

Premium Investment / Owner-User Site

8403 SW Loop 410 | San Antonio, TX 78242

±5,400 SF IMPROVEMENTS ON ±2.00 AC
C-3 ZONING | LOOP 410 FRONTAGE

 Kuper | Sotheby's
INTERNATIONAL REALTY

ALAN R. VALADEZ | ALAN.VALADEZ@KUPERSIR.COM | 210.413.7711



Property Reports *(Available Upon Request)*

Survey
Zoning Map & Classification
Tax & Assessment Records
Photographs & Drone Imagery



Property Highlights & Facts

FEATURE	DETAILS
Property Type	Industrial/Commercial/Mixed-Use
Address / Location	8403 SW Loop 410, San Antonio, TX 78242 (Loop 410 frontage)
Lot Size	±2.00 Acres
Building / Improvements	±5,940 SF total (Main Building + Covered Pavilion)
Main Building	±2,400 SF with HVAC, office, kitchen, banquet/event area
Covered Pavilion	±3,000 SF covered outdoor space/canopy
Year Built	1975
Zoning / Permitted Use	Zoned C-3/also C-2 designation listed (commercial uses, retail, offices, etc.)
Stories	Single story structure
Parking / Site Access	Fenced perimeter, ample site parking, Loop 410 frontage, ingress/egress access
Utilities & Features	HVAC in main building, kitchen, fenced lot, open site for possible expansion
Traffic / Visibility	Excellent visibility from Loop 410 corridor (high daily traffic)
Listing / Sale Type	Investment or Owner-User Sale
Building Rentable Area	5,940 SF (fully leased)

Investment & Financial Overview

ASKING PRICE/SALE TERMS: Contact Broker

OPPORTUNITIES & UPSIDE:

- High visibility along Loop 410
- Flexible use potential (retail, office, event space, mixed use) due to C-3 zoning
- Expansion potential on site

* Owner-user usage or repositioning

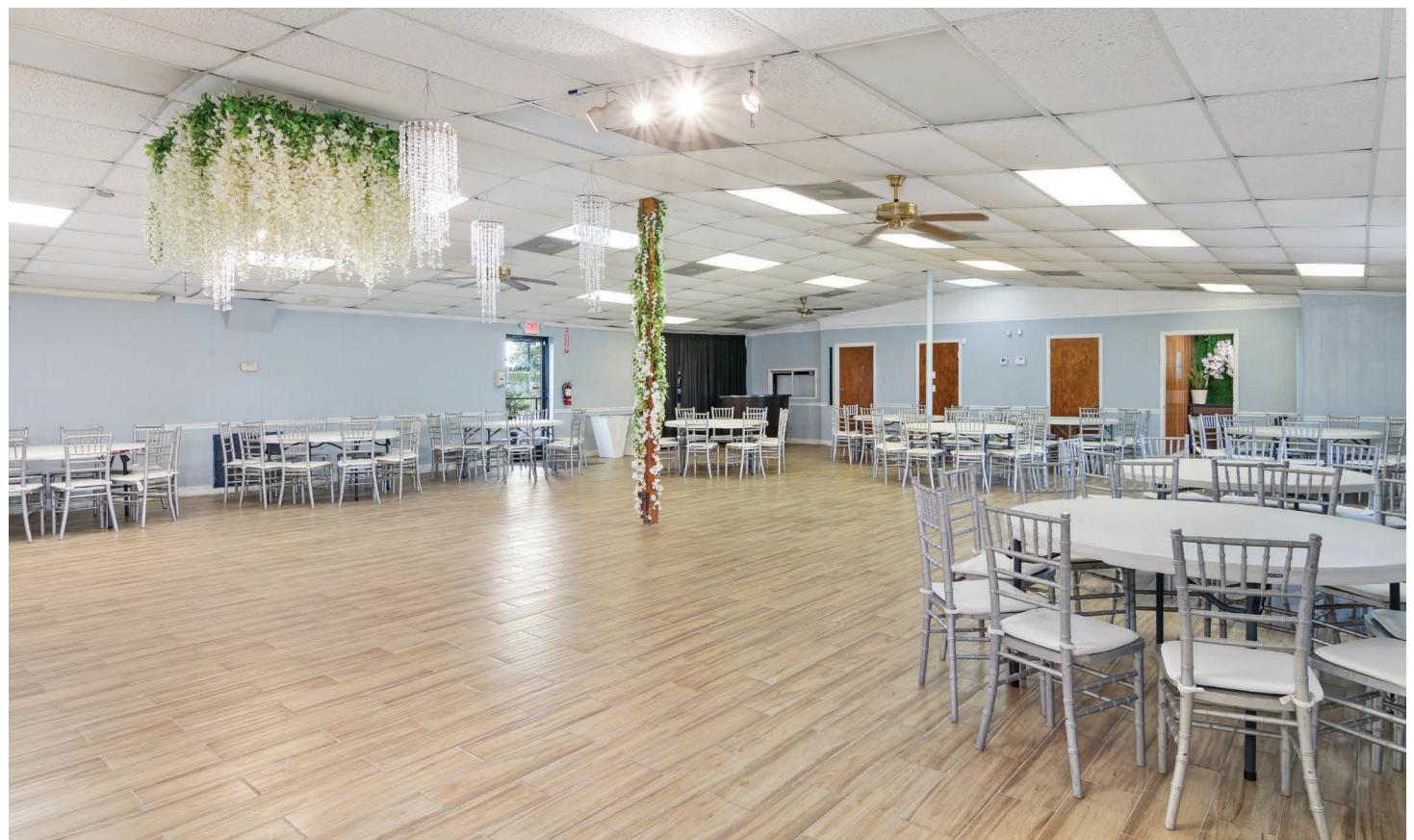


Investment Opportunity

Fully Leased Industrial + Event Pavilion

8403 SW Loop 410 is a rare offering combining operational income and strategic location. The property is fully leased, featuring a main building with office, kitchen, and event/banquet spaces, plus a covered pavilion of ~3,000 SF for outdoor use. The 2-acre site is zoned C-3 (with C-2 overlay), offering adaptability across multiple commercial, retail, or hospitality uses.

Situated on Loop 410 with high traffic and excellent visibility, this asset is ideal for both investors seeking stable cash flow and owner-occupiers looking for immediate occupancy plus upside.









Schedule a
Private Tour or
Request More
Information

This property must be experienced
in person. Private tours available
by appointment.

ALAN VALADEZ
REAL ESTATE CONSULTANT

210.413.7711

ALAN.VALADEZ@SOTHEBYSREALTY.COM
ALANVALADEZ.SOTHEBYSREALTY.COM

Kuper Sotheby's International Realty is an RBFCU company. © MMXXV Sotheby's International Realty Affiliates LLC. All Rights Reserved. Sotheby's International Realty Affiliates LLC fully supports the principles of the Fair Housing Act and the Equal Opportunity Act. Each Office is Independently Owned and Operated. Sotheby's International Realty and the Sotheby's International Realty logo are registered (or unregistered) service marks licensed to Sotheby's International Realty Affiliates LLC. Kuper Sotheby's International Realty is a subsidiary of RBFCU Services LLC. RBFCU Services LLC is affiliated with Randolph-Brooks Federal Credit Union (RBFCU). An Equal Opportunity Company. Equal Housing Opportunity. If your property is listed with a real estate broker, please disregard. It is not our intention to solicit the offerings of other real estate brokers. We are happy to work with them and cooperate fully.