

FOR LEASE



PRIME COMMERCIAL OFFICE FOR LEASE

±2,088 SF Freestanding Building on ±0.09 Acres

3109 N St Mary's St | San Antonio, TX 78212

DONNIE WALKER BROKER ASSOCIATE

210.378.0878 | donnie@walkertexasre.com

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KW COMMERCIAL CITY VIEW
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



EXECUTIVE SUMMARY

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POSITIONING SUMMARY

3109 N St Mary's St offers a freestanding, move-in-ready office building for lease in San Antonio's dynamic Tobin Hill submarket, just minutes from Downtown, the Pearl District, and San Antonio College. The ±2,088 SF building — most recently operated as a law office — features a functional office layout well-suited for legal, financial, real estate, or other professional service uses. Situated on a ±0.09-acre lot along N St Mary's Street with excellent visibility near US 281, the property benefits from strong daytime population and traffic counts, along with the continued growth and redevelopment of the surrounding Midtown/Tobin Hill corridor.

LOCATION

3109 N St Mary's St
San Antonio, TX 78212

AVAILABLE

±2,088 SF Freestanding Building on ±0.09 AC

- » **Year Built:** 1999
- » **Zoning:** C-2
- » **County:** Bexar
- » **Parcel ID:** 00861-000-0490
- » **Legal:** NCB 861 BLK LOT A & B
- » **Best Use:** Professional Office

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

US 281: 148,947 VPD ('25)
N St Mary's: 3,886 VPD ('25)

HIGHLIGHTS

- » **Move-In Ready Office Building:** ±2,088 SF freestanding building, most recently used as a law office, with additional buildout completed in 2017 — turnkey for a professional services tenant.
- » **Prime Tobin Hill Location:** Minutes from Downtown San Antonio, the Pearl District, San Antonio College, and Brackenridge Park.
- » **High-Visibility Corridor:** Near US 281, one of San Antonio's busiest thoroughfares (±148,947 VPD), with strong daytime population and worker counts nearby.
- » **Flexible C-2 Zoning:** Supports a wide range of professional and office uses.
- » **Strong Surrounding Demand Drivers:** Minutes from Steubing Ranch Park and established Stone Oak retail corridors.
- » **Strong Trade Area Demographics:** \$124,552 average household income and \$521,007 median home value within 1 mile; daytime population of 24,448 with 18,521 workers within 1 mile.
- » **Established, Growing Submarket:** Surrounded by ongoing Midtown/Tobin Hill redevelopment, with strong retail and dining nearby.

