RFM COMMERCIAL, INC.

IH 35 EXPOSURE BUILDING FOR SALE

420 N Weidner Road, San Antonio, Texas

USER OPPORTUNITY - SAN ANTONIO

For More Information:

Richard F. McCaleb
210.710.3969
richard@rfmcommercial.com

John K. Durbin, CCIM
210.313.3464
jdurbin@durbinsa.com

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PROPERTY INFORMATION:

- 4,773 Sq. Ft. Building
- 1.24 Acres
- Original Use - Bank
- Drive-Thru
- Easy Access to IH 35
- Direct Exposure to +/- 10,000 cpd - Weidner
- Exposure to +/- 184,607 cpd - IH 35
- Free Standing Sign
- 1 Story
- 58 Surface Parking Spaces
- Zoning: I1, IH1
- Sale Price: $1,750,000

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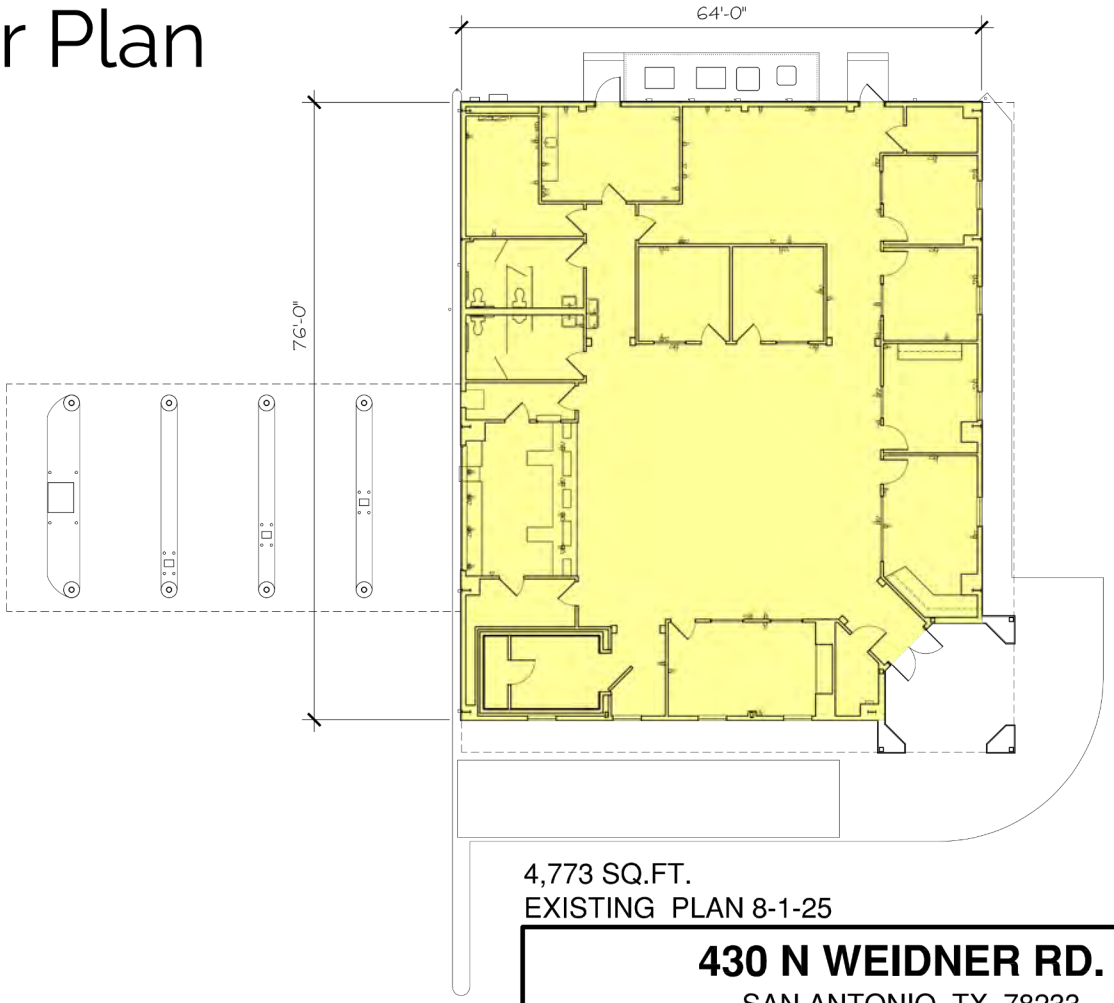
Floor Plan



