

FOR SALE

**919 SW MILITARY DRIVE
SAN ANTONIO, TX 78221**



REPRESENTING THE OWNER

Steve Soble SIOR, CCIM
ERNEST SOBLE COMMERCIAL PROPERTIES, INC.
ssoble@escp-inc.com
210-771-7758

Bill Osborne
OSBORNE PROPERTIES
bill@osborneproperties.net
830-217-4011



OLYMPIA TROPHY & T-SHIRTS

ABISAI BARRERA, M.D.
210-927-8600

SOUTH SAN PHARMACY

& SUPPLIES
923-5803

Cakes
& Supplies

PROPERTY INFORMATION

PROPERTY: 919 SW Military Drive

LAND SIZE: 25,813.66 SF

BUILDING SIZE: 9,240 SF

YEAR BUILT: 2002

CONSTRUCTION: Tilt wall

ROOF: Metal. Coated two years ago

ZONING: C-2. City of San Antonio

PARKING: 26 Spaces

TRAFFIC COUNT: 45,000 VPD

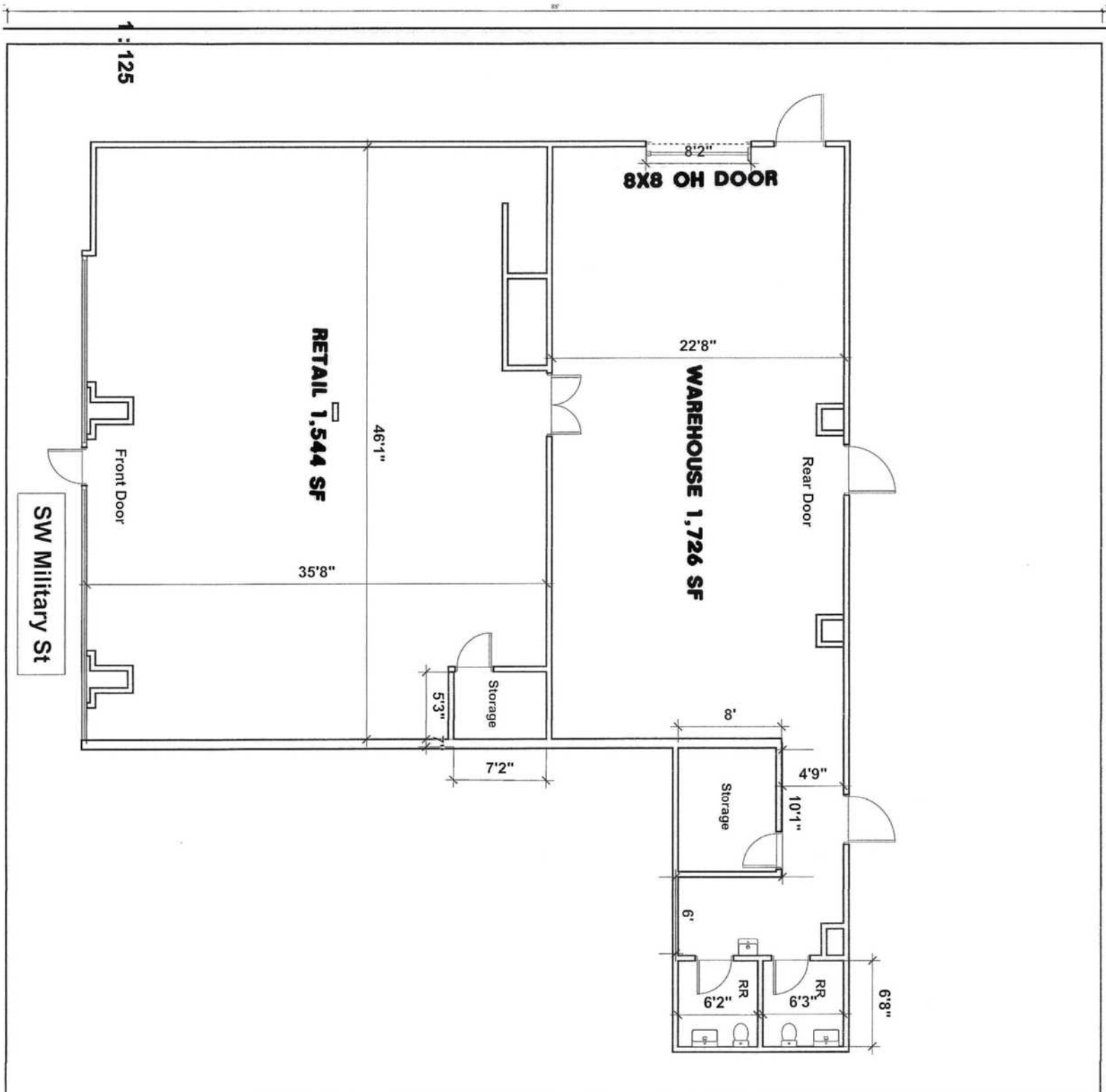
UTILITIES: All utilities are available to the property. Buyer is advised to retain an Engineer to confirm the location, accessibility and capacity of all utilities to determine if utilities are adequate for Buyer's intended use

