

# COMMERCIAL CONDOMINIUM

3519 PAESANOS PARKWAY,  
BUILDING A, UNIT 101  
SAN ANTONIO, TEXAS 78231

**FOR SALE**



## BUILDING FEATURES

- **Size and Configuration:** Expansive  $\pm 2,507$  square feet of commercial space, thoughtfully laid out with a welcoming front desk area, accentuated by a curved wall; multiple private offices of various sizes; a large conference room; ADA compliant bathrooms; and a convenient kitchen that is centrally located.
- **Design and Aesthetics:** The Tuscan-inspired entrance boasts beautiful wrought-iron doors, setting a professional tone that immediately impresses visitors. Lovely interior décor includes high-end finishes that reflect the professional standards expected by today's business owners.
- **Location:** Strategically located right off Highway 1604 near NW Military Hwy, ensuring easy access and visibility in a high-traffic area.
- **Zoning and Potential Uses:** Without question, this property is perfect for professional offices and/or corporate headquarters; however, the development does enjoy a B-2 (General Commercial) zoning in Shavano Park, which allows for heavier commercial use. Please consult with the city of Shavano Park to determine if your business will be a perfect fit.



**FOR MORE  
INFORMATION  
PLEASE CONTACT**

**KIMBERLY BRANDSMA**  
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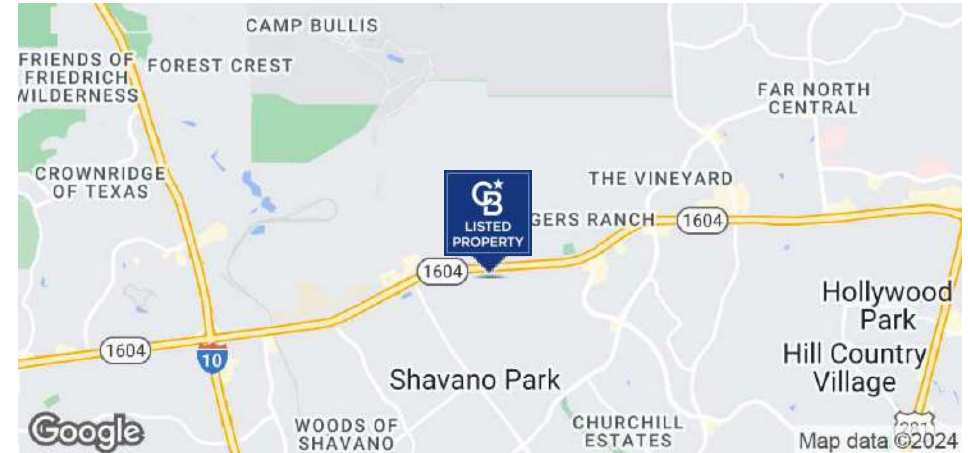


**COLDWELL BANKER  
COMMERCIAL**  
ALAMO CITY

# SALE

## BILTMORE PLAZA CONDOMINIUMS

3519 Paesanos Pkwy San Antonio, TX 78231



### OFFERING SUMMARY

Sale Price:	\$995,000
Buyer's Agent Compensation:	Contact Agent
Building Size:	±2,507 SF
Lot Size:	±0.25 Acres
Year Built:	2008
Zoning:	B-2 General Commercial

### PROPERTY OVERVIEW

This extraordinary commercial condominium at 3519 Paesanos Parkway, Building A, Unit 101, offers a unique opportunity for you to position your business for success in a prestigious setting. Part of the Biltmore Plaza Condominiums, located in the highly esteemed area of Shavano Park, Texas, this impressive Planned Unit Development boasts beautiful buildings, lush landscaping, and ample parking.

Don't miss this incredible, commercial opportunity. Schedule a showing today!

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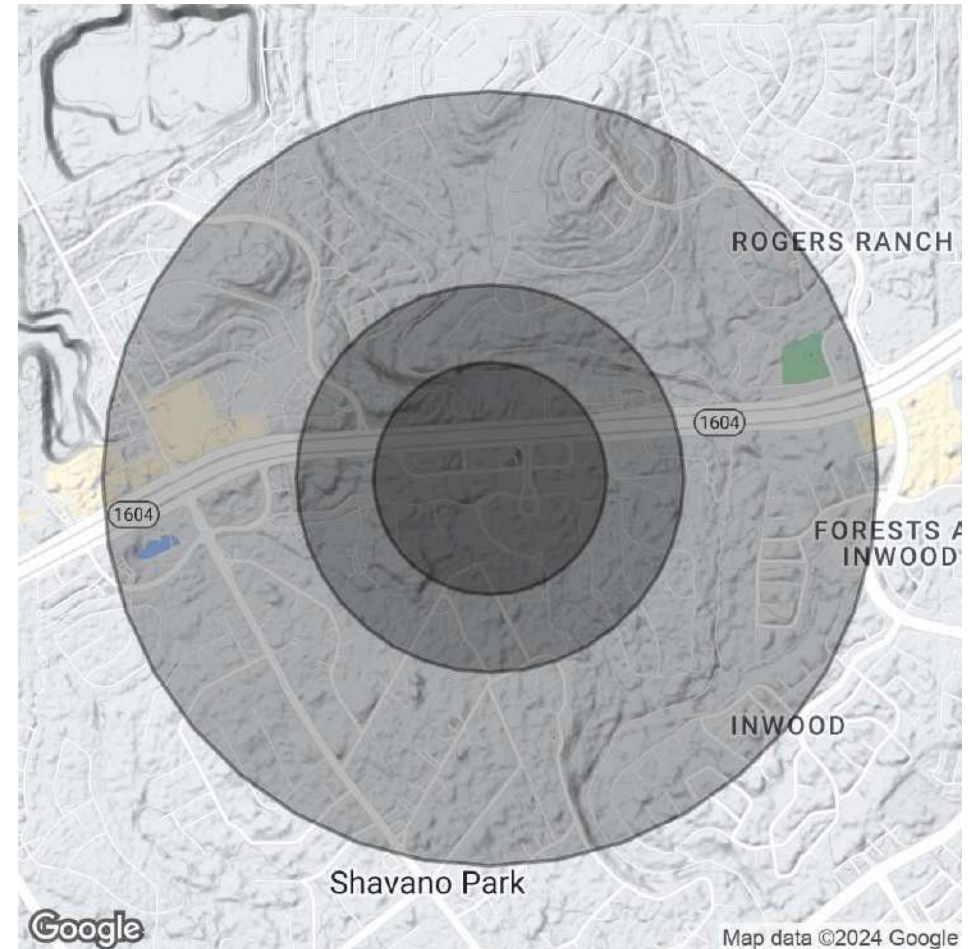
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	114	1,009	7,179
Average Age	41	37	39
Average Age (Male)	40	37	39
Average Age (Female)	41	38	40

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	57	467	3,039
# of Persons per HH	2	2.2	2.4
Average HH Income	\$145,217	\$160,086	\$187,755
Average House Value	\$874,363	\$711,885	\$684,436

RACE	0.3 MILES	0.5 MILES	1 MILE
% White	56.1%	52.6%	56.1%
% Black	6.1%	6.9%	5.4%
% Asian	7.0%	9.2%	8.9%
% Hawaiian	0.0%	0.1%	0.1%
% American Indian	0.9%	0.5%	0.4%
% Other	6.1%	6.8%	5.6%

Demographics data derived from AlphaMap



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## 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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
 Buyer/Tenant/Seller/Landlord Initials Date