

3,196 SF OFFICE CONDO INVESTMENT SALE

11207 WILD PINE SAN ANTONIO, TX 78252



SETH PRESCOTT

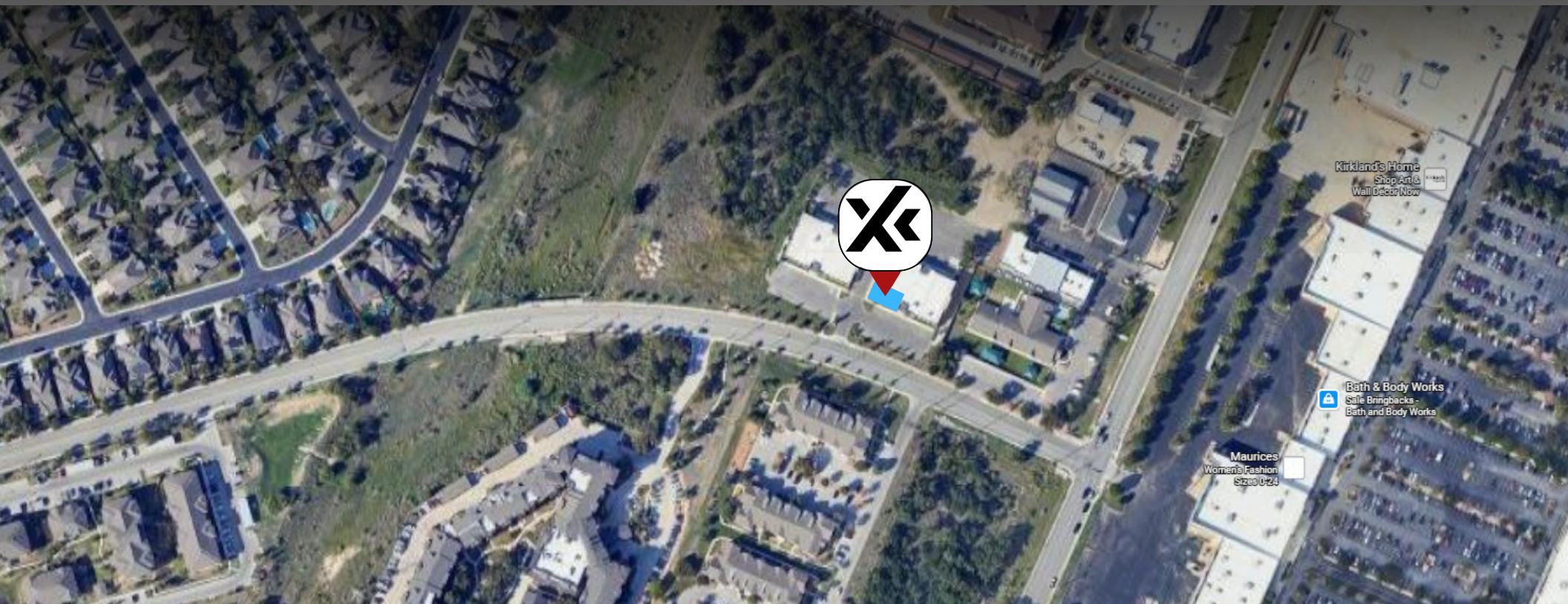
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3,196 SF OFFICE CONDO INVESTMENT SALE | EXECUTIVE SUMMARY

11207 WILD PINE SAN ANTONIO, TX 78252



PROPERTY DESCRIPTION

- 3,196 SF office condo in a highly desirable San Antonio location.
- Adjacent space also occupied and leased by Tenant, together totaling +/- 6,600 sf
- 2021 contemporary build; premium maintenance. Construction & TI underway.
- Strategically located within No Zoning - OCL.
- Modern design meets ultimate convenience, placing you minutes from Alamo Ranch Retail, and major arteries including Highways 1604 and 151.
- Positioned for long-term growth and stability in the thriving NW San Antonio Submarket.

PROPERTY DETAILS:

Sale Price:	Contact Broker
Zoning:	OCL
Cap Rate:	Contact Broker
Condo Size:	3,196 SF
NOI:	\$85,500
Lease Expiration:	August 31, 2033

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3,196 SF OFFICE CONDO INVESTMENT SALE | PROPERTY PHOTOS

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THE VICTORICA GROUP – EXP REALTY

Top-Performing Real Estate Team • Leadership • Results

The Victorica Group recently returned to eXp Realty, strengthening their presence with one of the most successful teams in the San Antonio market. With a network of over 100 agents, the group closed 900+ units in 2024 and recorded more than \$103 million in sales volume, showcasing consistent excellence and performance.

