

OFFICE BUILDING FOR SALE

12831 O'Connor Rd, San Antonio, TX 78233



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

HAYLEY RUGGLES
210.710.4722 mobile
210.426.3677 direct
hruggles@endurasa.com

For Sale

12831 O'CONNOR ROAD
SAN ANTONIO, TX 78233

Overview

8,912 SF

TOTAL BUILDING SIZE

±1.53 ACRES

LOT

\$2,250,000

ASKING PRICE

2007

YEAR BUILT

C-3NA

ZONING

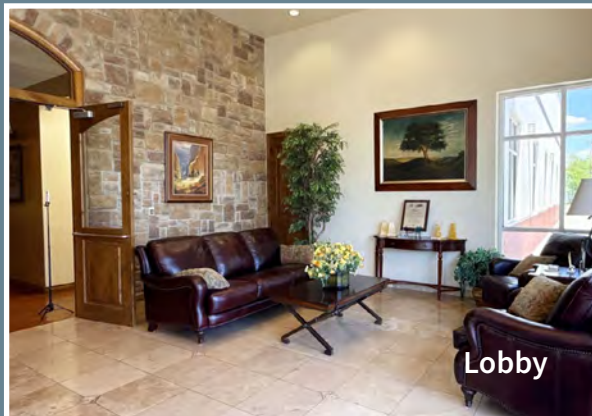
35 SURFACE SPACES

PARKING

Located in the established northeast submarket of San Antonio, this ±8,912 sf single-story commercial building at 12831 O'Connor Rd is now available for sale. The property offers a functional layout ideal for a variety of office, service, or flex users, with convenient single-level access enhancing operational efficiency.

Positioned along O'Connor Road, the site benefits from strong visibility and accessibility, with close proximity to major thoroughfares including I-35, providing seamless connectivity throughout the city. The surrounding area features a mix of residential neighborhoods and established businesses, supporting a steady customer base and workforce..

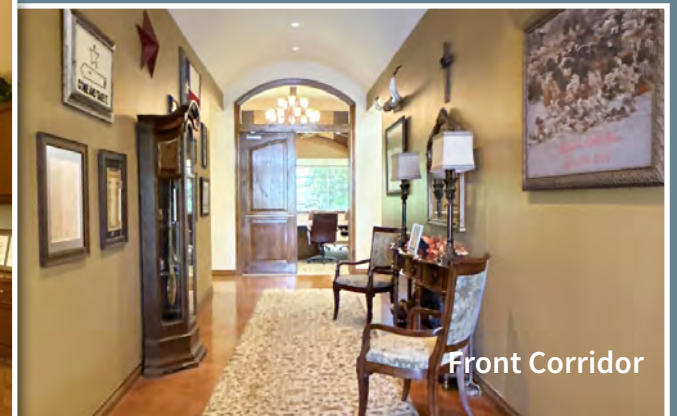
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation



