



dhrealty partners inc

**COMMERCIAL PROPERTIES**

Brokerage • Management • Investments • Accounting

Michael D. Hoover, CSM  
210.218.9095  
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Tiffany Trude  
210.629.4151  
tiffany@dhrp.us

## CLASS A CHURCH WITH EXCEPTIONAL VISIBILITY

1270 N Loop 1604 E | San Antonio, TX 78232



**DRONE FOOTAGE:**  
<https://youtu.be/Au655LfSxfQ>

**360° PANORAMIC VIEW:**  
<https://kuula.co/share/58b8F>

# SALE / LEASEBACK



**DRONE FOOTAGE**

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**360° PANORAMIC VIEW**

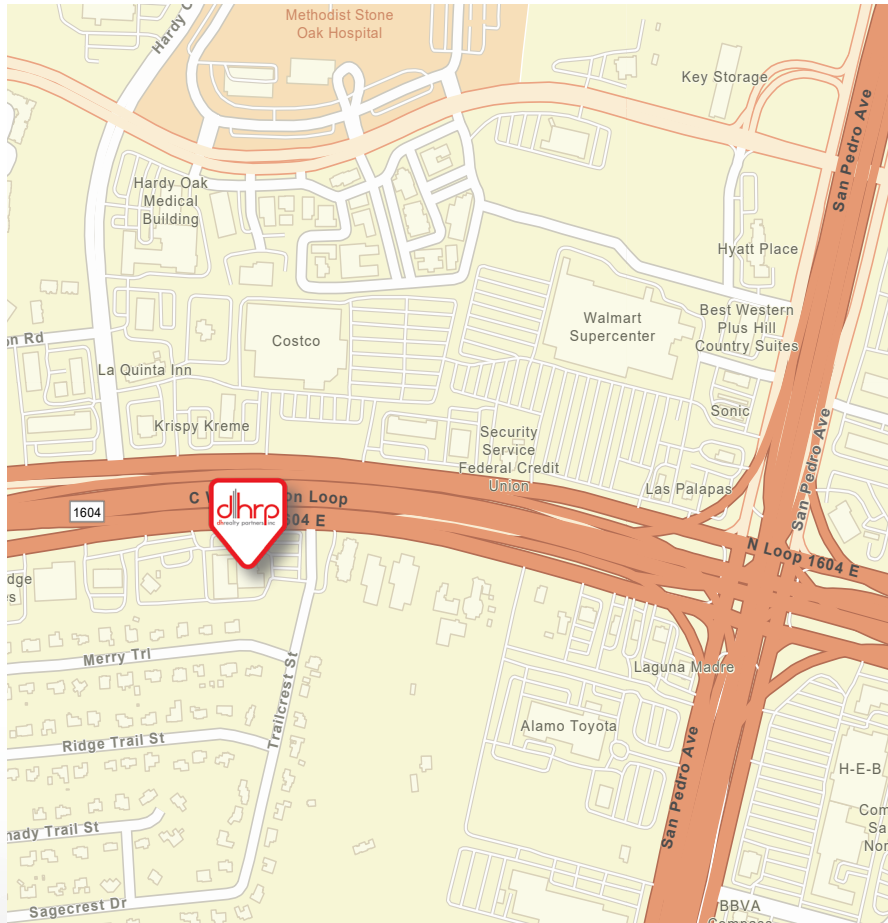
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**SALE**

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**HIGHLIGHTS**

- Class A Church (Currently NorthRock Church)
- High ceilings in the large front foyer and with state-of-the-art amenities
- Located directly off of Hwy 1604 with a prominent pylon sign
- High visibility and accessibility with easy access to Hwy 281 and IH-10
- Auditorium comfortably accommodating up to 850 guests with a large built-in stage
- Superior traffic counts and demographics
- Reciprocal easement covenant agreement for additional parking, egress, & ingress

**DESCRIPTION**

An exceptional opportunity for investors and developers looking to capitalize on San Antonio’s thriving real estate market. Strategically located in the highly sought-after Stone Oak Area, one of San Antonio’s premier neighborhoods, this property offers prime visibility directly off Loop 1604 Hwy, with easy access to Hwy 281 and IH-10. Originally constructed in 1977 and maintained at the highest standards, it was completely renovated in 2019. This property offers modern sophistication, featuring high ceilings, a state-of-the-art sound system, and canned lighting. The spacious auditorium can comfortably host up to 850 guests, complete with a purpose-built stage for 75 individuals. Additional amenities include a generous bull-pin office area, elevator access, multiple restrooms, and a premiere daycare space. Take advantage of this superior investment opportunity today!

