

Sale or Lease

Multi Use Commercial Property

723 SE I-410 Access Rd
San Antonio, TX 78220



64,391 SF
Bldg Size



7.15 ACRES
SITE SIZE



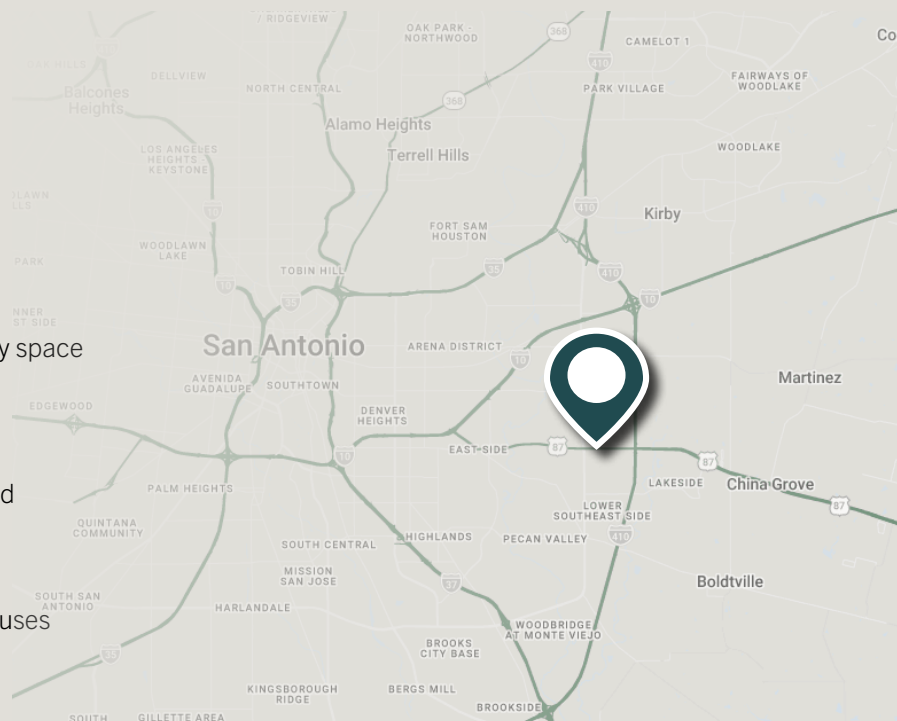
C-3NA PUD
ZONING



CONTACT BROKER
SALE PRICE / LEASE RATE

Property Highlights

- Newly constructed commercial building completed in December 2023
- Currently operating as a fully functional school facility
- Fully equipped commercial-grade kitchen
- Outdoor playground and dedicated activity areas
- 42 classrooms, plus a library and multipurpose assembly space
- Flexible classroom and training room configurations
- Administrative and executive office suites
- Spacious layout designed to support high occupancy and operational efficiency
- Ample on-site parking
- Zoned C-3NA PUD, allowing for a variety of commercial uses including office and nonprofit operations



