



2830 NE Loop 410

Retail Building for Sale

Offered by:
Charles L. Jeffers

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Benefits

Property Highlights

Address	2830 NE Loop 410, San Antonio, TX 78218 8301 Vicar Dr, San Antonio, TX 78218
Location	Loop 410 & Vicar Dr
Property Details	2830 NE Loop 410 - 2,384 SF 8301 Vicar Dr - 5,182 SF 4.22 Acres
Legal Description	NCB 12168 Lot 7 NCB12167, Lot 36 and 21 (P.B. Parking Lot Subd.) Bexar County, Texas.
Zoning	I-1 & C-3
Year Built	1977
Bldg. Class	B
Road Frontage	Approx. 90 feet
Bldg. Status	Owner Occupied

Comments

- High visibility auto dealership property on Loop 410
- Easy access to and from Loop 410
- Outstanding visibility
- Excellent traffic counts and demographics
- Conveniently situated in an area of Industrial / Commercial development

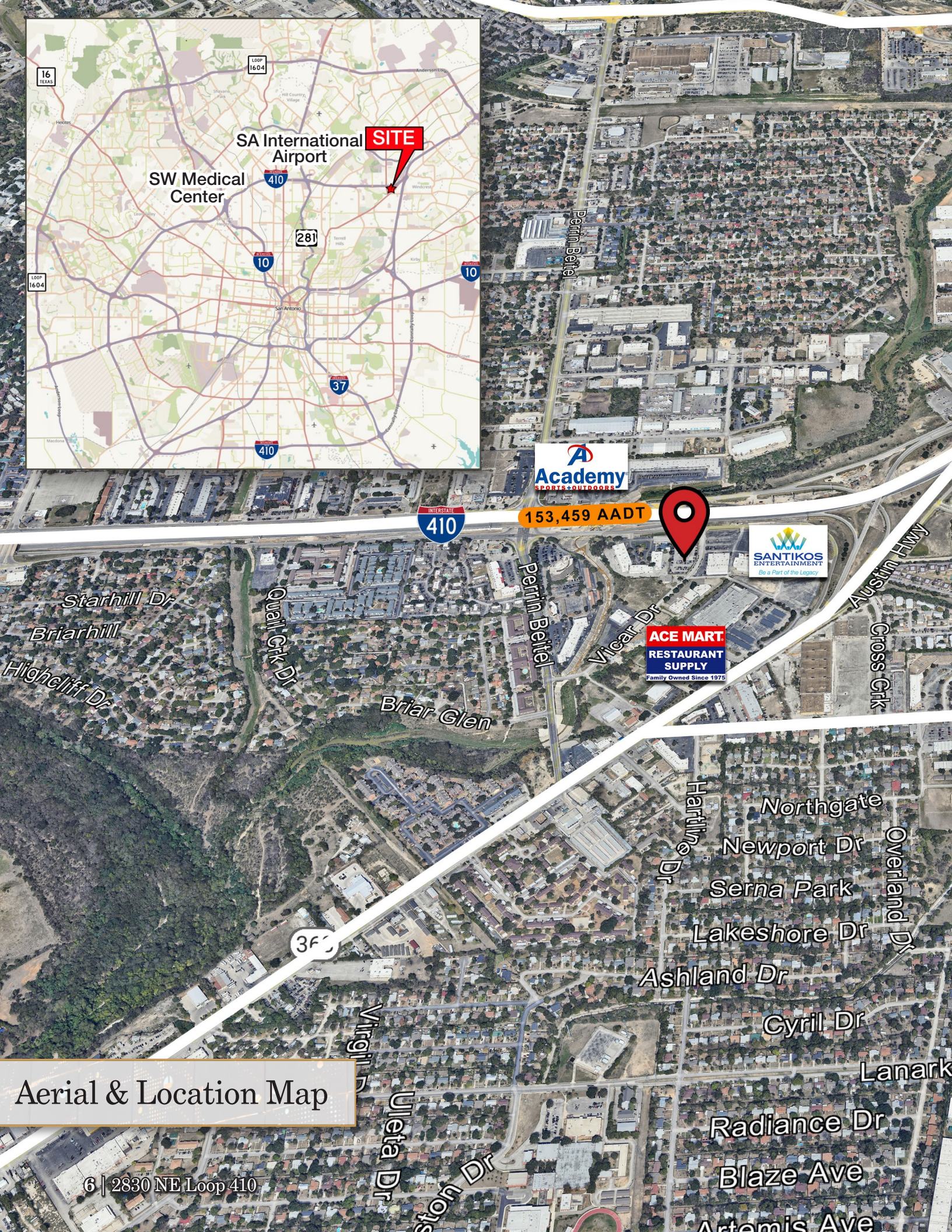
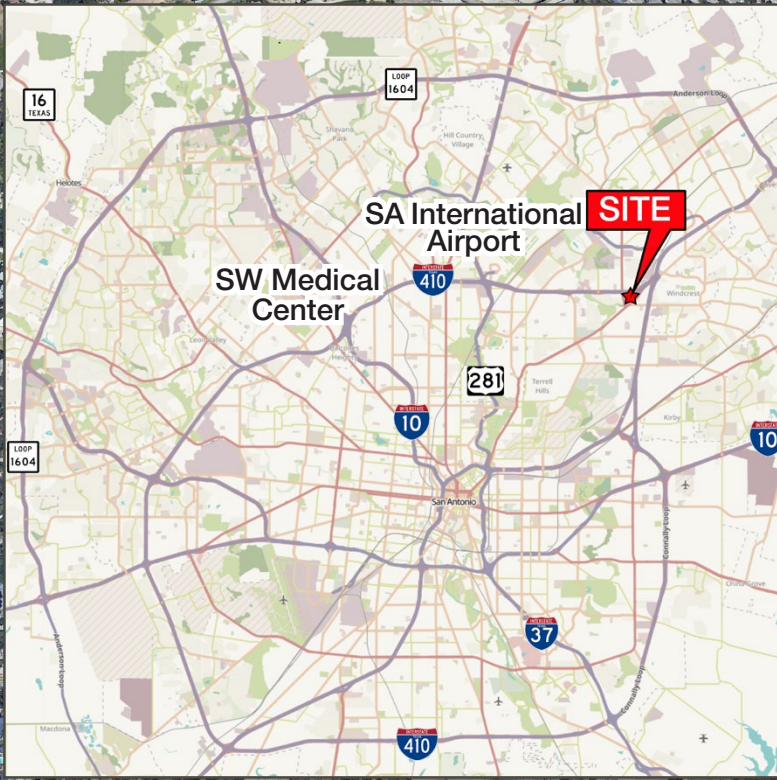
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Vicar Dr

