

KW COMMERCIAL

420 N WEIDNER RD

FORMER BANK BRANCH



FOR SALE



FORMER BANK FOR SALE

KW COMMERCIAL CITY VIEW
15510 Vance Jackson Suite
101 San Antonio, TX 78249



Each Office Independently Owned and Operated

PRESENTED BY:

DOUG COLLINS, CCIM

Commercial Director

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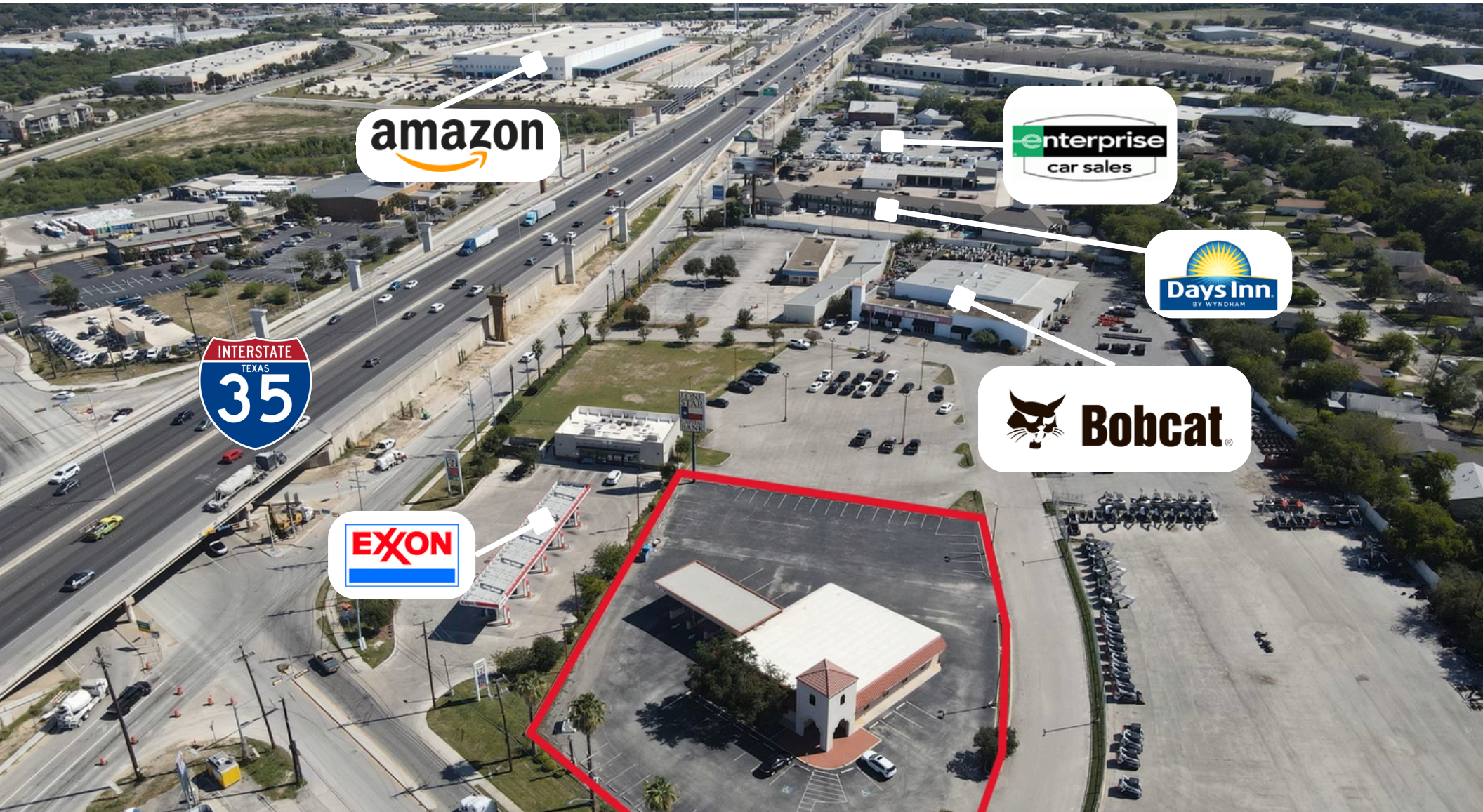
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PROPERTY SUMMARY

