



2929 Mossrock

OFFICE BUILDING FOR SALE | SAN ANTONIO, TX 78230



caisson real estate

2929 Mossrock

SAN ANTONIO, TX 78230

SUMMARY

2929 Mossrock is an impeccably maintained office building in North Central San Antonio, TX. A large courtyard welcomes tenants and customers into a windowed two story atrium and access to an impressive lobby with staircase and elevator. Recently updated lighting and fixtures highlight hallways and offices filled with natural light.

Location is easy to find right off the Vance Jackson exit on Loop 410 and blocks away from the IH-10 Interchange. Current tenants take advantage of a strong local customer base and features medical practices, law, accounting, and other industries.

INVESTMENT HIGHLIGHTS

Building Size	49,896 sf Building
Land Size	2.135 Acres
Current Occupancy	75%
Tenants	34



Central Sub Market Location

North San Antonio Area Right Off Loop 410 & IH10 Interchange



Strong Value Add Opportunity

Ability to Increase NOI and Push Rent Growth Through Improvements



Well Maintained Building

Recently Upgraded and Renovated Parking, Lobby, and Finishes



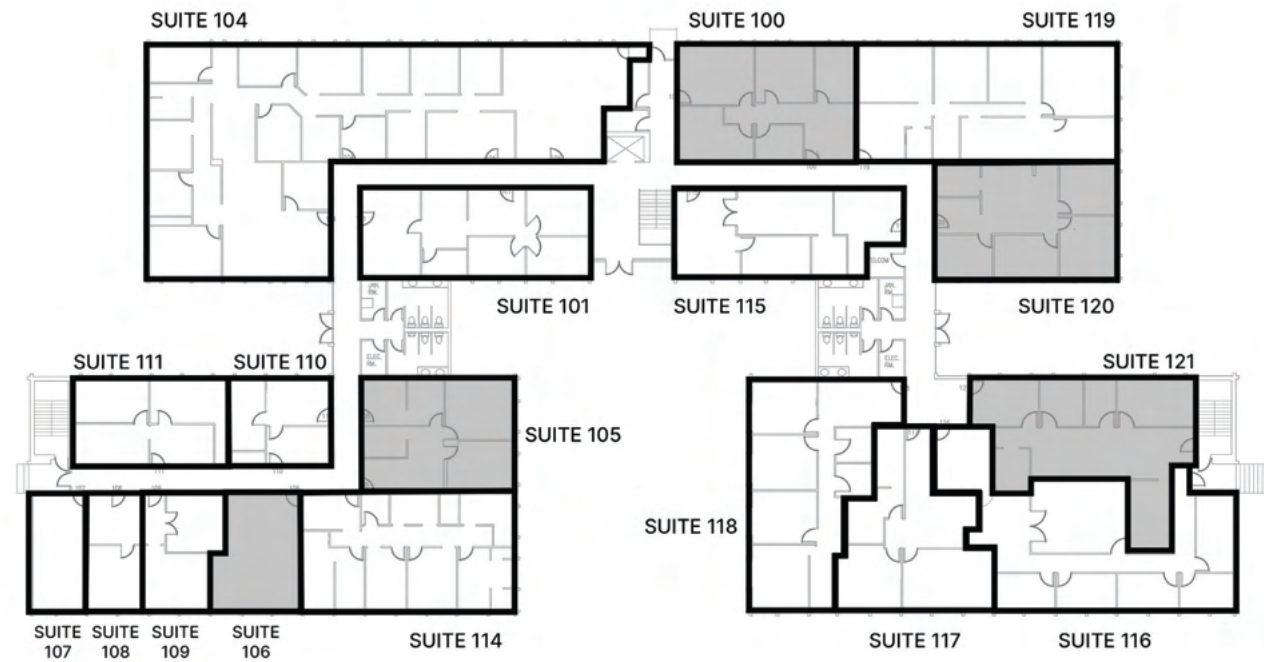
PROPERTY OVERVIEW



BUILDING INFORMATION

Address	2929 Mossrock San Antonio, TX 78230	Security	After Hours Access Cameras Installed
Zoning	O-2		New 8k NVR System
Year Built	1981	HVAC	New Wifi Thermostat 9 - 15 Ton Units 8 - Split Systems Replaced Compressors (2020-2023)
Stories	2		
Restrooms	8	Utilities	Electricity - CPS Energy Gas - CPS Energy Water/Sewer - SAWS Telephone - AT&T Fiber - AT&T, Spectrum, Astound Broadband
Amenities	4 Entrances with Large Open Court Yards and Benches, ADA Ramps, Floor to Ceiling Windows		
Elevators	1		

