Renter Occupied	1,342	20,191	56,925
Hispanic	3,038	34,900	141,318	Vacant	252	4,513	11,792
Multi-Racial	2,306	21,074	81,054				

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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Elize Pruske, CCIM	367619	epruske@epcommercialrealestate.com	(210)416-3491
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

EP Commercial Real Estate, LLC, 215 West Bandera Road, Ste. 114-724 Boerne TX 78006

Elize Pruske

Information available at www.trec.texas.gov

IABS 1-0 Date

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