4,773 SQ.FT.
EXISTING PLAN 8-1-25

1/16" = 1'-0"

430 N WEIDNER RD.
SAN ANTONIO, TX. 78233

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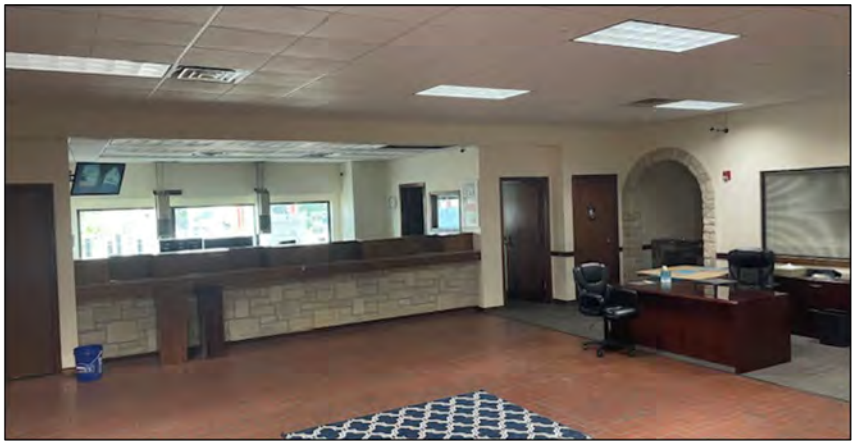

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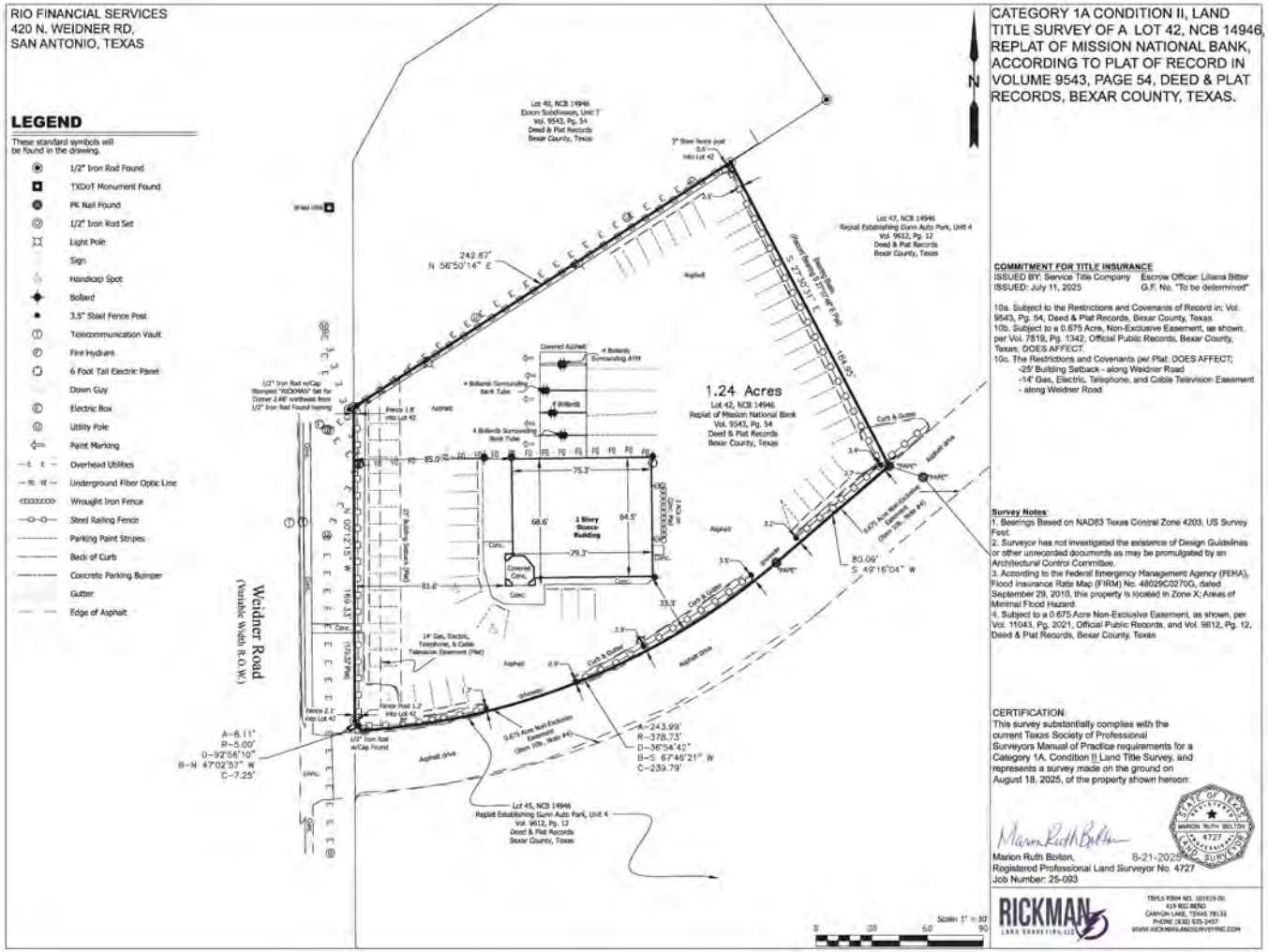

