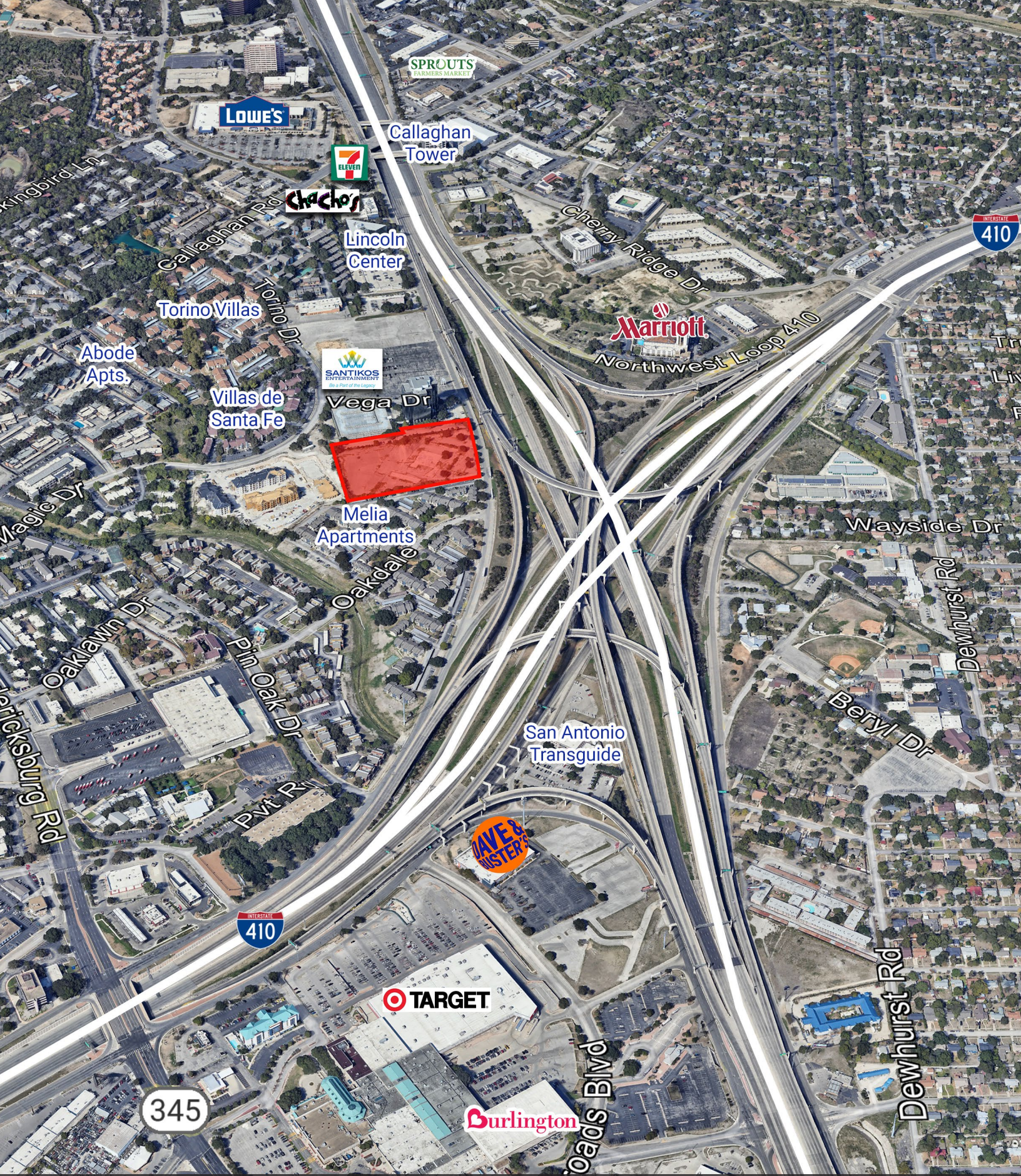




7530 IH-10 W
Land For Sale

Offered by:
Charles L. Jeffers



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Benefits

Property Highlights

Address	7530 IH-10 West, San Antonio, TX 78229
Location	IH-10 W & Loop 410
Property Details	5.586 Acres
Legal Description	NCB 15024, Lot 6 (McCombs Subdv.); Bexar County, TX; AKA BCAD Property ID# 566115
Zoning	C-3 Commercial, City of San Antonio
Utilities	20" water main along the IH-10 ROW 8" sewer main along west boundary of the property CPS Energy - Electric