PHOTOS

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PHOTOS

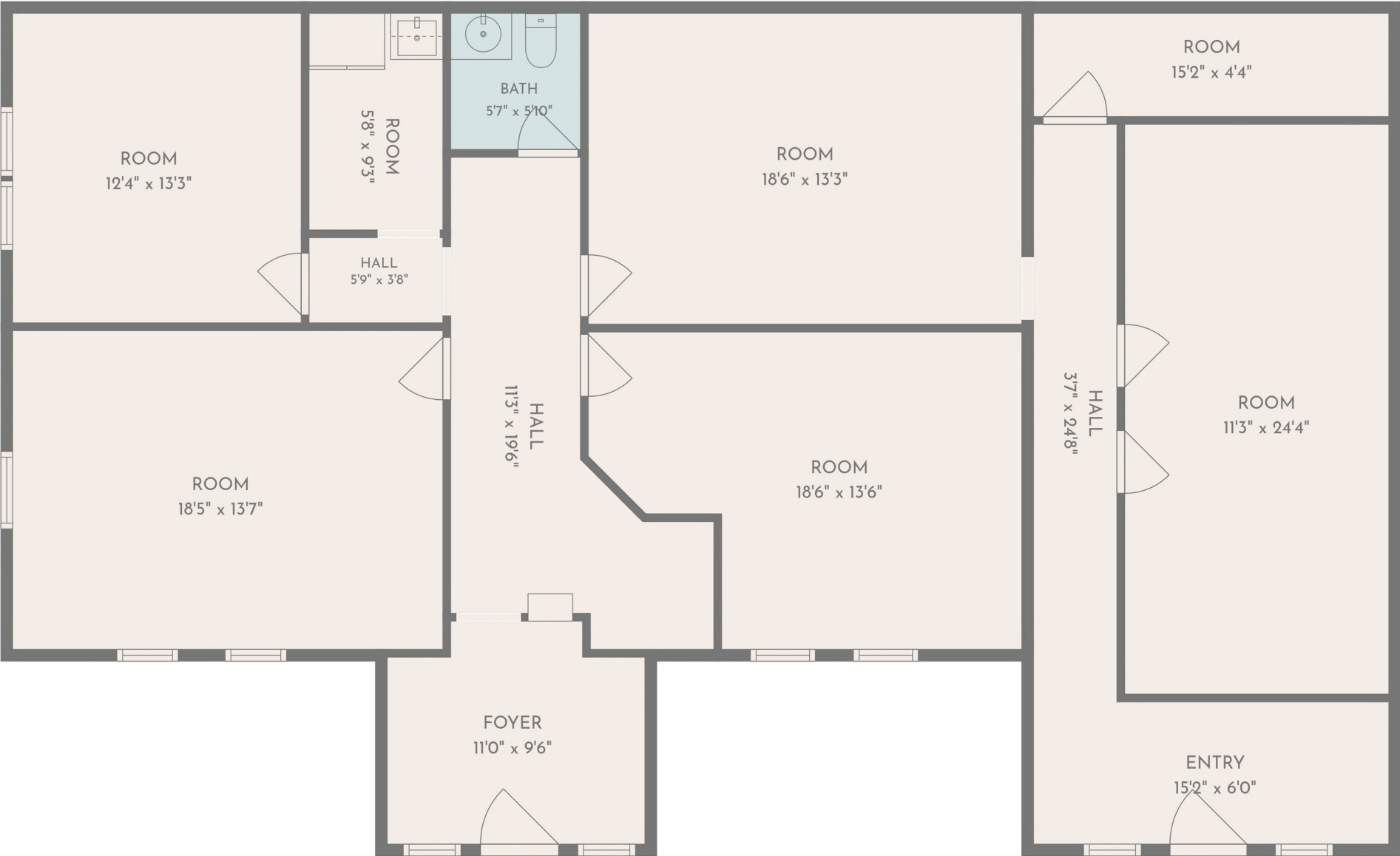
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FLOOR PLAN

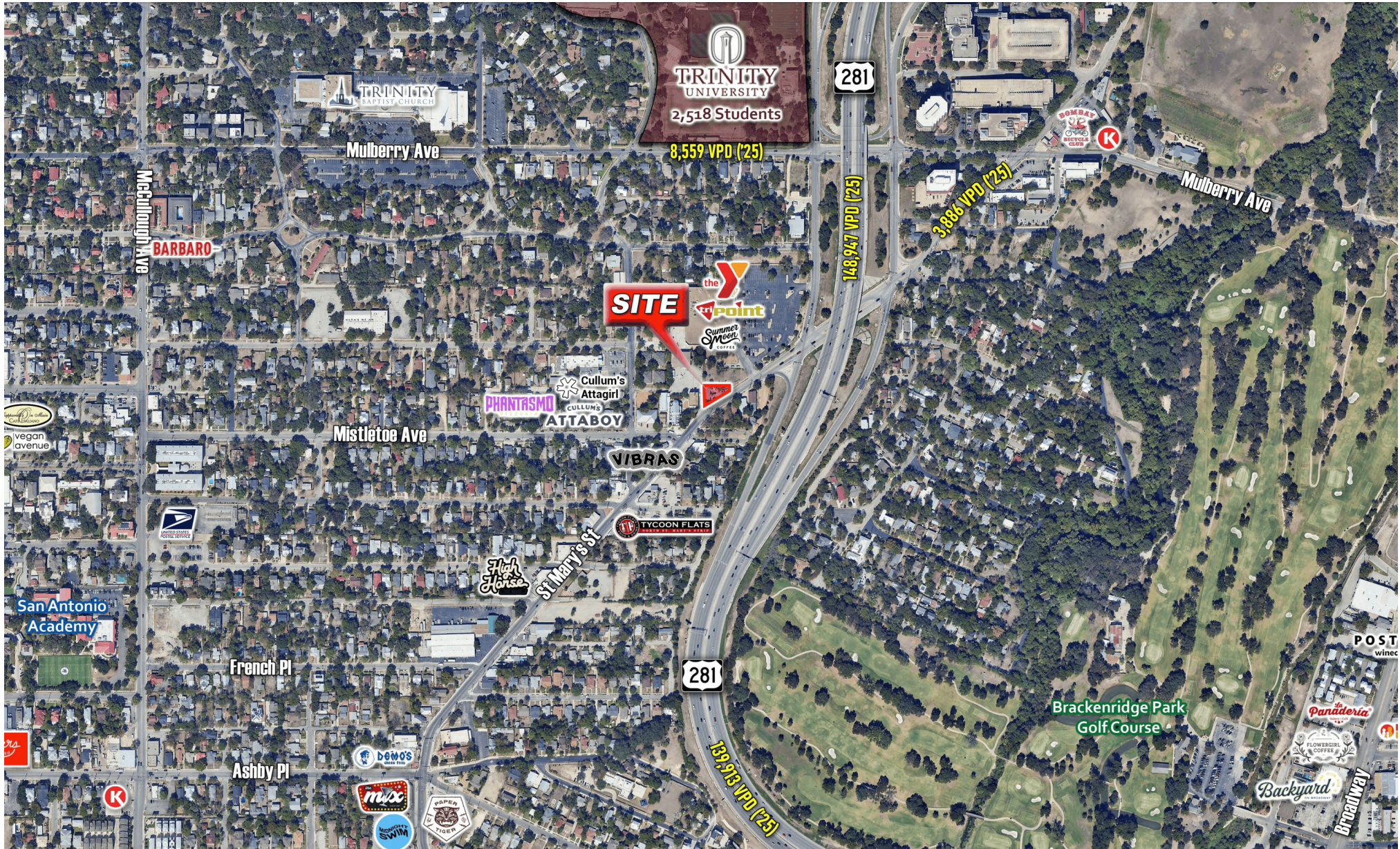
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SITE AERIAL

