



For Sale

# 16767 HUEBNER BUILDING

**3,323 SF FORMER BANK BRANCH | PRIME HUEBNER ROAD LOCATION**

16767 Huebner Rd, San Antonio, TX 78248

**PRICE: CALL FOR PRICING**

# 16767 HUEBNER BUILDING

## Property Overview

### PROPERTY HIGHLIGHTS

Discover a 3,323 SF retail/office property ideally situated along Huebner Road, just minutes from Loop 1604. Formerly occupied by Broadway Bank, the building features a highly adaptable layout with an open retail area, multiple private offices, an existing vault, breakroom, two restrooms, and a three-lane covered drive-thru.

Boasting strong visibility and exposure to approximately 16,878 vehicles per day, this well-positioned asset presents an exceptional opportunity for retail, financial, medical, or professional service users seeking a high-traffic location.

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## SALE PRICE CALL FOR PRICING

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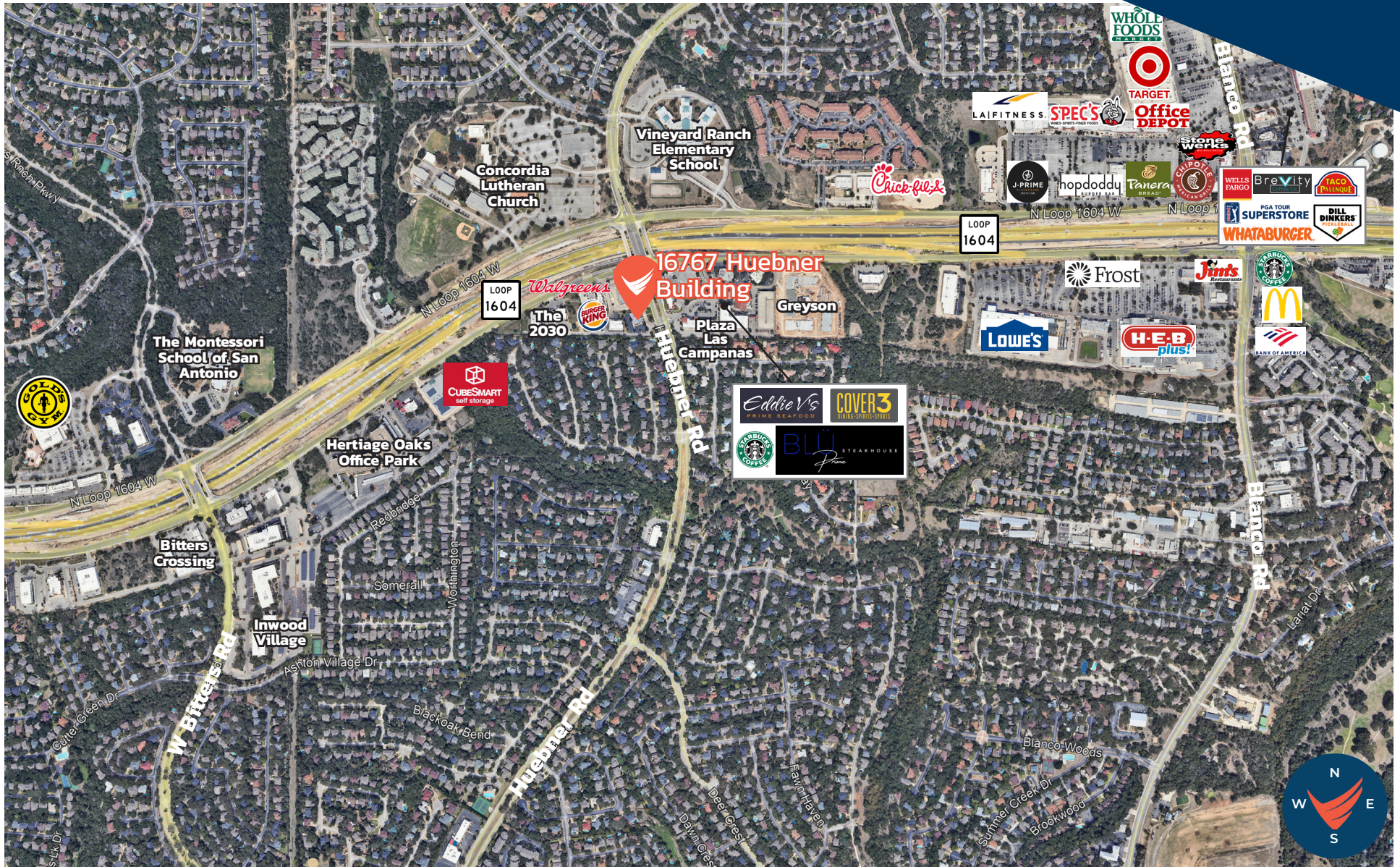
### PROPERTY OVERVIEW

