



±8,900 SF MASONRY BLDG

3103 SE LOOP 410, SUITE 136, SAN ANTONIO, TX 78222

FOR SALE
OR
LEASE





PROPERTY OVERVIEW

3103 SE LOOP 410, SUITE 136
SAN ANTONIO, TX 78222



THIS PROPERTY IS IDEALLY LOCATED ALONG THE ACCESS ROAD OF SE LOOP 410, SITUATED SOUTH OF IH-10 E AND JUST NORTH OF SINCLAIR ROAD, OFFERING EXCEPTIONAL VISIBILITY AND HIGH TRAFFIC FLOW. THE 0.47-ACRE LOT IS FULLY FENCED, WITH ALL NECESSARY UTILITIES READILY AVAILABLE ON-SITE, INCLUDING THREE-PHASE ELECTRIC. THE BUILDING FEATURES AN AIR-CONDITIONED OFFICE SPACE AND TWO GRADE-LEVEL OVERHEAD DOORS, PROVIDING EFFICIENT ENTRY AND EXIT FLOW. RECENT UPGRADES INCLUDE A REFURBISHED ROOF, NEW ELECTRICAL WIRING THROUGHOUT, UPDATED RESTROOM FIXTURES, AND A NEW HVAC SYSTEM, ENSURING A MODERN AND WELL-MAINTAINED FACILITY.



PROPERTY HIGHLIGHTS

3103 SE LOOP 410, SUITE 136
SAN ANTONIO, TX 78222

BUILDING SIZE

±8,900 SF

BUILT | RENOVATED

BUILT IN 1985 | "RENOVATED 2025"

LAND SIZE

±.47 AC ON IRREGULAR LOT (MOSTLY SQUARE)

OFFICES

THREE (3) TOTAL ±900 SF

FENCING

100% PERIMETER FENCING

UTILITIES TO SITE

3 PHASE ELECTRIC - GAS - WATER - SEWER

GL DOORS

TWO (2) DOORS (12' X 12')

CLEAR HEIGHT

16'