After operating briefly as an independent brokerage, The Victorica Group chose to rejoin eXp Realty because of the company's collaborative, agent-focused culture and long-term vision — emphasizing growth, teamwork, and family legacy over short-term gain.

As part of their next chapter, The Victorica Group is launching a new Culture Center — designed as a hub for training, collaboration, and community impact — reinforcing their commitment to both agent development and the San Antonio community.

Why It Matters:

- ✓ Recognized as a #1 team in SA-NAHREP (San Antonio National Association of Hispanic Real Estate Professionals)
- ✓ Proven track record with high sales volume and unit production
- ✓ Dedicated to culture, innovation, and long-term success

(210) 850-4747

11207 Wild Pine Suite 104, San Antonio, TX

The Victorica Group

@thevictoricagroup

@tvgggroup

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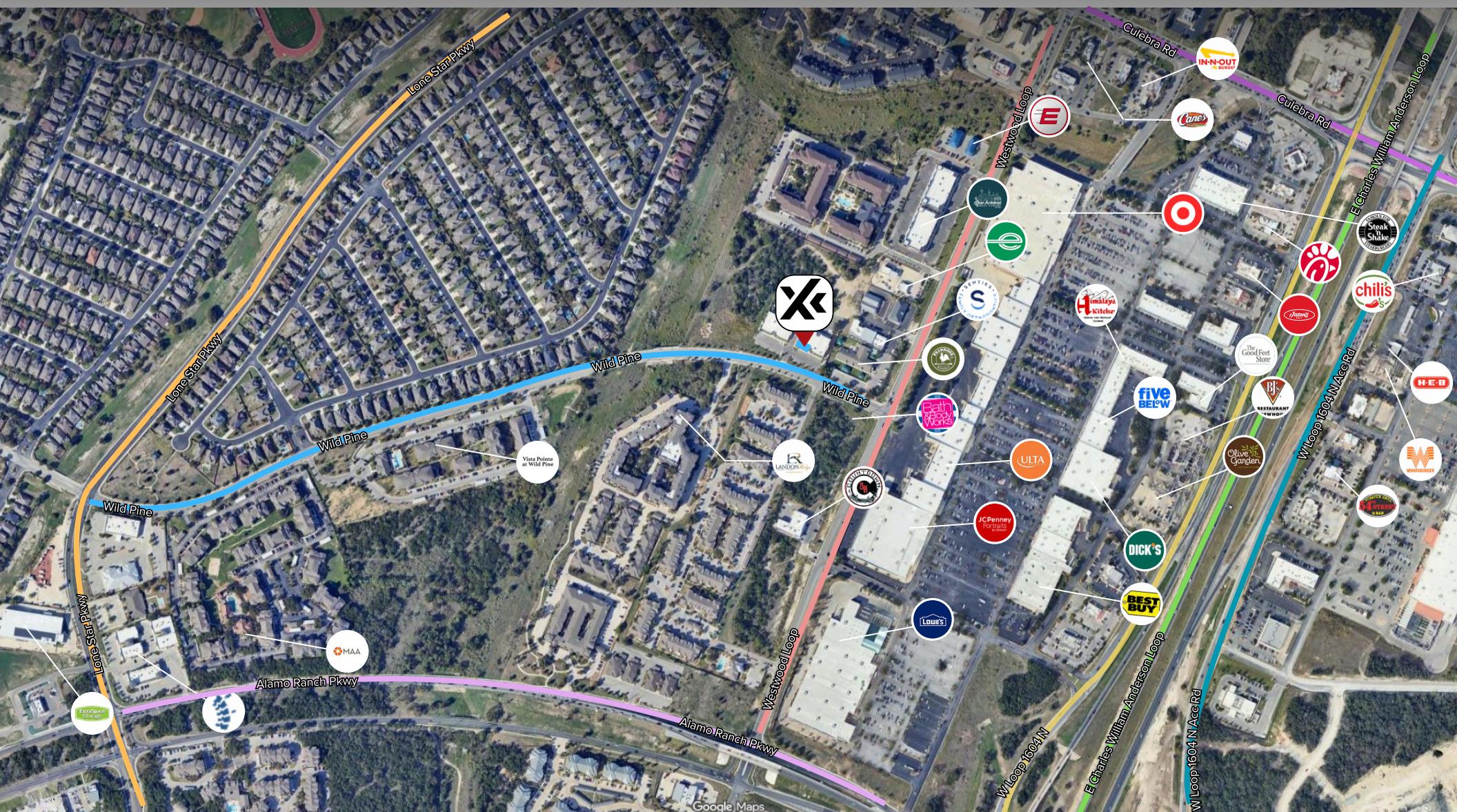
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3,196 SF OFFICE CONDO INVESTMENT SALE | AERIAL RETAILER MAP

