

# FOR SALE



**4803 EMIL ST, SAN ANTONIO, TEXAS 78219**

## AGENTS

**Joshua Swank**

[joshua.swank@obsidocommercial.com](mailto:joshua.swank@obsidocommercial.com)

TX License: 593425

**Sean McDonald**

[sean.mcdonald@obsidocommercial.com](mailto:sean.mcdonald@obsidocommercial.com)

TX License: 699952

**210.809.6868 • [obsidocommercial.com](http://obsidocommercial.com)**



# PROPERTY OVERVIEW

## Key Property Highlights

- ±7.93 Acres | 6+ Acres Usable Yard
- Prime Industrial Outdoor Storage (IOS) Site
- Existing 22,464 SF Property Improvements Offer Interim Utility
- I-1 / I-2 Zoning - Flexible Industrial Uses
- Immediate Access to I-10 & Loop 410
- Infill Land Play with Redevelopment Upside



## Property Overview

4803 Emil St presents a rare opportunity to acquire ±7.93 acres of industrial-zoned land in East San Antonio, ideally suited for Industrial Outdoor Storage (IOS) or redevelopment. The site includes over 6 acres of functional yard area and a 22,464 SF existing building, which may offer interim utility but is best positioned as a land-value play. Zoned I-1 / I-2, the property supports flexible industrial, contractor, fleet, and logistics uses.

With immediate access to I-10 and Loop 410 and over 93,000 employees within five miles, the location provides strong workforce access and regional connectivity. This is a strategic infill land opportunity in a supply-constrained industrial corridor.

# BUILDING SPECS

## Property Details

- **Property Type:** Industrial
- **Asking Rate:** Contact Broker
- **Available SF:** 22,463 SF
- **Year Built / Renovated:** 1976
- **Parcel Size (Acres or SF):** 7.93 +/- Acres
- **Zoning:** I-1, I-2
- **Clear Height (Warehouse):** 18'
- **Loading Doors:** 10 grade-level roll-up doors (16' H 12' W)
- **Construction:** Metal



