

# FOR SALE



# 403 S WW WHITE OFFICE

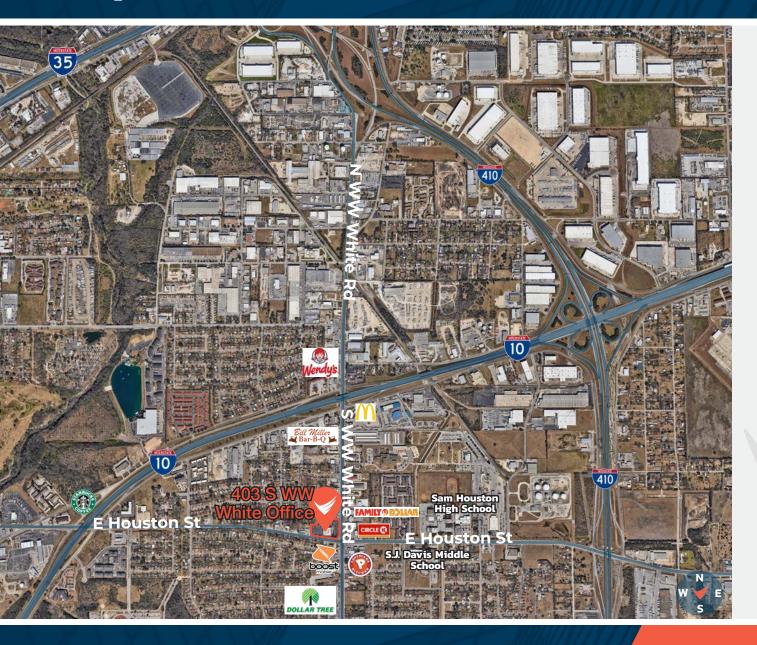
403 S. WW White Rd, San Antonio, TX 78219

41,923 SF Commercial Building For Sale Near IH-10 & Loop 410

**Price: Call For Pricing** 

# **Property Overview**

# 403 S WW WHITE OFFICE



#### **SALES PRICE**

Call For Pricing

#### **BUILDING SF**

41,923 SF

#### **LOCATION**

403 S. WW White Rd, San Antonio, Texas 78219

#### **FLOORS**

3

#### **ZONING**

C2

#### **PROPERTY HIGHLIGHTS**

- Great Owner User
- 2nd generation bank with drive-thru motor bank in place.
- Property renovations include: new roof, elevator, HVAC, all common areas, all exterior systems, and all LED lighting.
- Conveniently located 10 minutes away from downtown San Antonio.
- In close proximity to IH-10, Loop 410, and IH-35.

DEMOGRAPHICS	HICS 1 Mile		5 Mile
Population:	3,982	87,083	287,554
Average HH Income:	\$52,306	\$69,465	\$71,822
Employees:	2,045	64,030	228,769



### **ADAM SCHILLER**



Building 41,923 SF

### Land || 4.3 AC

- THE WORD "CERTER" IS UNDERSTOOD TO BE AN EXPRESSION OF PROFESSIONAL JUDGEMENT BY THE UNDERSIONED SURVEYOR, WHICH IS

#### ENCROACHMENTS

#### FLOOD STATEMENT

LED MAP LOCATION AND GRAPHIC PLOTTING ONLY, THE SUBJECT
RTY APPEARS TO LIE ENTIRELY IN ZONE "X" (AREAS OF 500 YEAR
ADEAS OF 500 YEAR ONLY AND AVERAGE DEPTHS OF LEGS TO

#### MISCELLANEOUS NOTES

- THERE IS DIRECT ACCESS TO THE PROPERTY FROM EAST HOUSTON STREET ( AN 82' WIDE PUBLIC ROW); W.W. WHITE ROAD (AN 192' WIDE PUBLIC ROW) AND MERCURY DRIVE (AN 82' WIDE PUBLIC ROW).