PRICE: \$2,800,000.00

AGENCY: Ernest Soble Commercial Properties, Inc and Osborne Properties represent the owner. Information About Brokerage Services included in this package

SPACE AVAILABLE

#100	3,270 SF.	AVAILABLE	Former Trophy Store
#102	3,380 SF.	AVAILABLE	Former Medical Clinic
#105	1,300 SF.	AVAILABLE	Former Pharmacy
#106	1,290 SF.	Lucy's Cake Shop	\$14.40 SF, NNN. Currently on Month to Month



Not to Scale

3270 sf

919 SW Military Suite 100
San Antonio TX 78221

Ernest Soble Commercial Properties
7400 Blanco Rd
San Antonio TX 78216
210-490-9444

Tripod Contracting LLC
910 Persian Pass
San Antonio TX 78260

MEDICAL CLINIC AMENITIES

2 Reception Areas

8 Exam Rooms

3 Clerical Offices

1 1,300 SF Doctor's Office

3 Small Offices

3 Bathrooms

1 Kitchen

1 Lab

1 Billing Room

1 Triage Room

1 Wash Room



A

**CAKES
& SUPPLIES**
923-8803

FAMILY DOCTOR
ABIGAIL BARRERA, M.D.
210-927-6600

 **SOUTH SAN
PHARMACY**

 **Familia AUTO INSURANCE**

\$22
202-0840

AUTO INSURANCE



919 SW Military Dr

SITE

Sketchers

Pleasanton Point

Peter Piper Pizza

Military Plaza

Grand Buffet

WeI Med

H-E-B

Military Plaza

BBVA Compas Bank

Jack In The Box

Las Islas Marias - San

Shoppers City

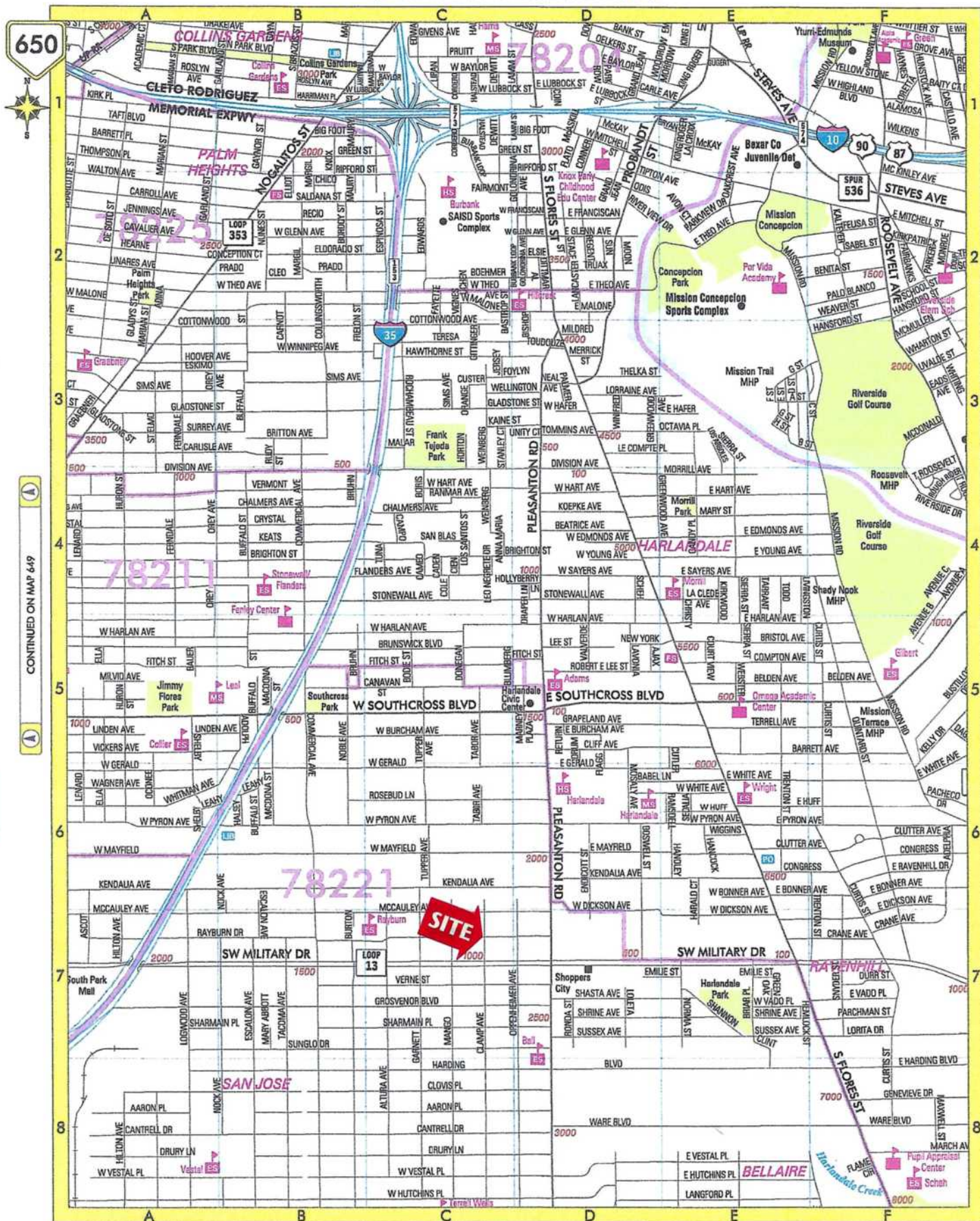
Dollar General

Google Earth

Image Landsat / Copernicus

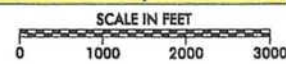
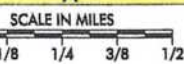
1000 ft





650

CONTINUED ON MAP 649



PROPERTY INFORMATION DISCLAIMER

The information included herein was obtained from sources deemed reliable: however the Broker makes no guarantees, warranties or representations, expressed or implied, as to the completeness or accuracy of information. The information included herein is subject to corrections, errors and omissions, change in price, prior sale or lease, or withdrawal of property from the market without notice. The Broker hereby advises prospective Lessee or Buyer to confirm all information included herein with qualified professionals of their choice. No representation is made as to the value of any Lease or Sale; Broker hereby advises prospective Lessee or Buyer to consult their business, tax and legal advisers before making any final decisions and/or submitting any offer to Lease or Purchase.

TITLE ADVISE

As required by law, Lessee/Buyer are advised to have the abstract covering the property examined by an attorney of their own selection or obtain a lease hold owner's policy of title insurance (Lessee) or a policy of title insurance. (Buyer)

AMERICANS WITH DISABILITIES ACT DISCLOSURE

The United States Congress has enacted the Americans With Disabilities Act. Among other things, this act is intended to make many business establishments equally accessible to persons with a variety of disabilities: modifications to real property may be required. State and local laws also may mandate changes. The real estate brokers in this transaction are not qualified to advise you as to what, if any, changes may be required now, or in the future. Owners and Tenants should consult the attorneys and qualified design professionals of their choice for information regarding these matters. Real estate brokers cannot determine which attorneys or design professionals have the appropriate expertise in this area.