**BUILDING SIZE**

±30,000 SF

**LAND SIZE**

±1.127 AC

**ZONING**

C-2, C-3

**SALE PRICE**

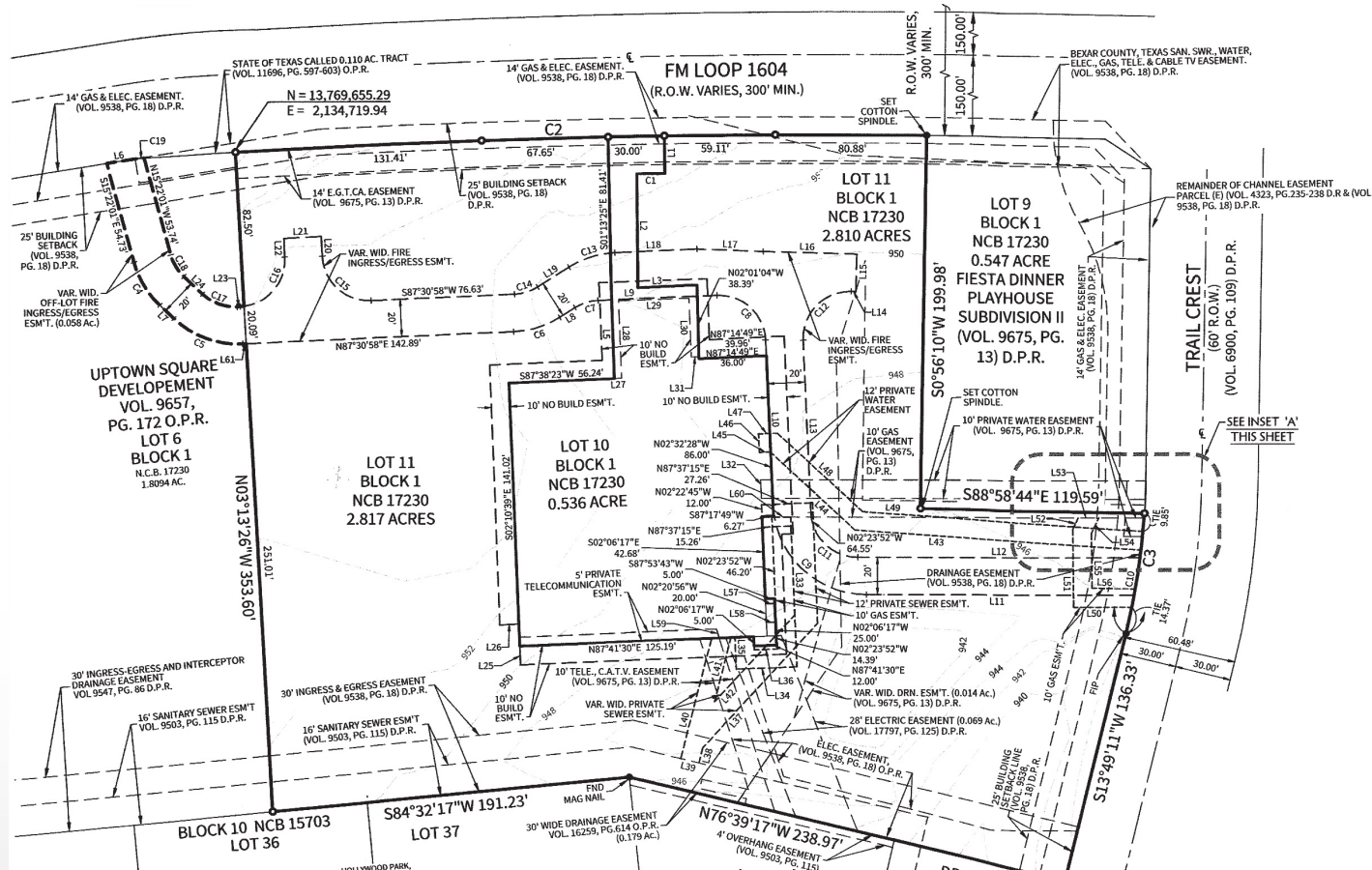
Contact Brokers

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**SURVEY**



