

**CANO & CO.**

COMMERCIAL  
REAL ESTATE

**FOR SALE**

*Former  
Charter School Campus*

1826 Basse Road,  
San Antonio, TX 78213  
Recently Renovated Buildings

Lot Size: **10.64 Acres**

Zoning: **MF-33, R-4, C-2**





# Offering Summary

Cano and Company Commercial Real Estate is please to present the opportunity to acquire fee simple ownership of a former charter school campus located at 1826 Basse Road, San Antonio, TX 78213

The property consists of several renovated build-ings situated on 10.64 acres of land. The buildings total approximately 86,062 square feet across multiple buildings

# Highlights

10.64 acres of land. Ample space to adapt the property to multi-family or other uses.

Main building was constructed around 1984 and consists of approximately 22,774 square feet over four floors. It is built of cast-in-place concrete.

Former chapel building has been converted to be used a cafeteria style space. This building totals approximately 10,914 square feet and retains many of the characteristics that would easily allow for a conversion back to religious use.

Classroom buildings were recently renovated. The northern portion has a 6,955 square foot gym, commercial kitchen, and several offices. The southern portion houses fifteen (15) classrooms (10 downstairs, 5 upstairs) and several small offices.

Six (6) portable buildings were significantly renovated in 2023. Each portable building contains two (2) classrooms. One of the portable buildings serves a boys and girls restroom building. One (1) additional portable building was installed on the site in 2024. It has two restrooms and four offices, along with a conference room in the center.



A wooden playground structure was installed in the classroom building courtyard in the fall of 2022.



Two permanent playgrounds, a covered arti-ficial turf area, and a basketball court were installed in the summer of 2023.

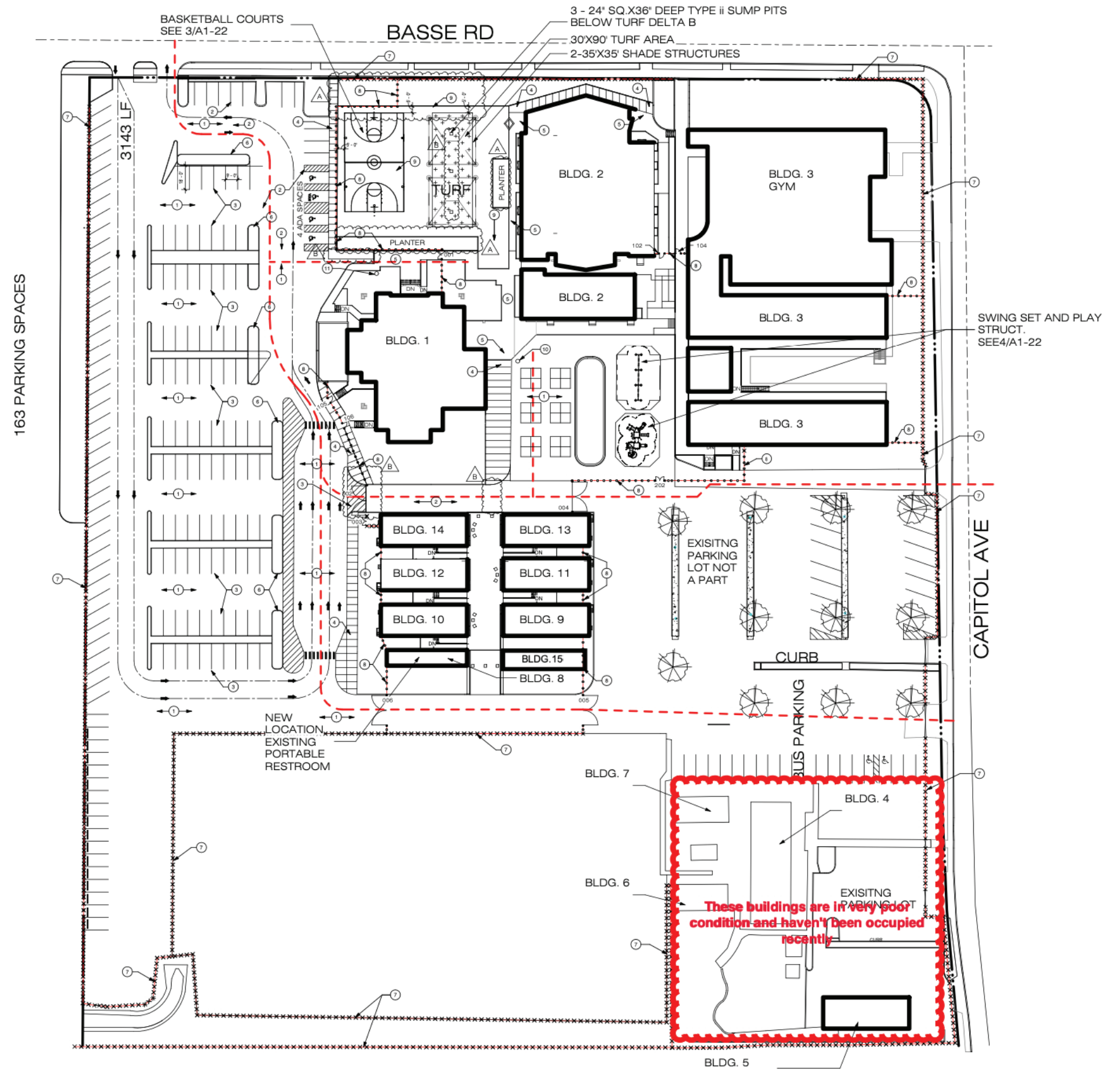


The western parking lot, adjacent to Basse Rd., was completely reconstructed in 2023. There are multiple other paved parking areas. Park-ing is available for over 200 cars.



Full sized soccer/football field is located on the southern portion of the property.

# Site Plan











# 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:"
- 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."



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_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials!		Date!	