FIRST FLOOR

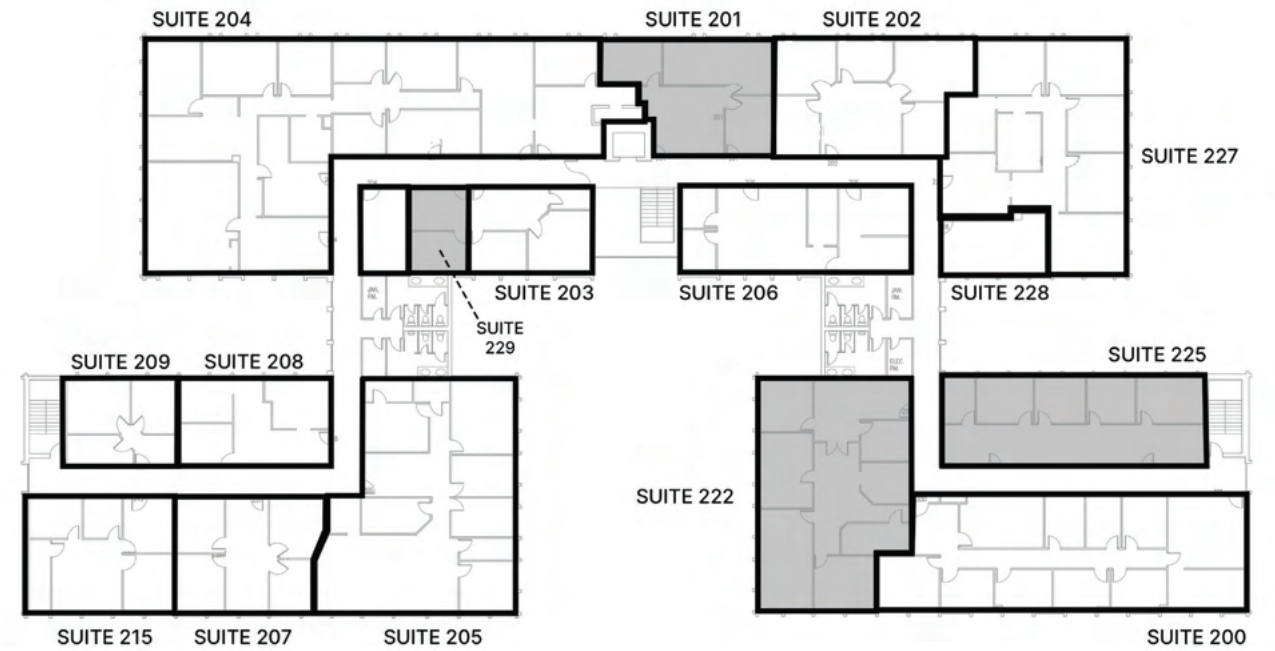


2929 Mossrock
FLOOR ONE

■ VACANT



SECOND FLOOR