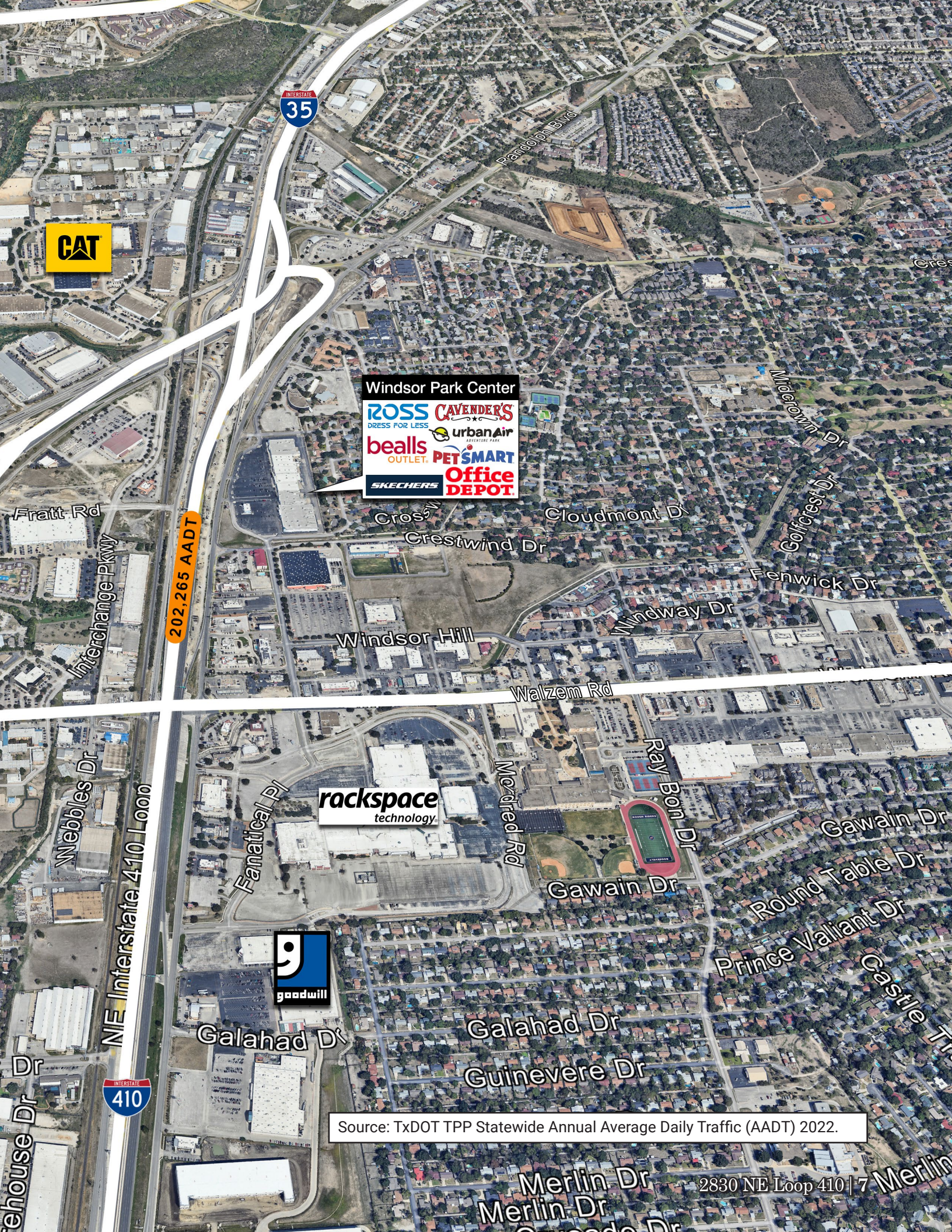
Site Aerial

2830 NE Loop 410 | 5



Aerial & Location Map

6 | 2830 NE Loop 410



Windsor Park Center



202,265 AADT

rackspace
technology



NE Interstate 410 Loop



Source: TxDOT TPP Statewide Annual Average Daily Traffic (AADT) 2022.

2830 NE Loop 410 | 7 Merlin

San Antonio River Authority Floodplain Map 2020



5/13/2024, 6:00:40 PM

----- Base Flood Elevations

— Stream Centerlines (NFHL)