Property Description

5.5 Acre - C-3 Land Parcel PLATTED with Utilities. Adjacent to the Northwest Center Office Building. At the intersection of IH-10 West and Loop 410

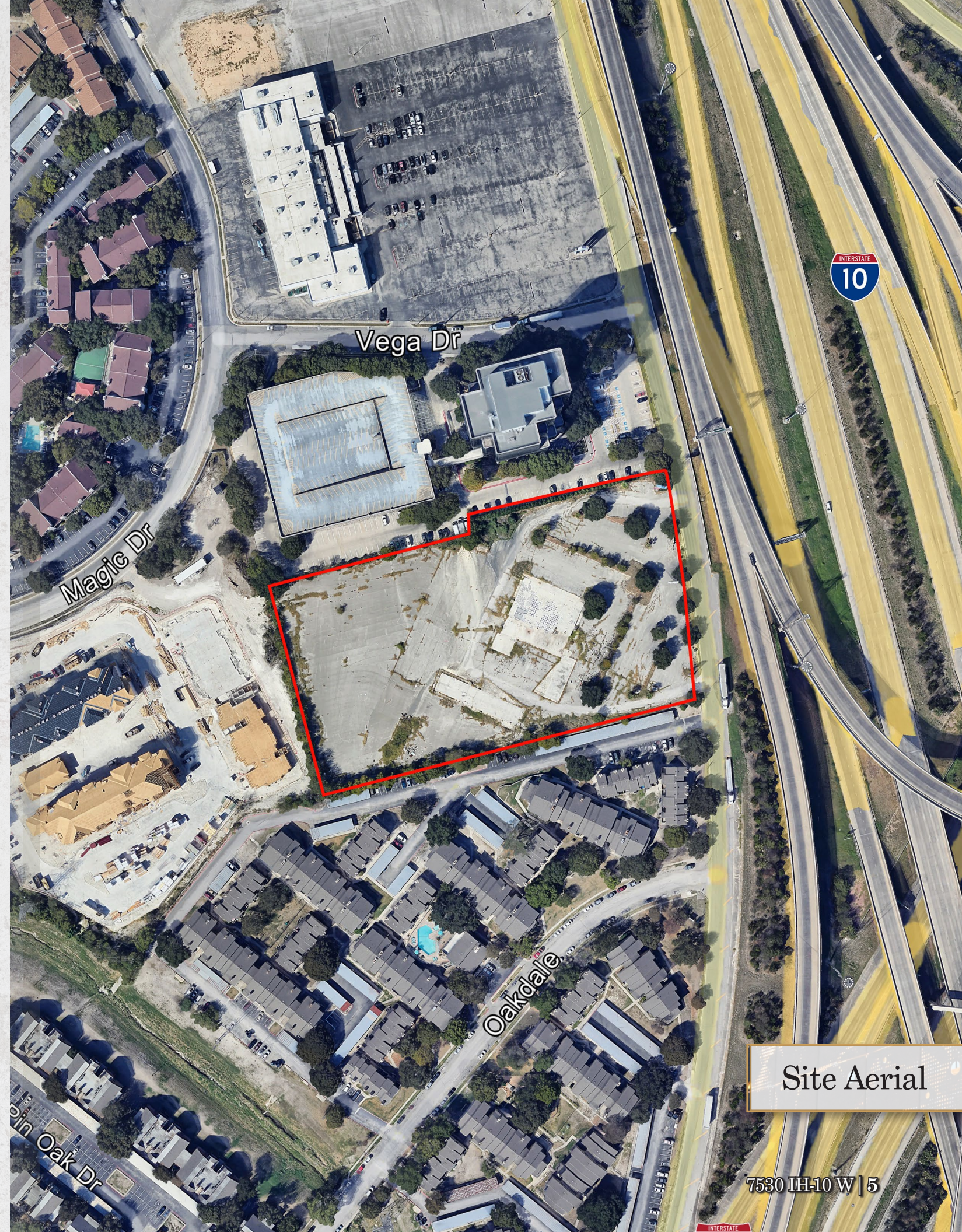
Comments

- Outstanding visibility
- Existing tall Pylon Sign
- Easy access to IH-10 and Loop 410
- Excellent traffic counts & demographics
- Close proximity to the Medical Center

