



2830 NE Loop 410

Land for Sale

Offered by:  
Charles L. Jeffers

# Table of Contents

---

Benefits .....	4
Aerials .....	5
Availability & Rates .....	10
Photos .....	11
Market Overview.....	12
TREC Agency Disclosure.....	13

© August 2024 REOC San Antonio. REOC San Antonio is a licensed Real Estate broker in the State of Texas operating under REOC General Partner, LLC. The information contained herein is deemed accurate as it has been reported to us by sources which we understand, upon no investigation, to be reliable. As such, we can make no warranty, guarantee or representation as to the accuracy or completeness thereof nor can we accept any liability or responsibility for the accuracy or completeness of the information contained herein. Any reliance on this information is solely at the readers own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Further, the property is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice.





# Benefits

---

## Property Highlights

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

## Comments

- High visibility 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
- Working dealership, please do not disturb the Tenant

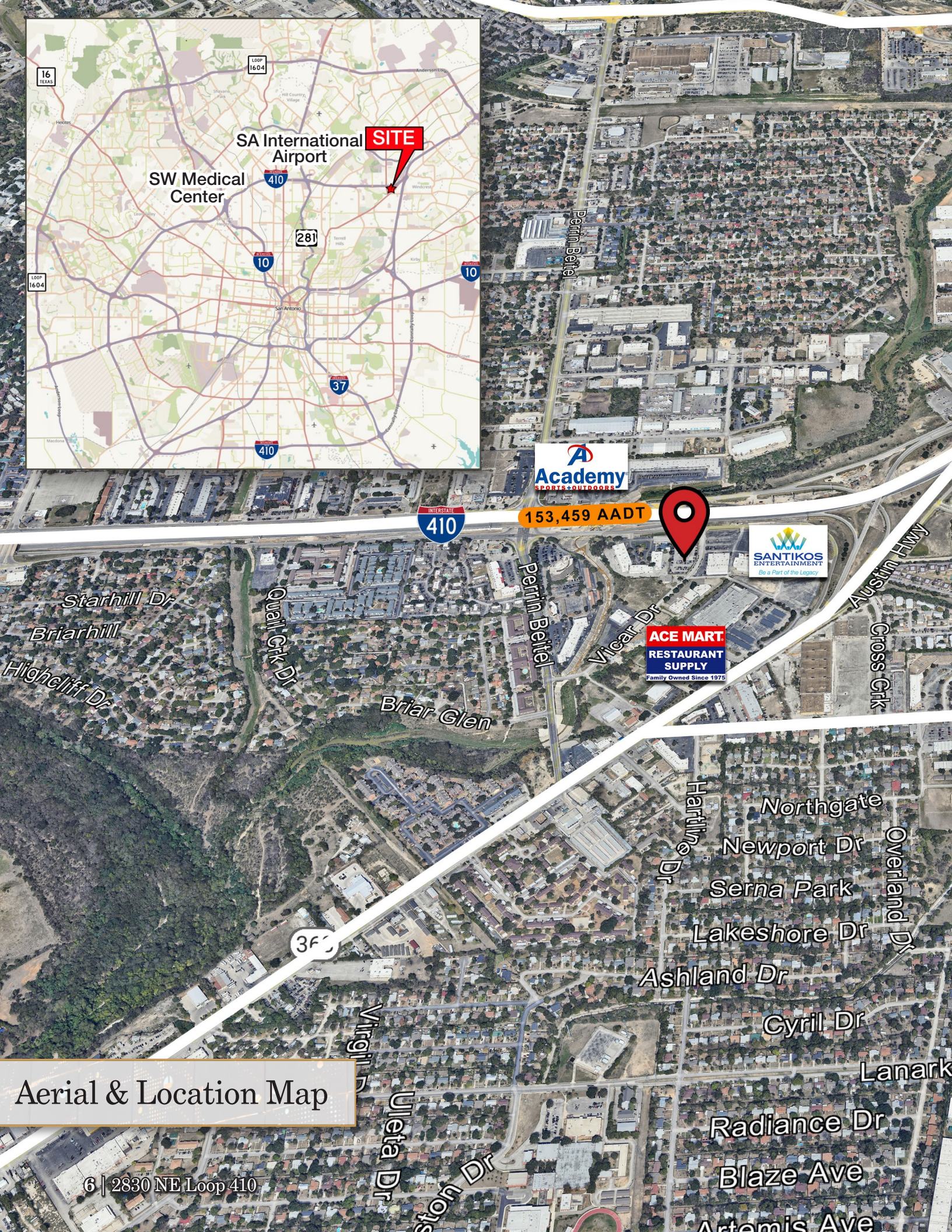
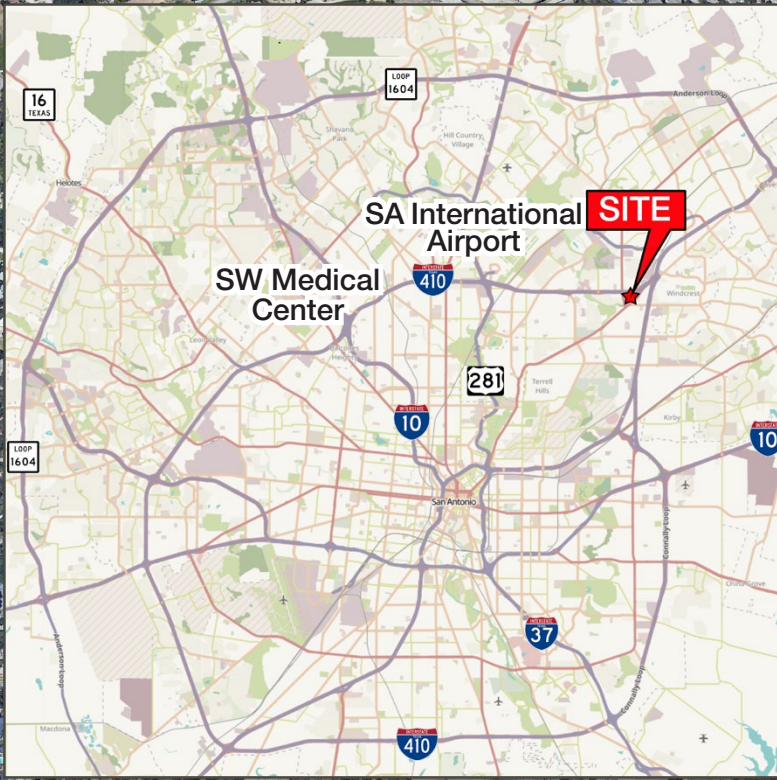
REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Vicar Dr