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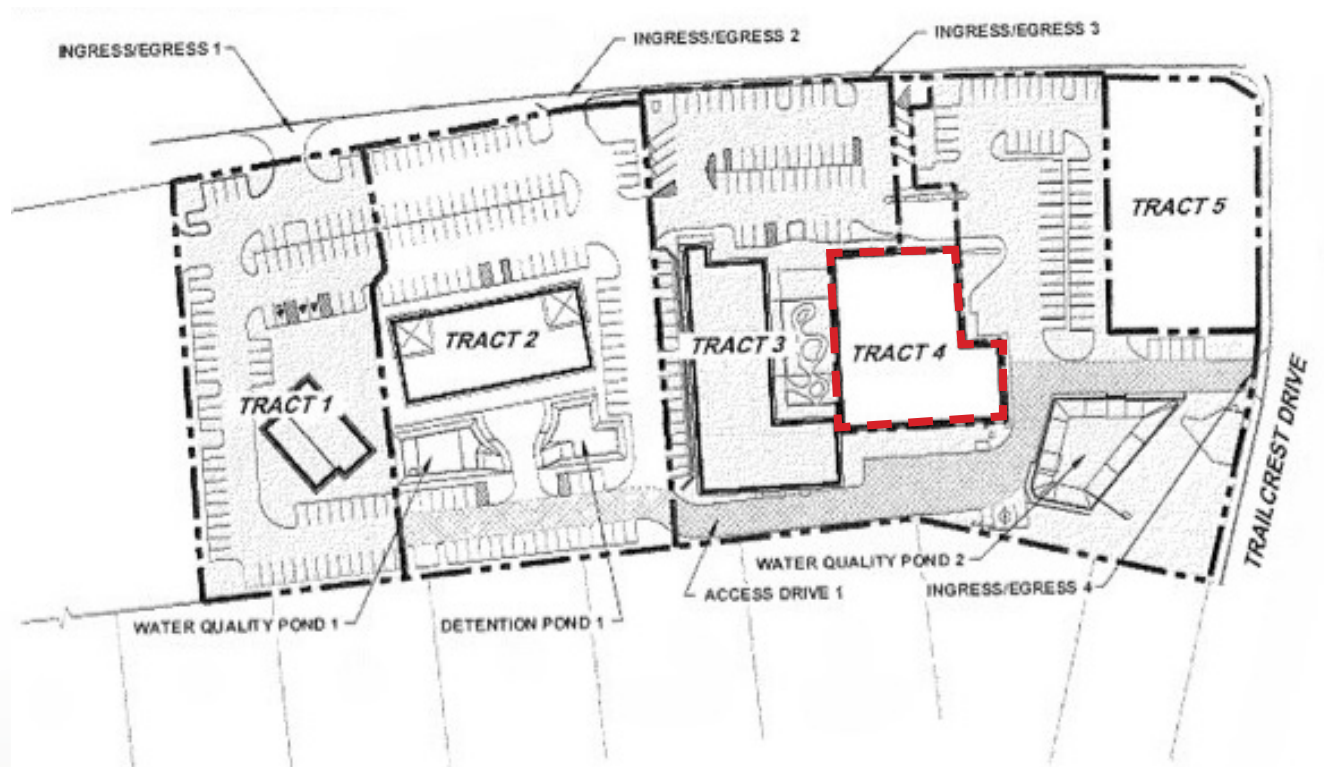
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**LAND TRACT SURVEY**