420 N WEIDNER ROAD



amazon

enterprise car sales

Days Inn BY WYNDHAM

Bobcat



EXXON



Zoning
I-1



Gross Leasable Area
4,280



Parking
42 Surface Spaces



Traffic Counts
15,932 VPD



Lot Size
1.24 Acres



Year Built
1996

EXECUTIVE SUMMARY

420 N WEIDNER ROAD



PROPERTY HIGHLIGHTS

- Former Bank with ample parking
- Ideal for Retail or Banking uses
- Highly Visible: +/-15,932 Vehicles per day on N Wiedner Rd, +/-200,000 Vehicles/day on IH-35
- Key businesses in the area include Amazon, Harley-Davidson, and Lowes
- High neighborhood density in surrounding area

PROPERTY INFORMATION

PRICING: CALL BROKER
ZONING: I-1
LAND SIZE: 1.24 AC



AERIAL PHOTOS

420 N WEIDNER ROAD



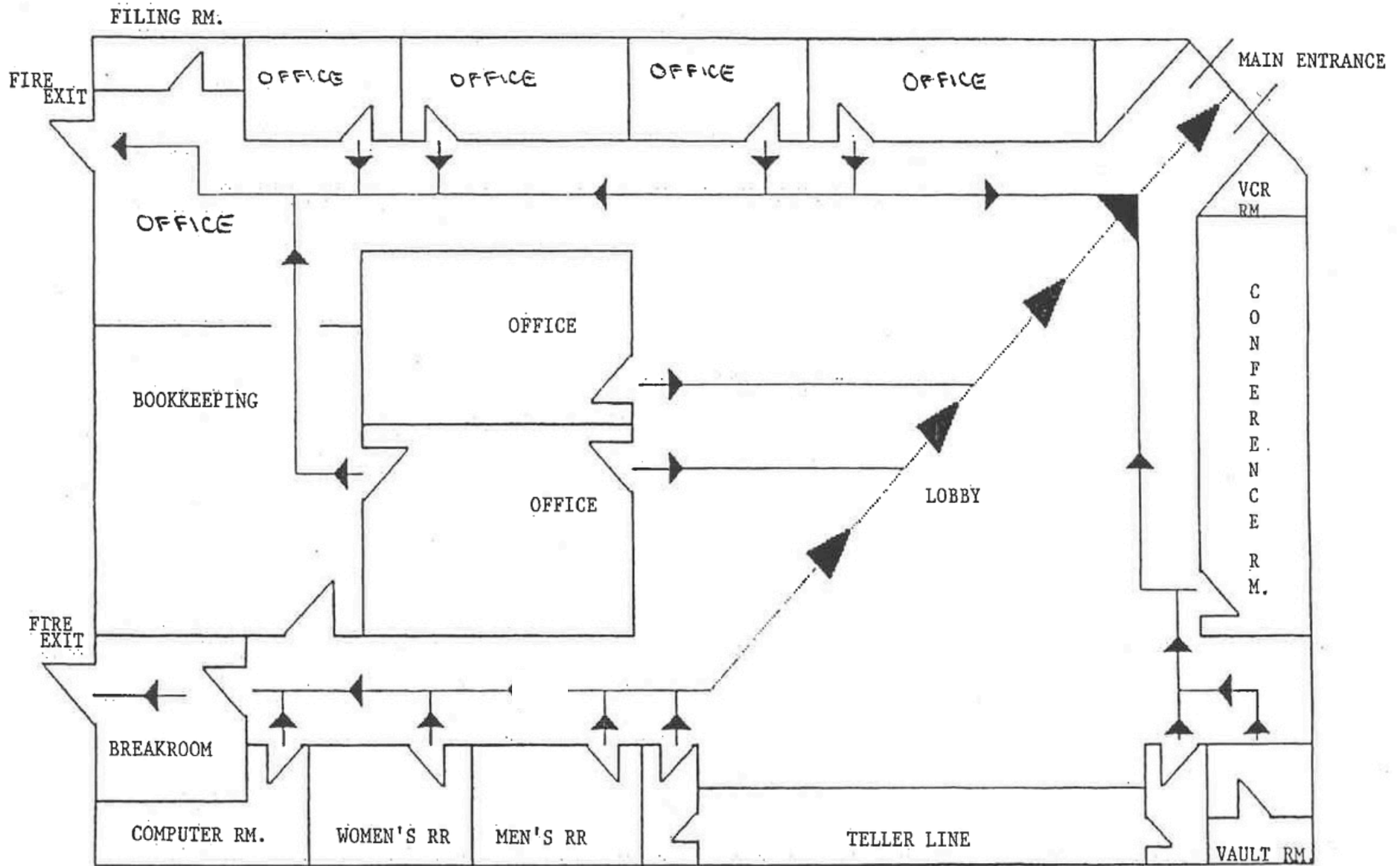
FLOOR PLAN

420 NORTH WEIDNER ROAD



