

# BUENA VISTA BUILDING

2508 BUENA VISTA STREET, SAN ANTONIO, TX 78207



## BUILDING FOR SALE

### KELLER WILLIAMS CITY VIEW

15510 Vance Jackson Rd  
San Antonio, TX 78207

### PRESENTED BY:

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Each Office Independently Owned and Operated

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

# PROPERTY SUMMARY

2508 BUENA VISTA STREET



## Property Summary

Price:	<b>CALL BROKER FOR PRICING</b>
Building SF:	4,420
Price / SF:	\$192 PSF
Rentable SF:	0
Lot Size:	0.27
Lot Size:	0.27 Acres
Occupancy:	Single
Occupancy:	76
Building Class:	Metal
Building Class:	B
Year Built:	2001
Parking:	9
Parking Ratio:	2.31/1000

## Property Overview

Metal building with multiple uses with street access along the frontage and alley way access to the rear of the building. Potential parking to the rear of the building. Usable electric pole sign along Buena Vista Street.

## Location Overview

Centrally located to the near west side of downtown San Antonio. Near bus stop and signalized corner. Neighbors include national bank and primary care provider, local dental office chain, numerous credit tenant food providers.

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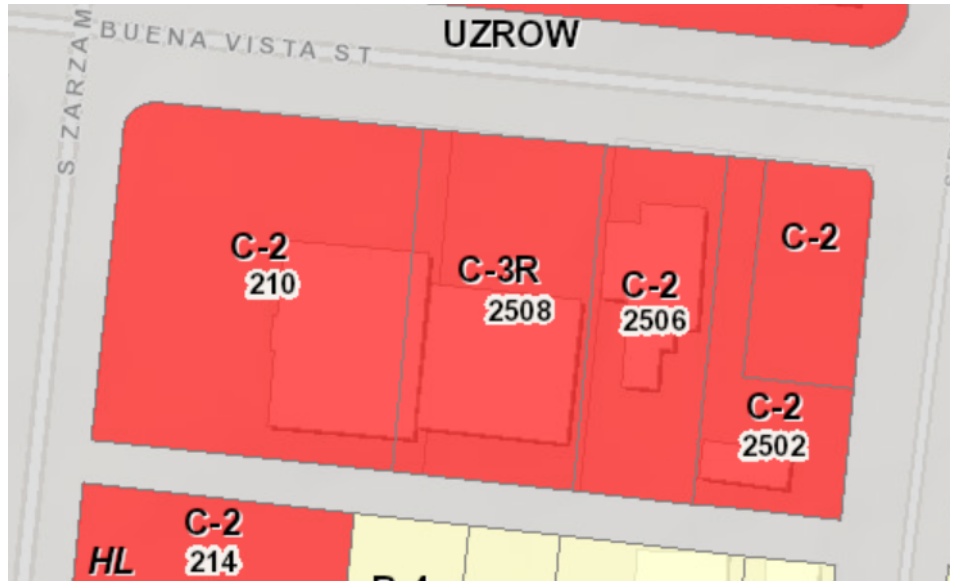
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# PROPERTY PHOTOS