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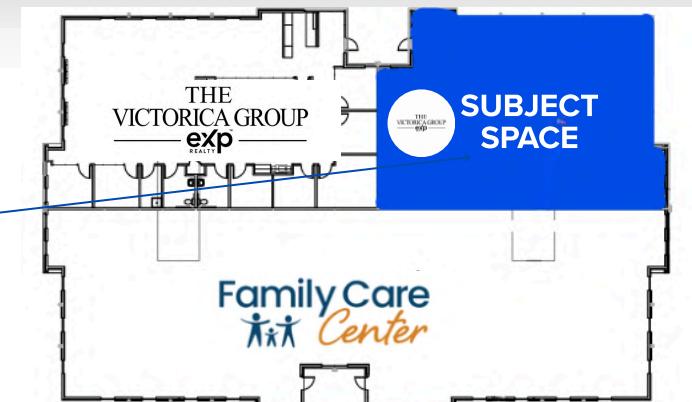
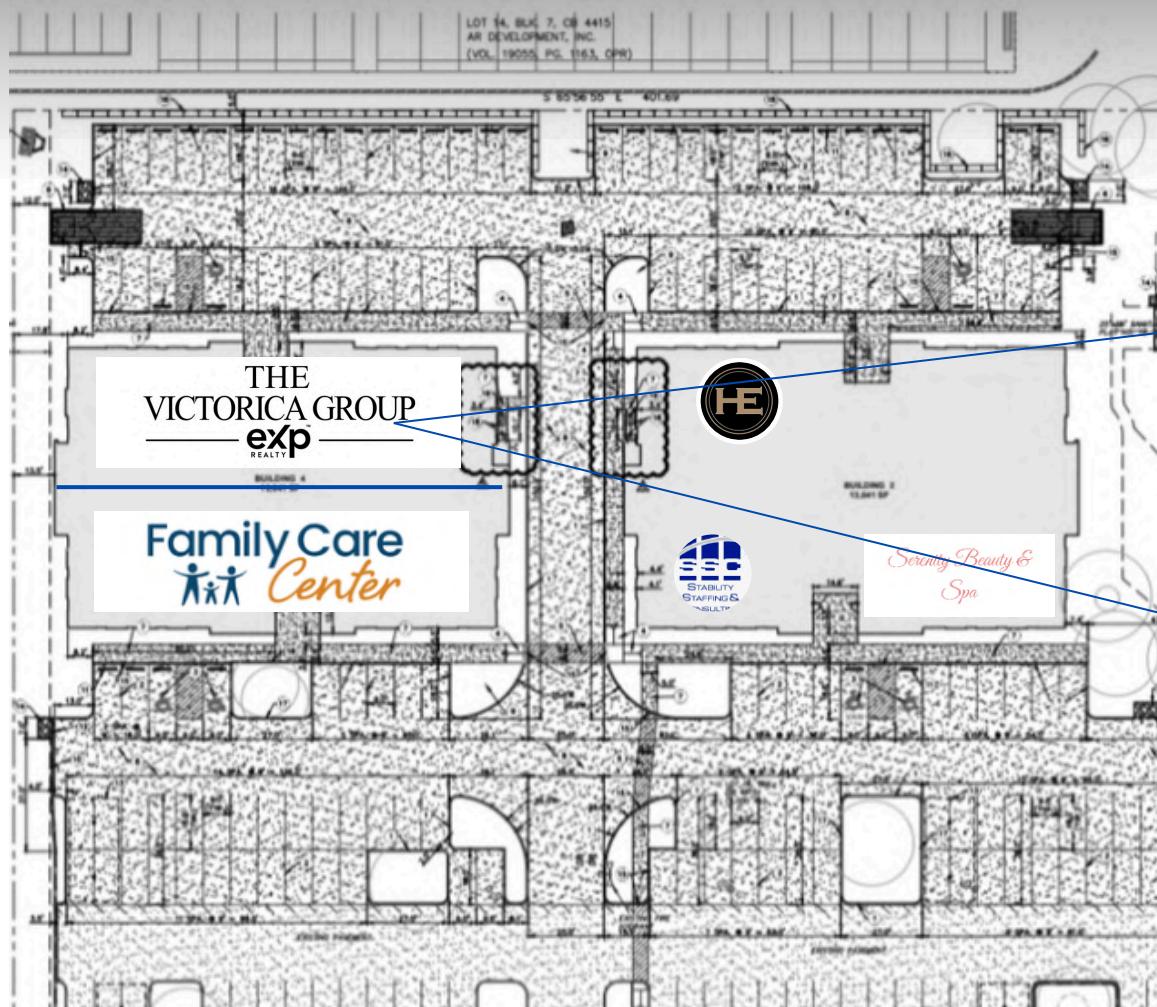
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3,196 SF OFFICE CONDO INVESTMENT SALE | SITE PLAN & FLOOR PLAN