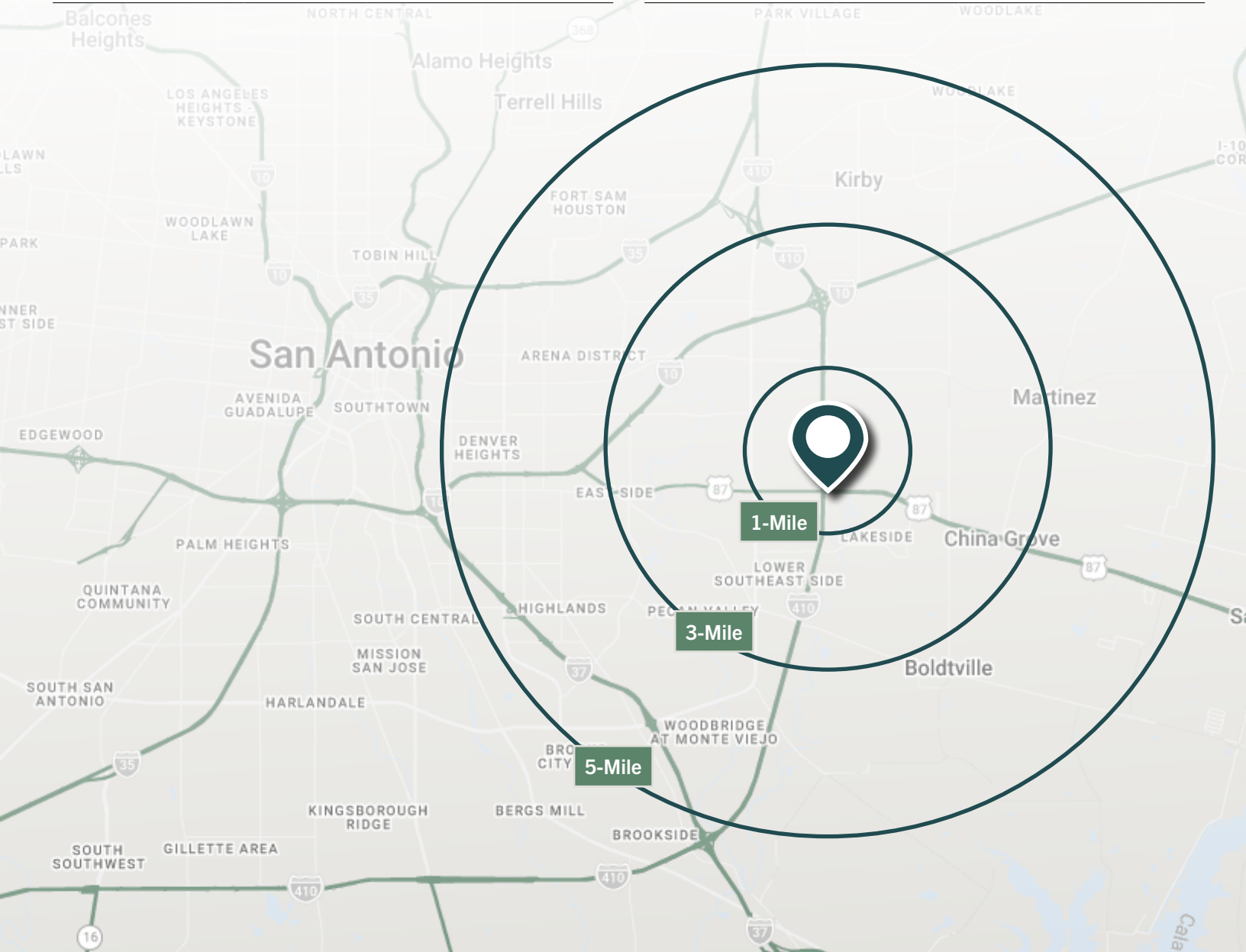
3463 Magic Dr, Suite T-10
San Antonio, TX 78229
210.731.6613
LaurelCRE.com