CATEGORY 1A CONDITION II, LAND TITLE SURVEY OF A LOT 42, NCB 14946, REPLAT OF MISSION NATIONAL BANK, ACCORDING TO PLAT OF RECORD IN VOLUME 9543, PAGE 54, DEED & PLAT RECORDS, BEXAR COUNTY, TEXAS.

COMMITMENT FOR TITLE INSURANCE
ISSUED BY: Service Title Company Escrow Officer: Liliana Bitter
ISSUED: July 11, 2025 G.F. No. "To be determined"

10a. Subject to the Restrictions and Covenants of Record in: Vol. 9543, Pg. 54, Deed & Plat Records, Bexar County, Texas.
10b. Subject to a 0.675 Acre, Non-Exclusive Easement, as shown, per Vol. 7818, Pg. 1342, Official Public Records, Bexar County, Texas; DOES AFFECT.
10c. The Restrictions and Covenants per Plat: DOES AFFECT;
-25' Building Setback - along Weidner Road
-14' Gas, Electric, Telephone, and Cable Television Easement - along Weidner Road

Survey Notes:
1. Bearings Based on NAD83 Texas Central Zone 4203, US Survey Feet.
2. Surveyor has not investigated the existence of Design Guidelines or other unrecorded documents as may be promulgated by an Architectural Control Committee.
3. According to the Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map (FIRM) No. 48029C0270G, dated September 29, 2010, this property is located in Zone X; Areas of Minimal Flood Hazard.
4. Subject to a 0.675 Acre Non-Exclusive Easement, as shown, per Vol. 11043, Pg. 2021, Official Public Records, and Vol. 9612, Pg. 12, Deed & Plat Records, Bexar County, Texas

CERTIFICATION:
This survey substantially complies with the current Texas Society of Professional Surveyors Manual of Practice requirements for a Category 1A, Condition II Land Title Survey, and represents a survey made on the ground on August 18, 2025, of the property shown hereon:

Marion Ruth Bolton, 8-21-2025
Registered Professional Land Surveyor No. 4727
Job Number: 25-093

