



COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting

DRONE FOOTAGE

<https://youtu.be/U8TtGYdVZas>



360° PANORAMIC VIEW

<https://kuula.co/post/hyW0C>

INTERIOR RECEPTION FOOTAGE

<https://youtu.be/CKfU7mQh8GI>



Gilles Ghez
210.872.4382
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Kim Ghez
210.867.0004
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CLASS A OFFICE BUILDING DESIGNED FOR THE MODERN EXECUTIVE USER

12940 Country Pkwy | San Antonio, TX 78216





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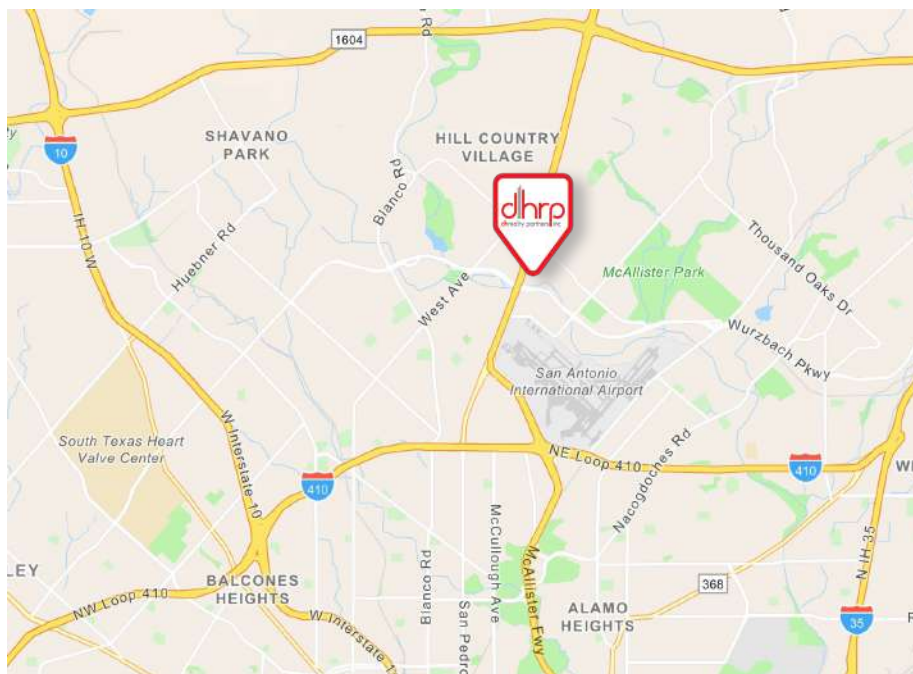
FOR SALE

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HIGHLIGHTS

- **16,710 SF single-story office** in prime NC San Antonio with US-281 access
- **New 2025 roof** with 10-year warranty and several newer HVAC units
- **Single-owner building** with outstanding long-term maintenance
- Landscaped grounds with **mature oaks** and a **private nature trail**
- Approximately **24 private offices** plus 4 executive suites
- Large **conference room**, kitchen, three coffee bars, and generous storage
- **Secure gated parking** area plus additional surface parking and monument sign
- Excellent access to major highways and **three miles from the airport**
- **Flexible floor plan** divisible into three separate suites

DESCRIPTION

The Vickrey Building offers 16,710 square feet of high-quality, single-story office space in a prime North Central San Antonio location with strong visibility along the US-281 access road. This single-owner property has been meticulously maintained and recently upgraded with a new 2025 roof and multiple replaced HVAC units, supporting long-term reliability for an owner-user or corporate headquarters. The interior includes a welcoming reception area, approximately 24 private offices, premium executive suites, a large conference room, a full kitchen, and multiple breakout and support spaces. Mature oak trees, landscaped grounds, and a private nature trail create an appealing work environment, while secured gated parking, monument signage, and excellent access to major corridors—including US-281, Loop 410, Loop 1604, and Wurzbach Parkway—enhance daily operations and connectivity. The flexible floor plan can also be demised into up to three suites for multi-tenant use.

