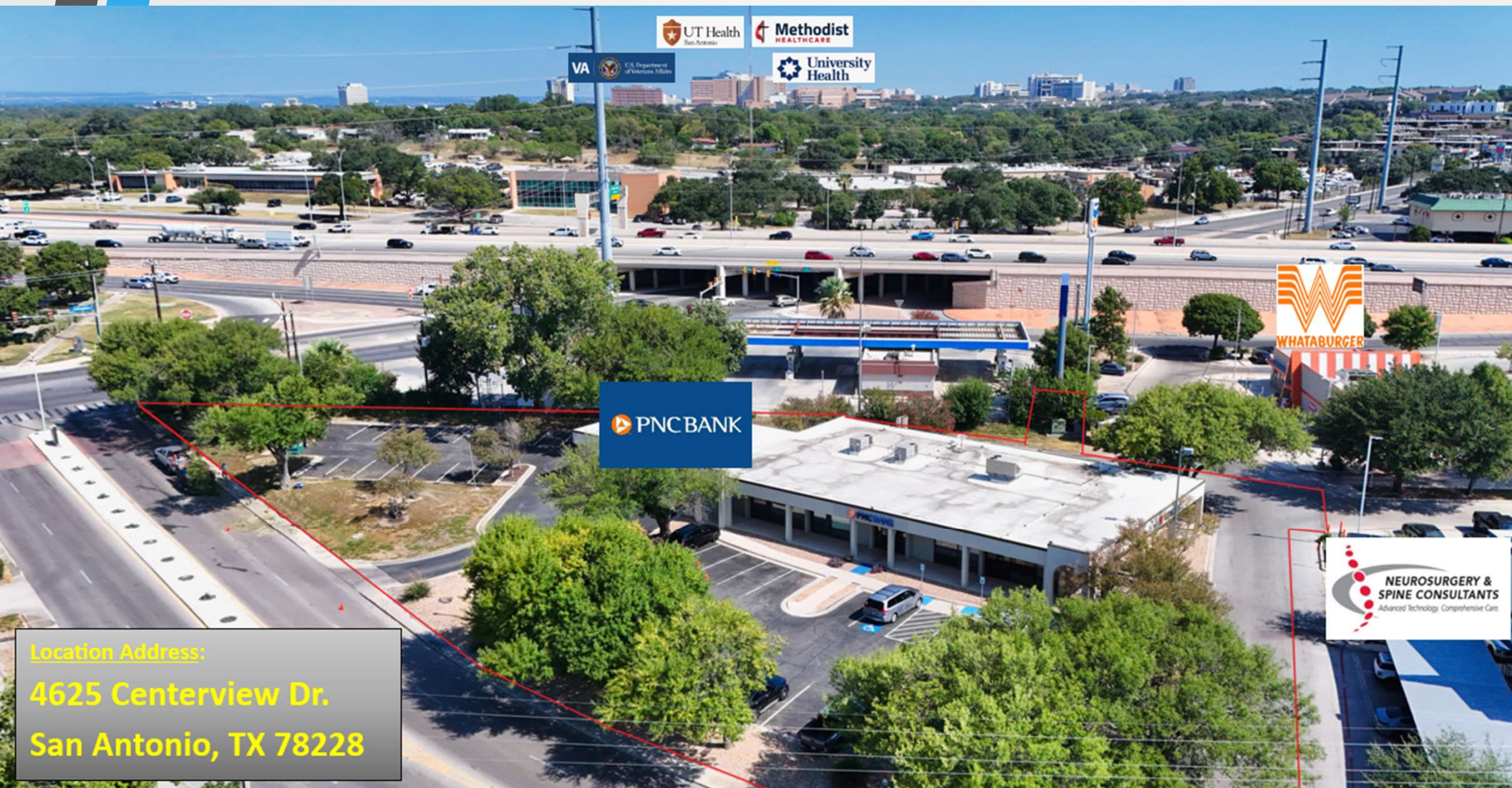


FOR SALE



Location Address:

**4625 Centerview Dr.
San Antonio, TX 78228**

For Information, Contact:

Phone: 210 220-5306

Keith Puzz, MBA, CCIM /or/ Robert Wynn, JD

Email: Keith.Puzz@frostbank.com

RWynn@frostbank.com

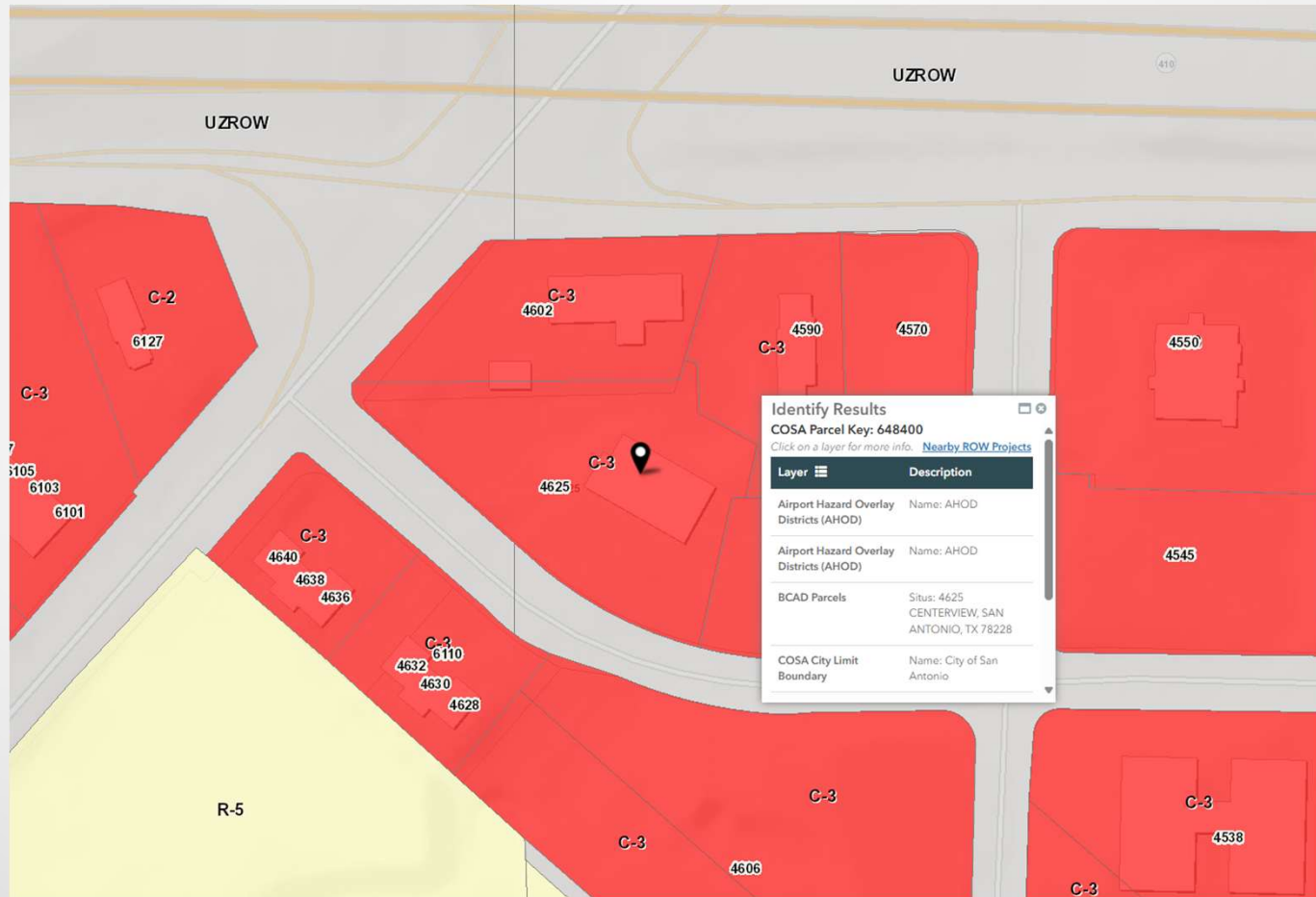
Executive Summary

Highlights:



- Outstanding visibility and unmatched accessibility at Loop 410 & Callaghan in San Antonio, with ~395 ft of frontage on Centerview Drive at the corner of Callaghan Rd. & Centerview Dr.
- Zoned C-3, Commercial, City of San Antonio
- Prominent site with easy accessibility to Loop 410 and about one mile to IH-10
- Well positioned among major retail, lodging, healthcare, office and mixed-use facilities and less than two (2) miles to the medical center
- PNC Bank has 4,368 sf leased with approximately 2,063 sf vacant (finished out)