J. Cariño Cortez- Haass
Principal
210,860,3565
Carino@LaurelCRE.com

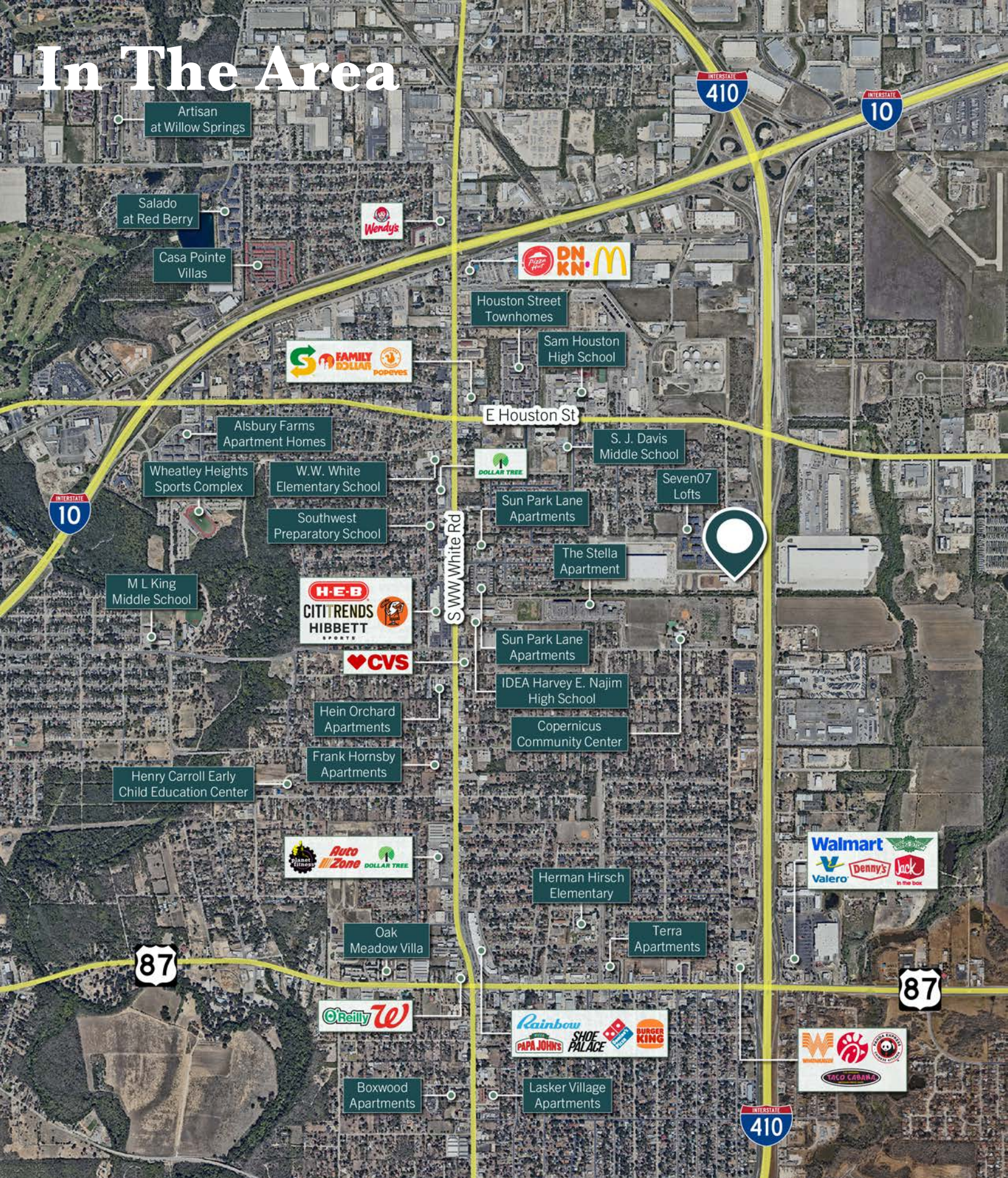
Demographics

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,527	53,761	167,483
Households	2,331	18,855	58,277
Average HH Size	2.76	2.84	2.80
Median Age	39.0	34.4	33.9
Median HH Income	\$46,818	\$57,418	\$55,944
Average HH Income	\$55,950	\$71,201	\$71,710

2030 SUMMARY	1 MILE	3 MILES	5 MILES
Population	6,977	57,469	172,344
Households	2,537	20,610	61,396
Average HH Size	2.71	2.77	2.74
Median Age	39.9	35.5	35.1
Median HH Income	\$48,864	\$63,462	\$62,797
Average HH Income	\$59,266	\$77,422	\$78,992