BUILDING SIZE

±16,710 SF

FLOOD PLAIN

See map

PARKING

Up to 77 spaces

LAND SIZE

±1.416 AC

ZONING

C-3R, City of San Antonio

SALE PRICE

Contact Brokers

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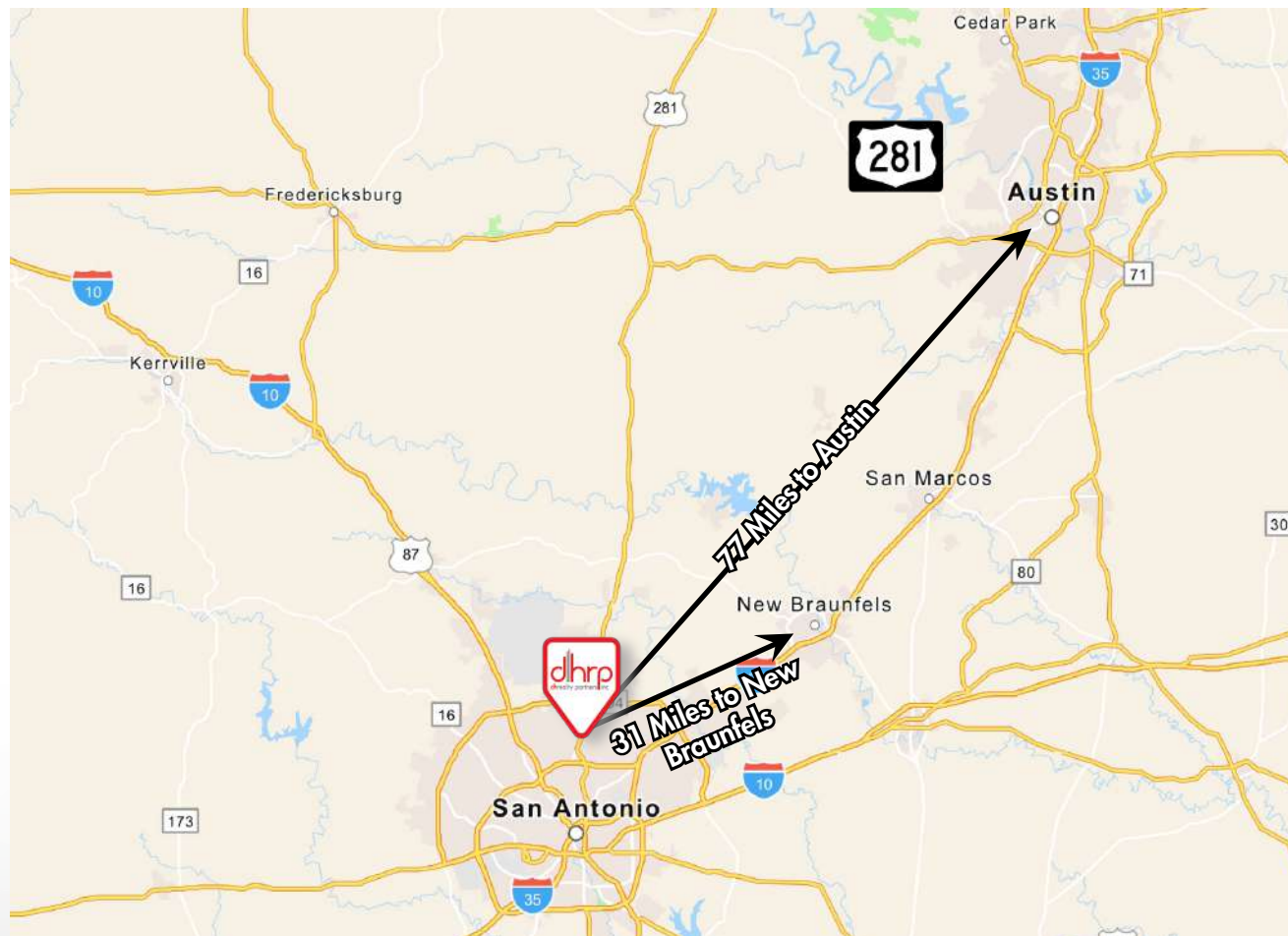
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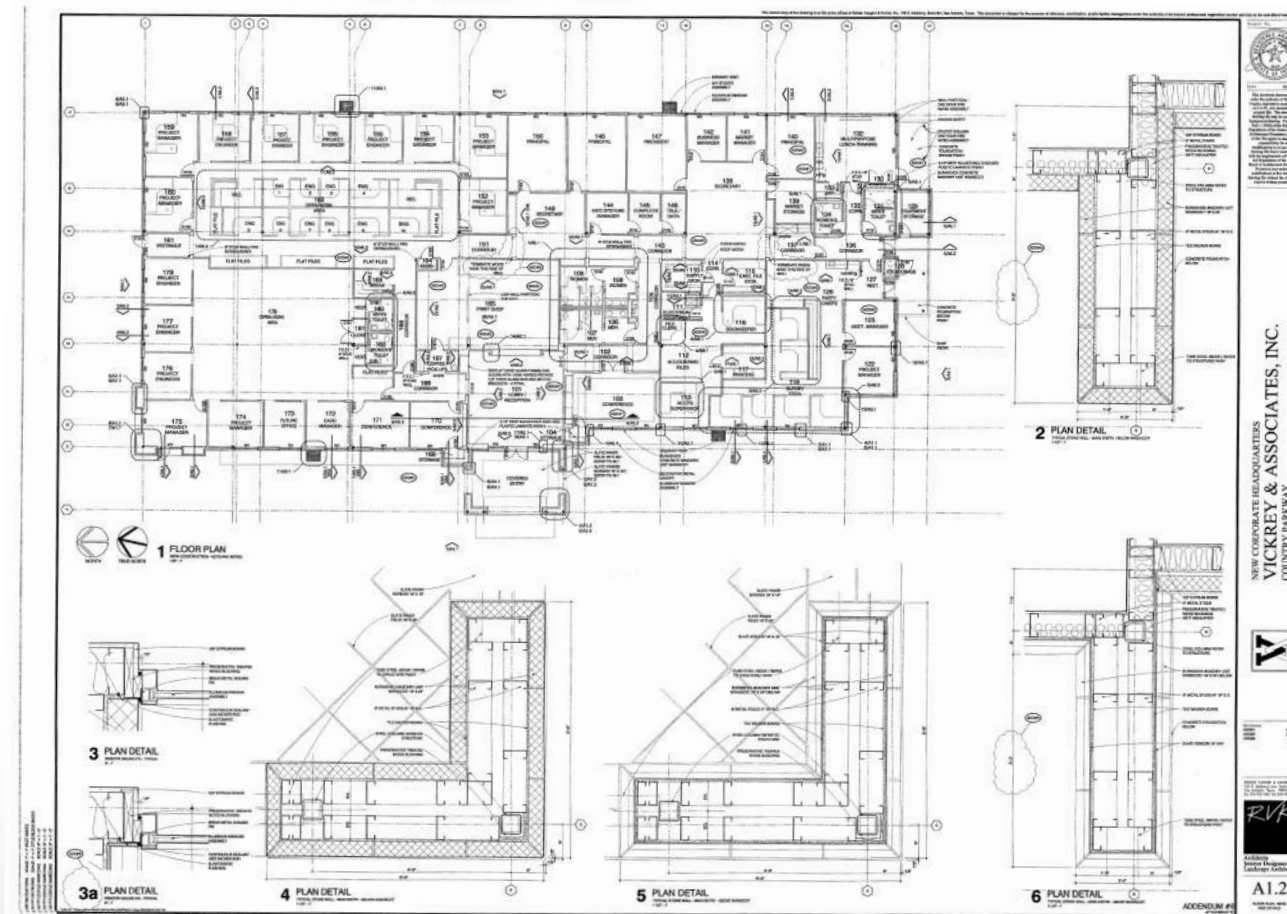
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FLOOR PLAN