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## AERIAL



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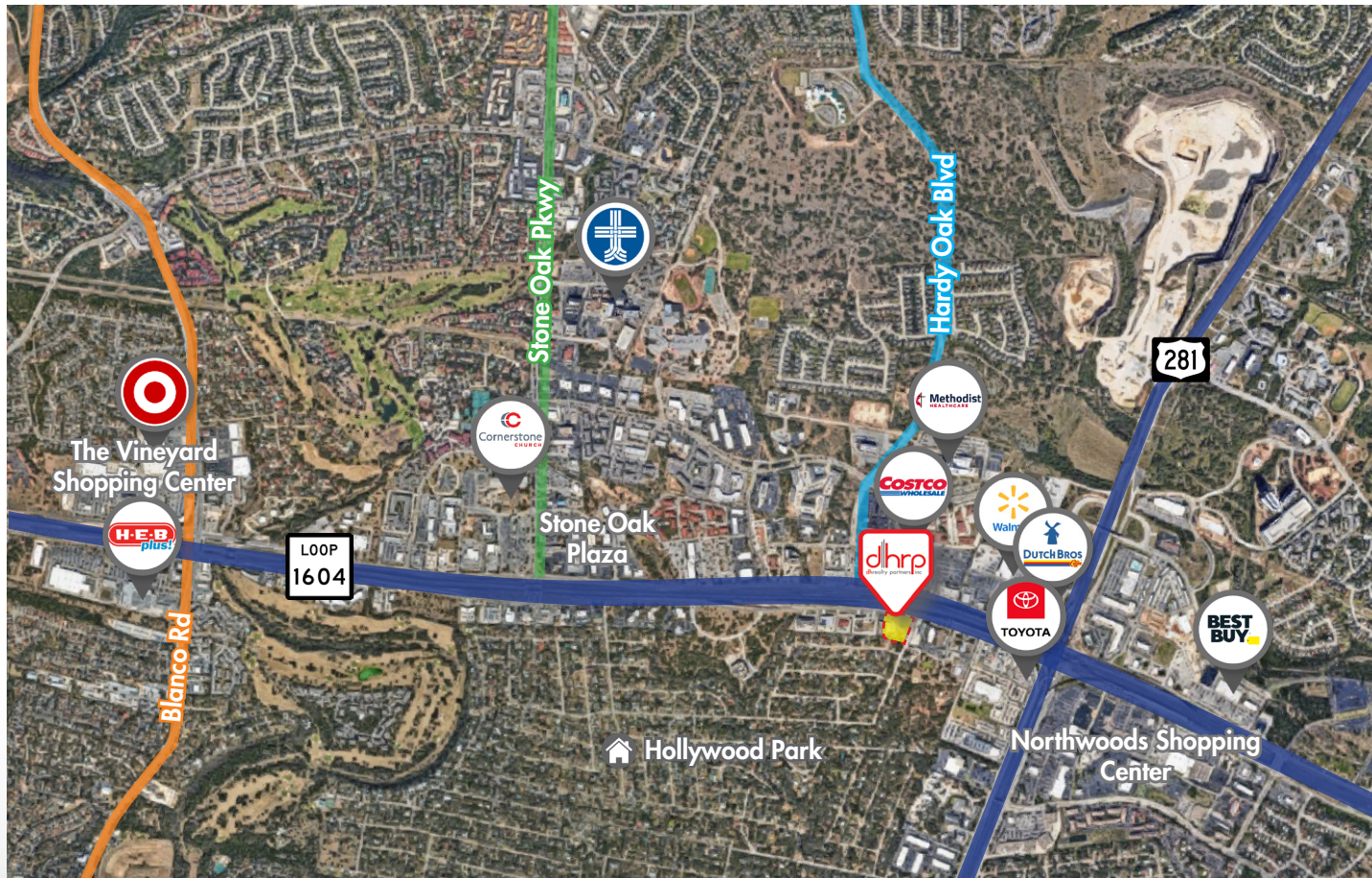
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### AERIAL MAP