# PARCEL OUTLINE

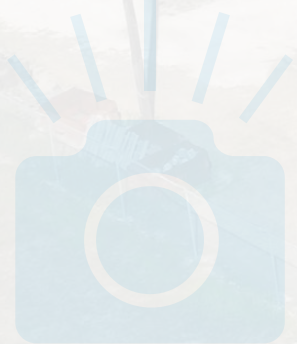


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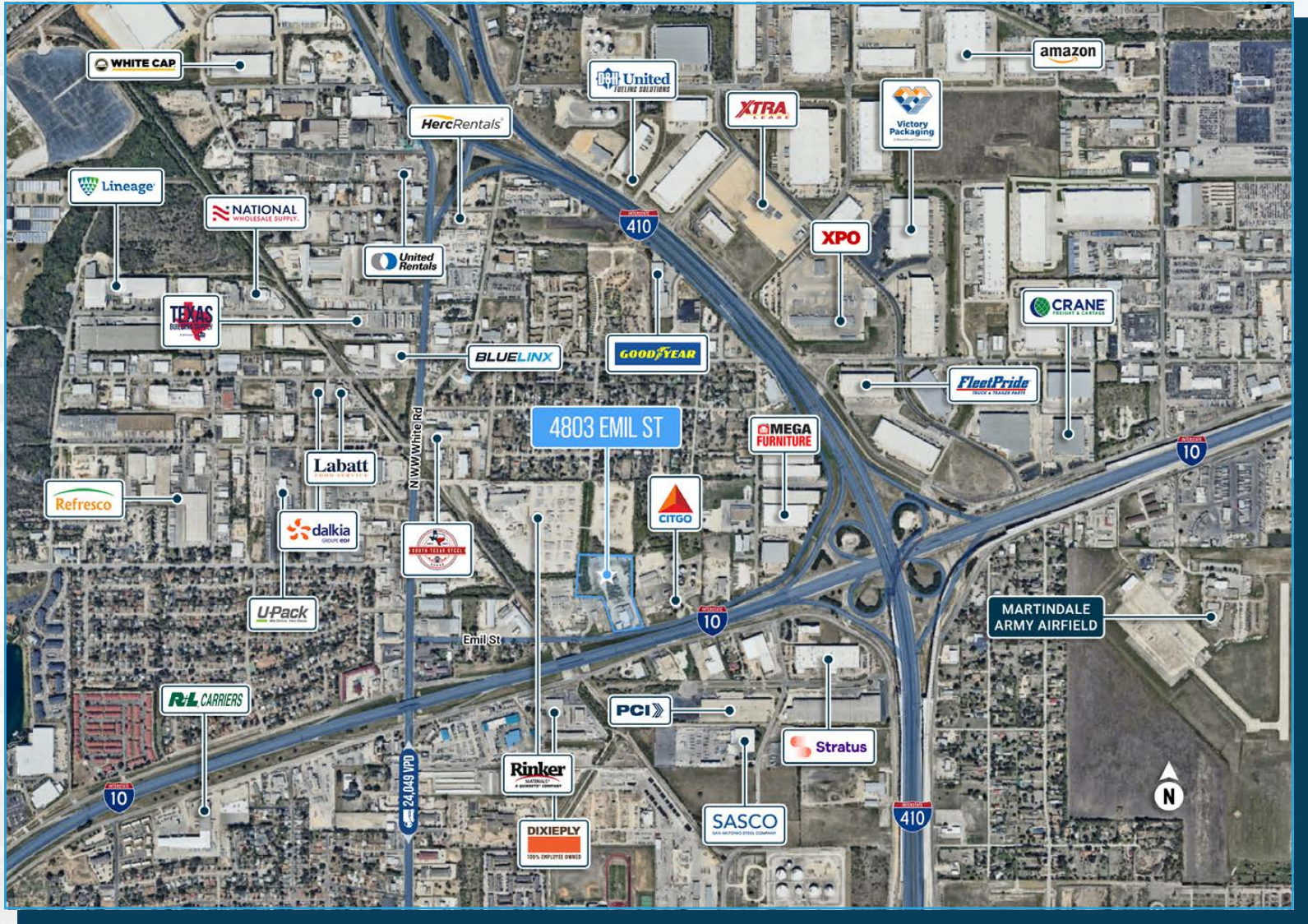
# BUILDING PHOTOS



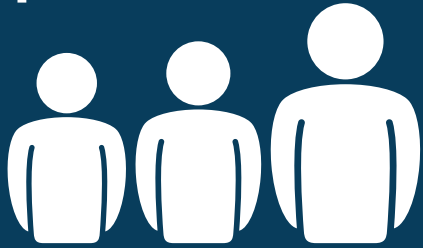
# BUILDING PHOTOS



# AERIAL MAP

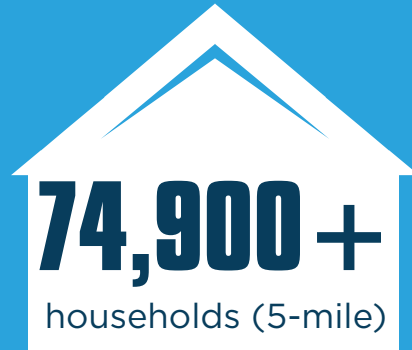


## Population Growth



+7.3% population growth  
(3-mile)  
+7.4% household growth  
projected

## Household Density



Avg. HH size: 2.7-2.9

## Workforce Base



**93,000+**  
employed  
residents

Strong trades,  
logistics &  
manufacturing  
presence

## Labor Access



**66%**

commute under 30 minutes  
Efficient regional workforce draw

## Working-Age Population



Median age  
**32-34**

Stable, active  
labor base



# 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:
  - 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.

Obsido Commercial, LLC	9009442	joshua.swank@obsidocommercial.com	210-809-6868
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Joshua Swank	593425	joshua.swank@obsidocommercial.com	210-809-6868
Designated Broker of Firm	License No.	Email	Phone
Joshua Swank	593425	joshua.swank@obsidocommercial.com	210-809-6868
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date