

CALLAGHAN BUILDING

7475 Callaghan Road | San Antonio, TX 78229



**FOR SALE
OWNER USER OPPORTUNITY**

OLDHAMGOODWIN.COM | 979.268.2000

Oldham
Goodwin **OG**

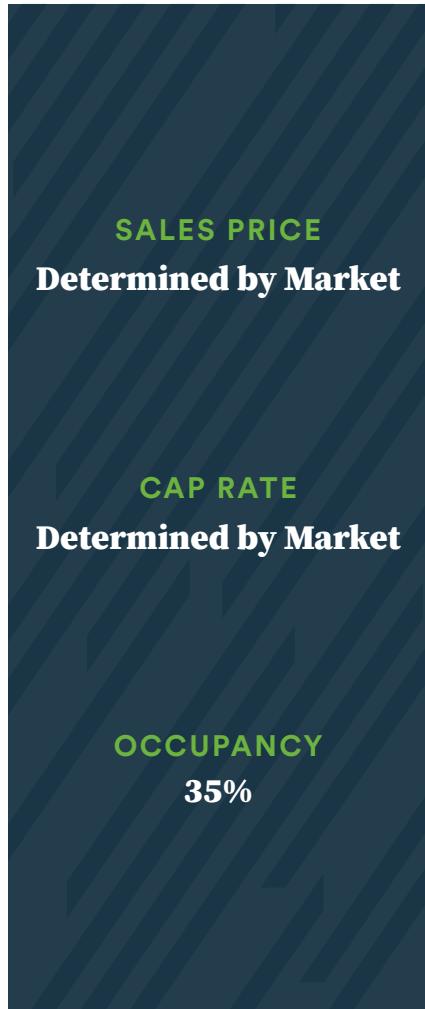
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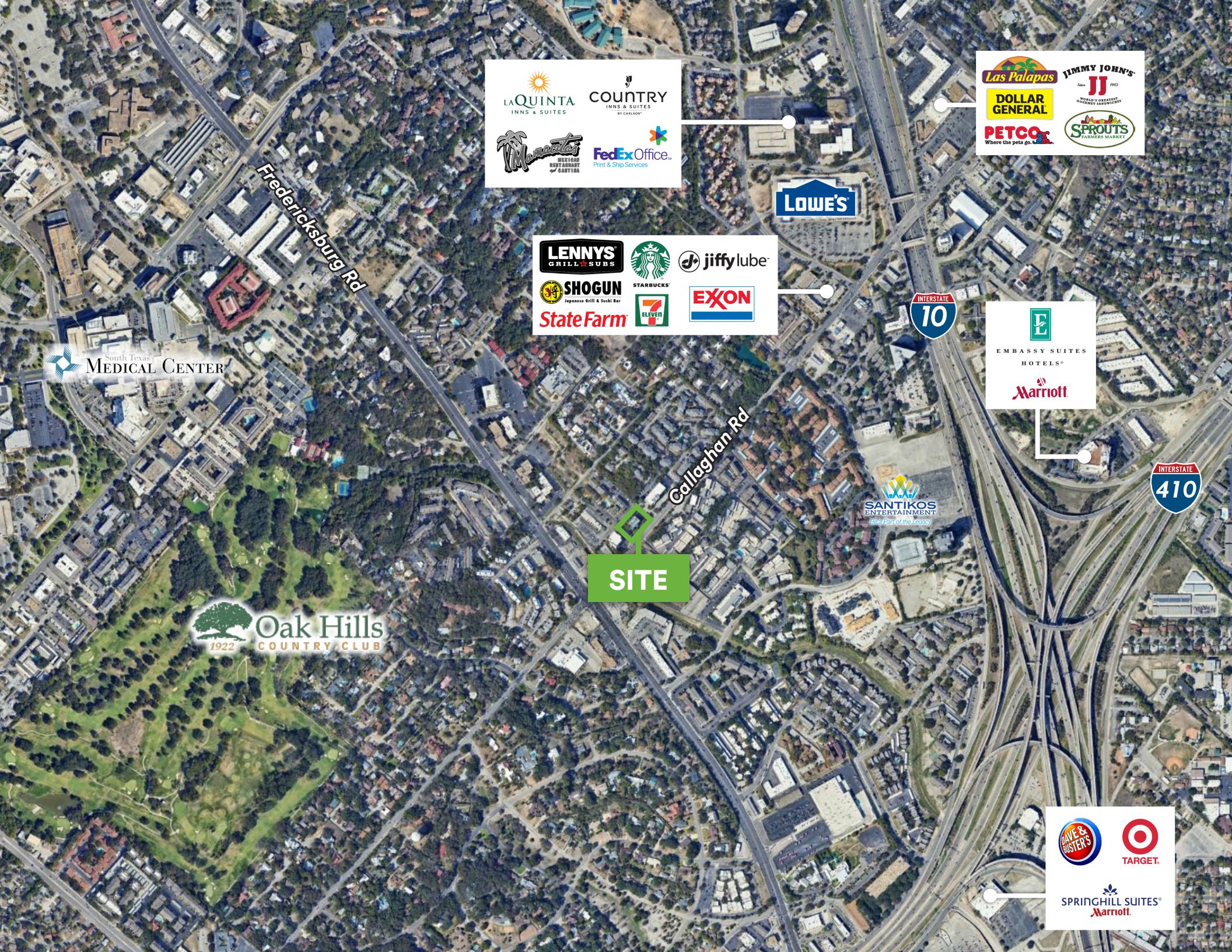
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INVESTMENT OVERVIEW