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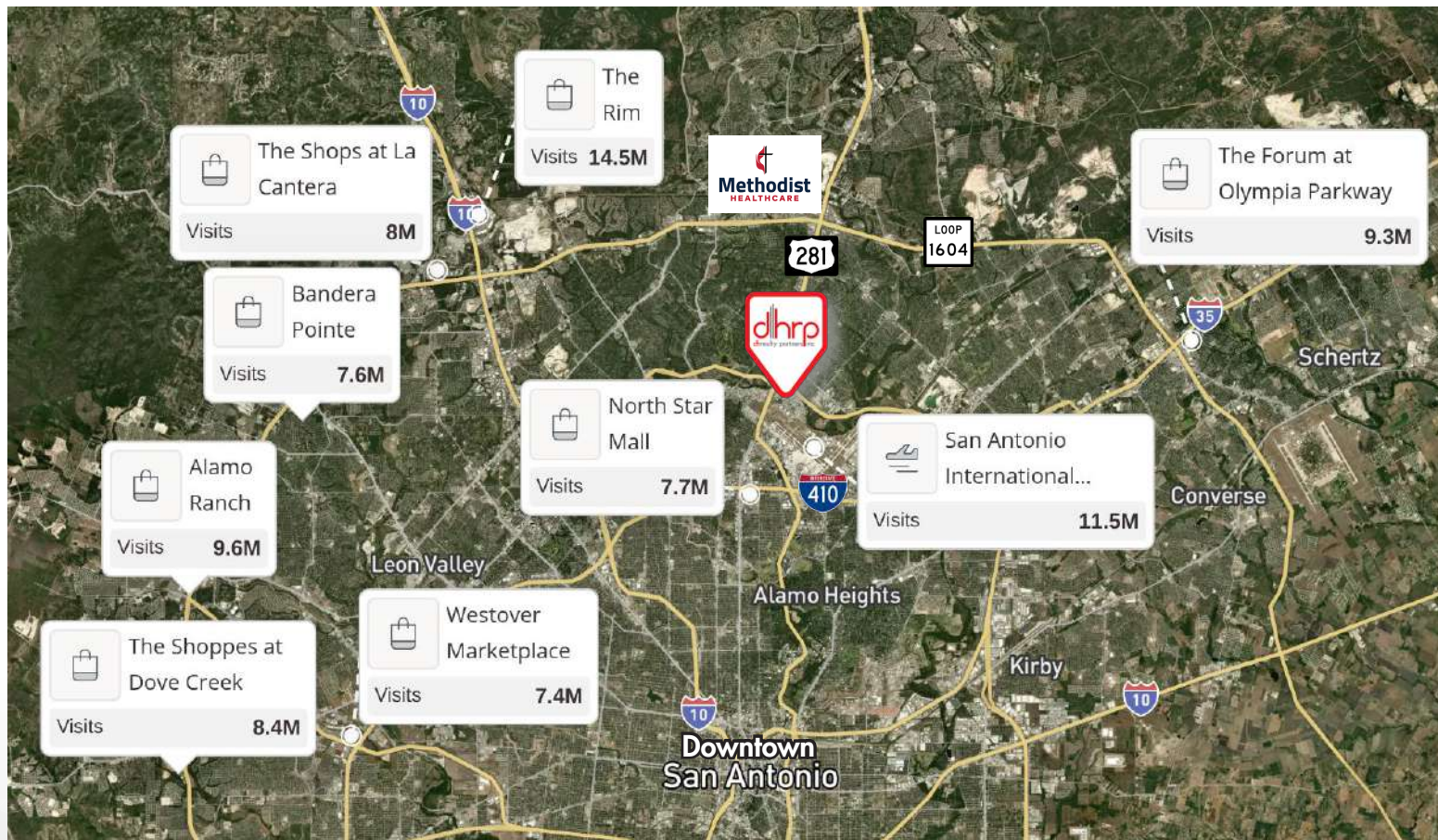
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TOP NEARBY DESTINATIONS