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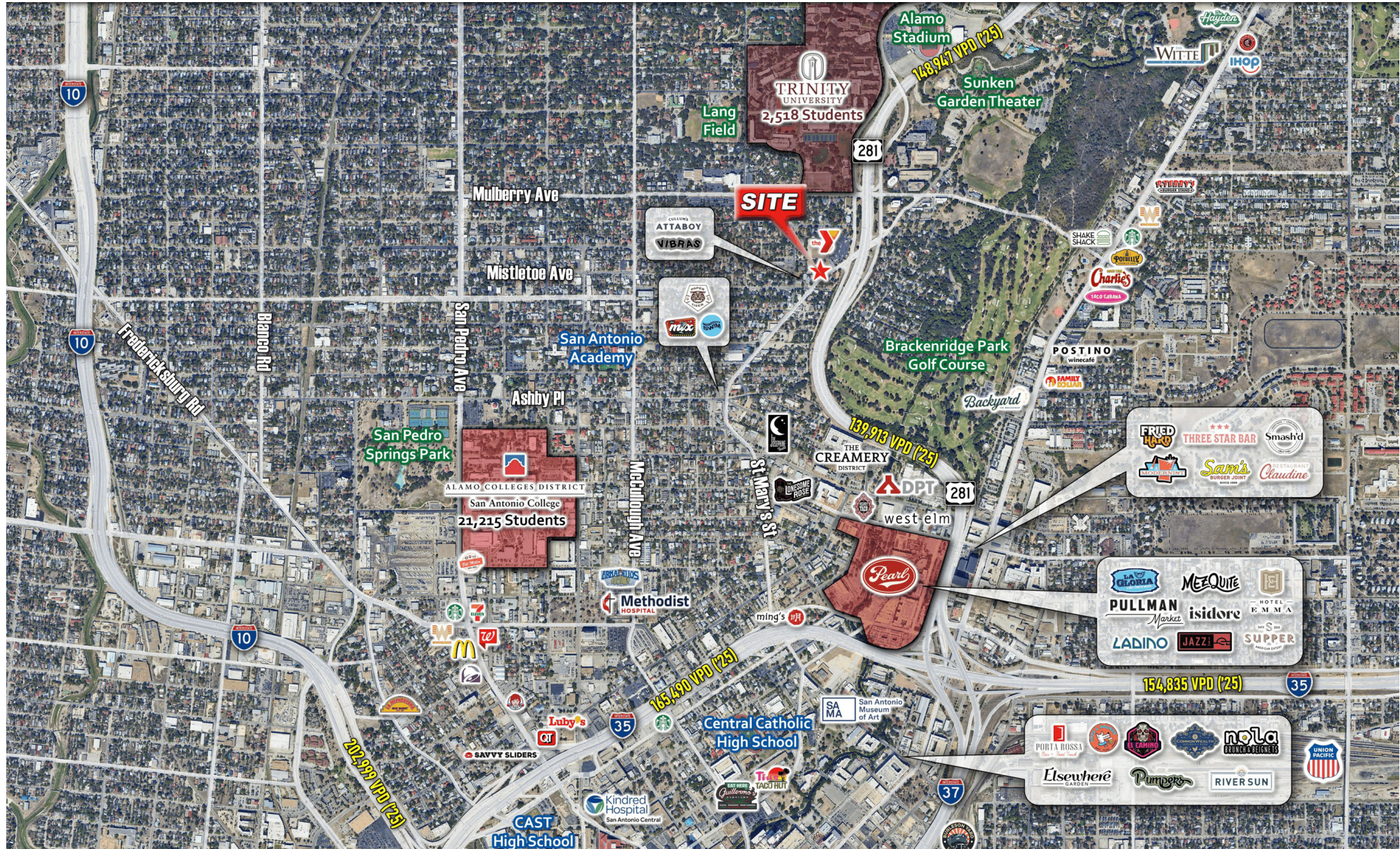
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REGIONAL AERIAL