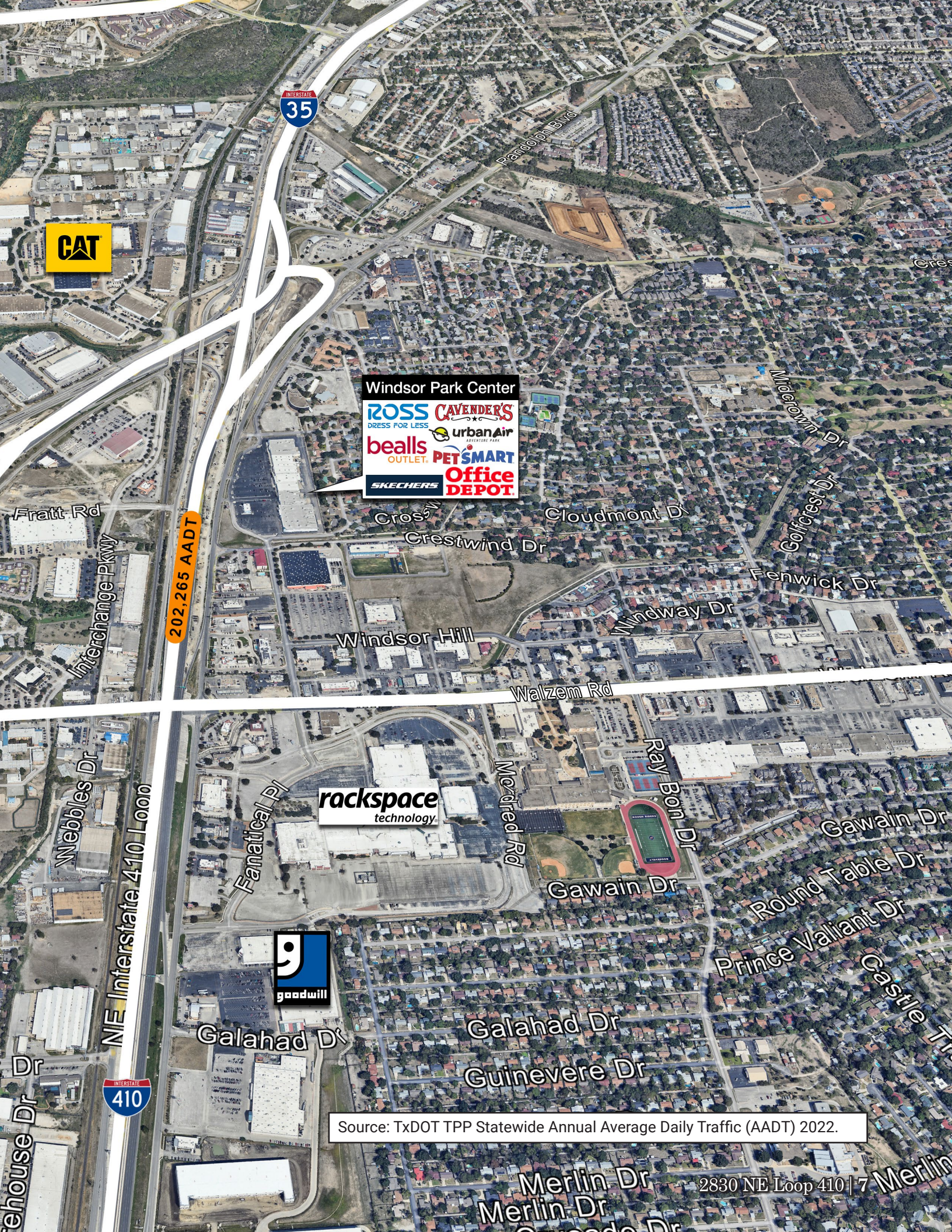
Site Aerial

2830 NE Loop 410 | 5



Aerial & Location Map

6 | 2830 NE Loop 410



Windsor Park Center  
**ROSS** DRESS FOR LESS  
**CAVENDERS**  
**urbanAir**  
**bealls** OUTLET  