Property Name:	16767 Huebner Building
Property Address:	16767 Huebner Rd, San Antonio, TX 78248
Property Type:	Office/Retail
Submarket:	North
Building Size:	3,323 SF
Land Size:	0.9797 acres
Parking:	23 spaces
Vehicles Per Day:	16,878 VPD on Huebner Rd
Year Built:	2011
Zoning:	C-2, ERZD



# 16767 HUEBNER BUILDING

## Location Aerial



# 16767 HUEBNER BUILDING

## Site Map



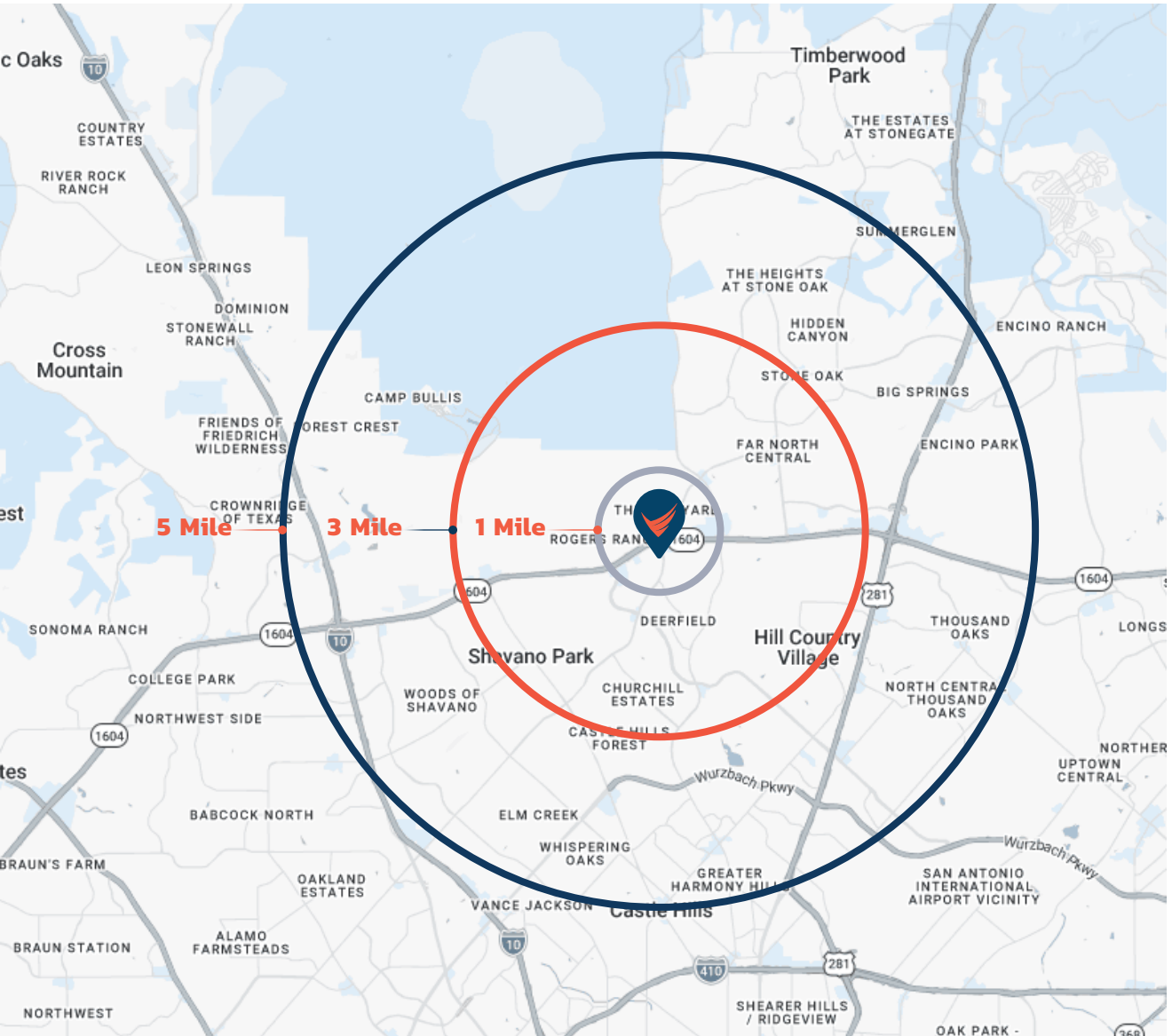
**BUILDING SIZE:** 3,323 SF

**LAND:** 0.9797 AC



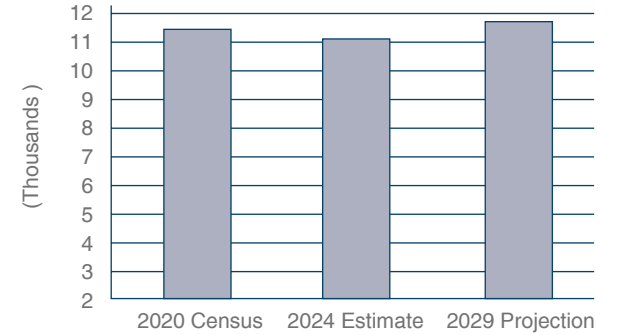
# 16767 HUEBNER BUILDING

## Radius Map

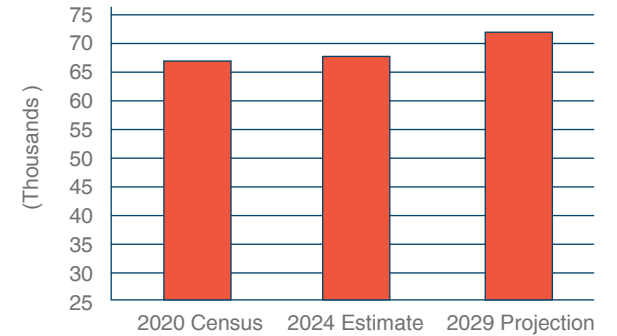


### POPULATION GROWTH

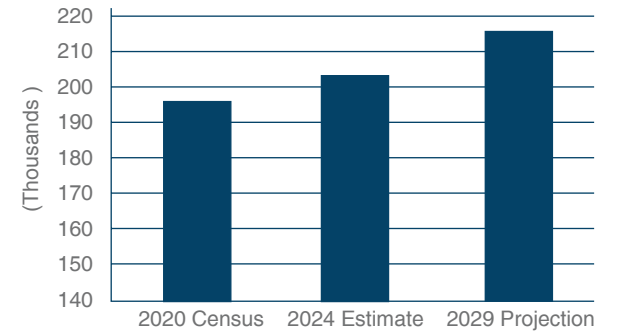
#### 1 Mile



#### 3 Mile



#### 5 Mile



# 16767 HUEBNER BUILDING

## Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
<b>Population</b>			
2029 Projected Population	11,613	70,290	214,249
2024 Estimated Population	11,039	66,353	201,029
2020 Census Population	11,551	66,809	195,565
Growth 2024-2029	5.20%	5.93%	6.58%
2024 Estimated Median Age	42.40	40.70	38.10
2024 Estimated Average Age	40.70	40.70	39.10
<b>Households</b>			
2029 Projected Households	4,486	28,642	91,217
2024 Estimated Households	4,258	26,974	85,419
2020 Census Households	4,459	27,037	82,862
Growth 2024-2029	5.35%	6.18%	6.79%
<b>Radius</b>			
2024 Average Household Income	\$161,993	\$132,331	\$109,864
2024 Median Household Income	\$135,487	\$107,066	\$81,543
< \$25,000	97	2,004	9,701
\$25,000 - \$50,000	513	4,083	16,582
\$50,000 - \$75,000	342	3,406	13,909
\$75,000 - \$100,000	632	3,002	9,621
\$100,000 - \$125,000	403	3,508	9,697