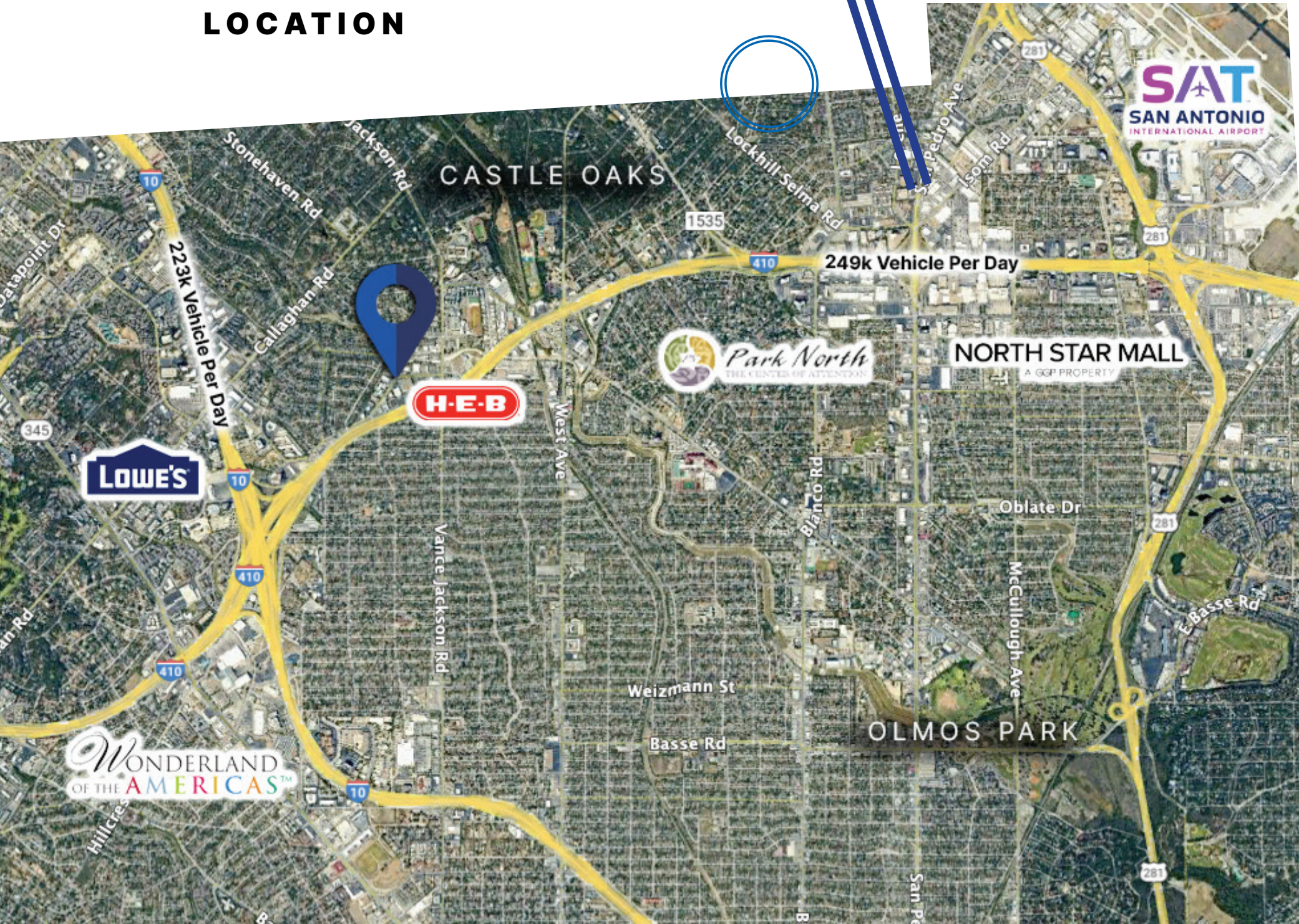


2929 Mossrock
FLOOR TWO

■ VACANT



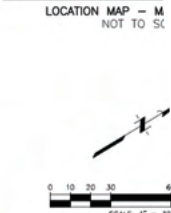
