

# CENTURY 21<sup>®</sup>

Judge Fite Company



2026 LERA, MLS

## 13438 BANDERA

HELOTES, TX 78023



\$2,250,000



0 sqft

## DESCRIPTION

9,000 SF commercial office building in Helotes with prime frontage along Bandera Rd, offering excellent visibility and access in a high-traffic corridor. Property is zoned B-3, allowing for a wide range of commercial uses, ideal for an owner-occupant or investor. SAWS water and sewer utilities are in place, supporting immediate occupancy or future expansion. Additional adjoining land is available with a cross-access agreement, providing flexibility for development or increased parking. The existing structure offers a functional layout suitable for professional office, medical, or service-based businesses. Strong location with growth potential in one of the area's most active commercial corridors.

**PROPERTY TYPE:** Commercial - Office/Medical/Prof Bldg  
**MLS STATUS:** Active  
**MLS:** 1955077  
**YEAR BUILT:** 1985  
**COUNTY:** Bexar  
**TRACT OR SUBDIVIION:**  
**LIST DATE:** 04/06/2026

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**800.451.8055**

**AREA:** 0103  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 1.4  
**LOT SIZE (SQFT):** 60,983

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Jake Broyles

**PHONE:** 210.695.8800

**BROKERED BY:** Select Properties