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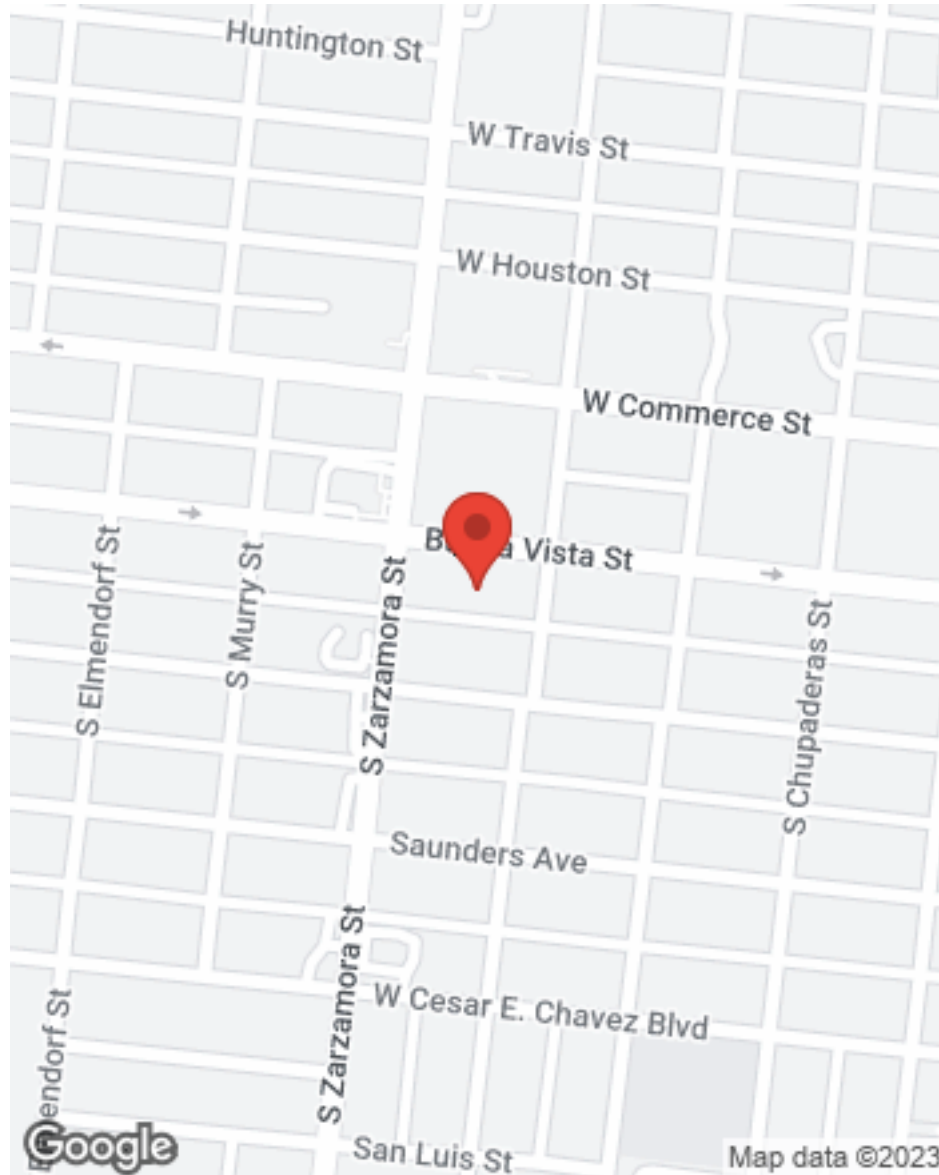
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# LOCATION MAPS