QUICK ACCESS TO

IH-10E & IH 35N | MINUTES TO CBD, IH 37S, US 181 AND US 281

ZONING

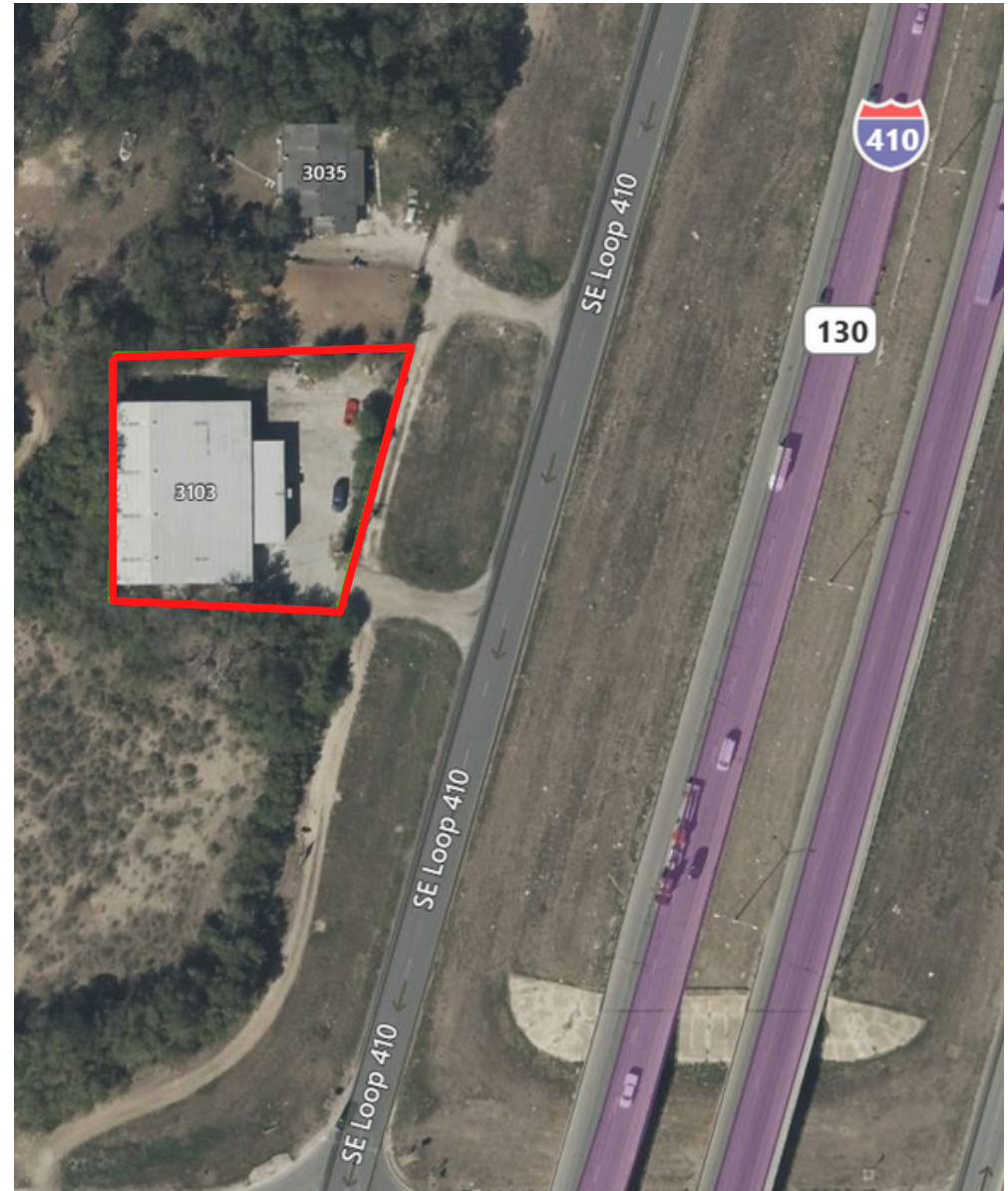
C3R

RATE

\$9.00 / SF MG

SALES PRICE

CONTACT BROKER





AREA DEMOGRAPHICS

3103 SE LOOP 410, SUITE 136
SAN ANTONIO, TX 78222



2025 ESTIMATED POPULATION

1 MILE	9,679
3 MILES	59,261
5 MILES	150,237