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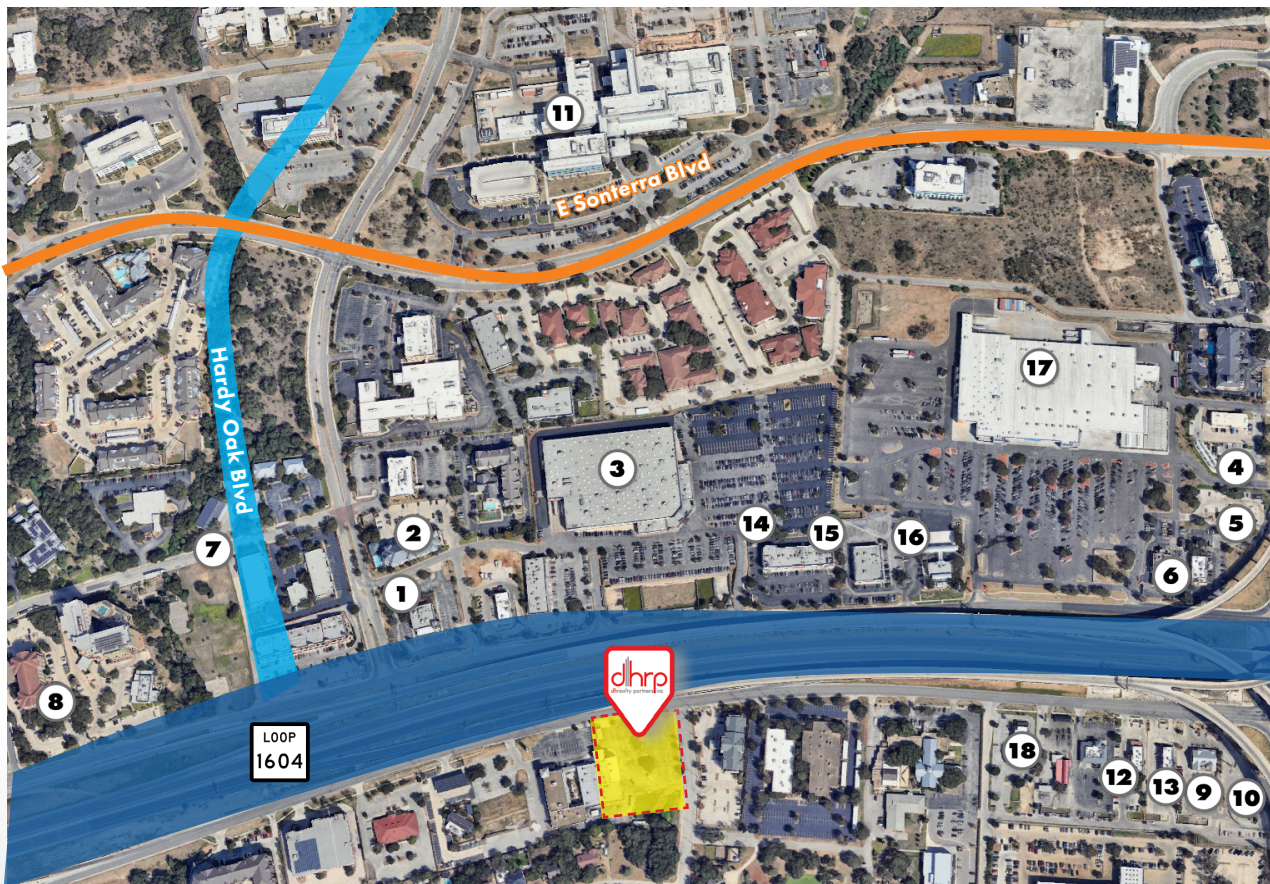
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### POINTS OF INTEREST & NEARBY FOOD SERVICE



1. Krispy Kreme
2. Jason's Deli
3. **Costco Wholesale**
4. Dutch Bros Coffee
5. Whataburger
6. Chick-Fil-A
7. Gorditas Doña Tota
8. Embers Wood Fire Kitchen & Tap
9. KFC
10. Bill Miller BBQ
11. **Methodist Hospital Stone Oak**
12. Wild Japanese BBQ & Shabu
13. Las Palapas
14. Five Guys
15. Chuck E. Cheese
16. Security Service Federal Credit
17. **Walmart Supercenter**
18. Schlotzsky's

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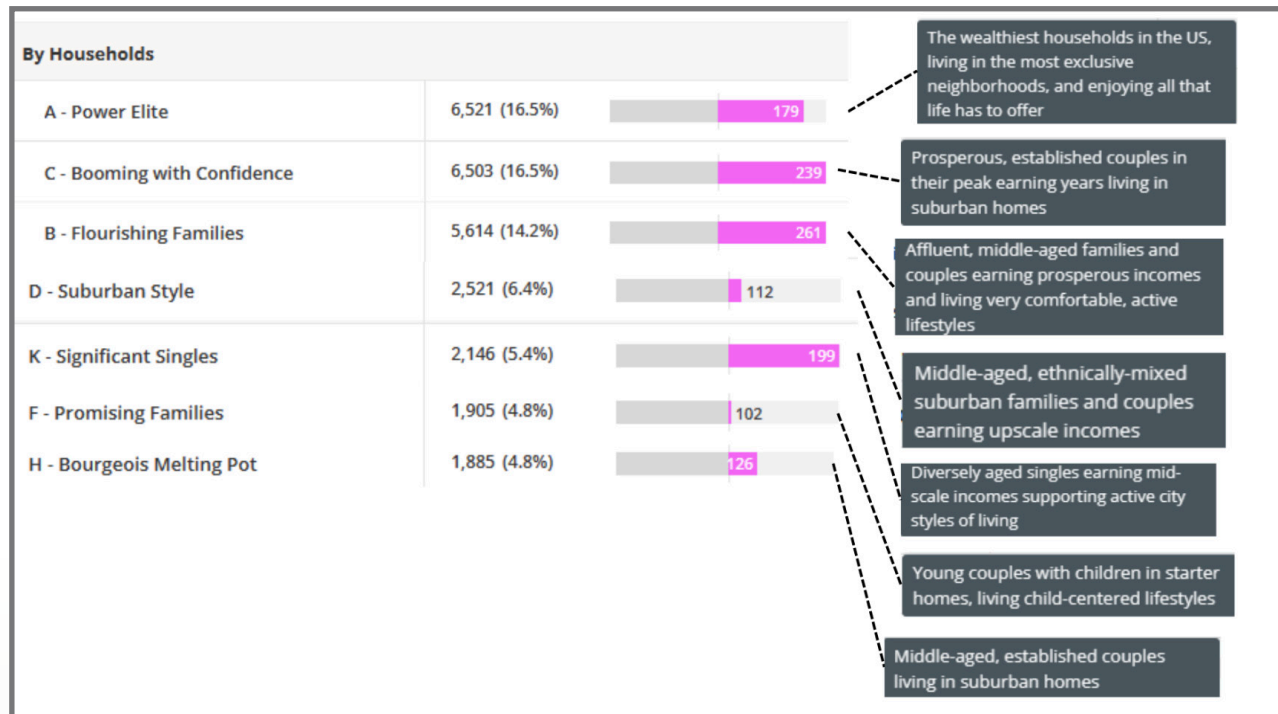
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## PLACER AI DATA