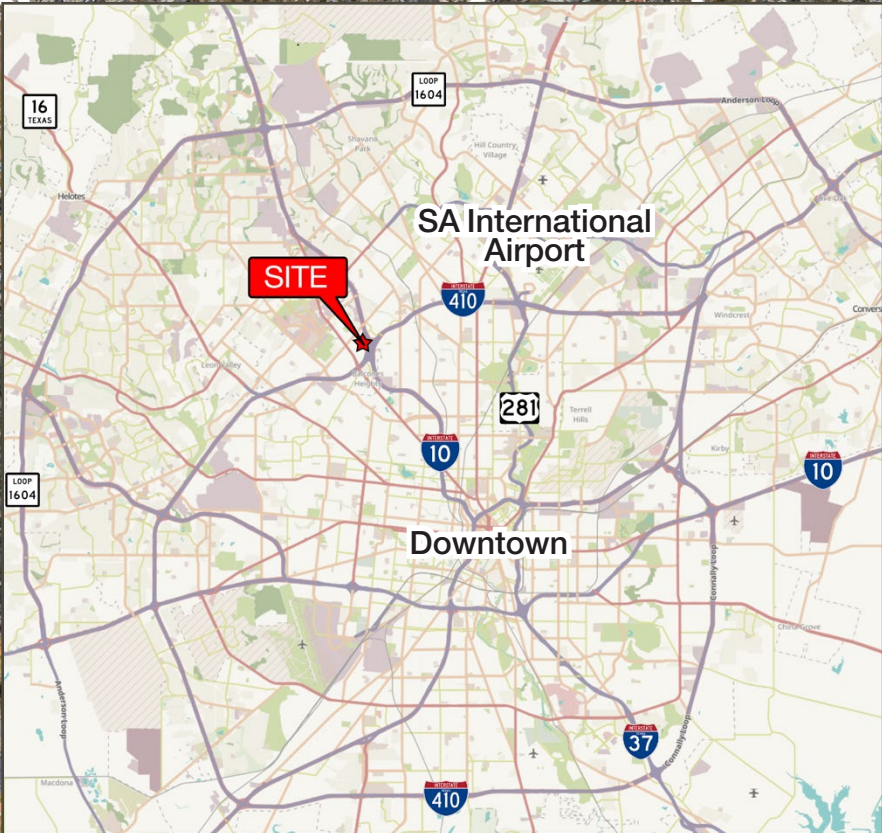
Demographics	1 Mile	3 Mile	5 Mile
Population	19,109	145,121	359,320
Households	9,021	64,068	153,887
Median Age	33.8	35.9	36.9
Average Household Income	\$59,901	\$72,096	\$82,543

Source: Esri Forecasts for 2025

REOC San Antonio believes this information to be accurate but makes no representations or warranties as to the accuracy of this information.



