

1350 S.W. Loop 410
San Antonio, Texas 78227

I have a 28,000 square foot building which until recently was a Church. This building is perfectly placed for a retail business or as a headquarters for a non-profit facility for the many social organizations in the City of San Antonio. It was formally an HEB grocery store. HEB built it and operated there for about 20 years before moving across the 410 Expressway to a 100,000 square foot super store.

The Property sits on 3 tracts of land totaling 4.5 Acres. The recently re-paved parking lot provides parking for 320 cars. The building itself is a very attractive all brick structure that has been well cared for by the church over the 20+ years that the church occupied it. I expect the roof may need some repairs. I know of no serious leaks, but no major repairs have been done in recent years, so there are probably some inspections in order.

The current set-up in the Church itself calls for the sanctuary to hold 650 people and the additional meeting room holds another 250. The Church added 3 new spacious restrooms at the time of the remodeling and conversion from retail space to the present Church facility.

There are 3 entrances to the interior of the building. The main entrance is a double door set up into a large entry hall that is attractively furnished and filled with flags, pictures and documents showing the history of the Church itself and pictures of the Church leaders. Two side entrances are additional entry ways to enter the building. There is a large loading dock in the rear of the building and an empty storage space that was formally the storeroom for the retail store.

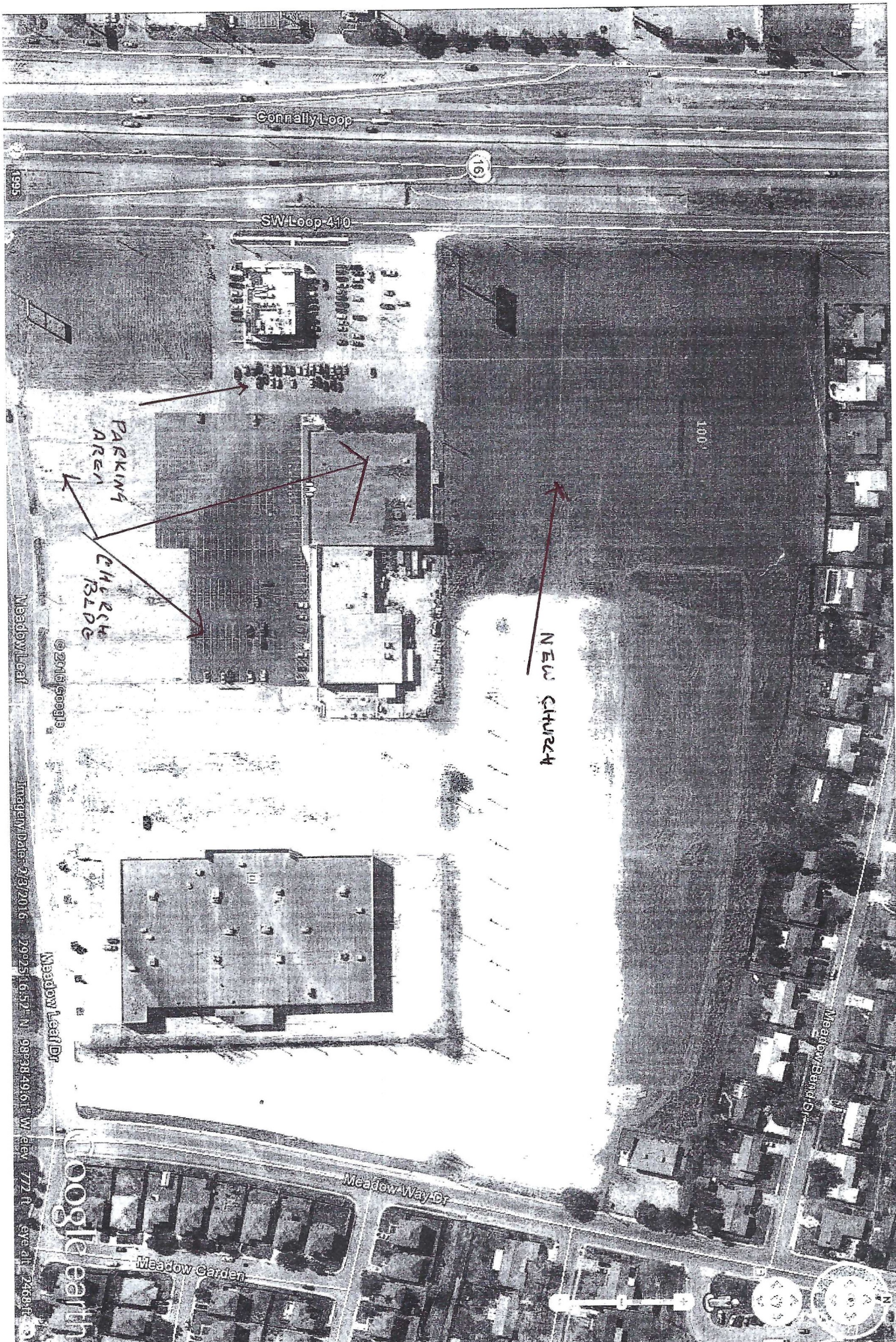
The location of this property is the real value of the property. It is located on a very busy freeway (410 West), and is only several hundred feet south of a heavily trafficked east-west thoroughfare (Marbach Road). This property sits halfway between the Highway 90 Expressway and the 151 Expressway, which runs to Sea World and way to the West. This area is the fastest growing area in San Antonio.

The Subject Property is accessible to all these major thoroughfares. You can enter the Church property off Loop 410 from the south (Highway 90) and the north (Highway 151), from the east (Marbach Road), and from the west (Marbach Road all the way out west to Sea World and beyond. The Loop 410 S.W. Expressway is undergoing massive expansion from Highway 90 to the north, well past Highway 151. In my talks with people at TxDot, I was told these improvements are needed to handle the heavy increased load of traffic that is rapidly moving past the 120,000 vehicle per day traffic count. This traffic passes the Subjects site every day and will increase every year.

My client is asking 6 million dollars for the land and Building. My client is now situated in its new Church building on the Property adjoining this property to the north. For additional information or for a showing of the property, please contact me at cell: (210) 789-3952, fax: (210) 492-3928, or e-mail: Bobshultz@SBCglobal.net and I will be happy to show it.

Sincerely,

Bob Shultz



Connally Loop

161

SW Loop 410

1995

PARKING AREA

CHURCH BLDG

NEW CHURCH

100'

Meadow Leaf Dr

© 2016 Google

Image Date: 7/3/2016

29°25'16.52" N 99°38'49.61" W

772 ft eye alt 2469 ft

Meadow Leaf Dr

Meadow Way Dr

Meadow Bend Dr

Meadow Garden

Google Earth



THE DOOR
CHRISTIAN FELLOWSHIP

NO PARKING
EXCEPT FOR
EMERGENCY
VEHICLES
ONLY