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DEMOGRAPHICS

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POPULATION — 1 MILE 13,052 ↑ 0.95%/yr → 2031	POPULATION — 3 MILES 119,316 ↑ 0.34%/yr → 2031	POPULATION — 5 MILES 329,071 Stable — 0.01%/yr	DAYTIME POP — 5 MILES 459,482 287,932 workers in area
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METRIC				5 MILES
Avg household income (2026)		\$124,552		\$111,592
Median household income (2026)		\$77,206		\$61,830
Per capita income (2026)		\$62,087		\$46,675
Avg household size		1.71		2.17
Owner occupied (2026)		30.1%		42.9%
Median home value (2026)		\$521,007		\$353,584
Median home value (2031)		\$612,782		\$454,186
Median age (2026)		34.5		37.7
Hispanic origin (2026)		43.5%		61.6%
Employment rate (2026)		94.5%		94.0%

POPULATION GROWTH 2010–2031			
	2010	2026	2031
1 mile	11,648	13,052	13,682
3 miles	120,573	119,316	121,359
5 miles	340,843	329,071	329,192
1 MI/YR			
0.95%			
3 MI/YR			
0.34%			
5 MI/YR			
0.01%			
DAYTIME VS RESIDENTS (1 MI)			
Daytime pop			
24,448			
Workers			
18,521			

INCOME DISTRIBUTION — ALL RINGS			
	1 mile	3 miles	5 miles
<\$35K	24.9%	39.8%	41.3%
\$35K–\$75K	22.0%	25.1%	26.3%
\$75K–\$150K	33.2%	22.8%	22.6%
\$150K+	25.2%	16.6%	9.4%
Avg (1 mi)			
\$124,552			
Avg (3 mi)			
\$111,592			
Avg (5 mi)			
\$91,258			

HOUSING SNAPSHOT			
	1 MI	3 MI	5 MI
Owner occupied	30.1%	42.9%	48.4%
Renter occupied	69.9%	57.1%	51.6%
Vacant units	19.9%	15.3%	12.9%
Total HH (2026)	6,245	49,020	130,649
MEDIAN HOME VALUE 2026 → 2031			
1 mile			
\$521K			
→ \$613K			
3 miles			
\$354K			
→ \$454K			
5 miles			
\$254K			
→ \$348K			

AGE & EMPLOYMENT (1 MI)	
AGE DISTRIBUTION — 2026	
Under 18	8.2%
18–34	42.7%
35–54	23.8%
55–74	18.7%
75+	7.1%
TOP INDUSTRIES — 1 MI (2026)	
Services	62.6%
Finance/RE	14.8%
Retail trade	7.2%
Construction	3.2%
White collar	76.6%

Source: Esri forecasts for 2026 and 2031. U.S. Census Bureau data. KW Commercial City View.





DONNIE WALKER
BROKER ASSOCIATE

donnie@walkertexasre.com

O: 210.759.4550

C: 210.378.0878

0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 125M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

AFFILIATIONS

RLI: Realtors Land Institute

NAR: National Association of Realtors

TAR: Texas Association of Realtors

EDUCATION

Texas A&M Mays Business School

BBA in Finance



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

<u>Keller Willis San Antonio, Inc</u>	<u>547594</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joseph H Sloan III</u>	<u>526284</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tony Zamora Jr.</u>	<u>537135</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Donnie Walker</u>	<u>697847</u>	<u>donnie@walkertexasre.com</u>	<u>210.378.0878</u>
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