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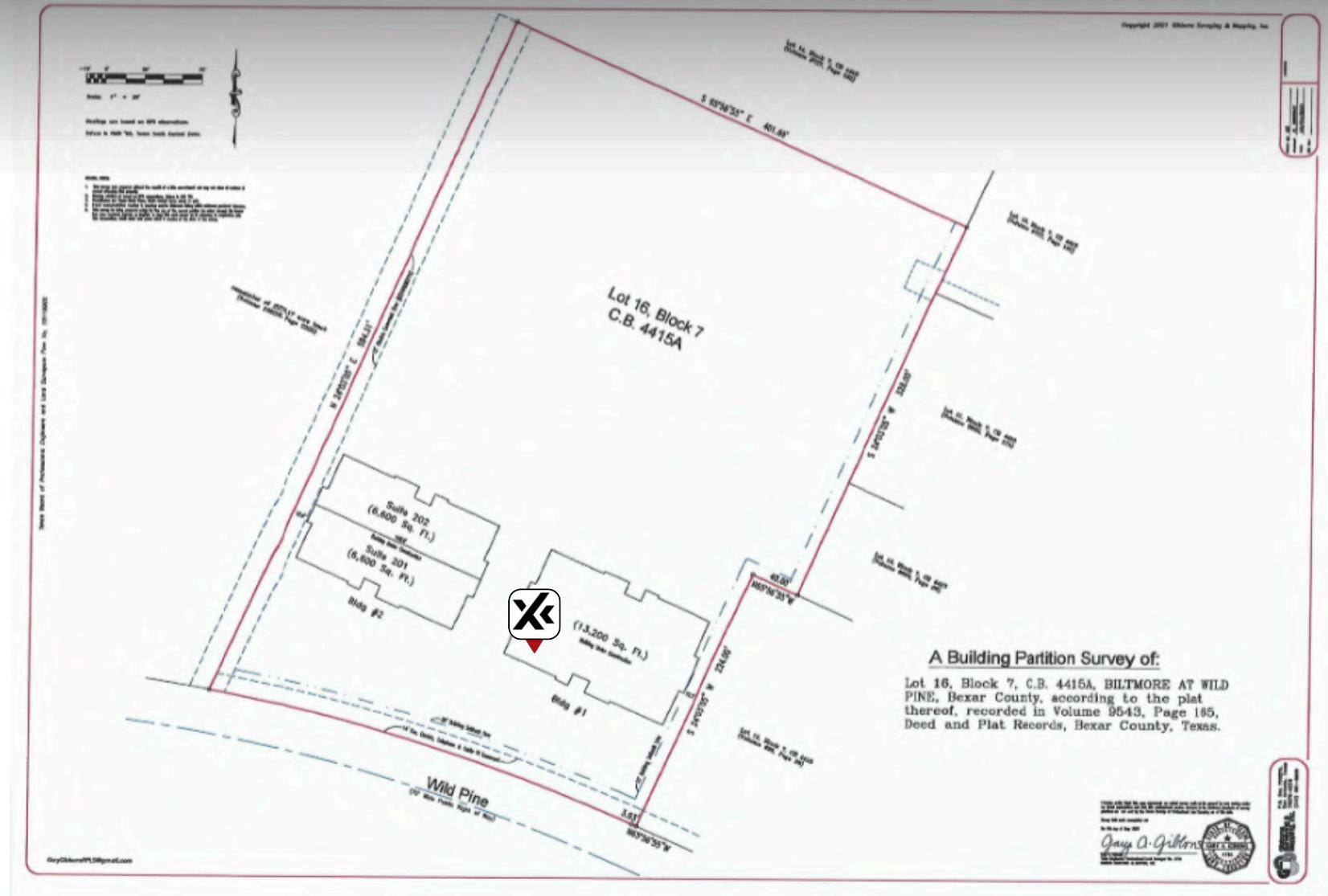
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3,196 SF OFFICE CONDO INVESTMENT SALE | SURVEY

