

Prime Retail Location on Austin Highway!

2122 & 2130 Austin Highway, San Antonio, TX 78218

FOR SALE



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Executive Summary

2122 and 2130 Austin Highway make up a compelling redevelopment opportunity. Sitting on a hard corner with 1.26 acres and with a total of 12,238 SF this site is ideally positioned. Situated in NE San Antonio's established commercial corridors. With 131 ft of frontage on the highly visible Austin Highway and 186 ft of frontage on Lanark Dr provides multiple access points and is sure to get the attention of any of the 20,000+ drivers passing it every day.

With C-3 zoning, offering a multitude of flexible commercial uses. With multiple buildings encompassing a total of 12,238 SF this property offers multiple opportunities to incorporate some of the current SF or redevelop the whole site.

Well located near Loop 410, I-35 and San Antonio's International Airport, the property benefits from great connectivity. With strong retail and residential demographics. This property's hard corner positioning makes it a strong candidate for the surrounding demographic.

Highlights

- 1.25 acre commercial site
- 12,238 of existing building and C-Store
- Great accessibility
- Hard corner
- 20,000 VPD
- C-3 zoning
- Access to I-35, I-410 & San Antonio International Airport
- Strong surrounding demographics
- Proximity to major retailers

Listing Details

Sale Price: Contact for Pricing

Property Type: Retail/Industrial

Available SF: 12,238 SF

Land Area: 1.26 AC

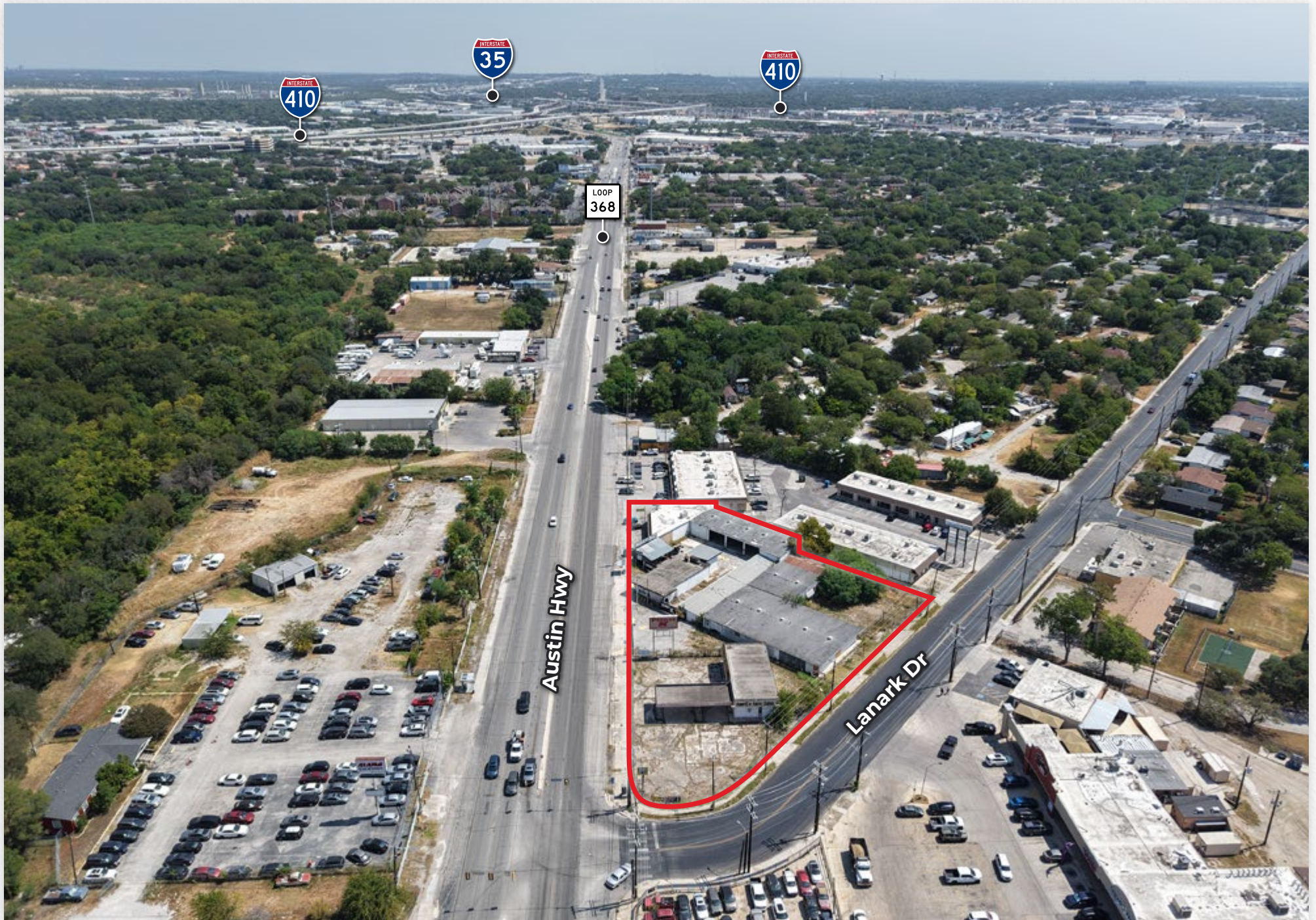
Available: 8/20/2026

Parking: 10 Spots

Zoning: C

Year Built/Renovated: 1958/1976

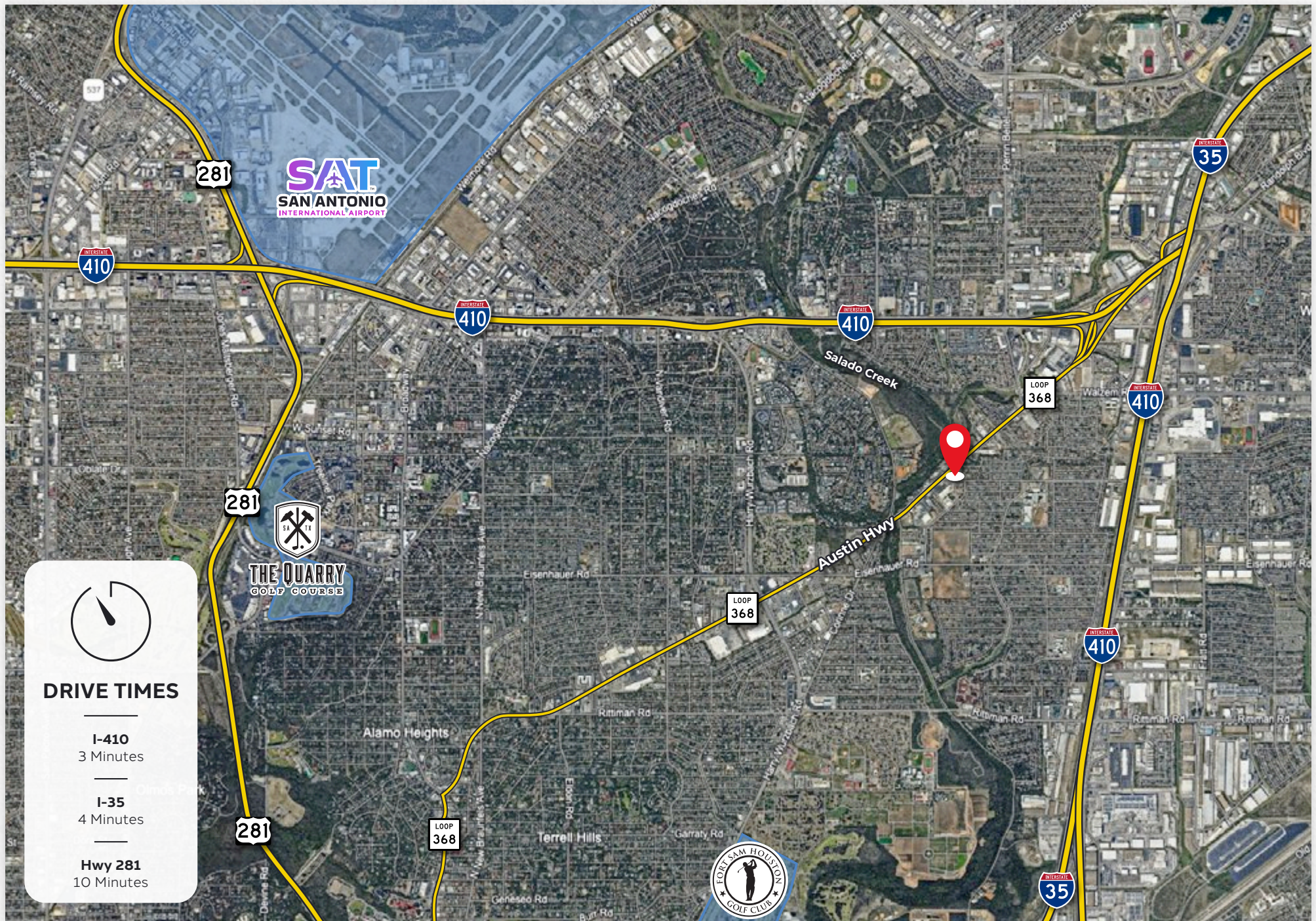
Submarket: Terrell Heights



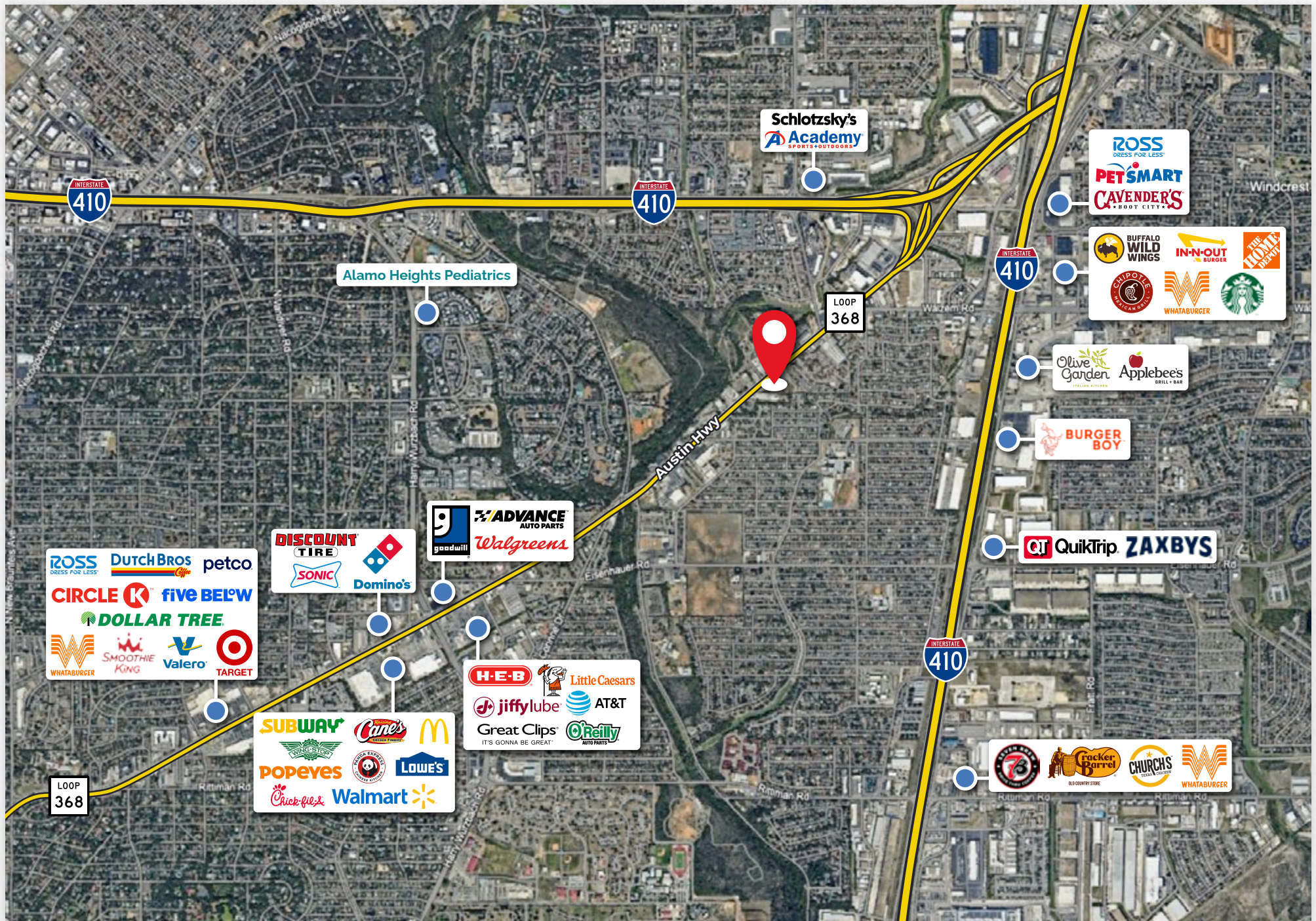
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Location Demographics