Pricing: \$1,750,000



Select Area Retailers

- Walmart
- H-E-B
- Whataburger
- Neurosurgery & Spine Consultants
- Popeyes
- PNC Bank
- Golds Gym
- RBFCU
- Starbucks
- Home Depot
- Cinemark
- VA Medical Center
- University Hospital
- UT Health
- Methodist Healthcare



Traffic Counts

Callaghan (2025)	19,904
Loop 410 NB (2024)	98,005
Loop 410 SB (2024)	96,980

Source: Texas Department of Transportation, STARS II

DEMOGRAPHIC SUMMARY

4625 Centerview, San Antonio, Texas, 78228

Ring of 3 miles

KEY FACTS

151,481

Population



66,463

Households

36.0

Median Age

\$44,945

Median Disposable Income

EDUCATION

15.1%

No High School Diploma



28.6%

High School Graduate



29.4%

Some College/
Associate's Degree



26.9%

Bachelor's/Grad/
Prof Degree

INCOME



\$53,580
Median Household
Income

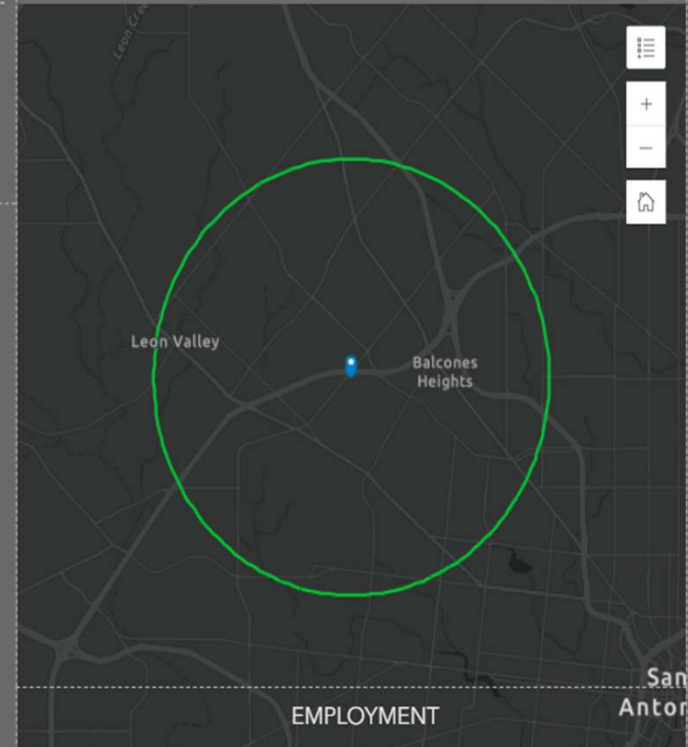
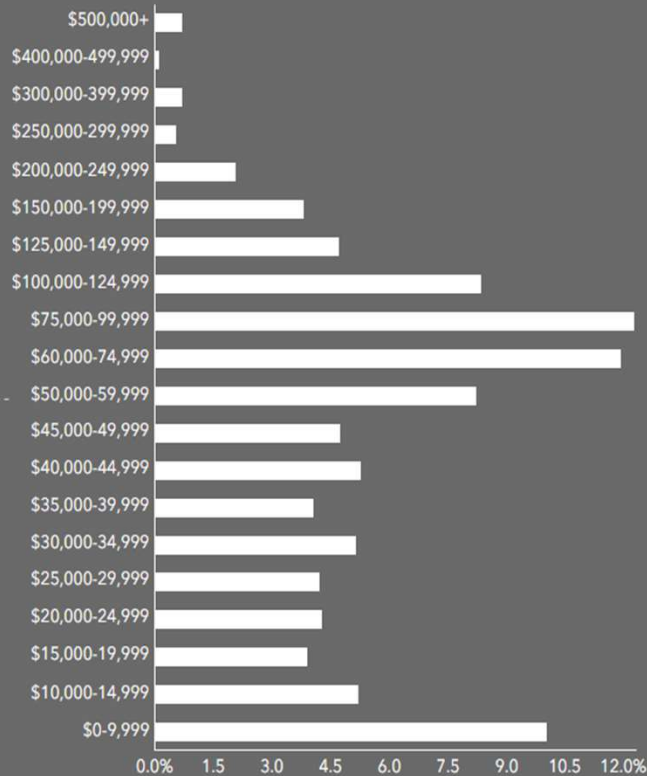