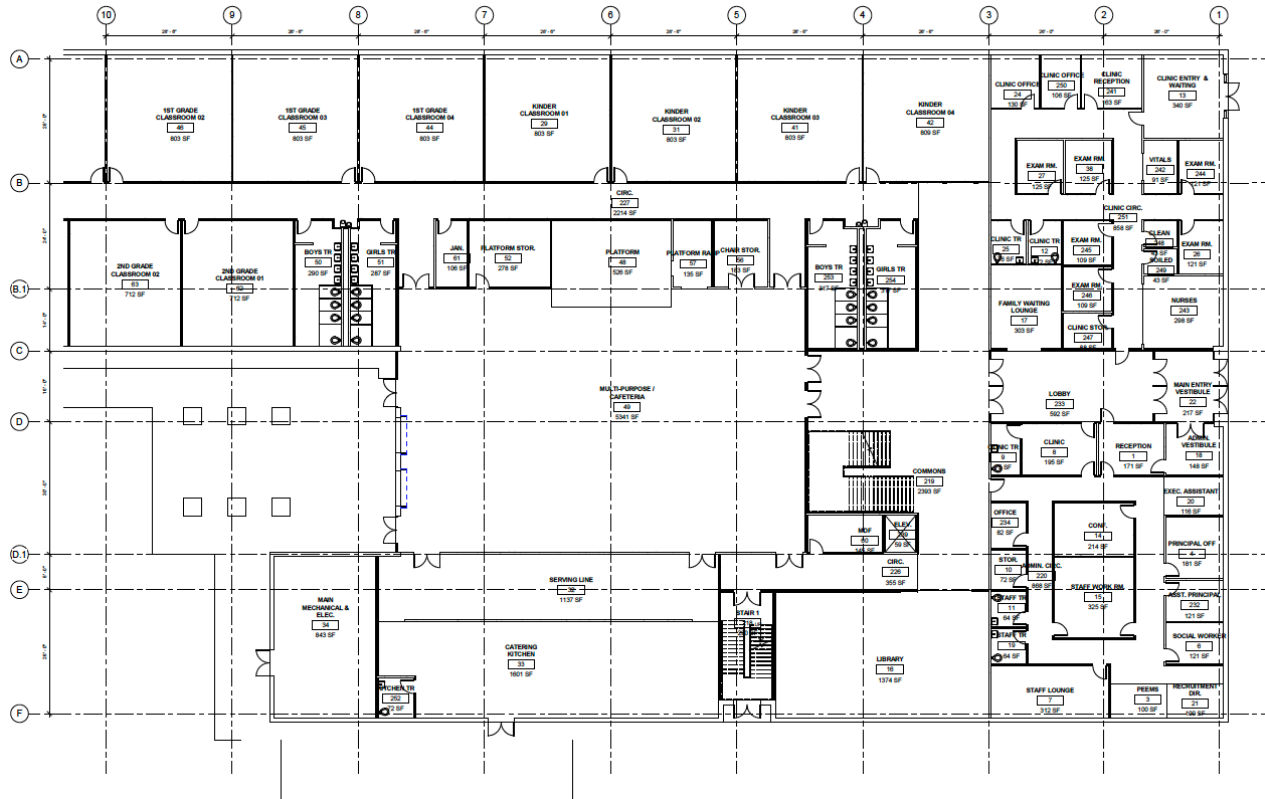
In The Area



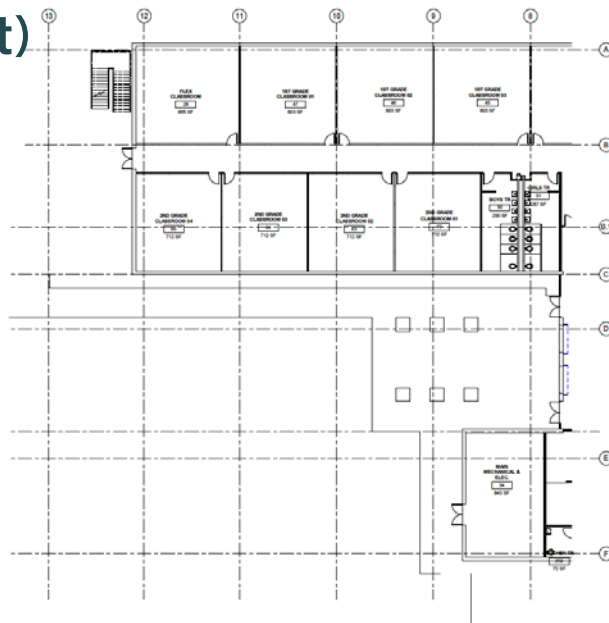


Floor Plans

First Floor (East)

