



For Sale

8531 W. LOOP 1604

18,200 SF BUILDING ON 7.40 AC ALONG LOOP 1604

8531 W Loop 1604 N, San Antonio, TX 78254

PRICE: CALL FOR PRICING

ADAM SCHILLER / 210.742.6681 / adam@valcorcre.com

BRAD WILSON / 210.745.1438 / brad@valcorcre.com

8531 W. LOOP 1604

Property Overview

PROPERTY HIGHLIGHTS

8531 W. Loop 1604 is an impressive 18,200 SF building on 7.40 AC of prime land!

Nestled just off the Loop near Shaenfield Rd, enjoy fantastic visibility in vibrant northwest San Antonio. Perfect for a church, large retailer, office, or community event center!

The property includes two portable buildings totaling 3,000 SF with 5.32 AC of undeveloped land, perfect for additional parking, room for expansion or additional building opportunities.

SALE PRICE CALL FOR PRICING

PROPERTY OVERVIEW

Property Address:	8531 W. Loop 1604 N, San Antonio, TX 78254
Property Type:	Office/Retail
Submarket:	Far West
Building Size:	18,200 SF
Acreage:	7.40 AC Total land area
Parking:	55 paved spaces - Ratio 3.02/1,000 SF + gravel land area parking
Year Built:	2003
Zoning:	C-3NA

