

FOR SALE



10854 VANDALE ST.

FLEX INDUSTRIAL

10854 VANDALE ST. SAN ANTONIO, TEXAS 78216

PROPERTY HIGHLIGHTS

- Grade-level loading dock for efficient shipping and receiving
- Just 5 minutes from San Antonio International Airport
- Ample on-site parking for employees and visitors
- Functional office layout with multiple workstations

PROPERTY SUMMARY

Sales Price:	Call Broker
Building SF:	5,640 SF
Lot Size:	0.51 AC
Year Built:	1975
Zoning:	I-1

PROPERTY DESCRIPTION

Position your business in one of San Antonio's established industrial corridors. 10854 Vandale Street is a 5,640sf flex building situated on approximately 0.51 acres, offering an ideal combination of office and warehouse space for owner-users or investors.

The property features multiple office workstations, a grade-level loading dock, ample on-site parking, and I-1 Industrial zoning, allowing for a variety of industrial, commercial, office, and service-related uses.

LOCATION DESCRIPTION

Located in north-central San Antonio, 10854 Vandale Street offers outstanding access to U.S. Highway 281, Loop 410, and San Pedro Avenue, providing convenient connectivity throughout the metropolitan area.

The property is less than five minutes from San Antonio International Airport, making it an ideal location for businesses that rely on regional travel and efficient logistics.

WILL CURTIS, CCIM, CPM®

Managing Director, Crossed Sabers
Commercial Real Estate

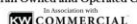
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Crossed Sabers

Commercial Real Estate
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CROSSED SABERS COMMERCIAL REAL ESTATE

PO BOX 781273 | San Antonio, TX 78249 | www.crossedsaberscre.com



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AN AFFILIATE OF
CS COMMERCIAL