Site Aerial



Aerial & Location Map

Traffic Count Source: TxDOT TPP Statewide Map (2024)

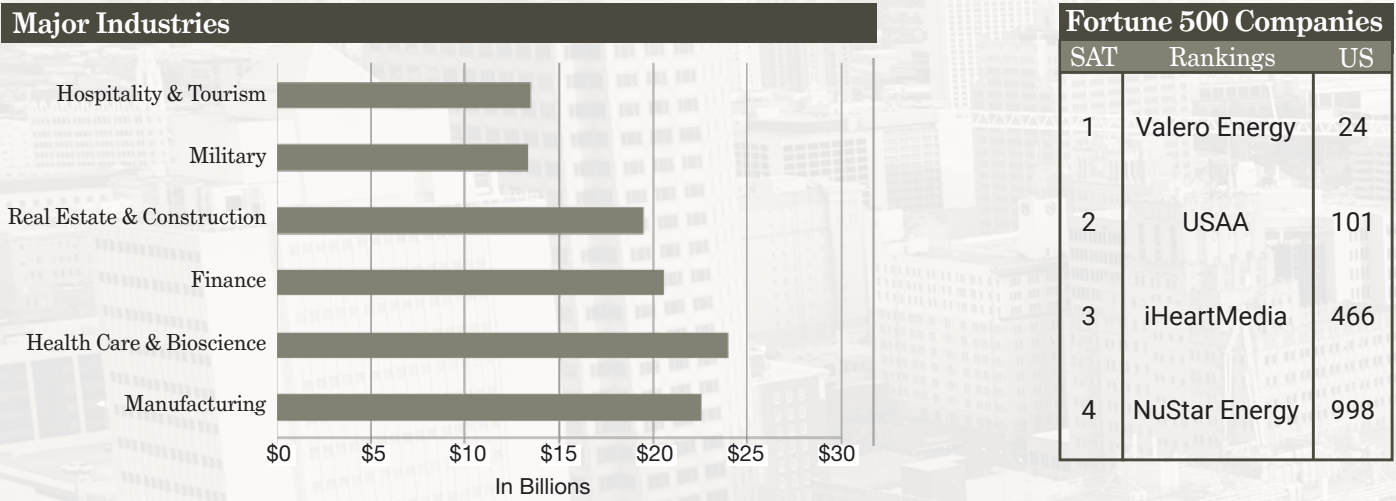
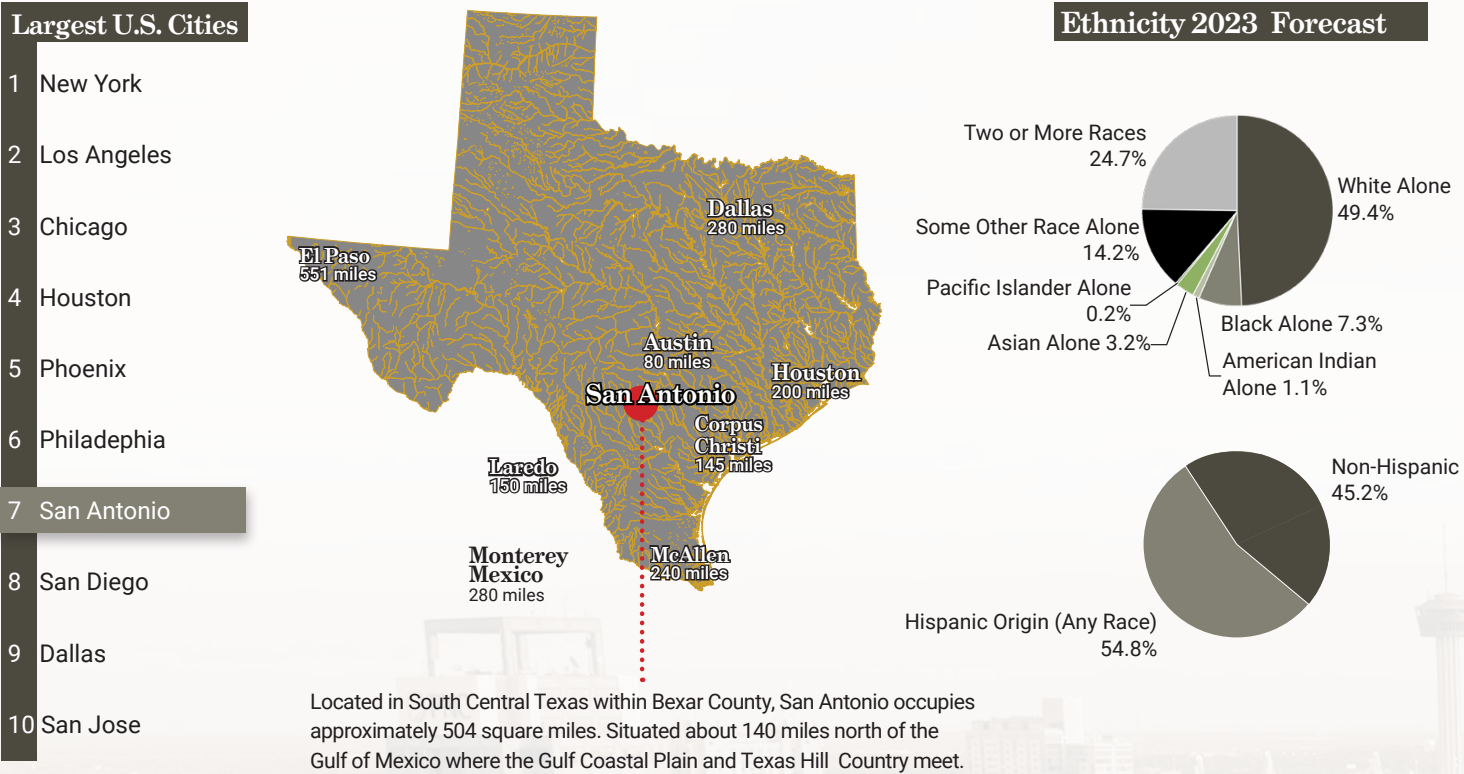
Availability & Rates