2025 ESTIMATED DAYTIME EMPLOYEES

1 MILE	250
3 MILES	1,237
5 MILES	3,495



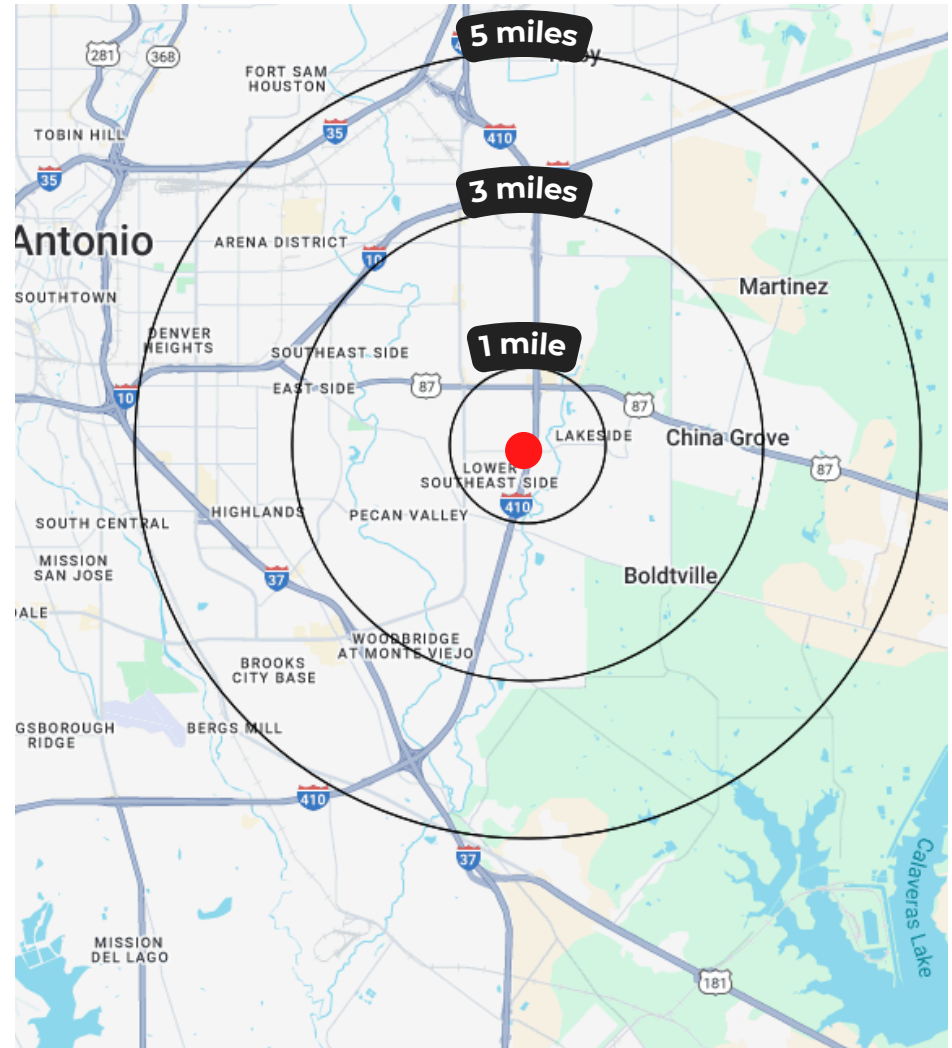
2025 ESTIMATED HOUSEHOLDS

1 MILE	3,234
3 MILES	20,076
5 MILES	52,576



2025 ESTIMATED AVERAGE HOUSEHOLD INCOME

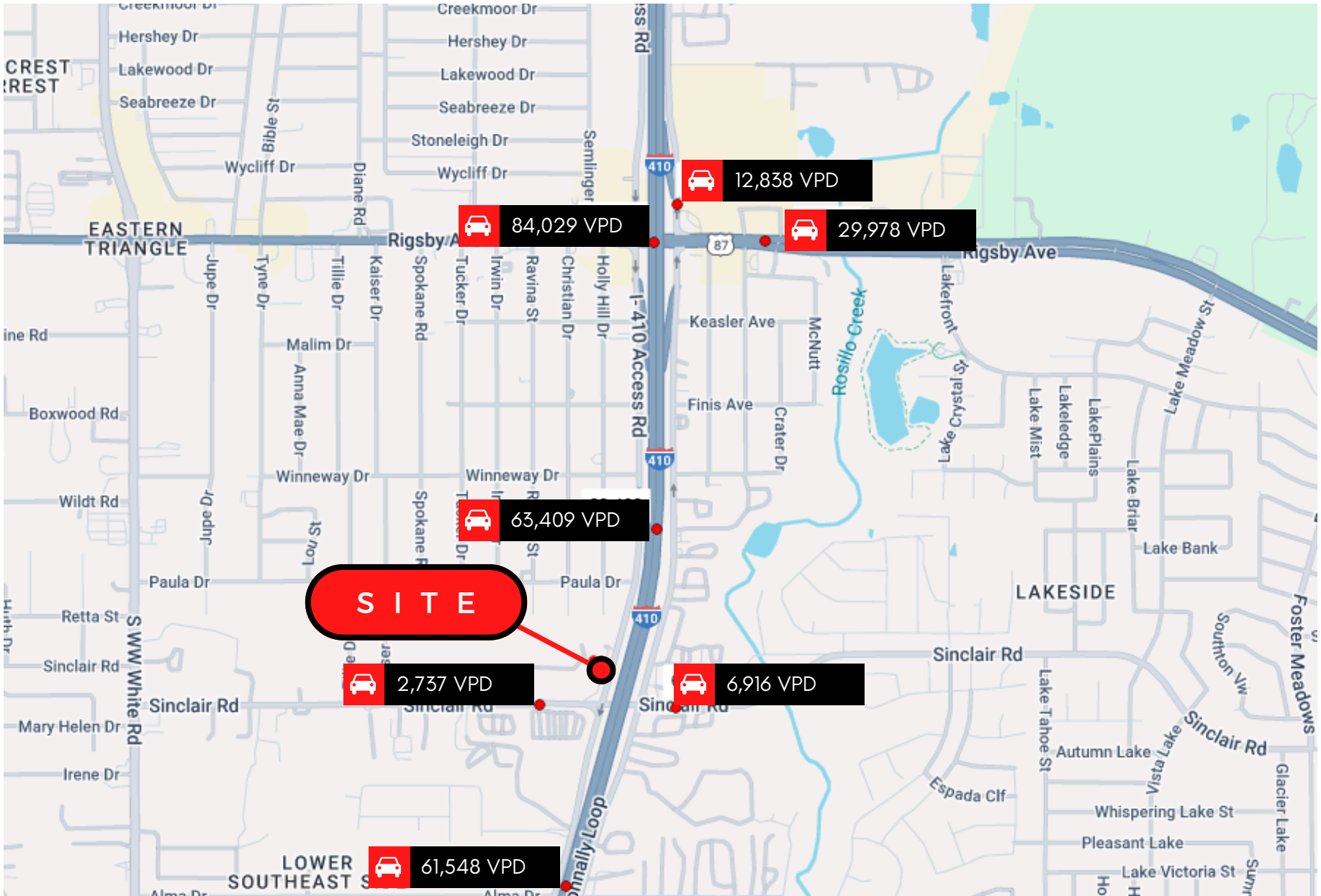
1 MILE	\$83,534
3 MILES	\$76,252
5 MILES	\$74,398