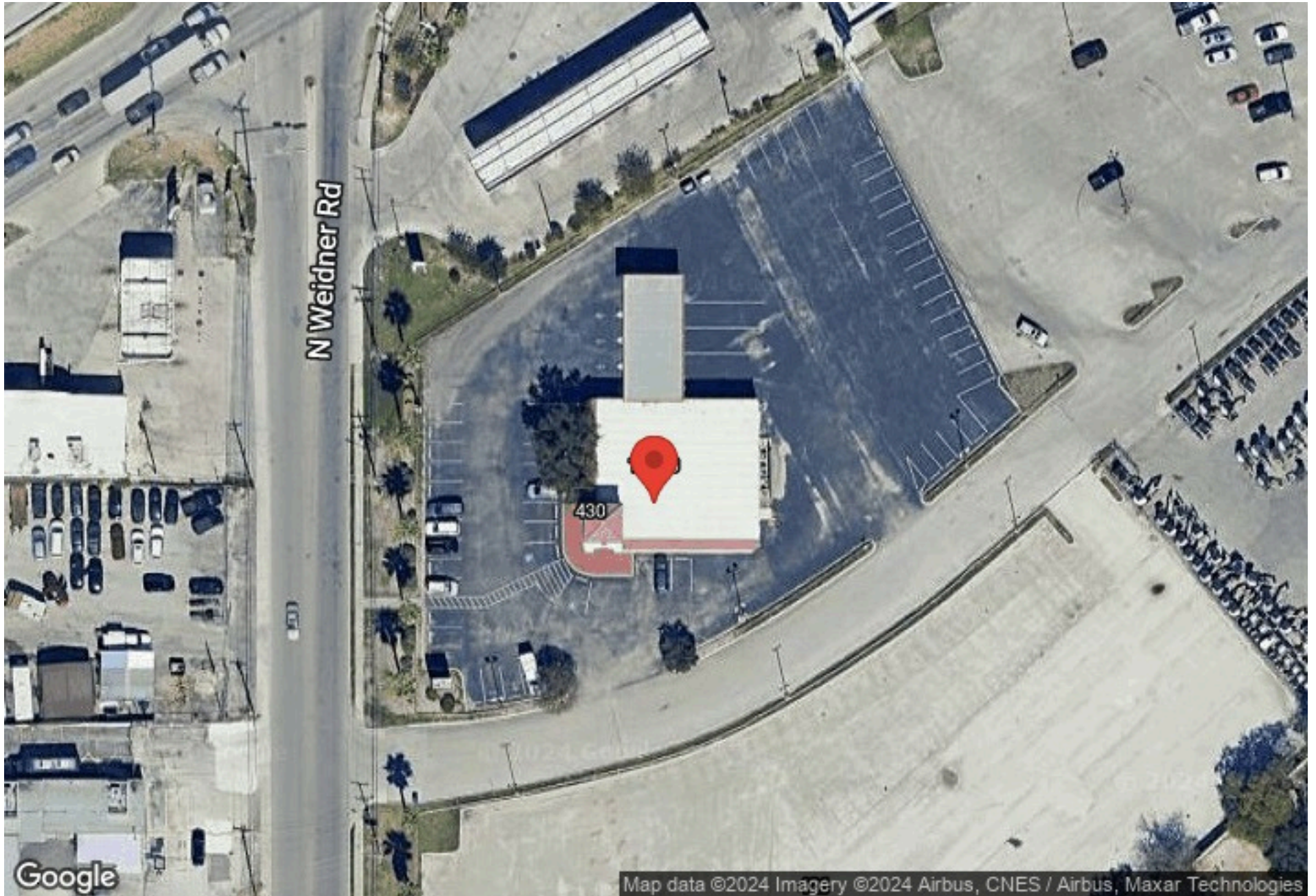
WEIDNER BRANCH

FIRE EXIT PLAN



AERIAL MAP

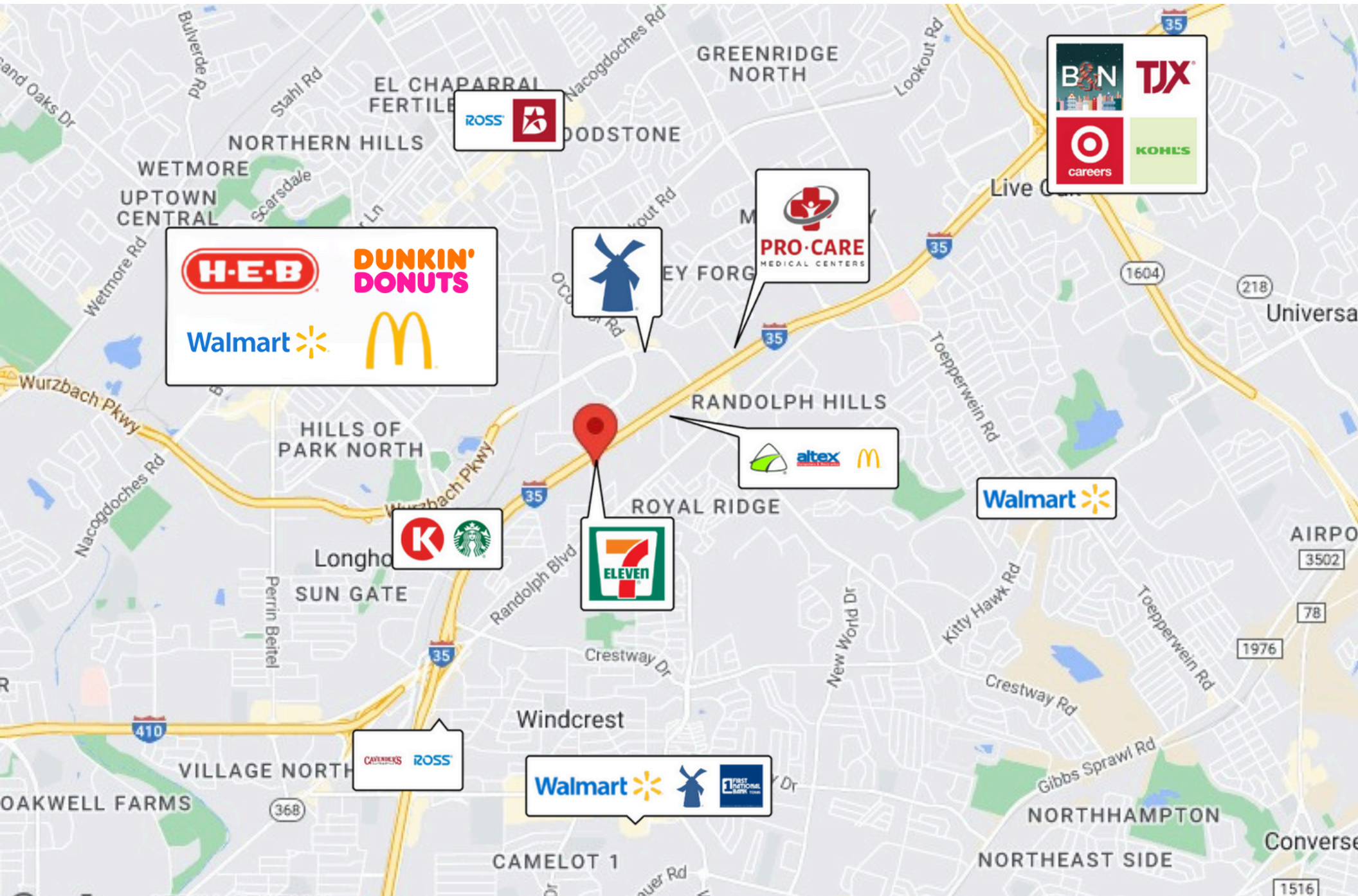
420 NORTH WEIDNER ROAD



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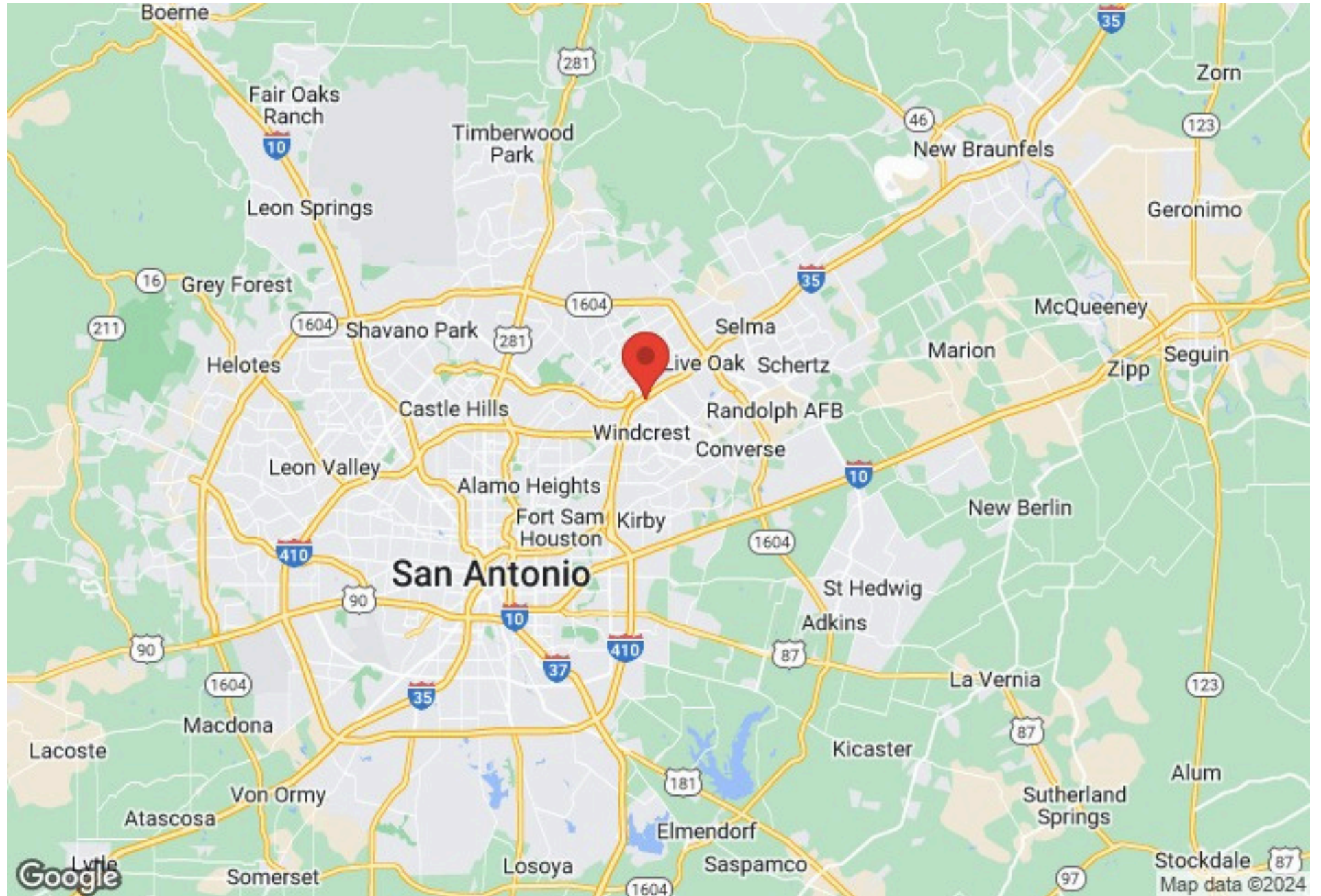
BUSINESS MAP