Total Available	5.586 Acres
Sale Price	Contact Broker
Financial Information	Required prior to submission of sale document by Seller
Disclosure	A copy of the attached Real Estate Agency Disclosure Form should be signed by the appropriate individual and returned to Seller’s representative

Actual Sale Price under any proposed purchase contract is a function of the relationship of numerous characteristics including credit worthiness of buyer and other factors deemed important by the Seller.

This Quote Sheet does not constitute an offer. Neither this document nor any oral discussions between the parties is intended to be a legally binding agreement, but merely expresses terms and conditions upon which the Landlord may be willing to enter into an agreement. This Quote Sheet is subject to modification, prior sale or withdrawal without notice and neither party hereto shall be bound until definitive written agreements are executed by and delivered to all parties to the transaction. The information provided herein is deemed reliable, however, no warranties or representations as to the accuracy are intended, whether expressed or implied.

San Antonio Market Overview



Sale Contact



Charles L. Jeffers
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210 524 1362

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reocsanantonio.com/charles-jeffers

San Antonio-New Braunfels Metro Area										
	Population		Median Age		Total Households		Avg. Household Income		Median Household Income	
2010 Census		2,142,508		34.1		763,022		-		-
2020 Census		2,558,143		36.0		925,609		-		-
2023 Estimate		2,698,487		36.5		984,040		\$98,647		\$68,549
2028 Projection		2,872,957		37.3		1,059,737		\$111,302		\$77,763
									</	



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.



2-10-2025

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.

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:
 - 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.

REOC General Partner, LLC	493853	alyles@reocsanantonio.com	(210) 524-4000
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Andrew J. Lyles	720555	alyles@reocsanantonio.com	(210) 524-1306
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Charles L. Jeffers, Jr.	162202	cjeffers@reocsanantonio.com	(210) 524-1362
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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