RICKMAN LAND SURVEYING, LLC

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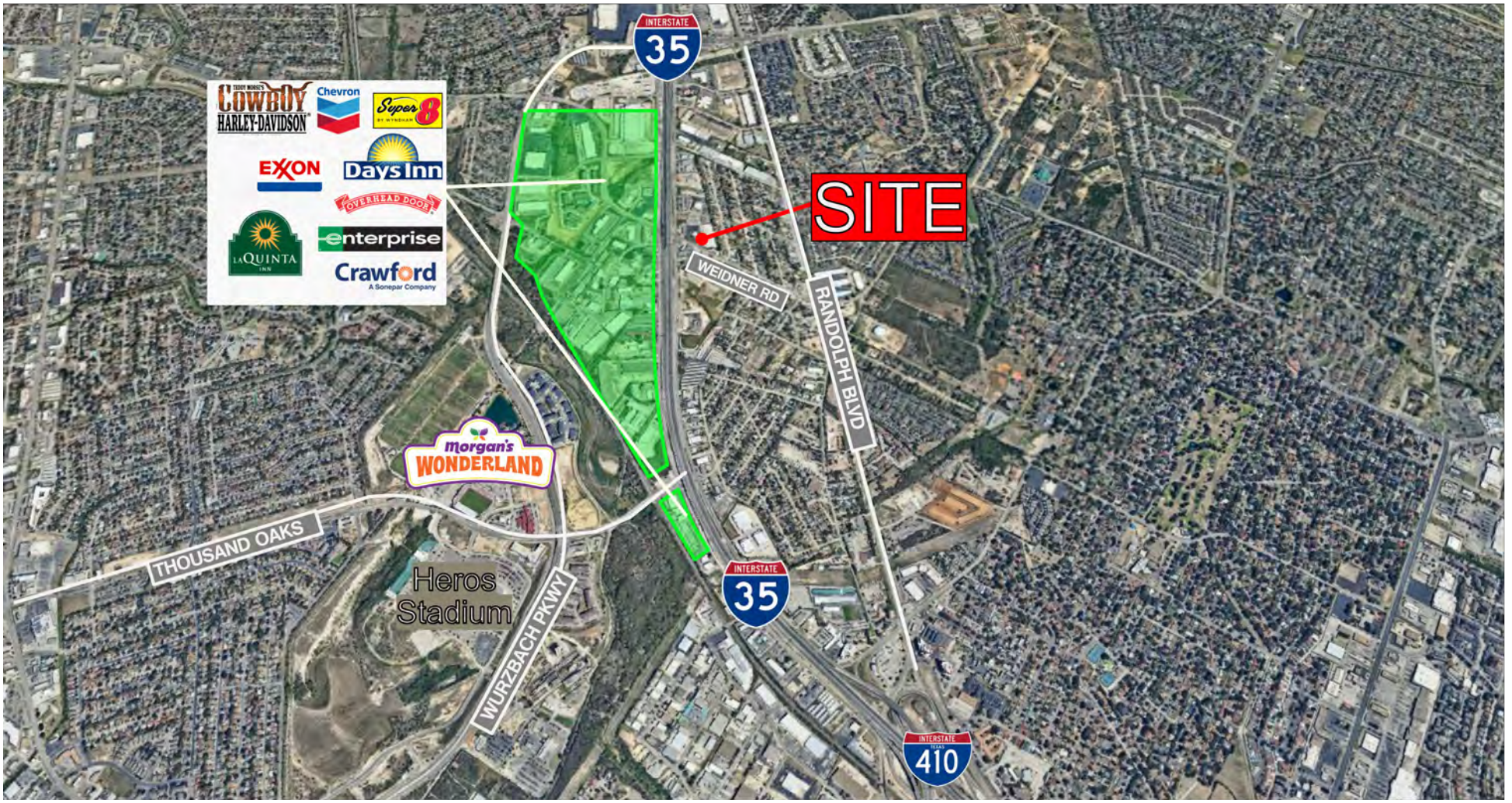

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2-10-2025

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:
  - 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.

RFM Commercial, Inc.	447768	info@rfmcommercial.com	210.826.0036
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Richard F. McCaleb	336252	richard@rfmcommercial.com	210.826.0036
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ _____ Date _____