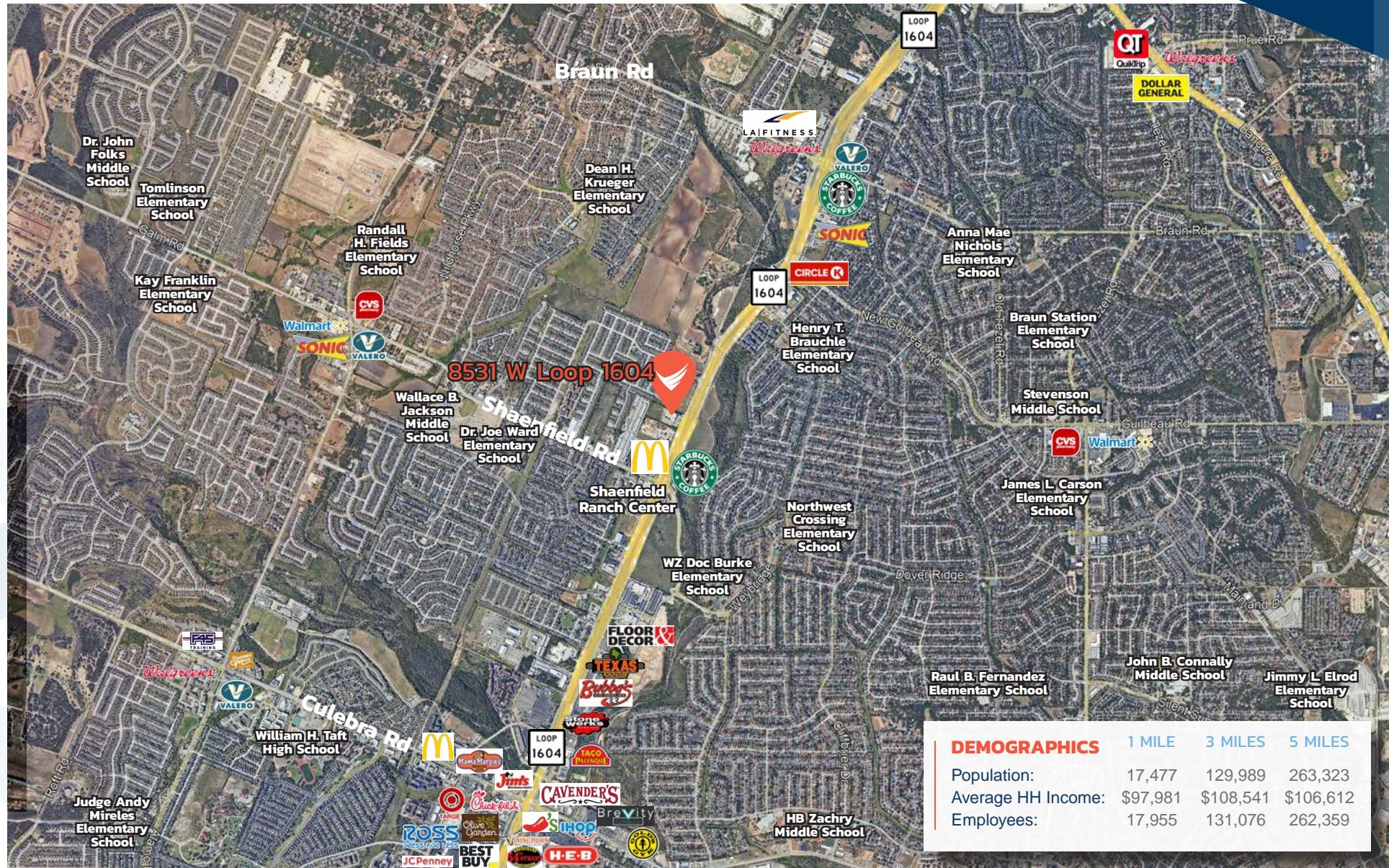


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Aerial



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population:	17,477	129,989	263,323
Average HH Income:	\$97,981	\$108,541	\$106,612
Employees:	17,955	131,076	262,359