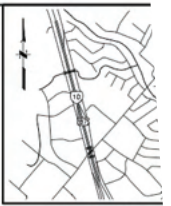
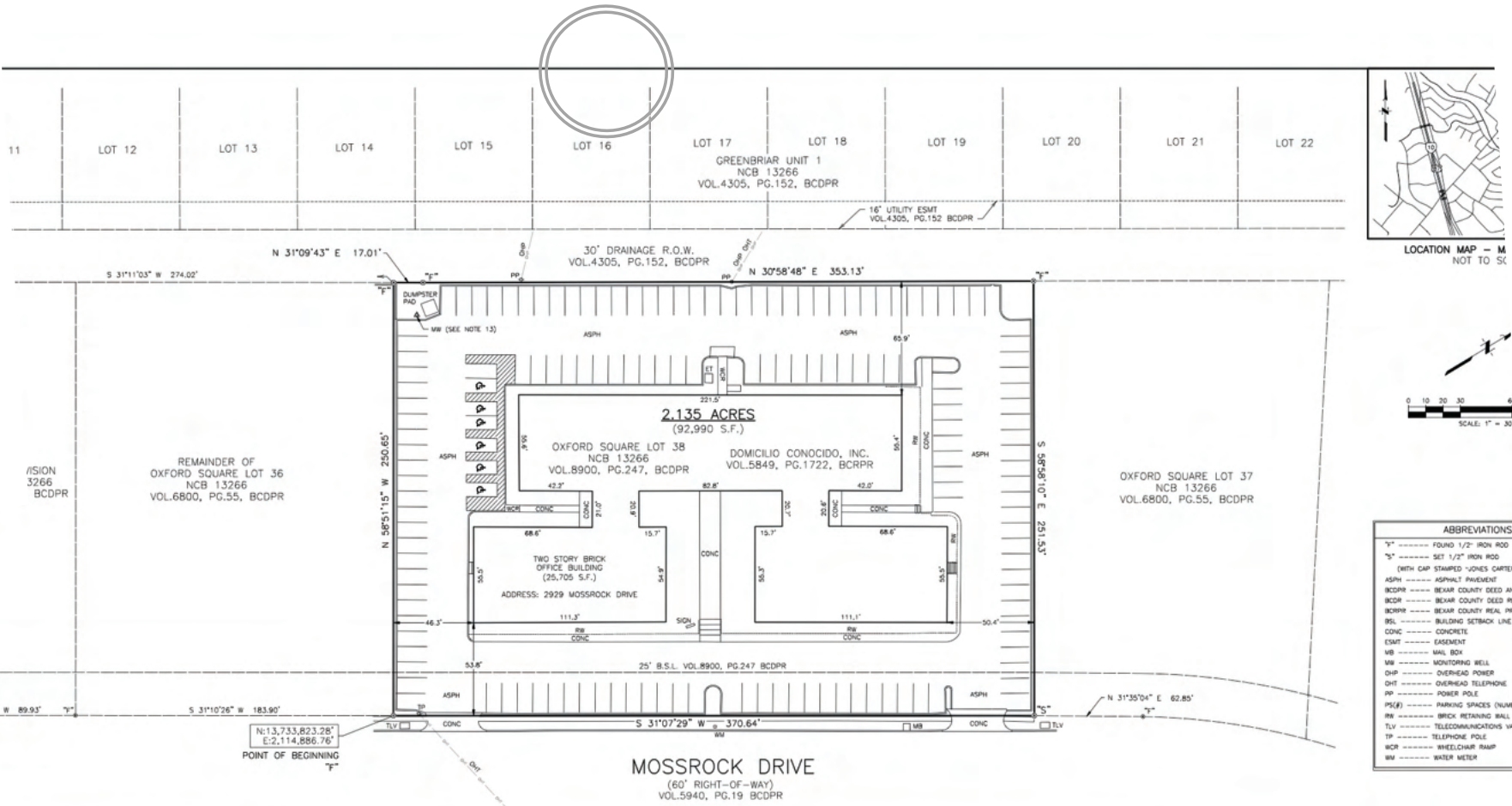
LOCATION