PROPERTY PHOTOS

10854 VANDALE ST. SAN ANTONIO, TEXAS 78216

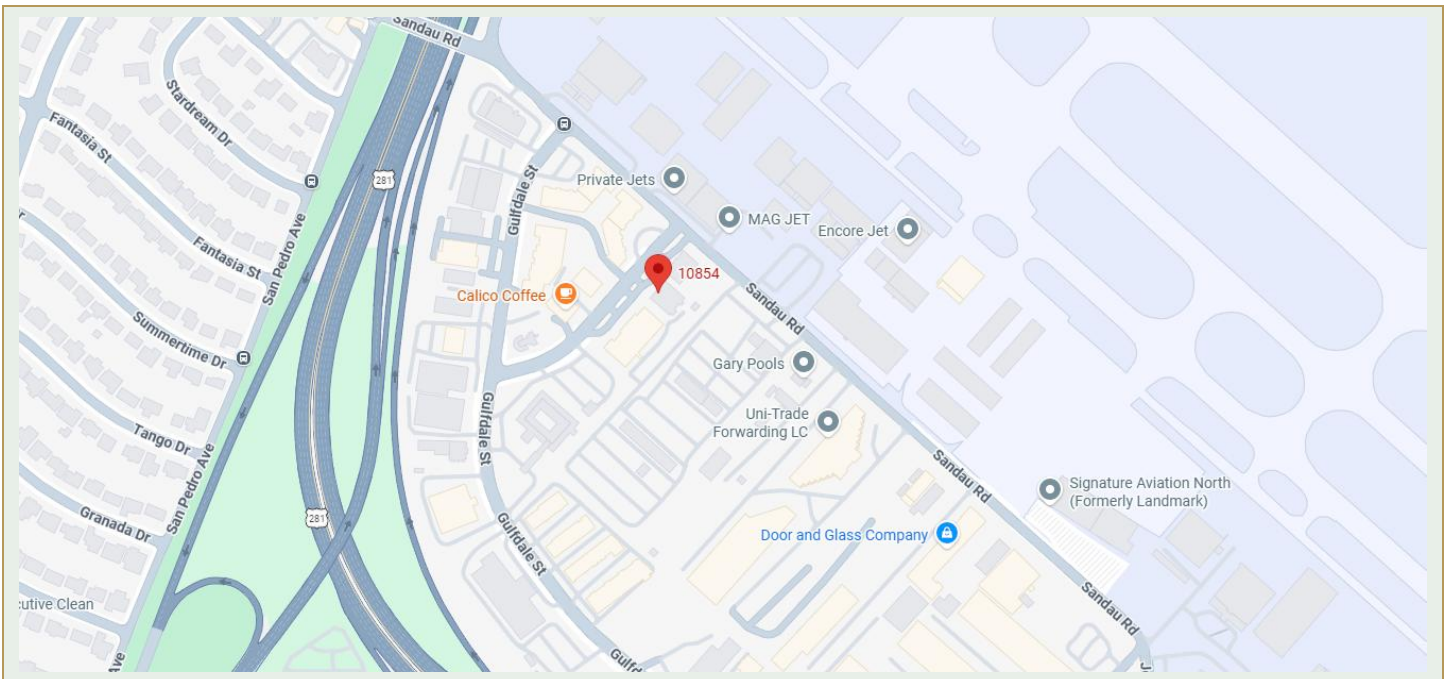
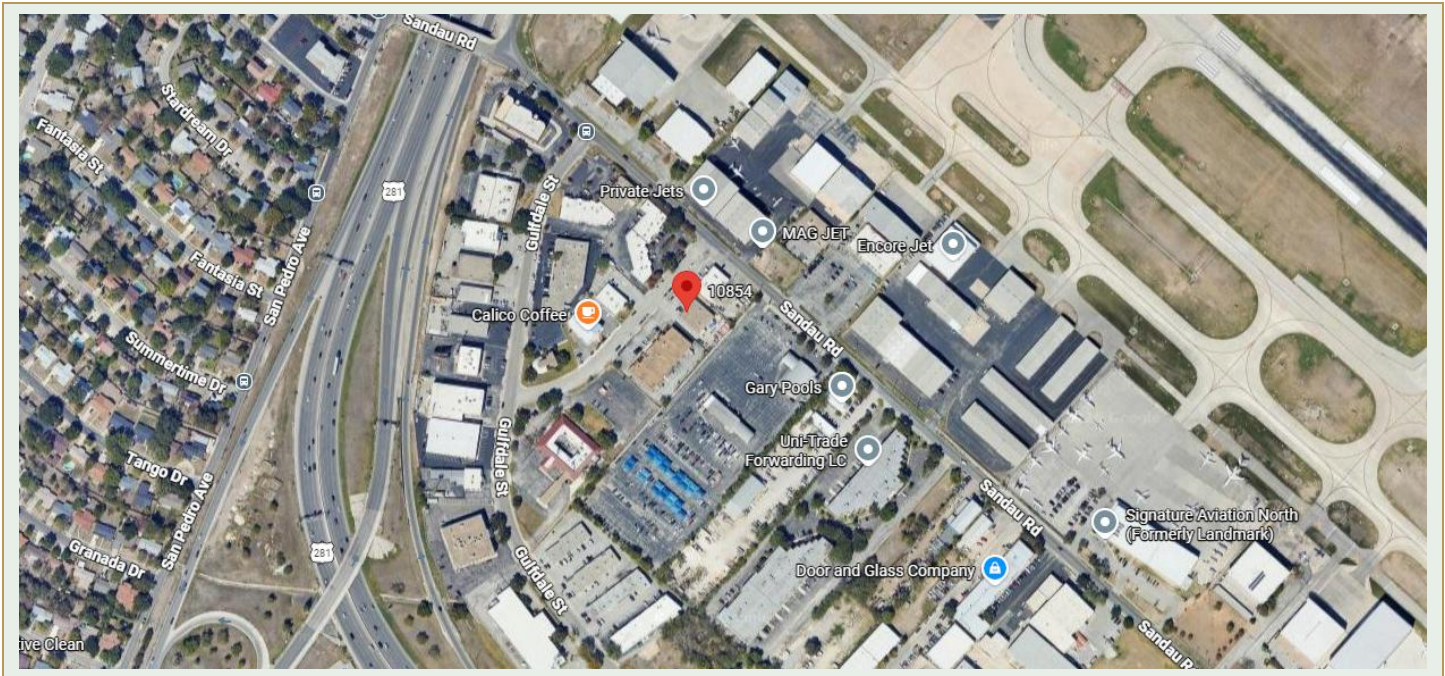