420 NORTH WEIDNER ROAD



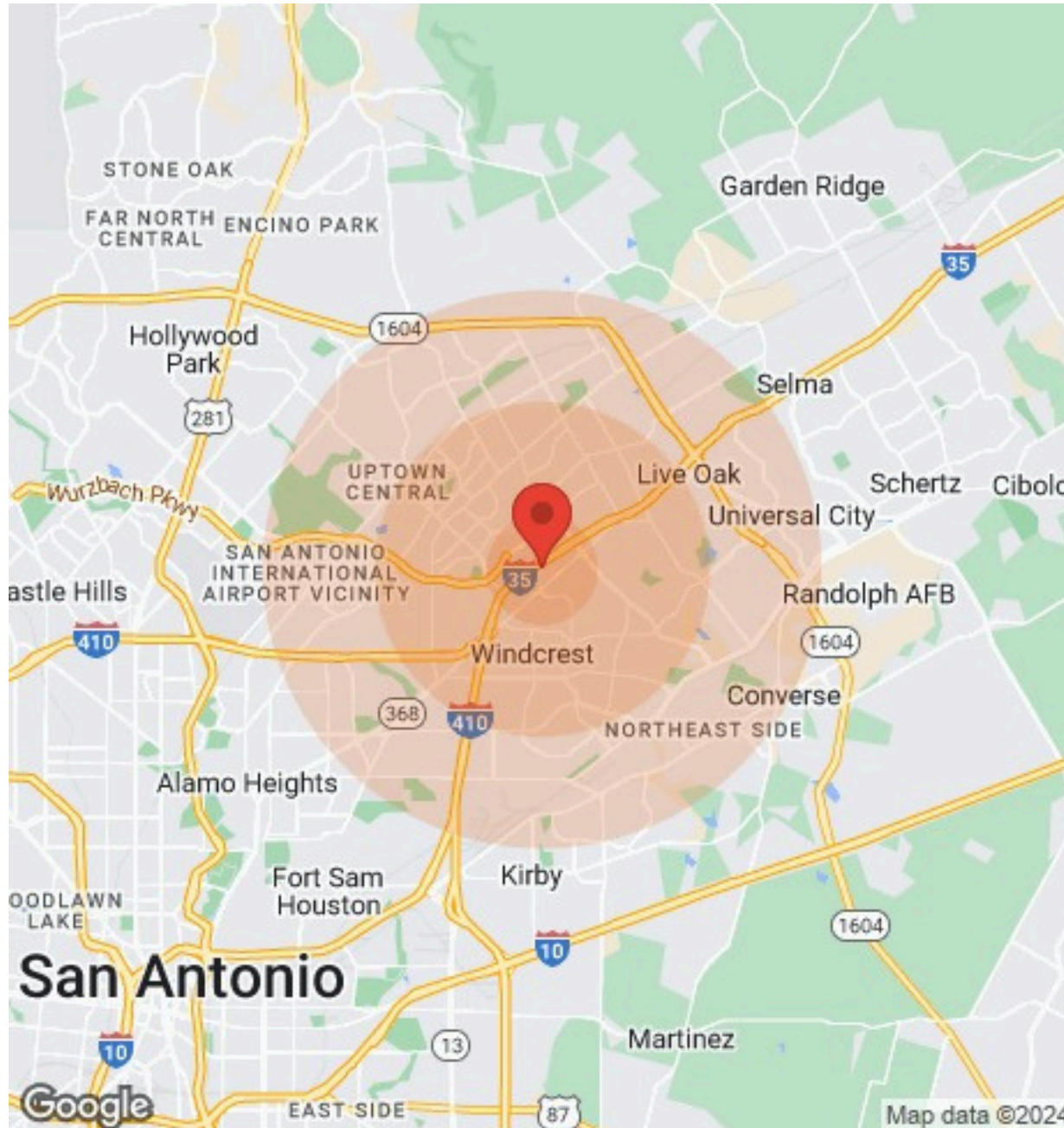
REGIONAL MAP

420 NORTH WEIDNER ROAD



DEMOGRAPHICS

420 NORTH WEIDNER ROAD



Population	1 Mile	3 Miles	5 Miles
Male	4,579	52,430	135,591
Female	4,799	56,481	143,258
Total Population	9,378	108,911	278,849

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,971	23,020	59,791
Ages 15-24	1,188	14,958	39,417
Ages 25-54	3,629	43,011	110,138
Ages 55-64	1,040	12,415	32,626
Ages 65+	1,550	15,507	36,877

Race	1 Mile	3 Miles	5 Miles
White	6,608	75,228	194,128
Black	1,080	15,091	38,832
Am In/AK Nat	7	271	619
Hawaiian	6	78	209
Hispanic	4,687	50,319	122,750
Multi-Racial	3,020	32,188	78,798

Income	1 Mile	3 Miles	5 Miles
Median	\$41,458	\$46,312	\$54,099
< \$15,000	371	4,378	10,966
\$15,000-\$24,999	624	4,440	9,821
\$25,000-\$34,999	488	5,076	10,709
\$35,000-\$49,999	842	6,646	16,364
\$50,000-\$74,999	733	9,805	23,856
\$75,000-\$99,999	445	5,693	15,859
\$100,000-\$149,999	215	4,061	12,490
\$150,000-\$199,999	80	595	2,770
> \$200,000	27	456	1,561

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,224	46,656	115,088
Occupied	3,931	42,839	106,870
Owner Occupied	2,369	26,269	68,116
Renter Occupied	1,562	16,570	38,754
Vacant	293	3,817	8,218

DISCLAIMER

420 N WEIDNER ROAD



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

KW COMMERCIAL SAN ANTONIO

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Information About Brokerage Services

11-2-2015

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:
 - 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.

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Regulated by the Texas Real Estate Commission

Buyer/Tenant/Seller/Landlord's Initials

Date

Information available at www.trec.texas.gov

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