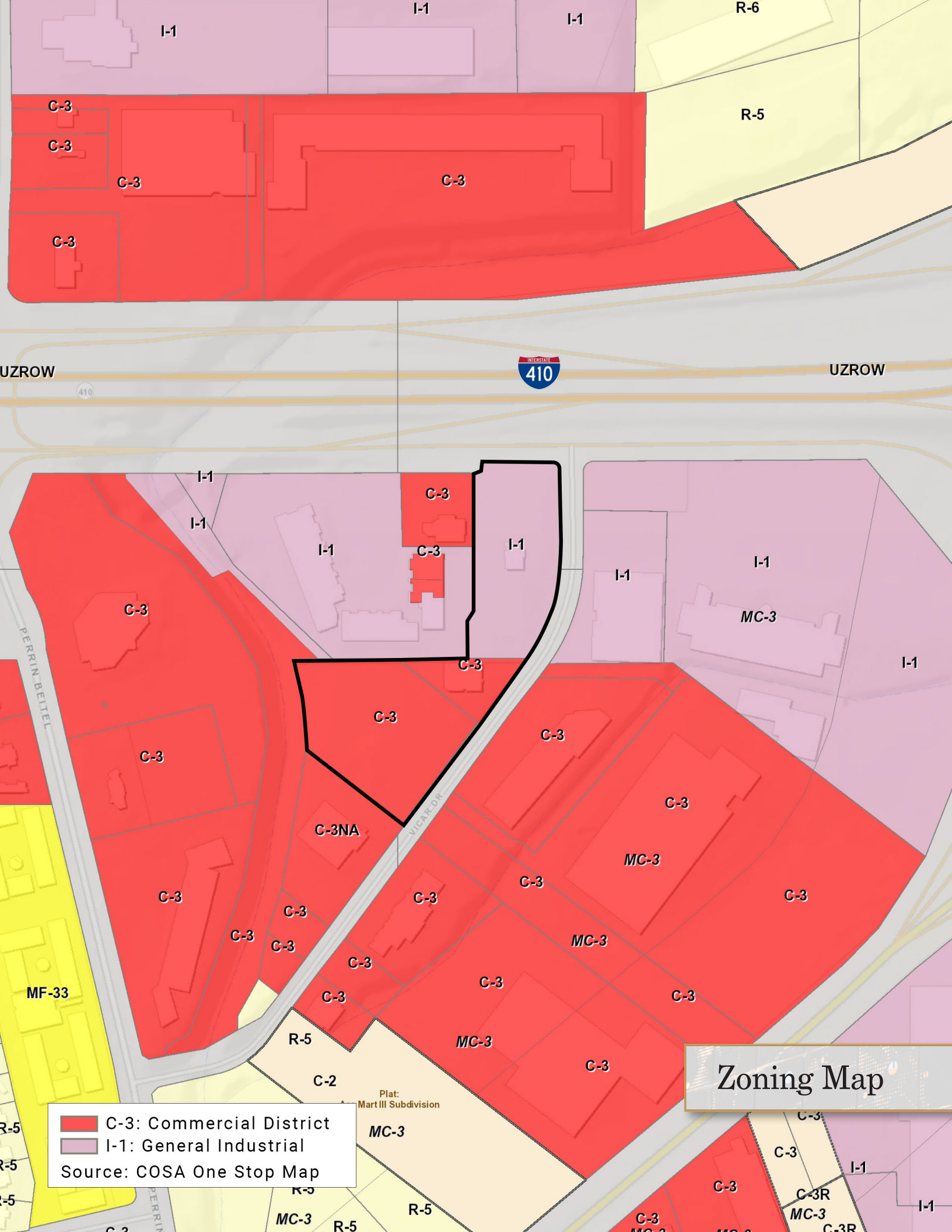
Flood Hazard Zones (FEMA - NFHL)

■ 1% Annual Chance Flood Hazard

■ Future Conditions 1% Annual Chance Flood Hazard

Esri, HERE, Garmin, IGC, Maxar

The Authority makes no use warranty & all users assume all responsibility.
Do not rely on the data provided herein for any reason unless and until the user independently verifies the accuracy of any such data



I-1

I-1

I-1

R-6

C-3

C-3

C-3

C-3

R-5

C-3

UZROW



UZROW

410

I-1

C-3

I-1

C-3

I-1

I-1

I-1

I-1

MC-3

I-1

C-3

PERRIN BEITEL

C-3

C-3

C-3

C-3

C-3NA

VICAR DR

MC-3

C-3

C-3

C-3

C-3

C-3

C-3

MC-3

C-3

MF-33

R-5

MC-3

C-3

Zoning Map

C-3: Commercial District
I-1: General Industrial
Source: COSA One Stop Map

Plat:
Mart III Subdivision

MC-3

R-5
R-5
R-5

MC-3

R-5

R-5

C-3

C-3

C-3

C-3R

MC-3

C-3R

I-1

I-1

Availability & Rates

Total Available	Main Office Bldg. - 2,384 RSF Outbuilding on Vicar Dr - 5,182 RSF
Sale Price	Contact Broker for Pricing
Deposit	Equal to one (1) month's Base Rental (typical)
Financial Information	Required prior to submission of sale document by Seller
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Landlords leasing representative

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller. This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

Sale Contact



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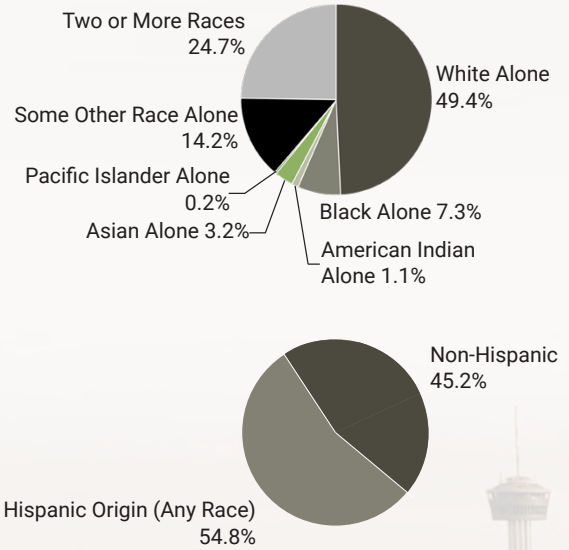
San Antonio Market Overview