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LOCATION MAPS

10854 VANDALE ST. SAN ANTONIO, TEXAS 78216





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BUSINESS MAP

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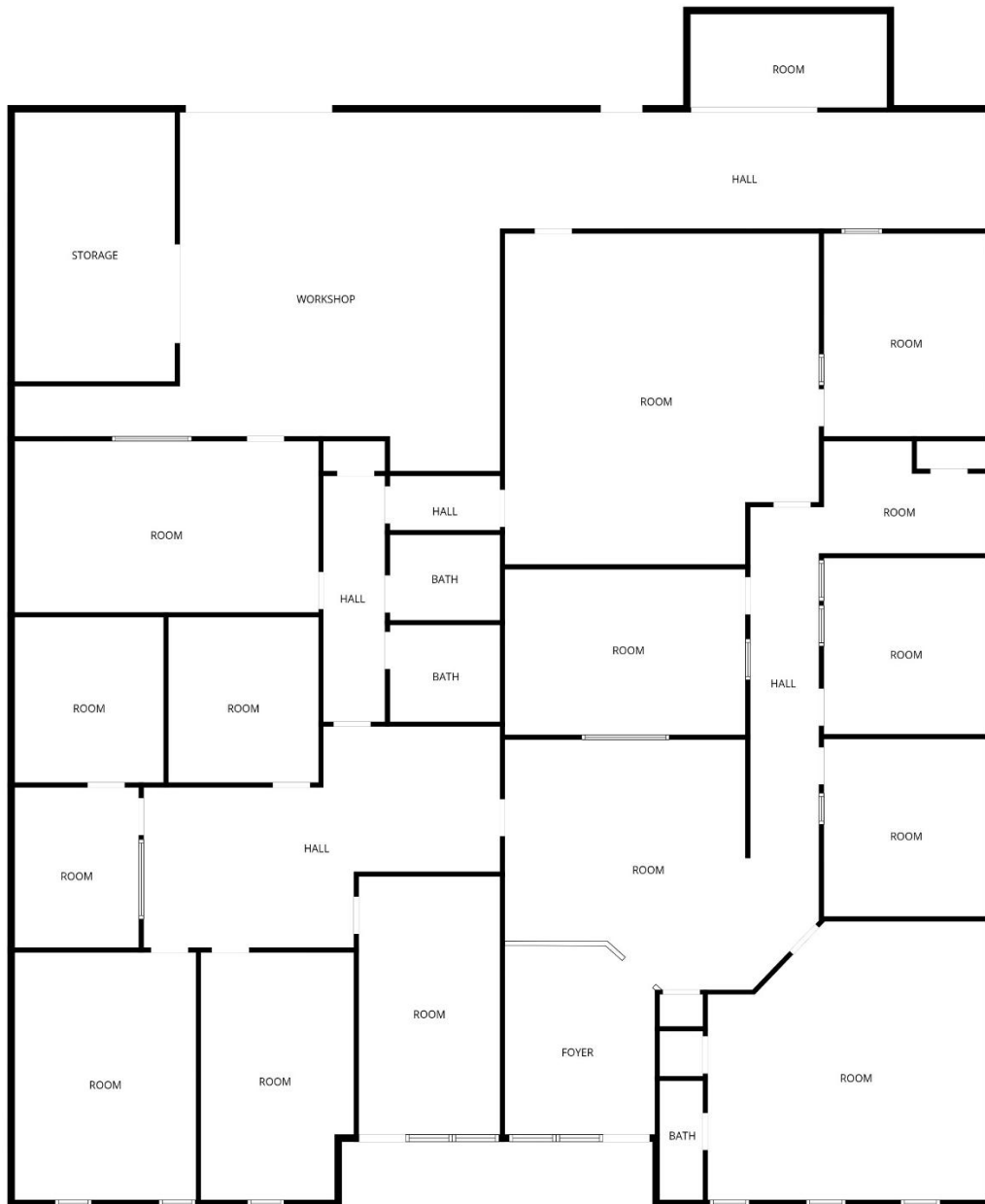




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FLOOR PLAN

10854 VANDALE ST. SAN ANTONIO, TEXAS 78216



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



DEMOGRAPHICS

10854 VANDALE ST. SAN ANTONIO, TEXAS 78216

10854 Vandale St, San Antonio, TX 78216 is located in a diverse urban area with significant daytime population influx. Within a 5-minute drive, the population is 9,199 with a daytime population of 46,543 and median household income of \$65,998. The area has a diversity index of 83.4 with a median home value of \$304,992. Income levels increase with drive time, reaching \$74,160 median household income at the 15-minute radius.

DEMOGRAPHICS BY DRIVE TIME

5-MINUTE	10-MINUTE	15-MINUTE
Population: 9,199 Daytime Pop: 46,543 Diversity Idx: 83.4 Households: 4,067 Avg HH Size: 2.26 Med HH Income: \$65,998 Avg HH Income: \$93,682 Per Capita: \$40,978 Owner Occ: 1,760 Renter Occ: 2,307 Med Home Val: \$304,992	Population: 113,559 Daytime Pop: 184,212 Diversity Idx: 81.9 Households: 51,858 Avg HH Size: 2.17 Med HH Income: \$73,974 Avg HH Income: \$109,483 Per Capita: \$50,263 Owner Occ: 24,853 Renter Occ: 27,005 Med Home Val: \$361,816	Population: 376,427 Daytime Pop: 467,946 Diversity Idx: 83.8 Households: 161,594 Avg HH Size: 2.29 Med HH Income: \$74,160 Avg HH Income: \$112,663 Per Capita: \$48,594 Owner Occ: 79,910 Renter Occ: 81,684

HOUSING (BY DRIVE TIME)

5-MIN	10-MIN	15-MIN
Owner Occ: 1,760 Renter Occ: 2,307 Med Home Val: \$304,992	Owner Occ: 24,853 Renter Occ: 27,005 Med Home Val: \$361,816	Owner Occ: 79,910 Renter Occ: 81,684



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DISCLAIMER

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We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property.

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EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

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. Crossed Sabers Commercial Real Estate makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. Crossed Sabers Commercial Real Estate 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 Crossed Sabers Commercial Real Estate in compliance with all applicable fair housing and equal opportunity laws.

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PRESENTED BY:
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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 buyers, tenants, sellers and landlords.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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:
 - 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Crossed Sabers Commercial Real Estate, LLC	9007995-BB	Will@crossedsaberscre.com	(210)201-5444
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Will Curits	627466	wcurtis@phyllisbrowning.com	(210)201-5444
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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William Curits

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