Overview	
Population	550,036
Households	207,225
Persons per Household	2.61 <span style="float:right">94</span>
Household Median Income	\$75,749.77 <span style="float:right">109</span>
Household Median Disposable Income	\$67,318.61 <span style="float:right">109</span>
Household Median Discretionary Income	\$47,914.97 <span style="float:right">110</span>
Average Income Per Person	\$39,255.91 <span style="float:right">114</span>
Median Rent	\$1,369.25 <span style="float:right">111</span>
Median House Value	\$380,593 <span style="float:right">118</span>
Households in Poverty	19,714 (9.5%) <span style="float:right">73</span>
Household Median Wealth	\$80,275.92 <span style="float:right">108</span>
Average Age	37.6 <span style="float:right">101</span>
Median Age	36.3 <span style="float:right">102</span>



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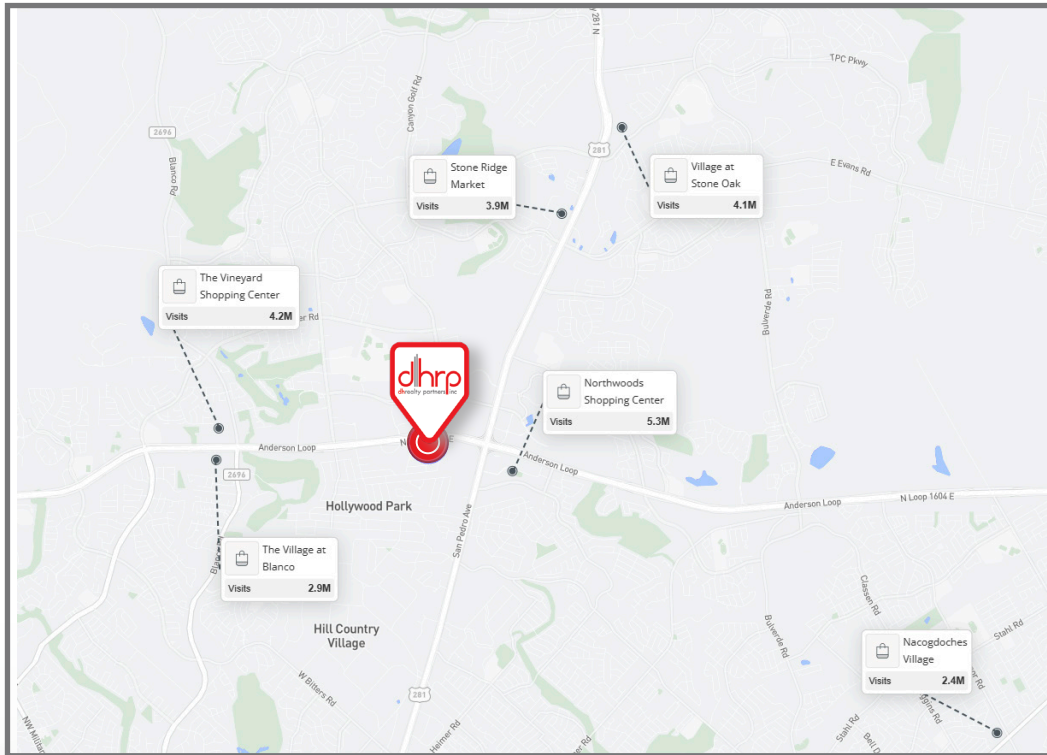
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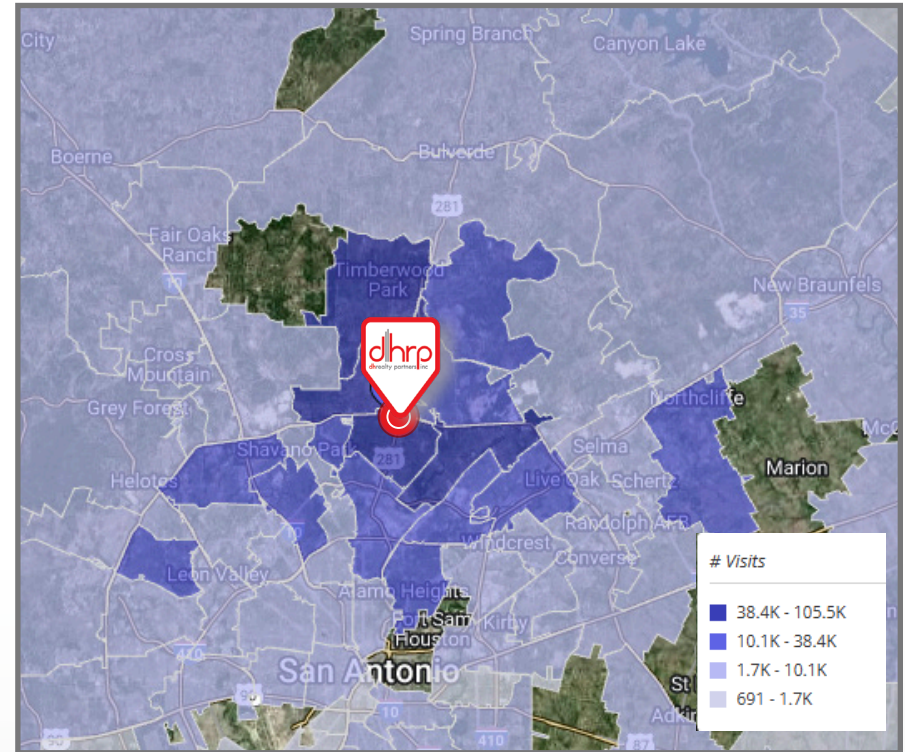
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**PLACER AI DATA**