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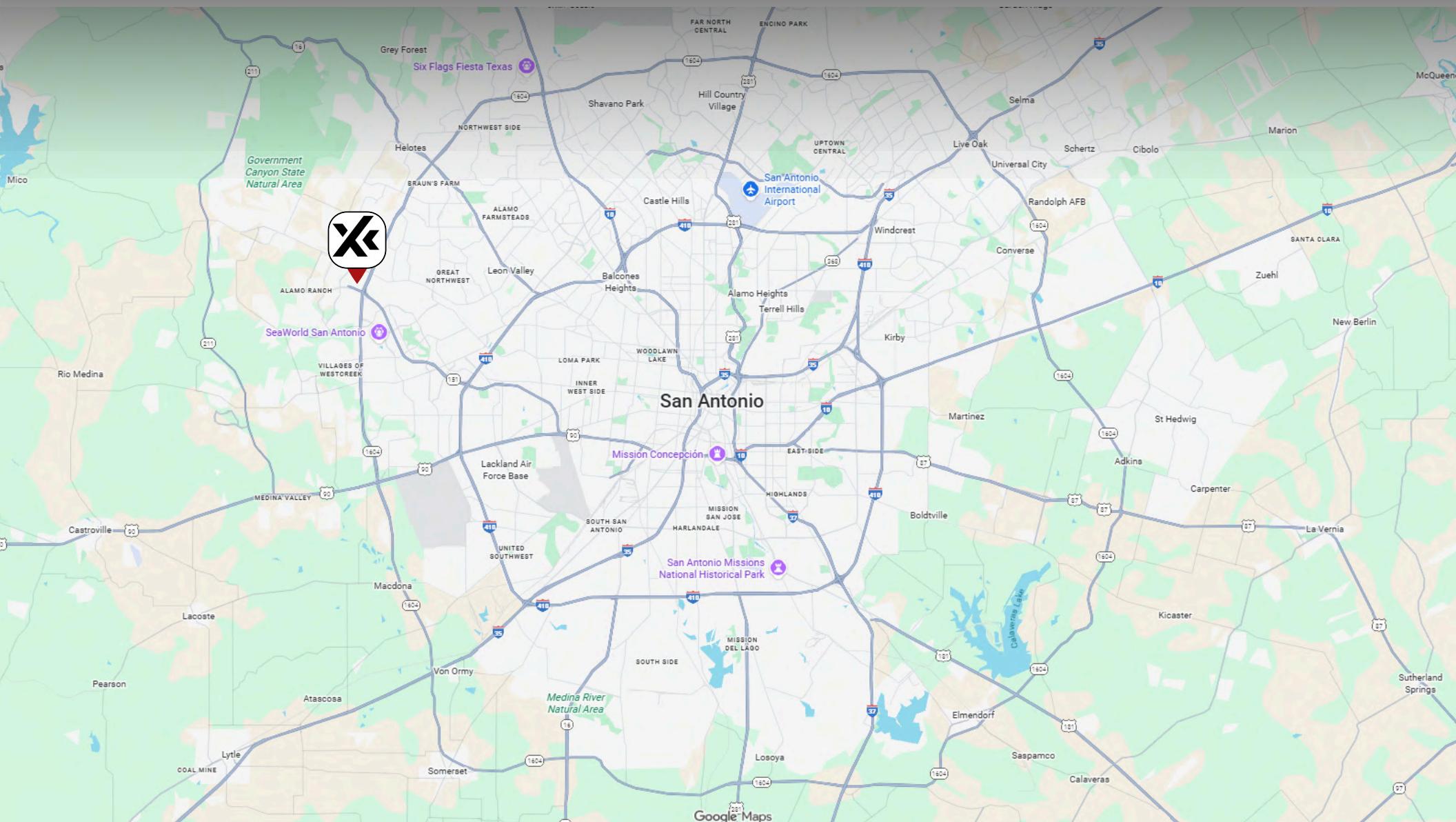
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3,196 SF OFFICE CONDO INVESTMENT SALE | REGIONAL MAP