AREA



SURVEY



ABBREVIATIONS

1"	ROUND 1/2" IRON ROD
1/2"	SET 1/2" IRON ROD (WITH CAP STAMPED "JONES CARTER")
ASPH	ASPHALT PAVEMENT
BCDPR	BEAR COUNTY DEED AND PLAT RECORDS
BCRPR	BEAR COUNTY REAL PROPERTY RECORDS
BSL	BUILDING SETBACK LINE
CONC	CONCRETE
ESMT	EASEMENT
MB	MAIL BOX
MM	MONITORING WELL
OAP	OVERHEAD POWER
OHT	OVERHEAD TELEPHONE
PP	POWER POLE
PS(S)	PAVING SPACES (NUMBER)
PR	BRICK RETAINING WALL
TLV	TELECOMMUNICATIONS VAULT
TP	TELEPHONE POLE
WCR	WHEELCHAIR RAMP
WM	WATER METER

PHOTOS



GENERAL NOTES

- This survey was performed utilizing certain title report prepared by Alamo Title Insurance Company, G.F. No. 4003005149 (Issue Date: December 1, 2015, Effective Date: November 18, 2015) pursuant to Section 663.16(b) of the Professional Land Surveying Practices Act (revised August, 2013) and reflects only those easements and encumbrances of record mentioned therein. Jones/Carter performed no additional research of the public records. The surveyed tract may be subject to additional government regulations and restrictions prior to further site development.
- The graphic location of the subject tract superimposed upon the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map, Community Plan No. 48029C024050, effective date September 29, 2010, indicates that the subject tract is located within Zone "X" (un-shaded) which is defined by FEMA as "areas determined to be outside the 1% annual chance floodplain," commonly known as the 500-year floodplain. Zone "X" (un-shaded) is outside of any FEMA established flood hazard zone. This statement does not imply that any portion of the subject tract is totally free of potential flood hazard. Localized flooding can occur due to natural and/or man-made influences. This flood statement shall not create any liability on the part of Jones/Carter or the undersigned.
- All square footage quantities shown on this survey are based upon the mathematical closure of the boundary courses and distances. Said quantities do not indicate the positional accuracy of the boundary monumentation.
- The bearings, distances, areas and coordinates shown hereon are Texas State Coordinate System grid, South Central Zone (NAD83), as determined by Global Positioning System (GPS) with NGS OPUS post processing. The unit of linear measurement is U.S. Survey Feet. To convert grid distances to surface, apply the combined grid to surface scale factor of 1.00010736. Please review the record monuments cited hereon to compare the survey bearings and distances with the record calls.
- Jones/Carter has made no attempt to obtain or show data concerning the existence, size, depth, condition, capacity, or location of any utility or underground facility. For information regarding said utilities or facilities, please contact the appropriate agencies.
- Jones/Carter makes no assessment whether the ramps or other handicap accessible structures shown hereon meet the standards of the Americans with Disabilities Act (ADA). An expert consultant should address such matters.
- There are 147 regular parking spaces and 6 handicap spaces (153 total parking spaces) located within this tract.
- No survey does not reflect lease interests.
- Building square footage amounts shown hereon are based on exterior "foot print" dimensions.
- The word "certify" is understood to be an expression of professional judgment by the surveyor, which is based on his best knowledge, information and belief. As such, it constitutes neither a guarantee nor a warranty, expressed or implied.
- Jones/Carter recommends the Metes & Bounds description shown hereon be attached to any legal instrument referencing the subject real property.
- The tract is situated within Zone "OZ" (high-rise office) per the City of San Antonio Zoning Commission Web Site and is therefore subject to the provisions stipulated by the City of San Antonio Unified Development Code (U.D.C.) for said zone. This survey does not reflect zoning restrictions.
- There is a monitoring well located near the western-most corner of the subject tract. Its purpose is unknown.