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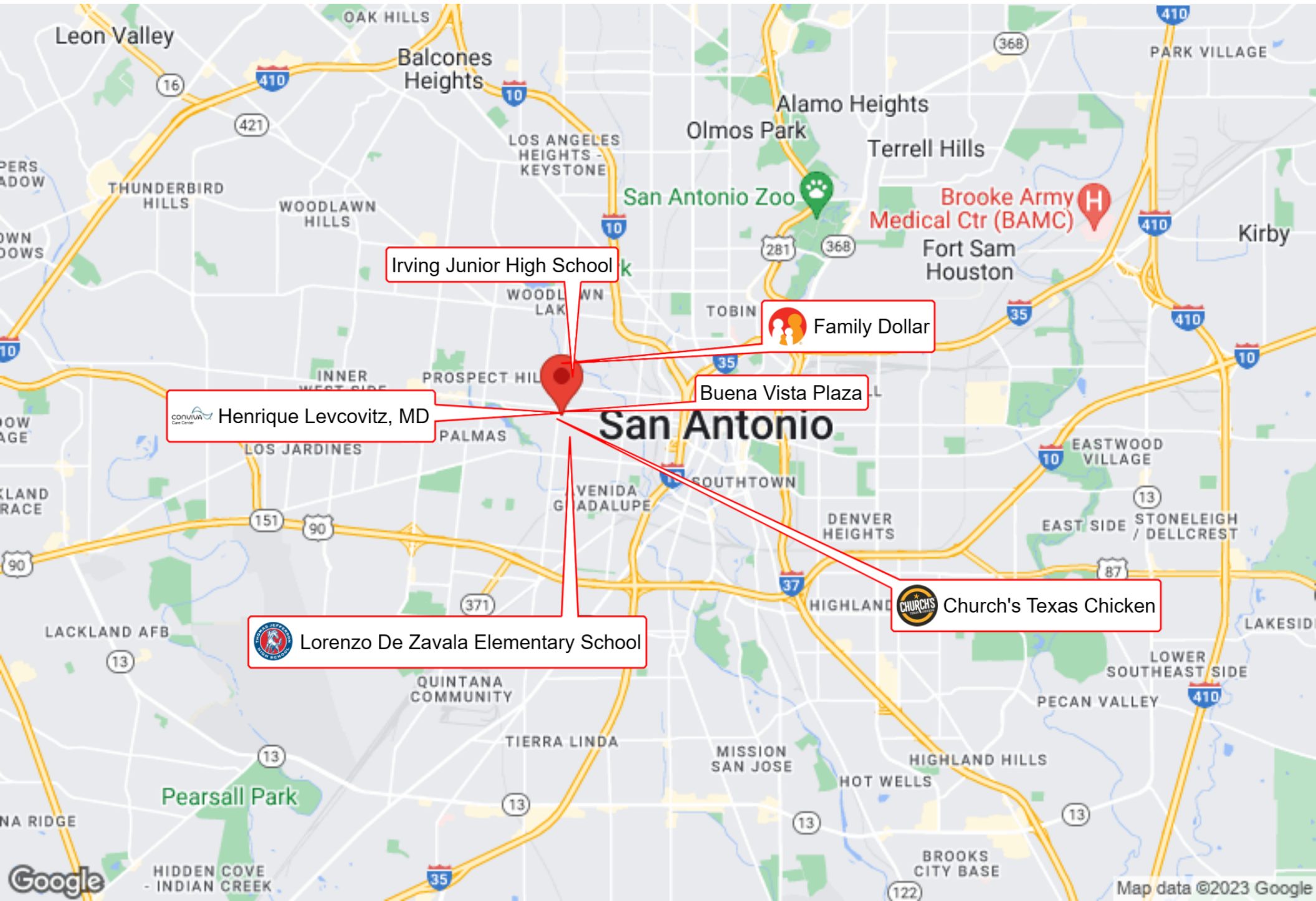
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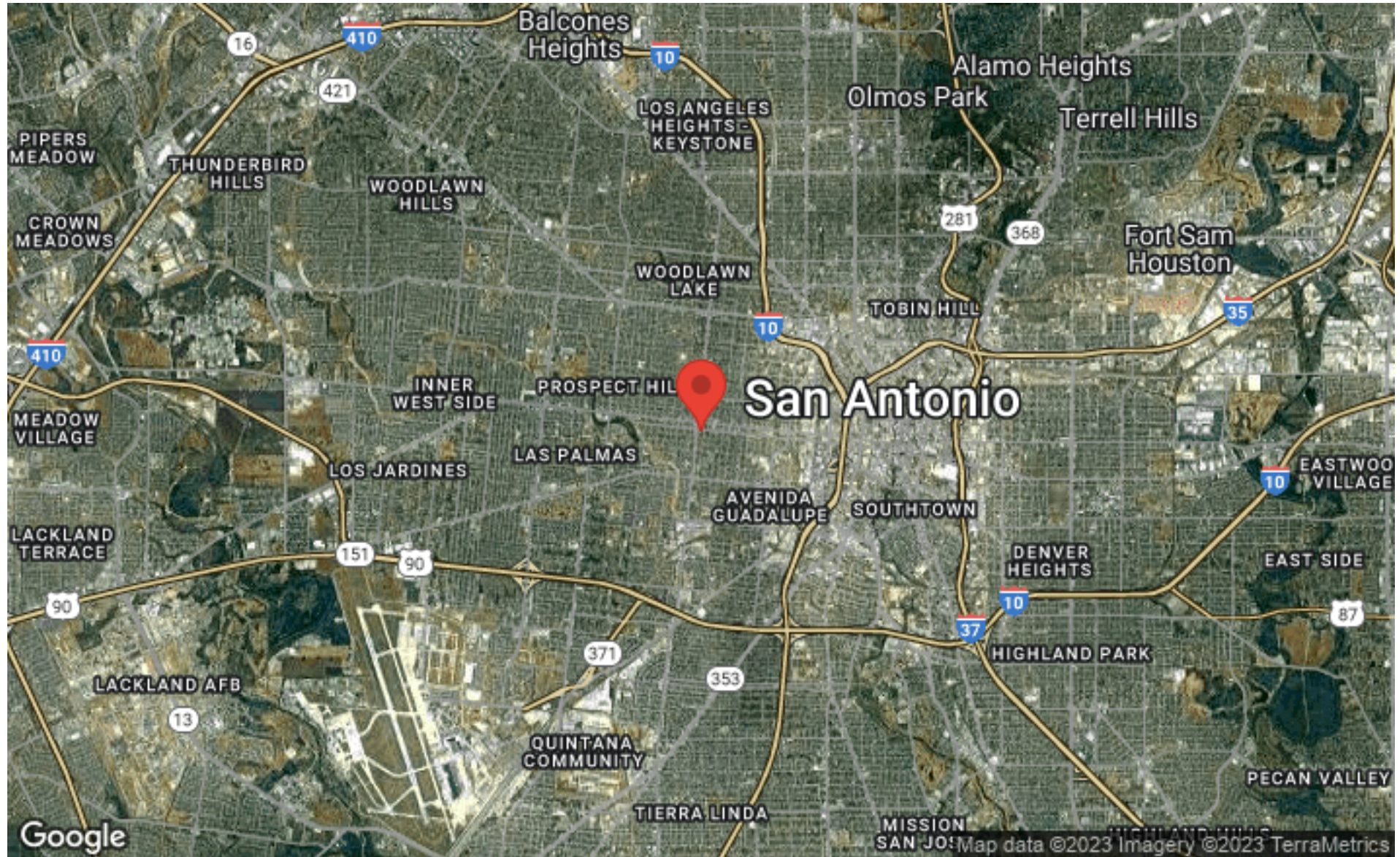
# BUSINESS MAP