Lobby



Reception



Front Corridor

5.14.26



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

HAYLEY RUGGLES
210.710.4722 mobile
210.426.3677 direct
hruggles@endurasa.com

For Sale

12831 O'CONNOR ROAD
SAN ANTONIO, TX 78233

Photos



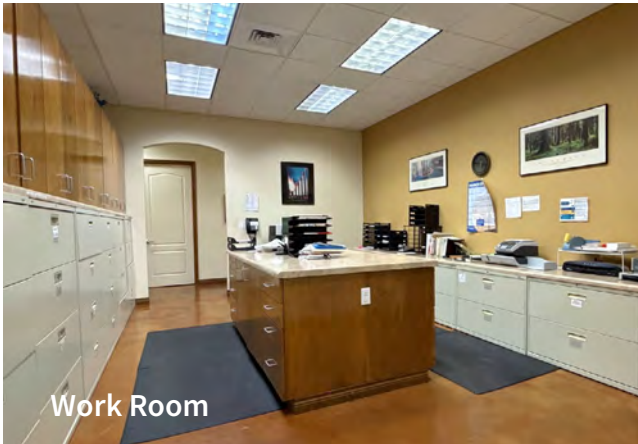
Corridor



Conference Room



Break Room



Work Room



Small Conference Room



Fenced Lot

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

HAYLEY RUGGLES
210.710.4722 mobile
210.426.3677 direct
hruggles@endurasa.com

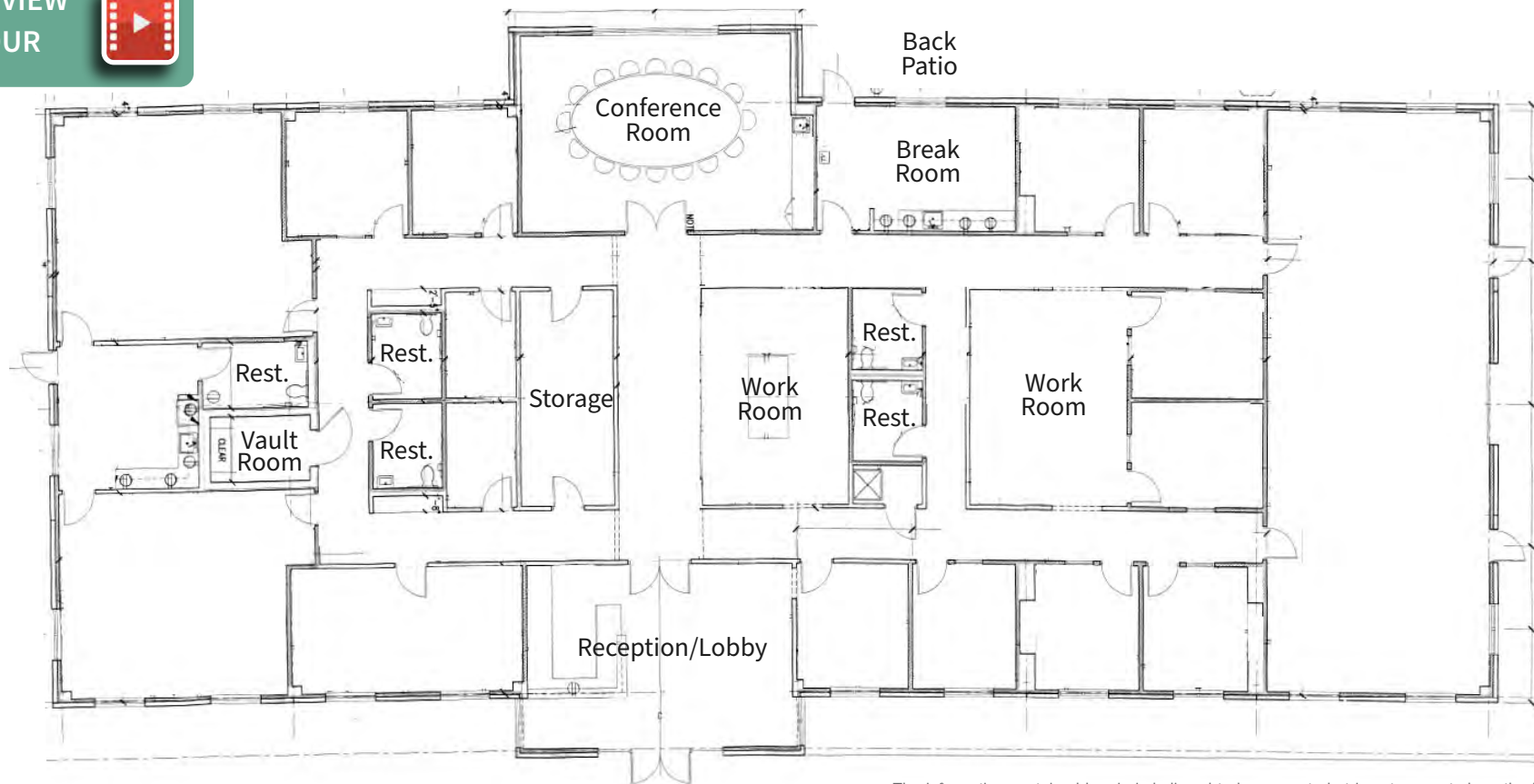
For Sale

12831 O'CONNOR ROAD
SAN ANTONIO, TX 78233

Floor Plan

8,912 sf

CLICK TO VIEW
360° TOUR



The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

HAYLEY RUGGLES
210.710.4722 mobile
210.426.3677 direct
hruggles@endurasa.com

For Sale

12831 O'CONNOR ROAD
SAN ANTONIO, TX 78233

Aerial View



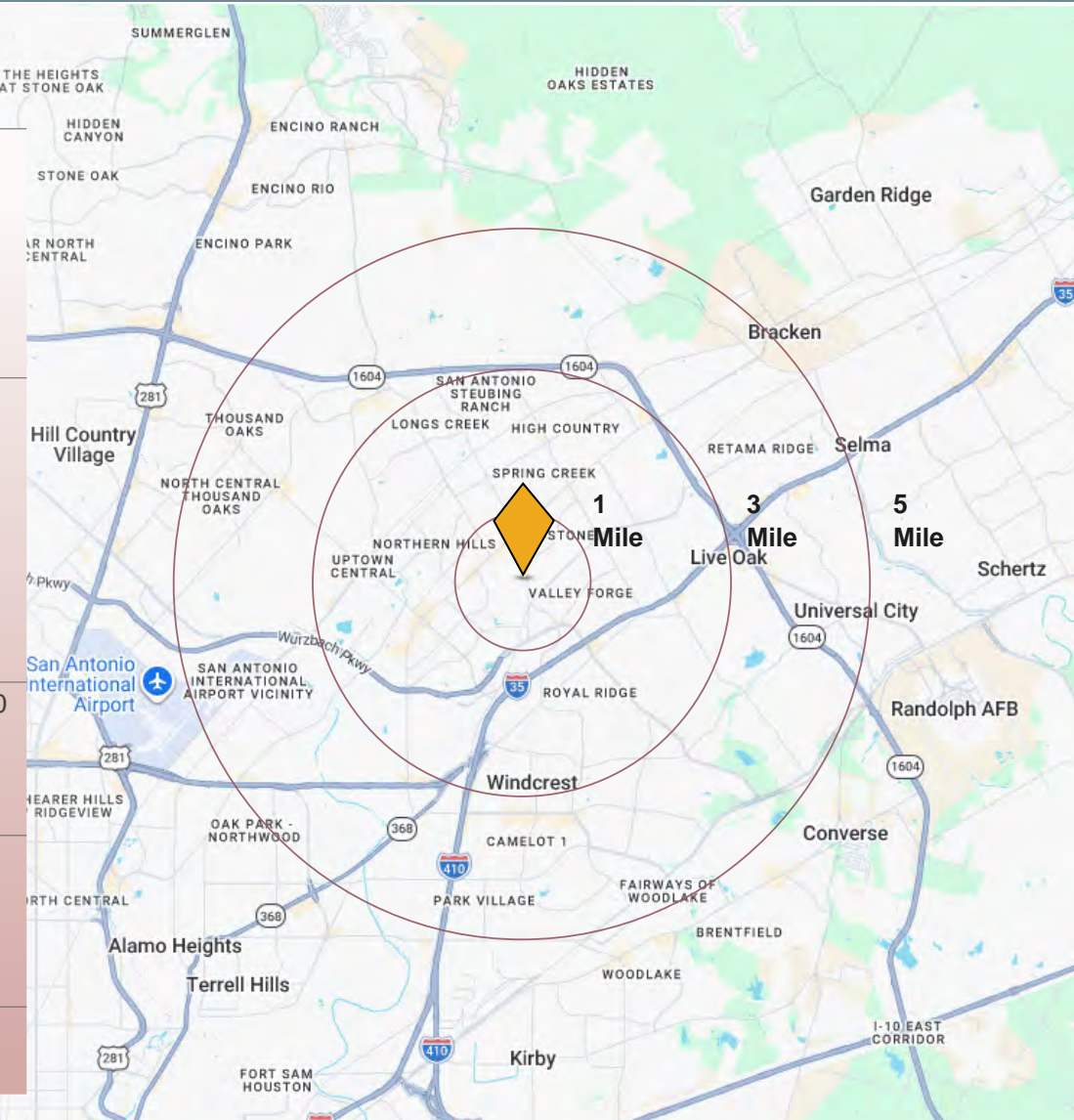
12831 O'Connor Rd

For Sale

12831 O'CONNOR ROAD
SAN ANTONIO, TX 78233

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2025 Total Population:	13,400	110,926	265,660
2030 Population Projection:	13,902	115,977	278,258
Population Growth 2025-2030:	0.8%	0.9%	0.9%
Median Age:	38.7	38.3	38.1
Households			
2025 Total Households:	4,931	41,892	102,330
Household Growth 2025-2030:	0.8%	0.9%	1.0%
Median Household Income:	\$69,383	\$76,988	\$73,880
Average Household Size:	2.6	2.6	2.5
Average Household Vehicles:	2	2	2
Housing			
Median Home Value:	\$214,004	\$250,568	\$258,090
Median Year Built:	1978	1986	1986
Daytime Employment			
Total Businesses:	485	4,183	9,812
Total Employees:	3,812	33,312	80,259
Vehicle Traffic			
O'Connor Rd @ Nacogdoches Rd:	29,453 vpd		
O'Connor Rd @ Weidner Rd:	18,470 vpd		



9311 San Pedro Ave., Ste. 850
San Antonio, Texas 78216
210.366.2222 office
www.endurasa.com

HAYLEY RUGGLES
210.710.4722 mobile
210.426.3677 direct
hruggles@endurasa.com



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. **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.

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.

Endura Advisory Group GP, LLC	581037	jlundblad@endurasa.com	(210)366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210)366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Hayley Ruggles	654513	hruggles@endurasa.com	(210)366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____