Population

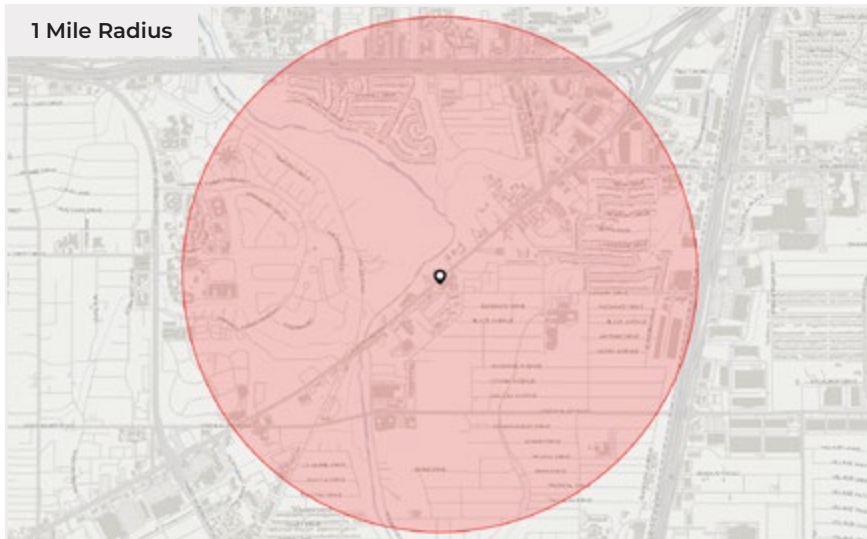
	1 Mile	3 Miles	5 Miles
	12,930	94,306	263,254



Avg Household
Income

	1 Mile	3 Miles	5 Miles
	\$72,834	\$92,253	\$92,391

1 Mile Radius



Information obtained from third-party resource, subject to change.

Radius	1 Mile	3 Miles	5 Miles
Households	5,278	38,581	100,877
Households by Marital Status			
Married	1,691	14,220	40,461
Married No Children	1,0676	8,536	24,189
Married w/Children	615	5,683	16,272
Education			
Some High School	17.11%	10.66%	10.68%
High School Grad	29.21%	21.51%	22.16%
Some College	29.52%	29.20%	31.23%
Associate Degree	6.89%	7.72%	7.35%
Bachelor Degree	11.13%	17.91%	17.29%
Advanced Degree	6.15%	13.01%	11.29%
Annual Consumer Spending (\$000)			
Apparel	\$7,479	\$58,405	\$158,554
Entertainment	\$18,050	\$151,783	\$408,421
Food & Alcohol	\$37,325	\$298,465	\$802,945
Household	\$19,663	\$169,639	\$460,618
Transportation	\$32,363	\$266,468	\$741,128
Health Care	\$5,884	\$49,274	\$132,684
Education/Day Care	\$6,185	\$61,927	\$162,976

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Asterra is a full service real estate brokerage firm providing professional real estate services throughout Central Texas.

Our team of highly knowledgeable and experienced brokers, attorneys, property managers, building engineers, accountants, and construction managers provide an array of valuable services to the commercial and residential real estate sectors.

Every day, our professionals provide sound and savvy advice; craft solutions to unique and complex problems; and deliver goal oriented results, all while serving the best interests of our clients in a honest and professional manner.

We are passionate about what we do.



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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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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' 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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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