**PET SMART**  
**Office DEPOT**  
**SKECHERS**

202,265 AADT

**rackspace**  
technology



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)

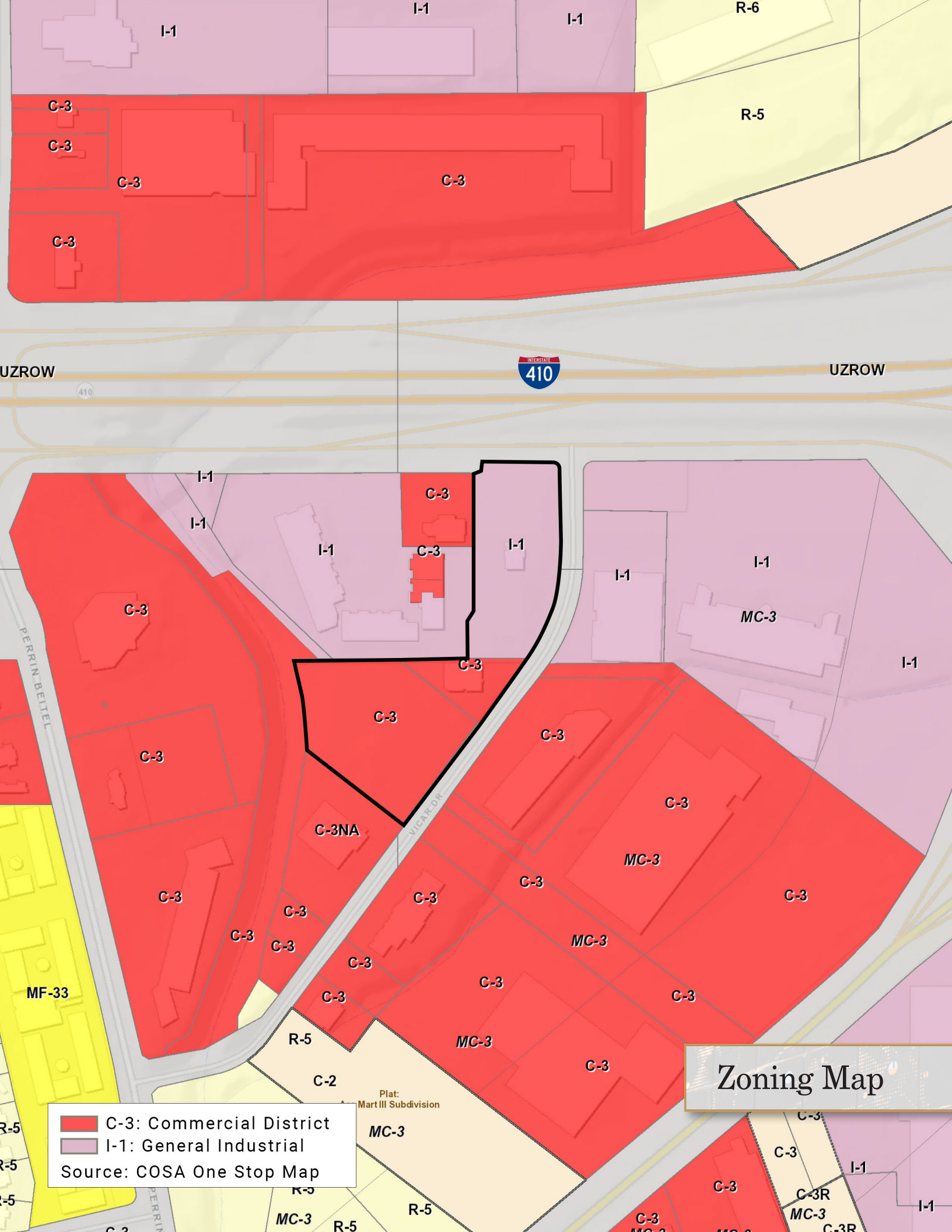
Flood Hazard Zones (FEMA - NFHL)