OLDHAM GOODWIN is pleased to present this **(17,244 SF Tax Office)** building that offers a unique chance to own a property in a sought-after area of the Medical Center. The second floor is currently vacant, providing an excellent space to customize for your office needs. With its strategic location and easy access to Loop 410, this building is an ideal choice for businesses seeking both convenience and a professional setting.







PROPERTY HIGHLIGHTS

Ideal Use:

Perfect for administrative offices and support staff for medical practices.

Floor Availability:

Second floor is vacant, offering a customizable space for your office needs.

Proximity:

Located within a high-traffic medical area, benefiting from both visibility and accessibility.

Strategic Positioning:

Enhance your business presence in a well-established healthcare network.

Growth Potential:

Invest in a location with promising long-term value and expansion opportunities.

OG



BUILDING SPECIFICATIONS

Building Area	17,244 SF - Tax Office
Year Built	1970
Exterior Walls	Wood
Utilities	Water and Electric
Parking	66 parking spaces

SITE SPECIFICATIONS

Size	0.98 AC
Legal Description	NCB 11627 BLK LOT 71 & SE 15 FT OF 70
Access	Two entries off Callaghan Road
Zoning	O-2
Frontage	Callaghan Road



2ND FASTEST GROWING ECONOMY
IN THE UNITED STATES

#1 STATE IN AMERICA
TO START A BUSINESS



LARGEST
MEDICAL CENTER

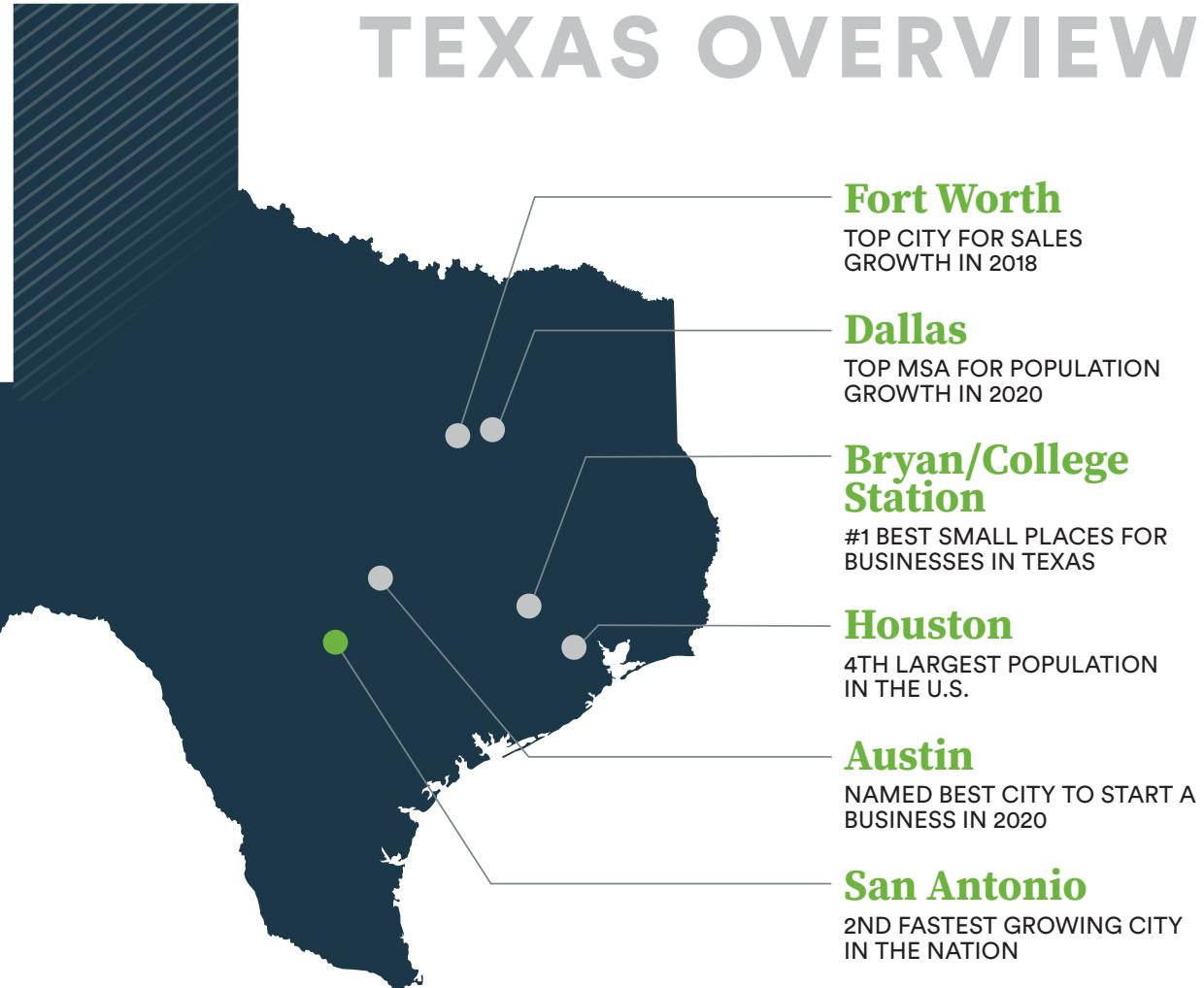


POPULATION
28,995,881

80% OF THE POPULATION LIVES WITHIN THE TEXAS TRIANGLE

2ND LARGEST LABOR WORKFORCE:
14+ MILLION WORKERS

57 FORTUNE 500 COMPANIES
CALL TEXAS HOME



TOP STATE
FOR JOB GROWTH



BEST STATE
FOR BUSINESS



NO STATE
INCOME TAX

SAN ANTONIO, TEXAS

HOME TO THE SAN ANTONIO RIVERWALK

A UNITED NATIONS WORLD HERITAGE SITE | WELCOMING 11.5 MILLION VISITORS ANNUALLY



METRO AREA POPULATION
2,600,000

4 FORTUNE 500
COMPANIES BASED
IN SAN ANTONIO

#1 MOST VISITED
CITY IN TEXAS



HOME OF THE ALAMO