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# REGIONAL MAP

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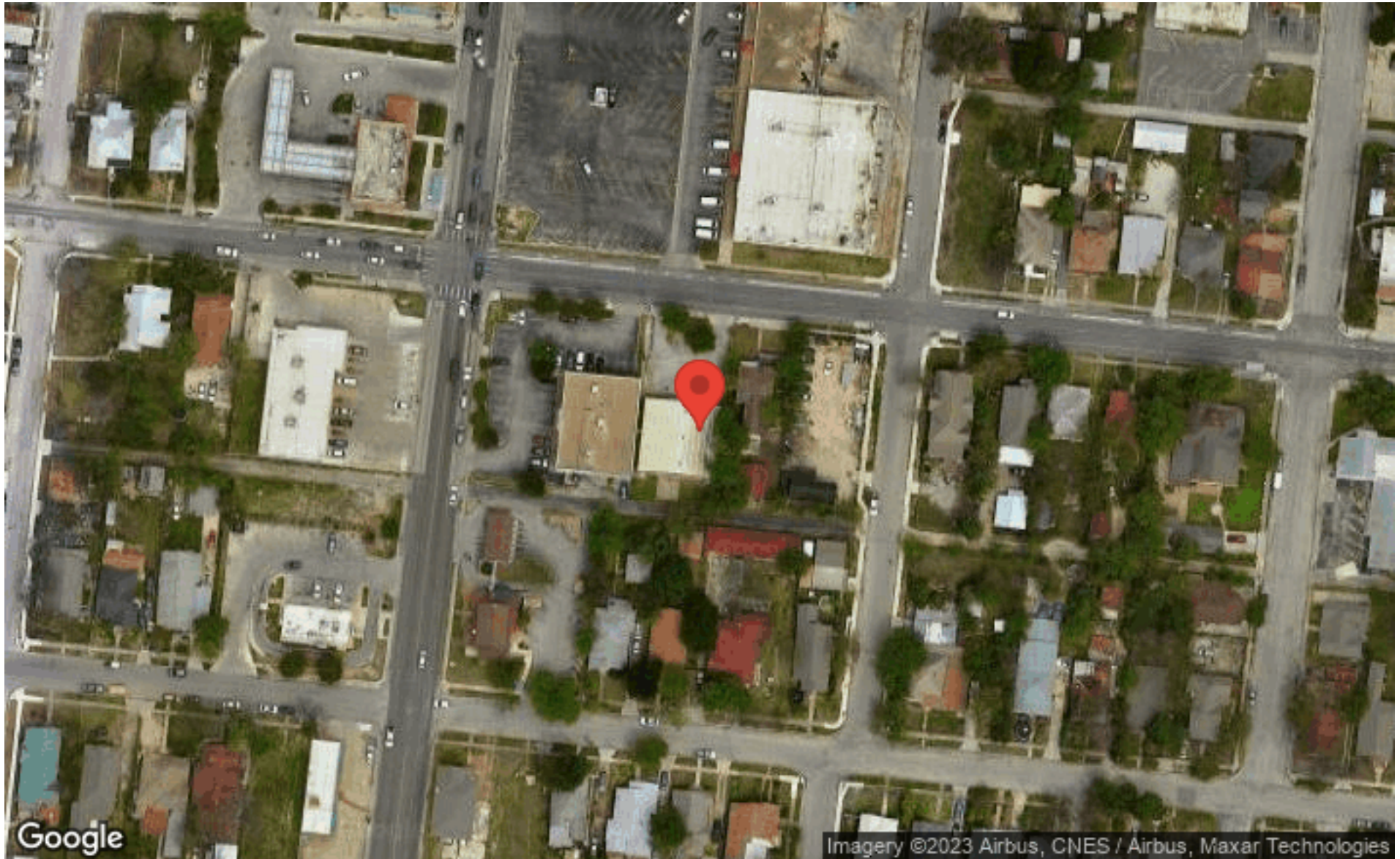
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# AERIAL MAP