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Site Map



Building **18,200 SF**

**Modular Offices/
Meeting Space** **3,000 SF**

Land **7.40 AC**

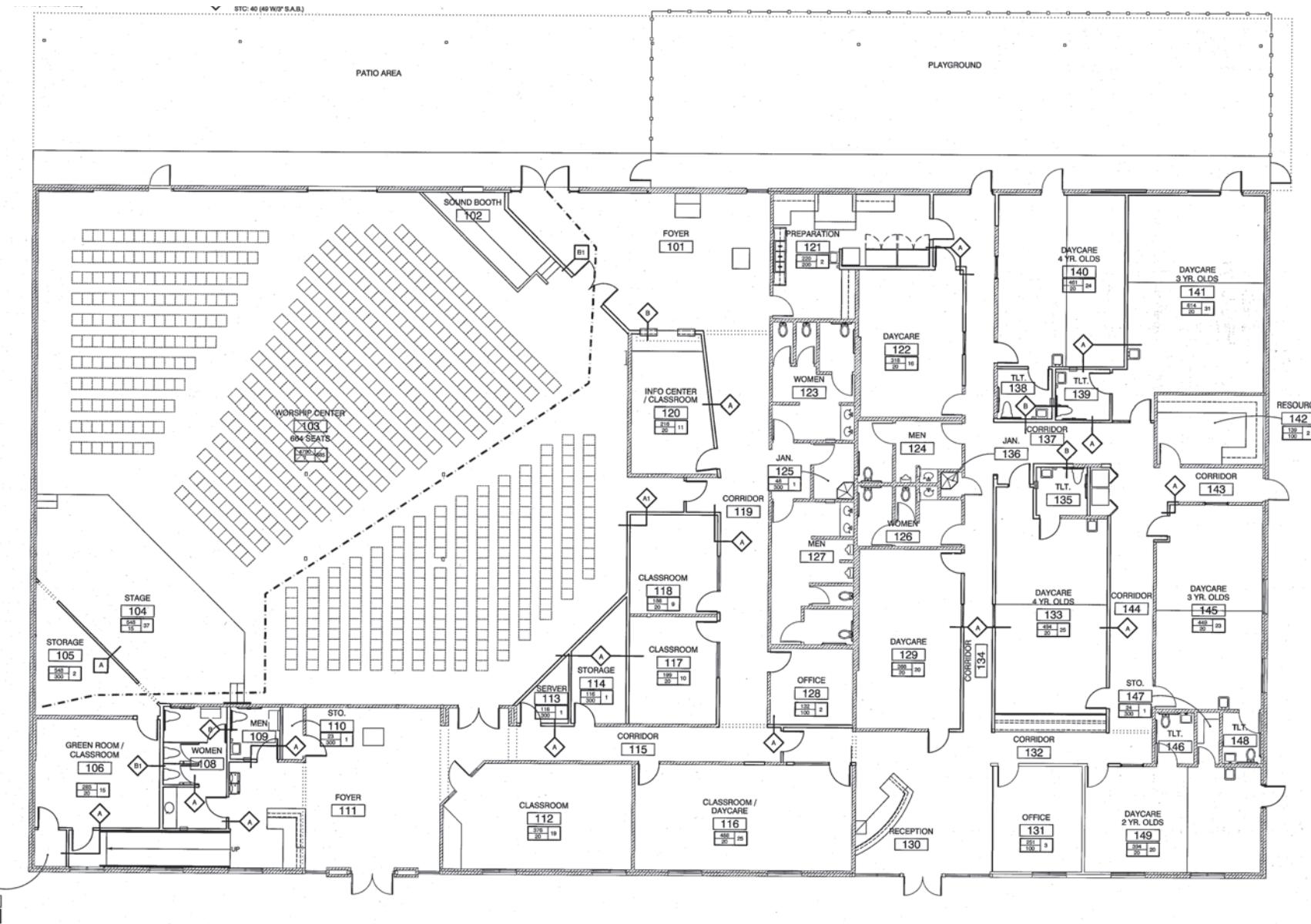


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Interior Space Plan - 18,200 SF



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Exterior Photos

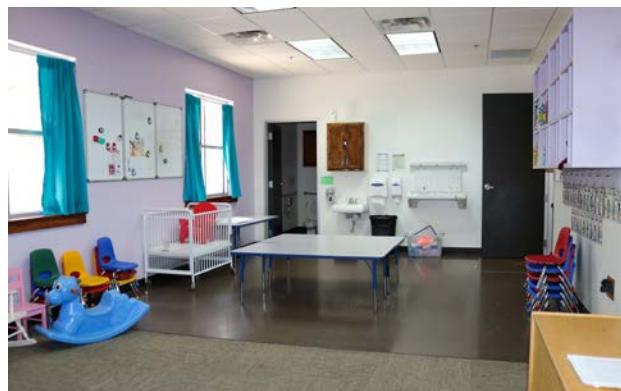
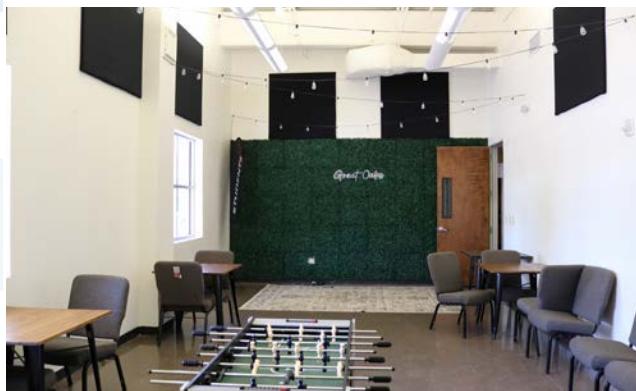
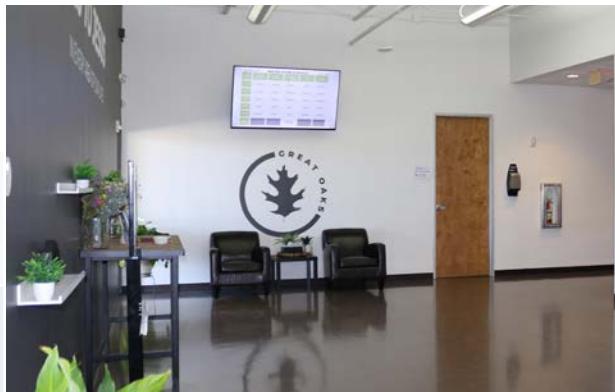


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Interior Photos



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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.

Valcor Properties, LLC	602931		210.824.4242
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
Designated Broker of Firm	License No.	Email	Phone
Adam Schiller	534038	adam@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Brad Wilson	739633	brad@valcorcre.com	210.824.4242
Licensed Supervisor of Sales Agent / Associate	License No.	Email	Phone
Buyer / Tenant / Seller / Landlord Initials		Date	