\$125,000 - \$150,000	340	2,406	6,192
\$150,000 - \$200,000	723	3,422	8,416
\$ 200,000+	1,209	5,142	11,302
<b>Housing</b>			
2024 Median Home Value	\$427,409	\$383,047	\$343,301
2024 Average Household Size	2.50	2.40	2.30
2024 Occupied Housing	4,257	26,974	85,419
Owner Occupied	3,100 72.82%	16,470 61.06%	43,732 51.20%
Renter Occupied	1,157 27.18%	10,504 38.94%	41,687 48.80%



# 16767 HUEBNER BUILDING

## Description Overview

<b>LOCATION:</b>	16767 Huebner Rd, San Antonio, TX 78248
<b>PROPERTY ID:</b>	18908-002-0110
<b>NET RENTABLE AREA:</b>	3,323 SF
<b>LAND SIZE:</b>	0.9797 AC
<b>YEAR BUILT:</b>	2011
<b>PARKING RATIO:</b>	6.9 : 1,000 SF
<b>ZONING:</b>	C-2, ERZD
<b>CONSTRUCTION:</b>	Stone
<b>ROOF:</b>	Pitched Metal
<b>SIGNAGE:</b>	Pylon Signage





# 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.

<b>Valcor Properties, LLC</b>	<b>602931</b>		<b>210.824.4242</b>
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>Jonathan Collins</b>	<b>552564</b>	<b>jonathan@valcorcre.com</b>	<b>210.824.4242</b>
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Licensed Supervisor of Sales Agent / Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>Chris Ewald</b>	<b>681778</b>	<b>chris@valcorcre.com</b>	<b>210.824.4242</b>
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<b>Gary Stephens</b>	<b>613303</b>	<b>gary@valcorcre.com</b>	<b>210.824.4242</b>
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<hr/>	<hr/>	<hr/>	<hr/>
<i>Buyer / Tenant / Seller / Landlord Initials</i>	<i>Date</i>		

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**