**TOP NEARBY DESTINATIONS**



**VISITORS BY ORIGIN**



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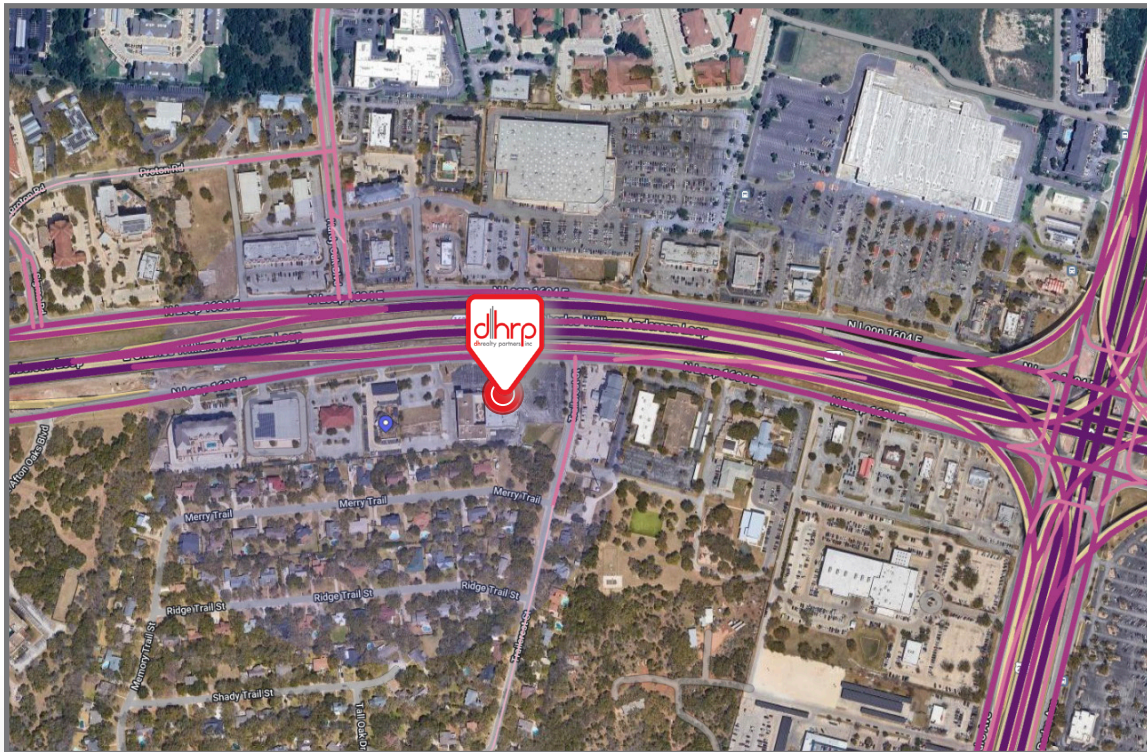
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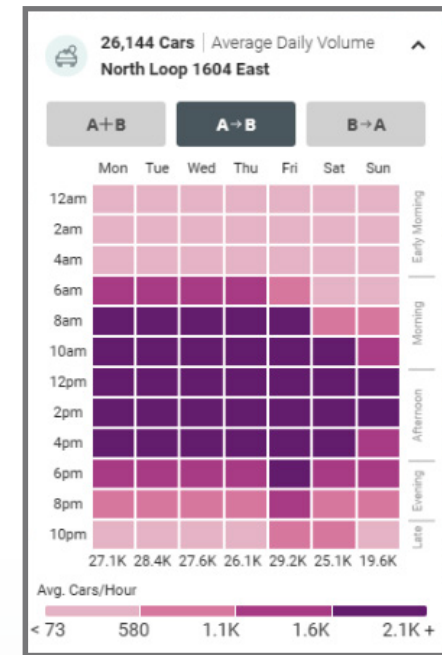
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## PLACER AI DATA