METES AND BOUNDS DESCRIPTION OF A 2.135 ACRE TRACT OF LAND

A Metes and Bounds description of a 2.135 acre (92,990 square feet) tract of land situated in New City Block 13266, City of San Antonio, Bexar County, Texas; being all of Lot 38, Oxford Square Subdivision, replat of which is recorded in Volume 8900, Page 247 of the Bexar County Deed and Plat Records; and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found situated in the northerly right-of-way line of Mossrock Drive (80 feet wide - Volume 5940, Page 16, Bexar County Deed and Plat Records) marking the southern-most corner of said Lot 38 and the eastern-most corner of the remainder of Lot 38, Oxford Square Subdivision, replat of which is recorded in Volume 8900, Page 55 of the Bexar County Deed and Plat Records; having Texas State Plane Grid Coordinates: North 13,733,823.28 feet; East 2,114,886.76 feet;

THENCE, North 58°51'15" West, 250.85 feet (called North 58°35'48" West, 250.87 feet) along the northerly boundary of said Lot 38; remainder to a 1/2-inch iron rod found situated in the southeasterly boundary of a 30 feet wide drainage right-of-way created by the plat of Greenbriar Unit 1 recorded in Volume 4305, Page 152 of the Bexar County Deed and Plat Records;

THENCE, along the southeasterly line of said drainage right-of-way the following two(2) courses and distances:

- North 31°09'43" East, 17.01 feet (called North 31°24'12" East, 16.89 feet) to a 1/2-inch iron rod found at an angle point;
- North 30°58'48" East, 353.13 feet (called North 31°17'13" East, 353.31 feet) to a 1/2-inch iron rod found marking the western-most corner of Lot 37, Oxford Square Subdivision, replat of which is recorded in Volume 8900, Page 55 of the Bexar County Deed and Plat Records;

THENCE, South 68°58'10" East, 251.53 feet (called South 68°42'47" East, 251.57 feet) along the southeasterly boundary of said Lot 37 to a 1/2-inch iron rod (with cap stamped "JONES CARTER") set for corner in the aforesaid northerly right-of-way line of Mossrock Drive, marking the southern-most corner of said Lot 37;

THENCE, South 31°07'29" West, 370.64 feet (called South 31°24'12" West, 370.70 feet) along said northerly right-of-way line of Mossrock Drive to the **POINT OF BEGINNING**, covering 2.135 acres of land in Bexar County, Texas as shown on drawing filed under Job No. 50891-0001 in the office of Jones/Carter, Inc., San Antonio, Bexar County, Texas.

SURVEYOR'S CERTIFICATE

SUBJECT TO THE GENERAL NOTES SHOWN HEREON:

We, Jones/Carter, Inc., acting by and through Michael A. Romans, R.P.L.S., hereby certify that the drawing shown hereon is a true and correct representation of a Category 1A, Condition 2 Land Title Survey made on the ground, under supervision of the tract or parcel of land depicted hereon. This survey substantially complies with the current Texas Society of Professional Surveyors minimum standards and specifications defined by the Manual of Practice for Land Surveying in the State of Texas (Eleventh Edition, 2006).

Surveyed: December 7, 2015
 Jones/Carter, Inc.
 Michael A. Romans
 Registered Professional Land Surveyor No. 4657
 Signature Date:

ALTA/ACSM LAND TITLE SURVEY
OF
LOT 38
OXFORD SQUARE SUBDIVISION
BEING
2.135 ACRES
OUT OF N.C.B. 13266
CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

JC JONES CARTER
 Texas Board of Professional Land Surveying Registration No. 100
 Texas Board of Professional Engineers Registration No. F-439
 1200 Central Parkway North, Suite 100 • San Antonio, Texas 78232 • 210.494.5511
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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.

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.

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.

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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
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Adam Lippstone	751039	adam@caissonre.com	210-552-4071
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date