SALE/LEASE HAZARDOUS MATERIALS DISCLOSURE

Various construction materials may contain items that have been or may, in the future, be determined to be hazardous (toxic) or undesirable and may need to be specifically treated/handled or removed. For example, some transformers and other electrical components contain PCB's, and asbestos has been used in components such as fire-proofing, heating and cooling systems, air duct insulation, spray-on and tile acoustical materials, linoleum, floor tiles, roofing, dry wall and plaster. Due to prior or current uses of the Property or uses in the area, the Property may have hazardous or undesirable metals, minerals, chemicals, hydrocarbons, or biological or radioactive items (including electric and magnetic fields) in soils, water, building components, above and below ground containers or elsewhere in areas that may or may not be accessible or noticeable. Such items may leak or otherwise be released. Real estate brokers have no expertise in the detection or correction of hazardous or undesirable items. Expert inspections are necessary. Current or future laws may require clean up by past, present and/or future owners and/or operators. It is the responsibility of the Seller/Lessor and Buyer/Tenant to retain qualified experts to detect and correct such matters and to consult with legal counsel regarding the Property.

919 SW MILITARY DRIVE. SAN ANTONIO, TX 78221



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.

11-03-2025



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.

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' 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.

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.

<u>William Paul Osborne dba Osborne Properties</u>	<u>358357</u>	<u>bill@osborneproperties.net</u>	<u>830-217-4011</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>William Paul Osborne (Bill)</u>	<u>358357</u>	<u>bill@osborneproperties.net</u>	<u>830-217-4011</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Name of Licensed Supervisor of Sales Agent/Associate, if applicable</u>	<u>License No.</u>	<u>Email</u>	<u>Phone</u>
<u>William Paul Osborne (Bill)</u>	<u>358357</u>	<u>bill@osborneproperties.net</u>	<u>830-217-4011</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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.

11-03-2025



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.

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' 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.

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.

<u>Ernest Soble Commercial Properties, Inc.</u>	<u>395695</u>	<u>ssoble@escp-inc.com</u>	<u>210-771-7758</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Stephen M Soble</u>	<u>395695</u>	<u>ssoble@escp-inc.com</u>	<u>210-771-7758</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
<u>Stephen M Soble</u>	<u>395695</u>	<u>ssoble@escp-inc.com</u>	<u>210--771-7756</u>
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
<u>Stephen M Soble</u>	<u>395695</u>	<u>ssoble@escp-inc.com</u>	<u>210--771-7756</u>
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date