Largest U.S. Cities

- 1 New York
- 2 Los Angeles
- 3 Chicago
- 4 Houston
- 5 Phoenix
- 6 Philadelphia
- 7 **San Antonio**
- 8 San Diego
- 9 Dallas
- 10 San Jose

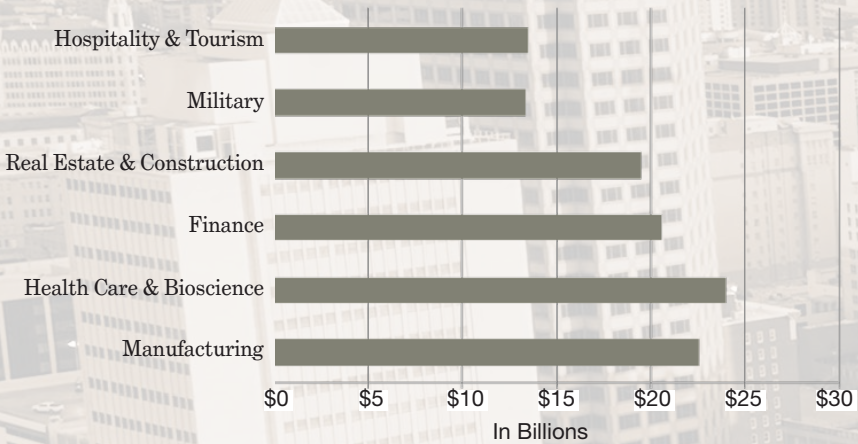


Ethnicity 2023 Forecast



Located in South Central Texas within Bexar County, San Antonio occupies approximately 504 square miles. Situated about 140 miles north of the Gulf of Mexico where the Gulf Coastal Plain and Texas Hill Country meet.

Major Industries



Fortune 500 Companies

SAT	Rankings	US
1	Valero Energy	24
2	USAA	101
3	iHeartMedia	466
4	NuStar Energy	998

San Antonio-New Braunfels Metro Area

	Population	Median Age	Total Households	Avg. Household Income	Median Household Income	Per Capita Income
2010 Census	2,142,508	34.1	763,022	-	-	-
2020 Census	2,558,143	36.0	925,609	-	-	-
2023 Estimate	2,698,487	36.5	984,040	\$98,647	\$68,549	\$36,100
2028 Projection	2,872,957	37.3	1,059,737	\$111,302	\$77,763	\$41,175

Sources: U.S. Census, U.S. Census Bureau 2010, ESRI forecasts for 2022 & 2027; Fortune



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:
 - 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.

<u>REOC General Partner, LLC</u>	<u>493853</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-4000</u>
Designated Broker of Firm	License No.	Email	Phone

<u>Brian Dale Harris</u>	<u>405243</u>	<u>bharris@reocsanantonio.com</u>	<u>(210) 524-1314</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

<u>Charles L. Jeffers, Jr.</u>	<u>162202</u>	<u>cjeffers@reocsanantonio.com</u>	<u>(210) 524-4000</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

TAR 2501

IABS 1-0

REOC San Antonio 8023 Vantage Dr, Suite 100, San Antonio, TX 78230

Phone 210 524 4000

Fax 210 5244029

WORLD CAR CENTER
210 - 587 - 3100
WORLD CAR . COM

The billboard features a large globe on the left side. In the center, four cars are displayed: a silver sedan, a white SUV, a silver sedan, and a white sedan. The background of the billboard shows a city skyline. The text 'WORLD CAR CENTER' is written in large, bold letters across the top. The phone number '210 - 587 - 3100' is at the bottom left, and the website 'WORLD CAR . COM' is at the bottom right.

GLOBAL
EXPERIENCE

GREEN HIGHWAY SIGNS





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210 524 4000
reocsanantonio.com