NEARBY TRAFFIC COUNTS

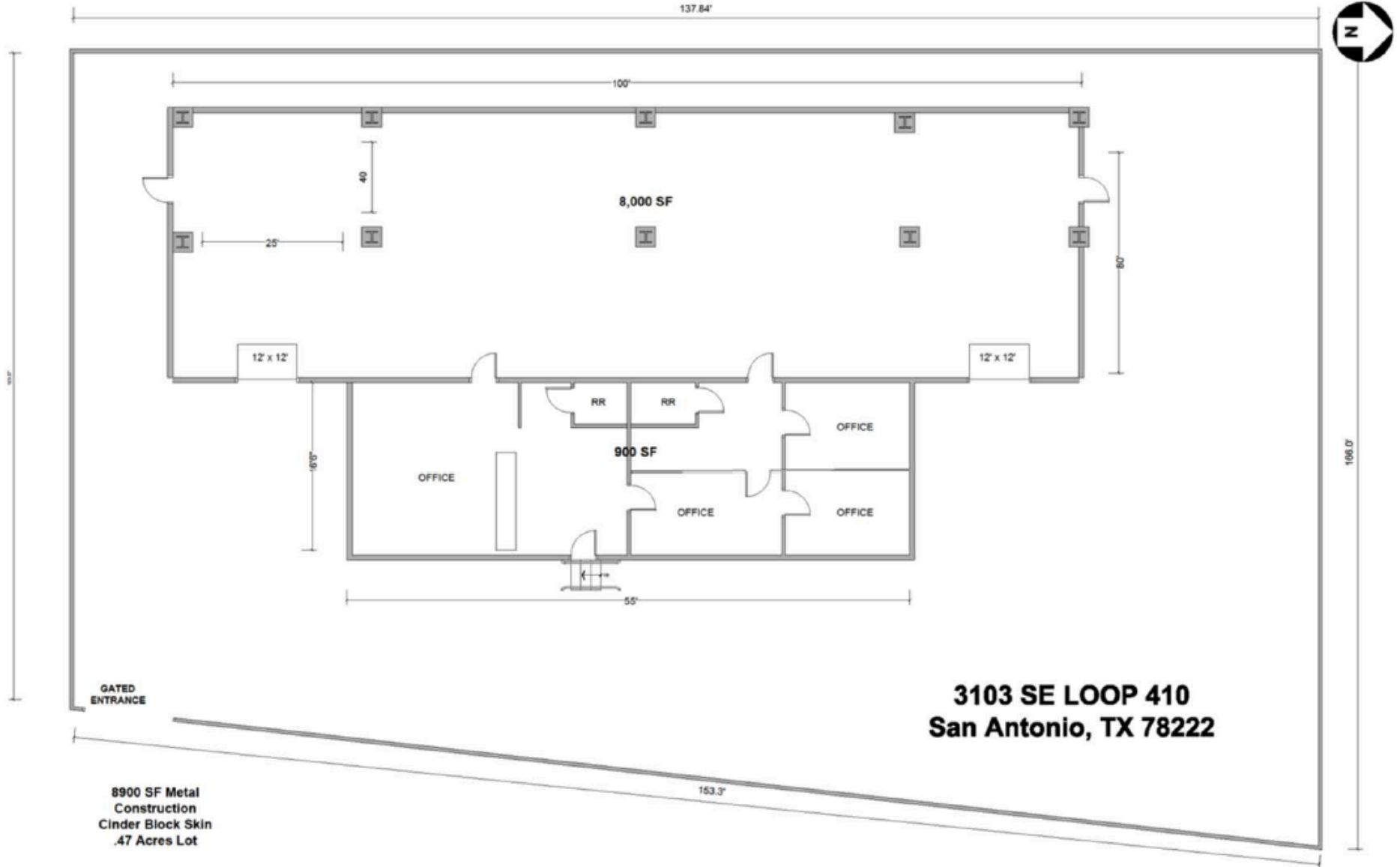
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PROPERTY FLOOR PLAN