**TRAFFIC MAP**



**TRAFFIC MAP LEGEND**



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## SAN ANTONIO MARKET OVERVIEW

San Antonio has been named "Military City, USA" for a reason - Joint Base San Antonio employs nearly 20% of the population. Comprised of four bases across San Antonio, **JBSA is the largest single military installation** in the Department of Defense. The city is also home to the largest DoD facility and **the only Level-1 Trauma center in the world**, Brooke Army Medical Center (BAMC). San Antonio's healthcare system is further fueled by its ever-expanding South Texas Medical Center, a **900-acre area consisting of hundreds of medical facilities**. Anchored by core institutions such as University Hospital, Methodist Healthcare, and UT Health, the STMC is San Antonio's second largest employer.

With a thriving local economy, a **central location**, lower taxes and less regulation, San Antonio has become a popular destination for relocation or expansion of company headquarters. Since January 2018, **over 100 companies have moved to Texas from California**. With a low cost of living and impressive wage growth, San Antonio is attracting (and keeping) a talented workforce that will continue to drive its strong economy.

The growth of San Antonio can be seen through its development of key industries such as **bioscience and healthcare, aerospace, IT and cybersecurity**.



**2.3M**  
TOTAL  
POPULATION

**7<sup>TH</sup>**  
LARGEST CITY  
IN THE U.S.

**3<sup>RD</sup>**  
FASTEST  
GROWING  
ECONOMY

**28%**  
PROJECTED  
POPULATION  
GROWTH

**12**  
ACCREDITED  
UNIVERSITIES &  
COLLEGES

**120**  
NEW RESIDENTS  
PER DAY

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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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**Information About Brokerage Services**  
*Texas law requires all real estate licensees 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.

<u>DH Realty Partners, Inc.</u>	<u>147342</u>	<u>www.dhrp.us</u>	<u>(210)222-2424</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Daniel Briggs</u>	<u>311372</u>	<u>danielbriggs@dhrp.us</u>	<u>(210)222-2424</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Michael D. Hoover</u>	<u>391636</u>	<u>hoover@dhrp.us</u>	<u>(210)222-2424</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Michael D. Hoover</u>	<u>391636</u>	<u>hoover@dhrp.us</u>	<u>(210)222-2424</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission  
 TXR-2501

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)  
 IABS 1-0 Date

DH Realty Partners, Inc. 801 N Saint Marys St San Antonio, TX 78205

Phone: (210)222-2424

Fax: (210)271-0183

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- 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.

<b>DH Realty Partners, Inc.</b>	<b>147342</b>	<b>www.dhrp.us</b>	<b>(210)222-2424</b>
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<b>Daniel Briggs</b>	<b>311372</b>	<b>danielbriggs@dhrp.us</b>	<b>(210)222-2424</b>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

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IABS 1-0 Date

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