\$30,974
Per Capita
Income



\$27,385
Median Net
Worth

HOUSEHOLD INCOME



EMPLOYMENT

White Collar 61.7%

Blue Collar 20.5%

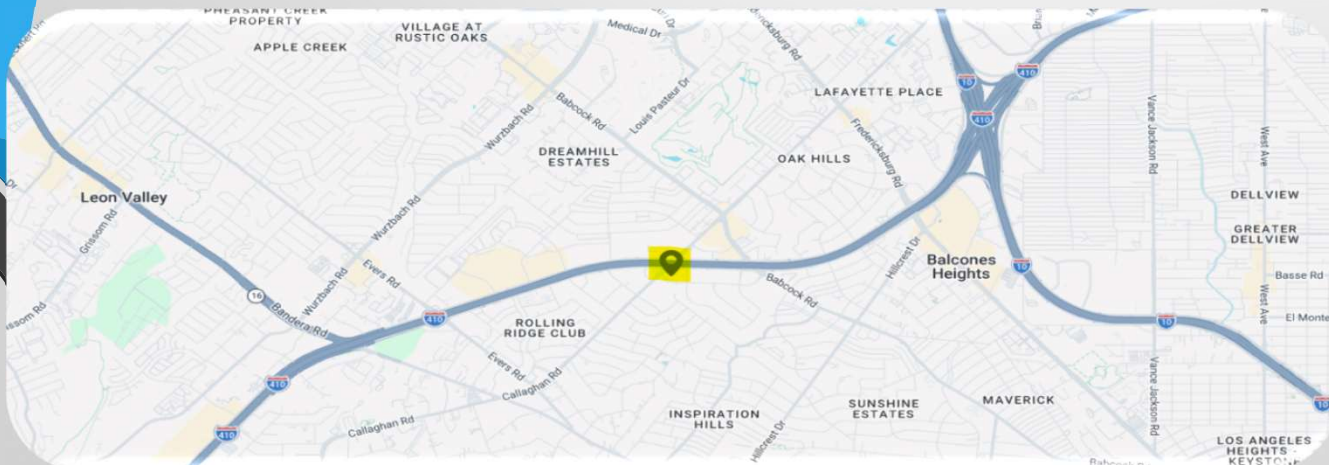
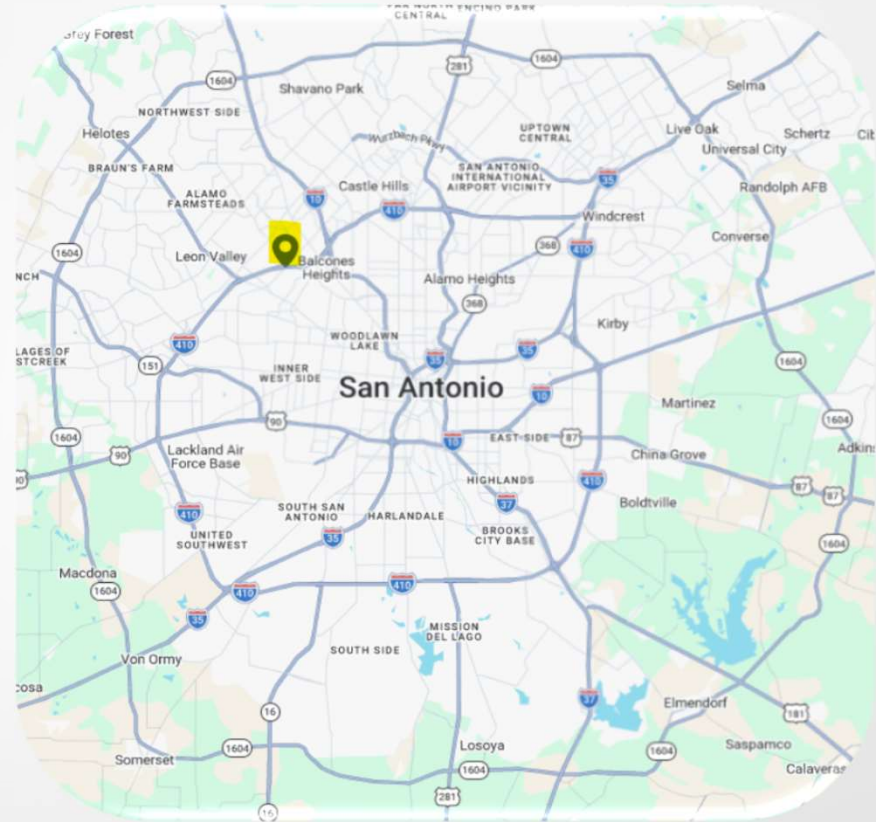
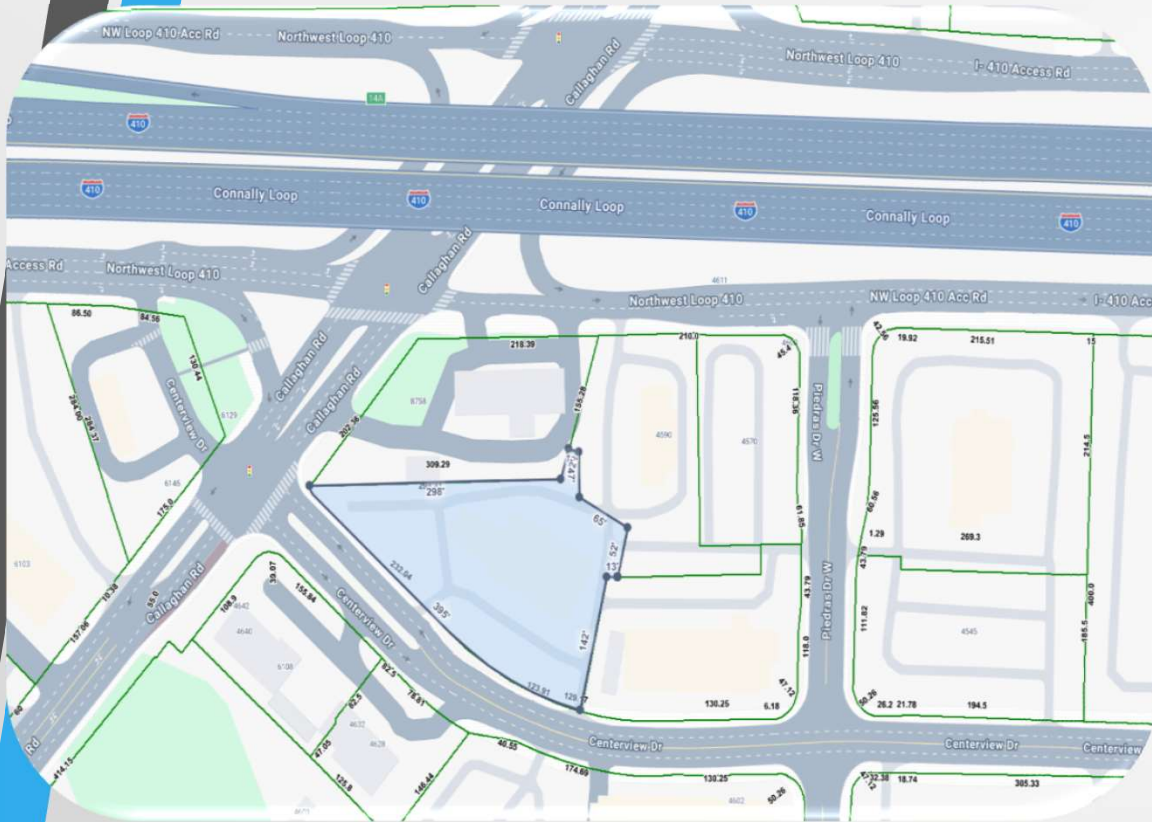
Services 22.5%

4.4%

Unemployment Rate

Source: This infographic contains data provided by Esri (2026, 2031). © 2026 Esri

Location Maps



Distance from Subject	
SA Medical Center	Under 2 Miles
San Antonio Airport	7 Miles
SA Downtown	9 Miles
Boerne	26 Miles
New Braunfels	32 Miles

Aerial View to the South



Aerial View to the North



Aerial view to the East



Aerial view to the West



Disclosure

Broker makes no representations, warranties or guarantees as to the accuracy or completeness of the offering materials, physical condition, permissible uses, prior uses, environmental hazards, compliance with federal, state or local law, ordinances or regulations.

The Seller and Broker expressly disclaim any and all liability for representations or warranties, express or implied, contained in any offering materials, or in any other written, oral or other communications transmitted or made available by the Seller or Broker, or their agents.

Required Information About Brokerage



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.

11/2/2015

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.

Keith Puz, Broker	619389	Keith.Puzz@frostbank.com	(210)220-5306
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Keith Puz, MBA, CCIM	619389	Keith.Puzz@frostbank.com	(210)220-5306
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Keith Puz, MBA, CCIM	619389	Keith.Puzz@frostbank.com	(210)315-9497
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

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Keith Puz

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IABS 1-0 Date
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