■ 1% Annual Chance Flood Hazard

■ Future Conditions 1% Annual Chance Flood Hazard

Esri, HERE, Garmin, IPC, 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

C-3

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

# Availability & Rates

---

<b>Total Available</b>	Main Office Bldg. - 2,384 RSF Outbuilding on Vicar Dr - 5,182 RSF
<b>Sale Price</b>	Contact Broker for Pricing
<b>Deposit</b>	Equal to one (1) month's Base Rental (typical)
<b>Financial Information</b>	Required prior to submission of sale document by Seller
<b>Disclosure</b>	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

---



**Charles L. Jeffers**  
Senior Vice President  
210 524 1362

[cjeffers@reocsanantonio.com](mailto:cjeffers@reocsanantonio.com)  
[reocsanantonio.com/charles-jeffers](http://reocsanantonio.com/charles-jeffers)

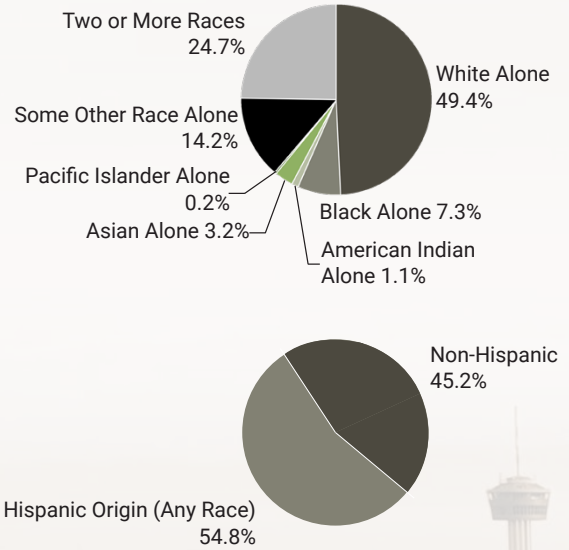
# San Antonio Market Overview

## 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

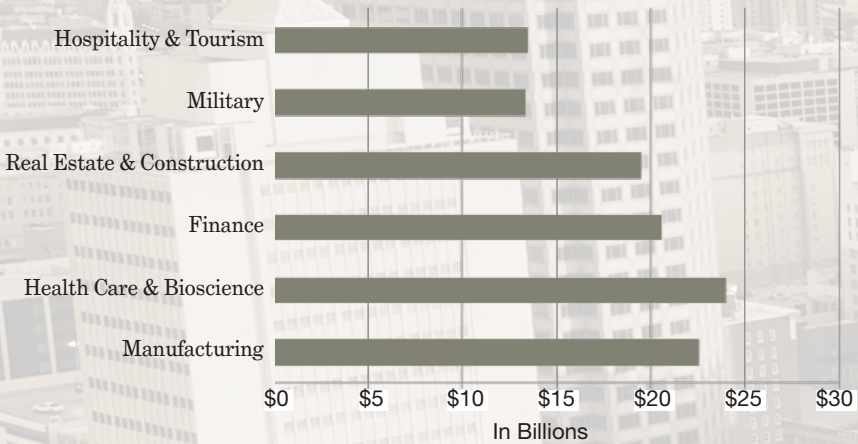


## Ethnicity 2023 Forecast



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

Year	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](http://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



8023 Vantage Dr.  
Suite 100  
San Antonio, Texas 78230

210 524 4000  
[reocsanantonio.com](http://reocsanantonio.com)