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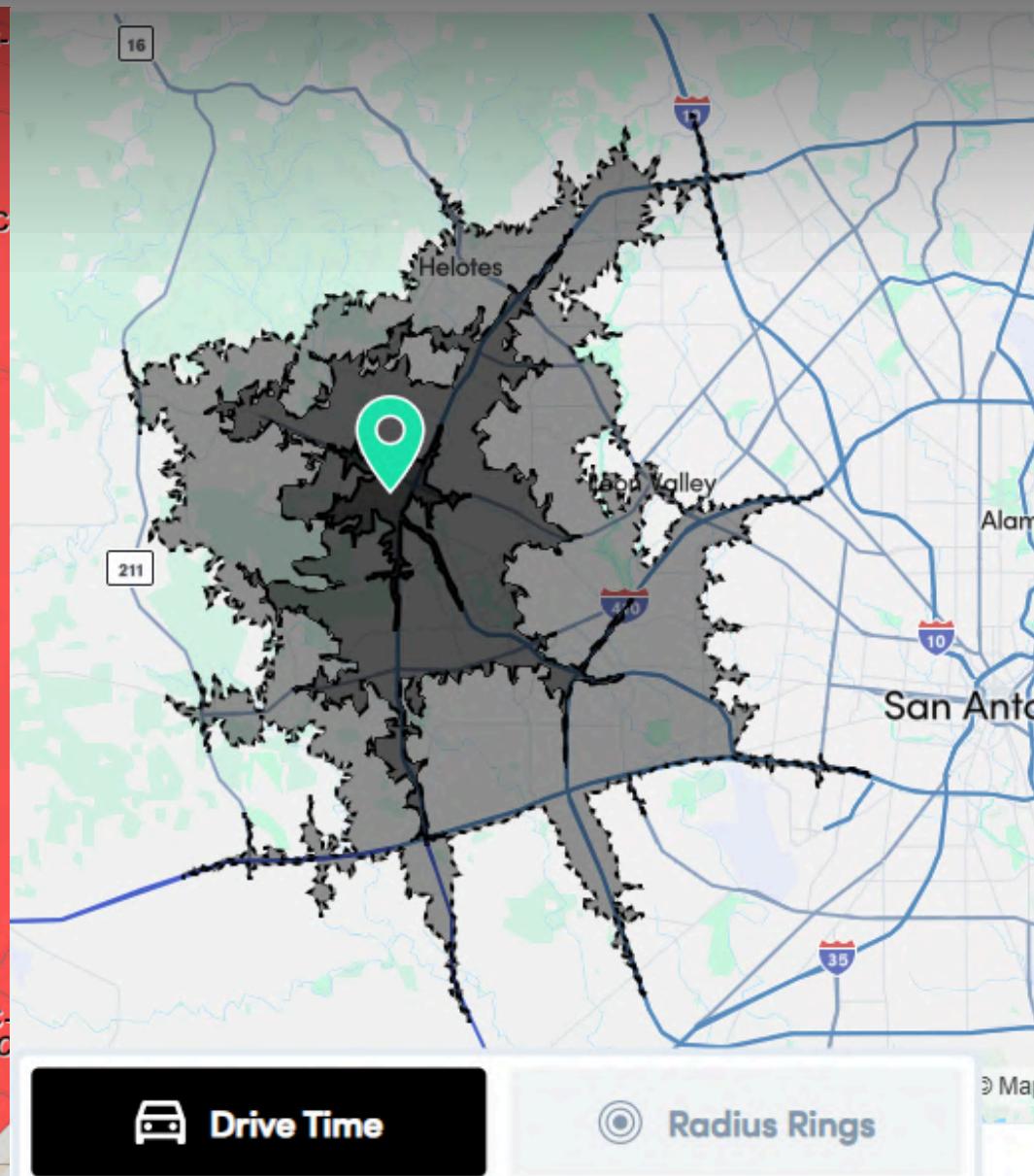
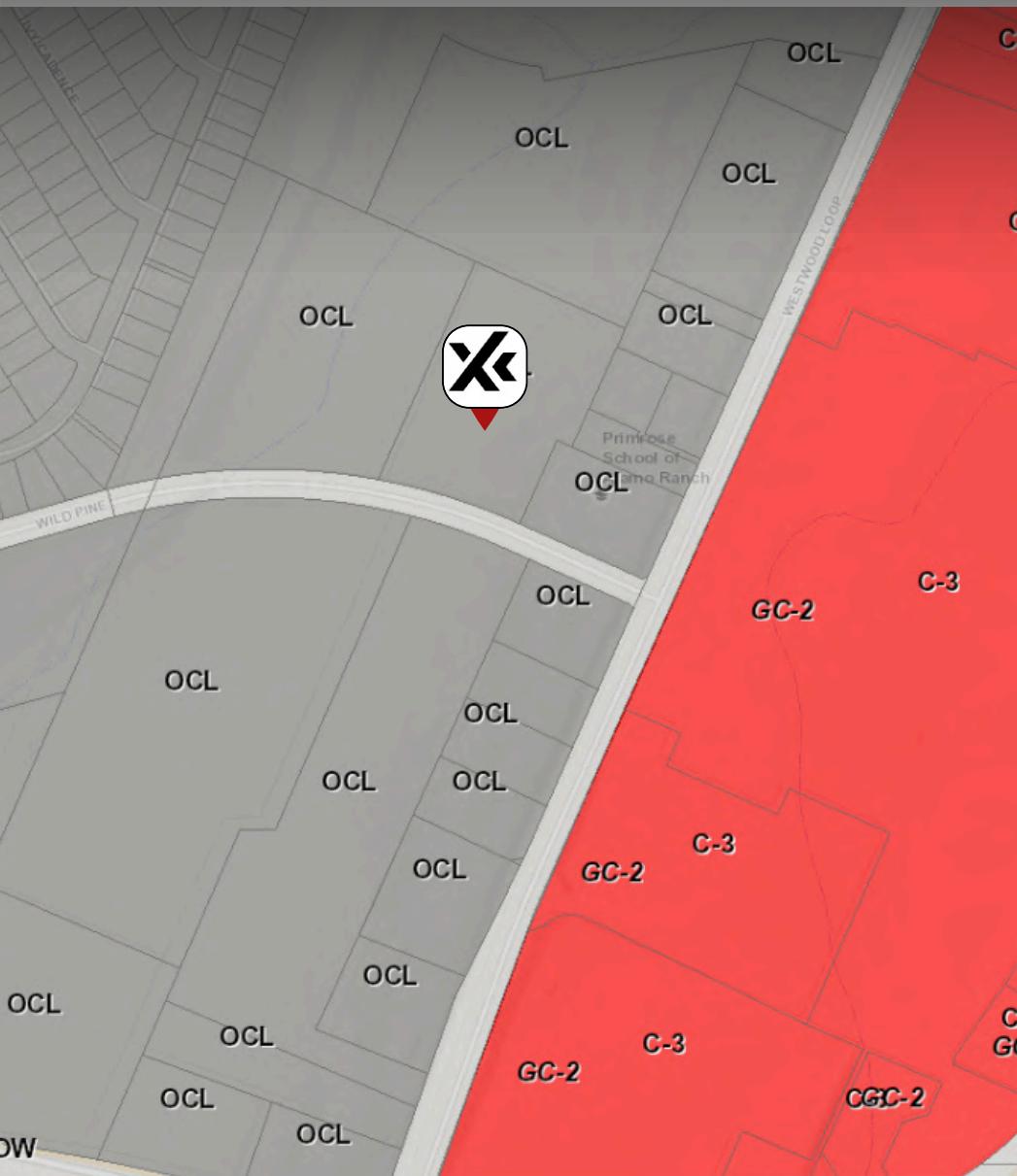
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3,196 SF OFFICE CONDO INVESTMENT SALE | ZONING & DRIVE TIME MAP