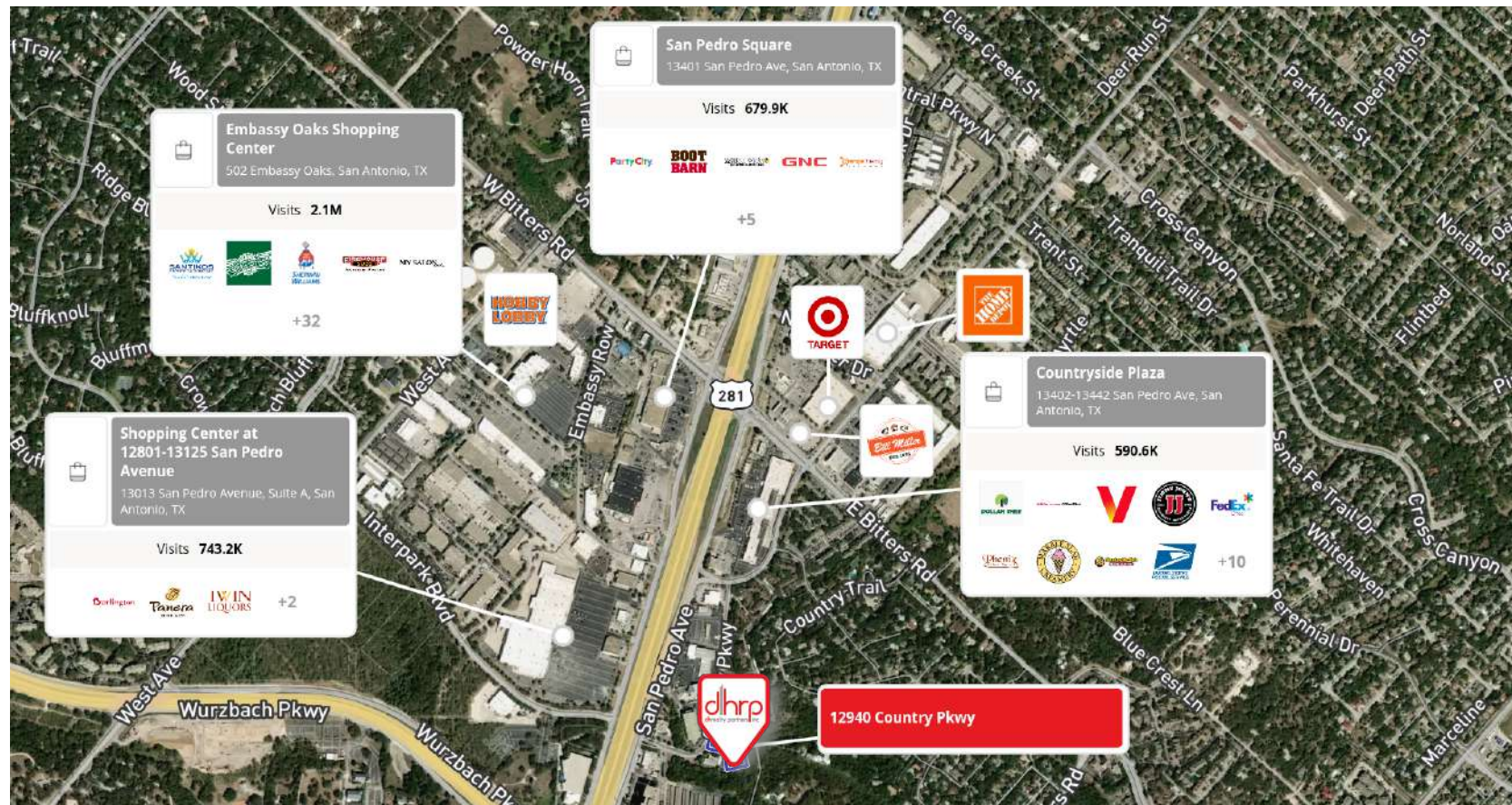
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NEARBY POINTS OF INTERESTS