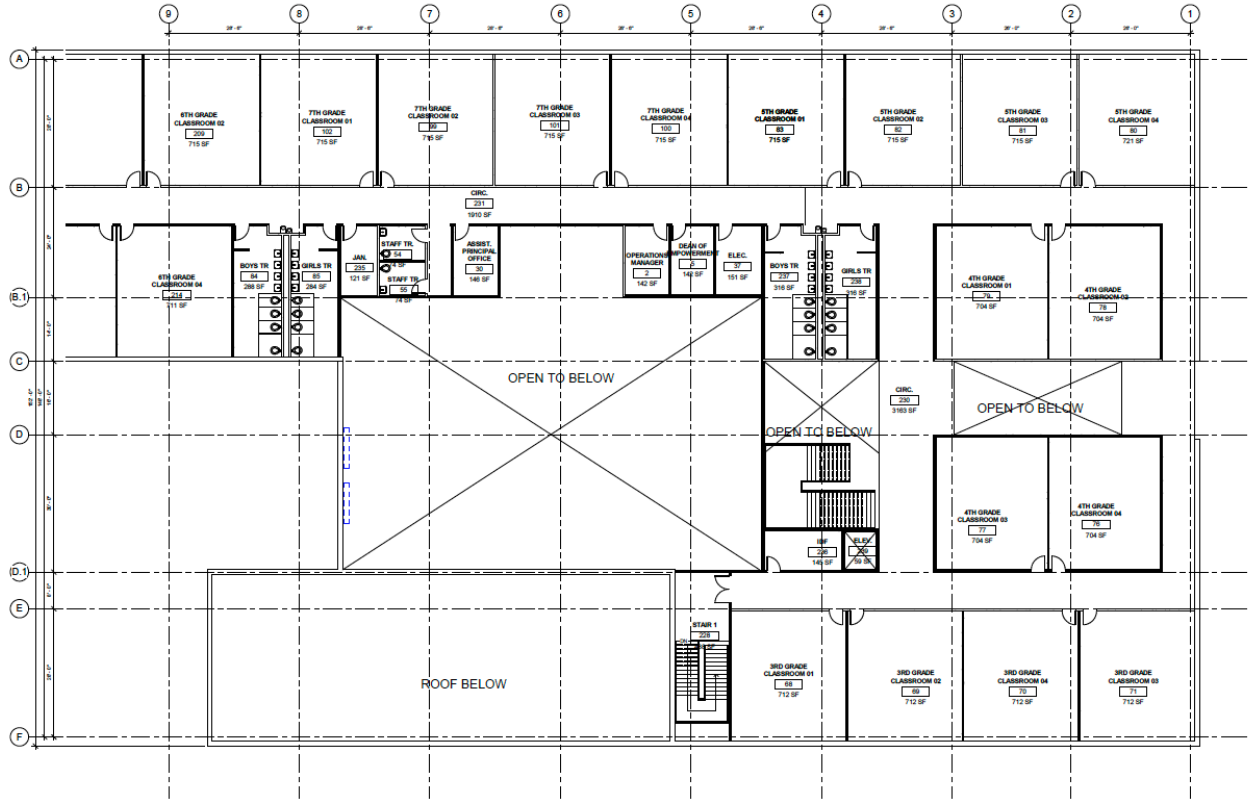


First Floor (West)

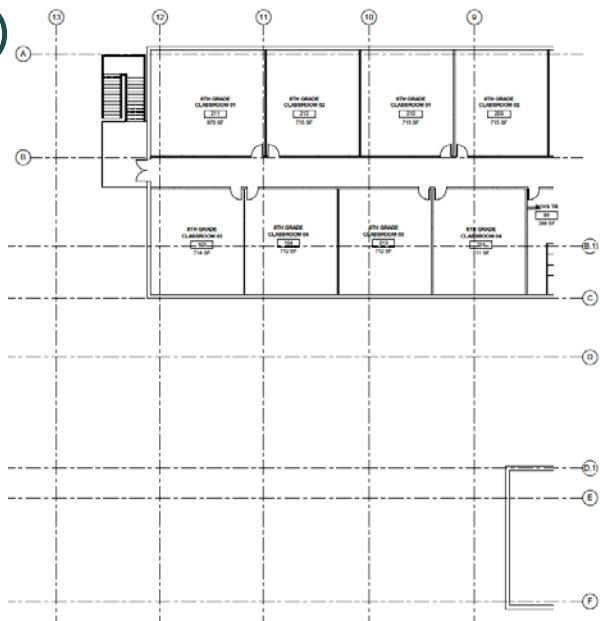


Floor Plans

Second Floor (East)



Second Floor (West)





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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

Laurel Commercial Real Estate	9015624- BB	info@laurelcre.com	
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
Dennis Jay Cano	613595	dennis@laurelcre.com	2105919115
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
Jasmin Carino Cortez- Haass	762545-SA	carino@laurelcre.com	2108603565
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2



3463 Magic Dr, Suite T-10
San Antonio, TX 78229
210.731.6613
LaurelCRE.com

J. Cariño Cortez- Haass
Principal
210,860,3565
Carino@LaurelCRE.com