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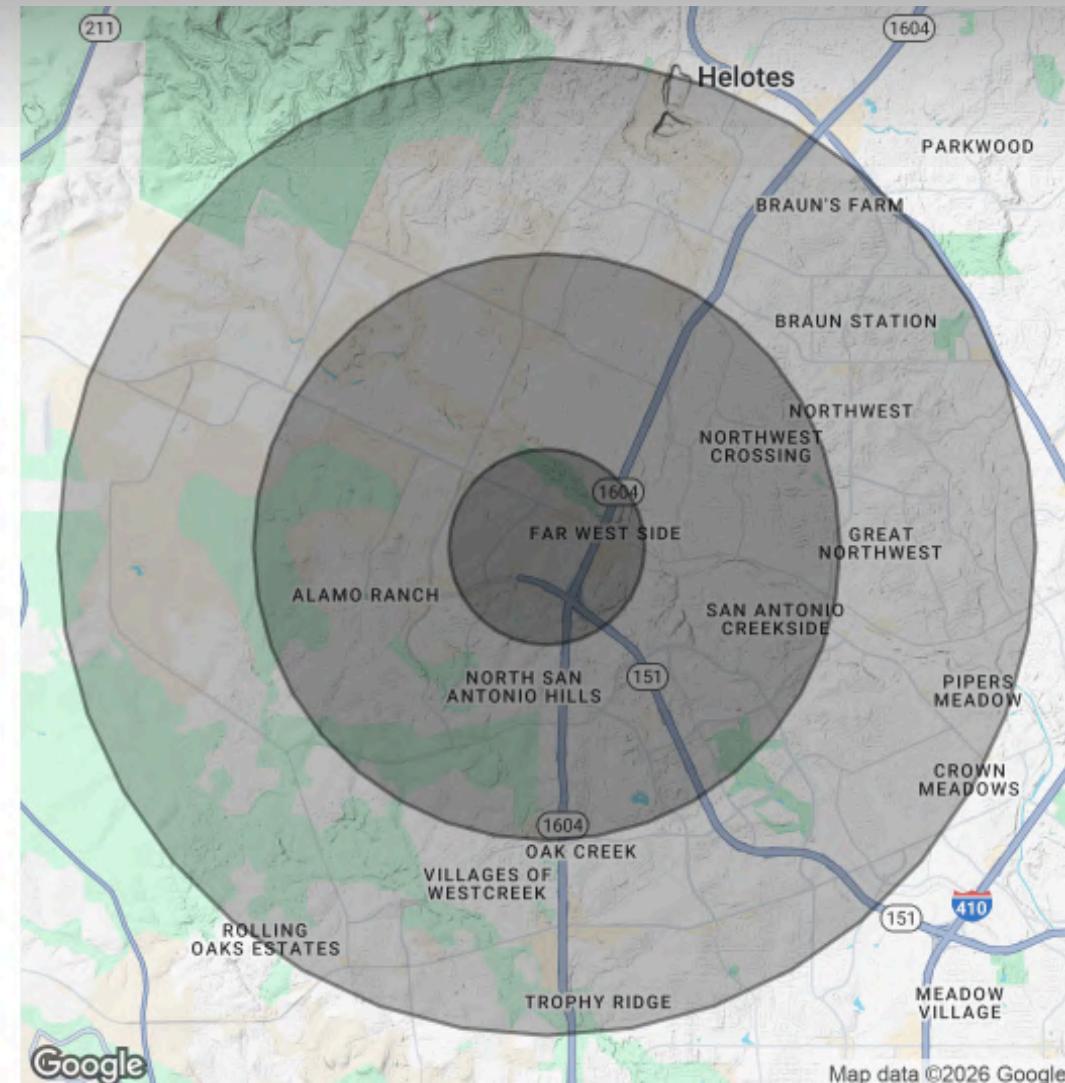
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DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,875	113,392	268,405
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	37	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,427	38,460	92,414
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$119,163	\$122,494	\$116,858
Average House Value	\$346,376	\$311,429	\$308,715