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FLOOD MAP



Flood Zones: X500 or B Zone A Zone V Zone D Zone Floodway CBRA

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DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Overview			
Population	6,712	82,444	265,961
Pop density (per sq mile)	4,103	3,170	3,279
Area (sq mi) - based on Census Block Groups	1.64	26.01	81.12
Households			
Households	3,060	36,146	112,773
Family Households	1,537 (50.2%) 7	20,638 (57.1%) 88	66,231 (58.7%) 90
Non-Family Households	1,523 (49.8%) 143	15,508 (42.9%) 123	46,542 (41.3%) 118
Persons per Household	2.19 8	2.28 86	2.36 89
Age			
Median Age	30.92 8	36.09 96	37 98
Household Income			
Household Average Income	\$66,889.77 69	\$83,422.33 86	\$95,123.76 98

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HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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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.

DH Realty Partners, Inc. 147342 www.dhrp.us (210)222-2424

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	311372	danielbriggs@dhrp.us	(210)222-2424
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Licensed Broker of Firm	License No.	Email	Phone
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Michael D. Hoover	391636	hoover@dhrp.us	(210)222-2424
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Brenda Kim Ghez	806664	kghez@dhrp.us	(210)222-2424
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Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov



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:
 - 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.

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Daniel Briggs	311372	danielbriggs@dhrp.us	(210)222-2424
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Designated Broker of Firm	License No.	Email	Phone
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Gilles Ghez	438094	gghez@dhrp.us	(210)222-2424
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Sales Agent/Associate's Name	License No.	Email	Phone
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