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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	12,350	83,841	195,115
Female	12,275	84,529	198,808
Total Population	24,625	168,370	393,923

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	6,529	38,672	92,831
Ages 15-24	4,011	23,791	57,161
Ages 25-54	10,047	67,804	158,468
Ages 55-64	2,154	16,500	38,457
Ages 65+	1,884	21,603	47,006

Race	1 Mile	3 Miles	5 Miles
White	17,724	129,177	294,907
Black	180	2,741	11,200
Am In/AK Nat	54	444	980
Hawaiian	N/A	3	3
Hispanic	23,284	151,664	346,915
Multi-Racial	13,334	71,630	172,478

Income	1 Mile	3 Miles	5 Miles
Median	\$21,910	\$27,035	\$29,114
< \$15,000	2,271	15,643	33,818
\$15,000-\$24,999	1,486	9,613	22,259
\$25,000-\$34,999	1,245	8,277	19,558
\$35,000-\$49,999	970	8,376	20,707
\$50,000-\$74,999	917	7,365	18,151
\$75,000-\$99,999	363	3,032	7,599
\$100,000-\$149,999	144	1,684	5,123
\$150,000-\$199,999	N/A	532	1,410
> \$200,000	10	467	1,558

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,922	64,637	151,940
Occupied	7,961	57,879	135,771
Owner Occupied	4,473	30,765	74,714
Renter Occupied	3,488	27,114	61,057
Vacant	961	6,758	16,169

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REAL ESTATE BROKERS AND SALES AGENTS, REAL ESTATE INSPECTORS,  
EASEMENT AND RIGHT-OF-WAY AGENTS,  
AND TIMESHARE INTEREST PROVIDERS**

**YOU CAN FIND MORE INFORMATION AND  
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**WWW.TREC.TEXAS.GOV**

**YOU CAN SEND A COMPLAINT AGAINST A LICENSE HOLDER TO TREC  
A COMPLAINT FORM IS AVAILABLE ON THE TREC WEBSITE**

**TREC ADMINISTERS THE REAL ESTATE RECOVERY TRUST ACCOUNT WHICH MAY BE  
USED TO SATISFY A CIVIL COURT JUDGMENT AGAINST A BROKER, SALES AGENT, OR  
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**REAL ESTATE INSPECTORS ARE REQUIRED TO MAINTAIN ERRORS AND OMISSIONS  
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SURE TO READ ANY CONTRACT OR AGREEMENT CAREFULLY. IF YOU DO NOT UNDERSTAND  
ANY TERMS OR PROVISIONS, CONSULT AN ATTORNEY.**

**IF YOU HAVE QUESTIONS OR ISSUES ABOUT THE ACTIVITIES OF  
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RECOVERY TRUST ACCOUNT, PLEASE VISIT THE WEBSITE OR CONTACT TREC AT**



**TEXAS REAL ESTATE COMMISSION**

**P.O. BOX 12188**

**AUSTIN, TEXAS 78711-2188**

**(512) 936-3000**



# 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.

11-2-2015



## 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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<b>Designated Broker of Firm</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
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<b>Licensed Supervisor of Sales Agent/ Associate</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>
Michael Massaro	710655	mmassaro110@kw.com	2108314890
<b>Sales Agent/Associate's Name</b>	<b>License No.</b>	<b>Email</b>	<b>Phone</b>

Buyer/Tenant/Seller/Landlord Initials

Date