Demographics data derived from AlphaMap



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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.

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.

eXp Commercial, LLC	9010212	tx.broker@expcommercial.com	214-704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Gregory Seth Prescott	481760	seth.prescott@expcommercial.com	210-478-8999
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Registration & Confidentiality Agreement

Property: 11207 WildPine, Unit 101, Antonio, TX 78253 (Office Condo Investment Sale)

This Registration & Confidentiality Agreement (the "Agreement") is an acknowledgment by the undersigned Recipient(s).

1. Purpose. Recipient desires to receive certain non-public information regarding the Property for purposes of evaluating a potential purchase.

2. Purchase Option Disclosure. Recipient acknowledges that the existing tenant lease contains a Tenant Purchase Option and associated Seller requirements.

3. Confidentiality. Recipient agrees to keep all non-public information regarding the Property confidential and not disclose to 3rd parties except to advisors with a need to know.

4. No Tenant Contact. Recipient shall not contact the tenant or its employees.

5. Non-Circumvention. Recipient shall not circumvent broker in any communication.

6. Electronic Signatures. By typing their name below, Recipient agrees such action constitutes a binding electronic signature.

7. Governing Law. Texas law governs this Agreement.

8. No Obligation. This Agreement imposes no obligation on the Property owner or broker.

--- Recipient Information ---

Buyer or Entity Name: _____

Beneficial Owner: _____

Email: _____

Phone: _____

Buyer Broker Representation: Yes No

Signature Blocks (Typed Name or electronic signature)

Broker Name: _____

Buyer Individual: _____ Date: _____

Broker Company: _____

Buyer Entity: _____ Date: _____

Broker Email: _____

Cooperating Broker (if applicable):

Broker Phone: _____

Broker: _____ Date: _____



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and fill out