#### SURVEYORS CERTIFICATION



















MERCURY DRIVE



THE UNDERSIGNED HEREBY CERTIFIES, AS OF JANUARY 4, 2012 TO THE FROST NATIONAL BANK AND ITS SUCCESSORS AND ASSIGNS, 400 MW WIN LLC; DAMEL JACOB INTERESTS AND CHICAGO THE INSURANCE COMPANY, CHICAGO THE OF TEXAS, LLC THAT JERRY C, WEXE, JR IS A DILLY REGISTERIO PROFESSIONAL JANG SURVEYOR OF THE STATE OF TEXAS, AND FURTHER THAT:

EAST HOUSTON STREET

- 10b 25' BLDG SETBACK LINE VOLUME 9400, PAGE 204 DPRBC (AS SHOWN ON SURVEY

LEGAL DESCRIPTION

TITLE COMPANY NOTES & EXCEPTIONS

- ALL RECORDED EASEMENTS AND OTHER EXCEPTIONS, AS SHOWN ON THAT CERTAIN COMMITMENT FOR TITLE INSURANCE ISSUED BY CHICAGO TITLE INSURANCE COMPANY, ISSUED DATE OF 12-16-2011; EFFECTIVE DATE OF 11-15-2011; CEP 4-011-101869; HAVE BEEN CORPRICTY FARTED HERDON, ALL ROURISTO SET-ABOL MINES FER PLAT OF REP CITY OF OTHER COVERNMENTAL RECOMMENTS ARE INSURANTED MEMBERS.





#### **ADAM SCHILLER**

# **Floor 1** | 18,187 SF

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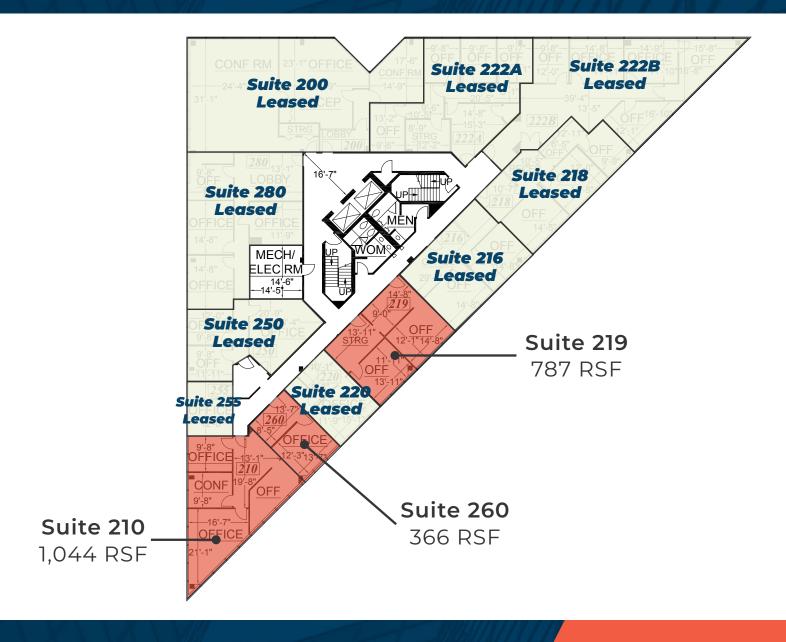




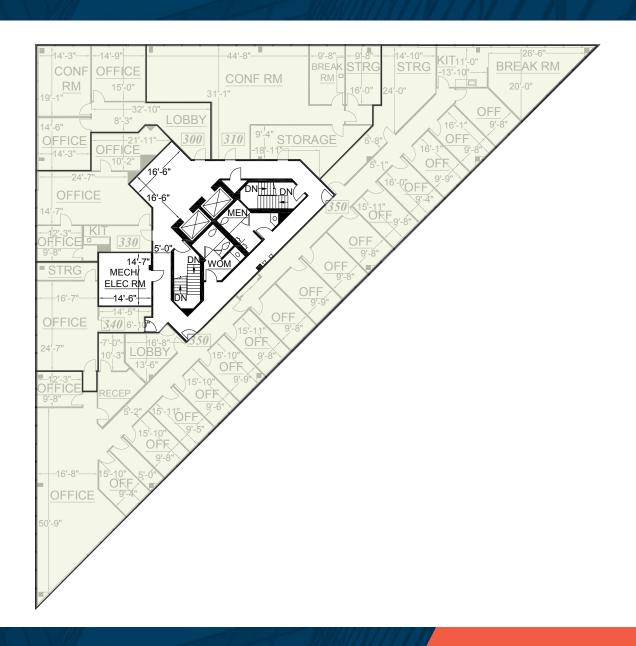
**ADAM SCHILLER** 

210.742.6681 adam@valcorcre.com **SARA LOMBARDI** 

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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 buvers, 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.

Valcor Properties, LLC	602931		210.824.4242
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent / Associate	License No.	Email	 Phone
Adam Schiller	534038	adam@valcorcre.com	210.824.4242
Sales Agent/Associate's Name	License No.	Email	Phone
Sara Lombardi	779245	sara@valcorcre.com	210.824.4242
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

**IABS 1-0** 