#1 MOST VISITED CITY IN TEXAS

37 MILLION VISITORS PER YEAR



31 INSTITUTIONS OF HIGHER LEARNING
HOME TO OVER 120,000 COLLEGE STUDENTS

UTSA IS THE LARGEST WITH A TOTAL ENROLLMENT
OVER 35,000 STUDENTS



MILITARY CITY, USA
JOINT BASE SAN ANTONIO
ENCOMPASSES FOUR
MILITARY INSTALLATIONS
ANNUAL ECONOMIC IMPACT OF \$48.7 BILLION

HOME TO H-E-B
THE 6TH LARGEST
PRIVATE COMPANY IN
THE UNITED STATES

7TH
LARGEST CITY
IN THE UNITED STATES



SAN ANTONIO INTERNATIONAL AIRPORT

AVERAGE NUMBER OF PASSENGERS:

MORE THAN 10,363,000



DEMOGRAPHICS

1 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
16K	\$52K	\$156K

3 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
151K	\$61K	\$1.5M

5 MILE

ESTIMATED POPULATION	HOUSEHOLD INCOME	CONSUMER SPENDING
375K	\$69K	\$3.8M



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.

Oldham Goodwin Group, LLC

Licensed Broker/Broker Firm Name or Primary Assumed Business Name

532457

Licensed No.

Casey.Oldham@OldhamGoodwin.com

(979) 268-2000

Email

Phone

Designated Broker of Firm

Licensed No.

Email

Phone

Licensed Supervisor of Sales Agent/Associate

Licensed No.

Email

Phone

Sales Agent/Associate's Name

Licensed No.

Email

Phone

Buyer / Tenant / Seller / Landlord Initials

Date

Information available at www.trec.texas.gov

IABS 1-1

FOR MORE INFORMATION ABOUT THIS PROPERTY OR OLDHAM GOODWIN'S COMMERCIAL REAL ESTATE SERVICES, PLEASE CONTACT:



Ben Berry

Associate | Corporate Services
D: 830.218.5174 **C:** 210.414.4929
Ben.Berry@OldhamGoodwin.com

Bryan

3000 Briarcrest Drive, Suite 500
Bryan, Texas 77802
O: 979.268.2000

Fort Worth

2220 Ellis Avenue
Fort Worth, Texas 76164
O: 817.512.2000

Houston

14811 St. Mary's Lane, Suite 130
Houston, Texas 77079
O: 281.256.2300

San Antonio

1901 NW Military Highway, Suite 201
San Antonio, Texas 78213
O: 210.404.4600

Waco/Temple

18 South Main Street, Suite 500
Temple, Texas 76501
O: 254.255.1111



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