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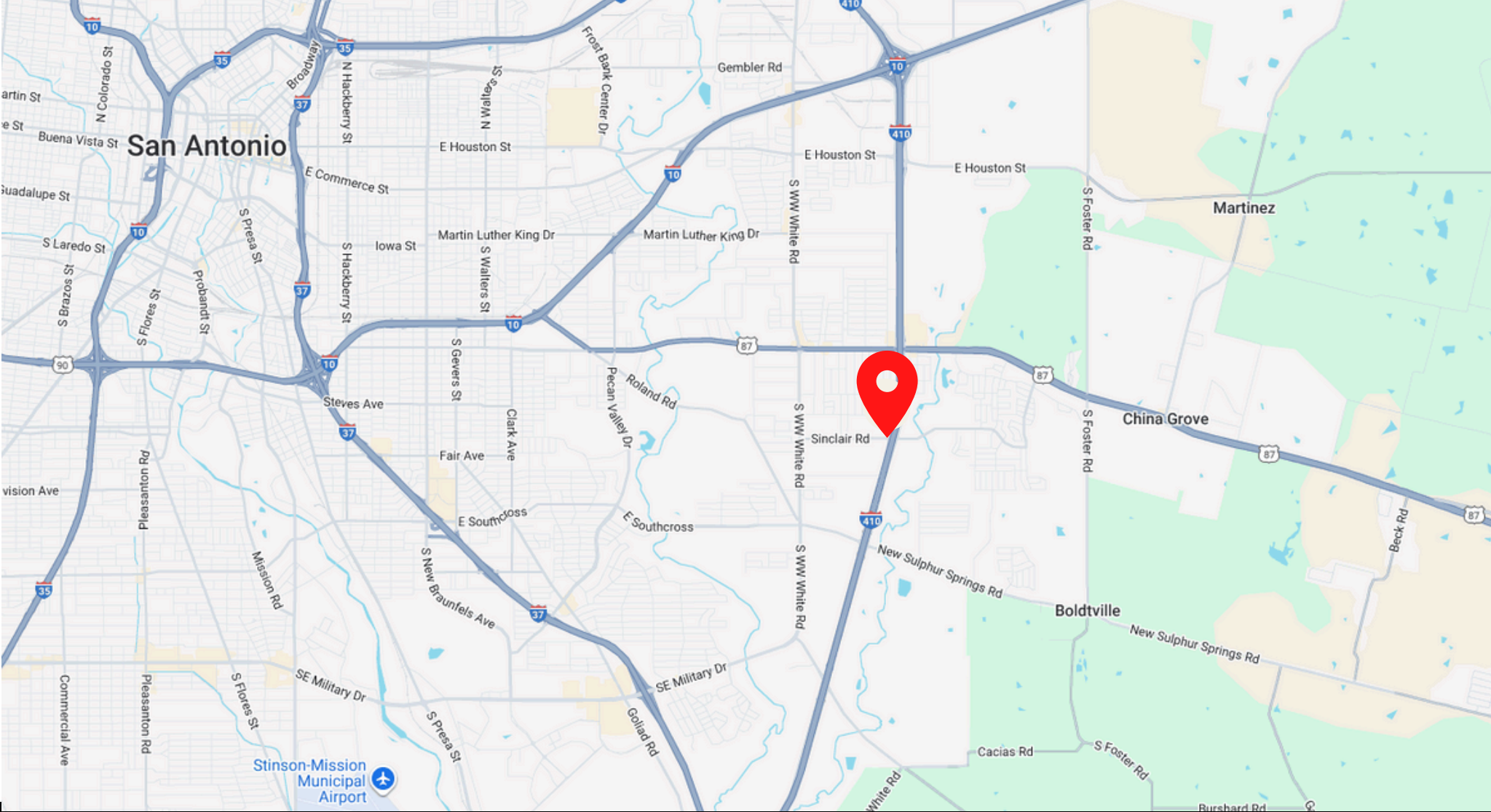


3103 SE LOOP 410
San Antonio, TX 78222

8900 SF Metal
Construction
Cinder Block Skin
.47 Acres Lot

NOT TO SCALE

SE LOOP 410



CONTACT US



TOM ROGELLS
BROKER
(210) 883 - 1308 DIRECT
(210) 860 - 3510 MOBILE
TROGELLS@HENRYSMILLER.COM

HENRY S. MILLER BROKERAGE, LLC | SAN ANTONIO
10127 MOROCCO
SUITE 139
SAN ANTONIO, TEXAS 75254
WWW.HENRYSMILLER.COM

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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.

2-10-2025



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.

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. 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.

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.

Henry S. Miller Brokerage, LLC - San Antonio	0494971		
Licensed Broker (Broker Firm Name or Primary Assumed Business Name)	License No.	Email	Phone
Thomas Rogells	501910	trogells@henrysmiller.com	210-883-1308
Designated Broker of Firm	License No.	Email	Phone
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	