

# OFFERING MEMORANDUM

14400 NORTHBROOK DR | SAN ANTONIO, TEXAS

## INDEPENDENCE PLAZA I



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# INDEPENDENCE PLAZA I

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# EXECUTIVE SUMMARY



THE OFFERING



On behalf of the owner, Valcor Commercial Real Estate is pleased to offer for sale Independence Plaza I (the “Property”), a 19,143 square foot office building. Located in North

San Antonio, Independence Plaza I is currently 98.07% occupied with a strong tenant mix of office and service providers.

The Property is within 5 miles of the San Antonio International Airport and enjoys easy access to Hwy 281 North, Loop 1604 and Loop 410. Amenities and nearby retailers include: Alamo Cafe, FedEx, Luby’s, Office Depot, Olive Garden, Target, Starbucks, Home Depot, US Post Office and more.



PROPERTY OVERVIEW

PROPERTY NAME:	Independence Plaza I
PROPERTY ADDRESS:	14400 Northbrook Dr., San Antonio, TX 78232
PROPERTY TYPE	Office
SUBMARKET:	Northern
GROSS LEASABLE AREA:	19,143 SF
ACREAGE:	1.10 acres
PARKING:	30 Covered Spaces, 48 Surface Spaces
YEAR BUILT:	1996
PRICE PER SQUARE FOOT:	\$148.88/SF

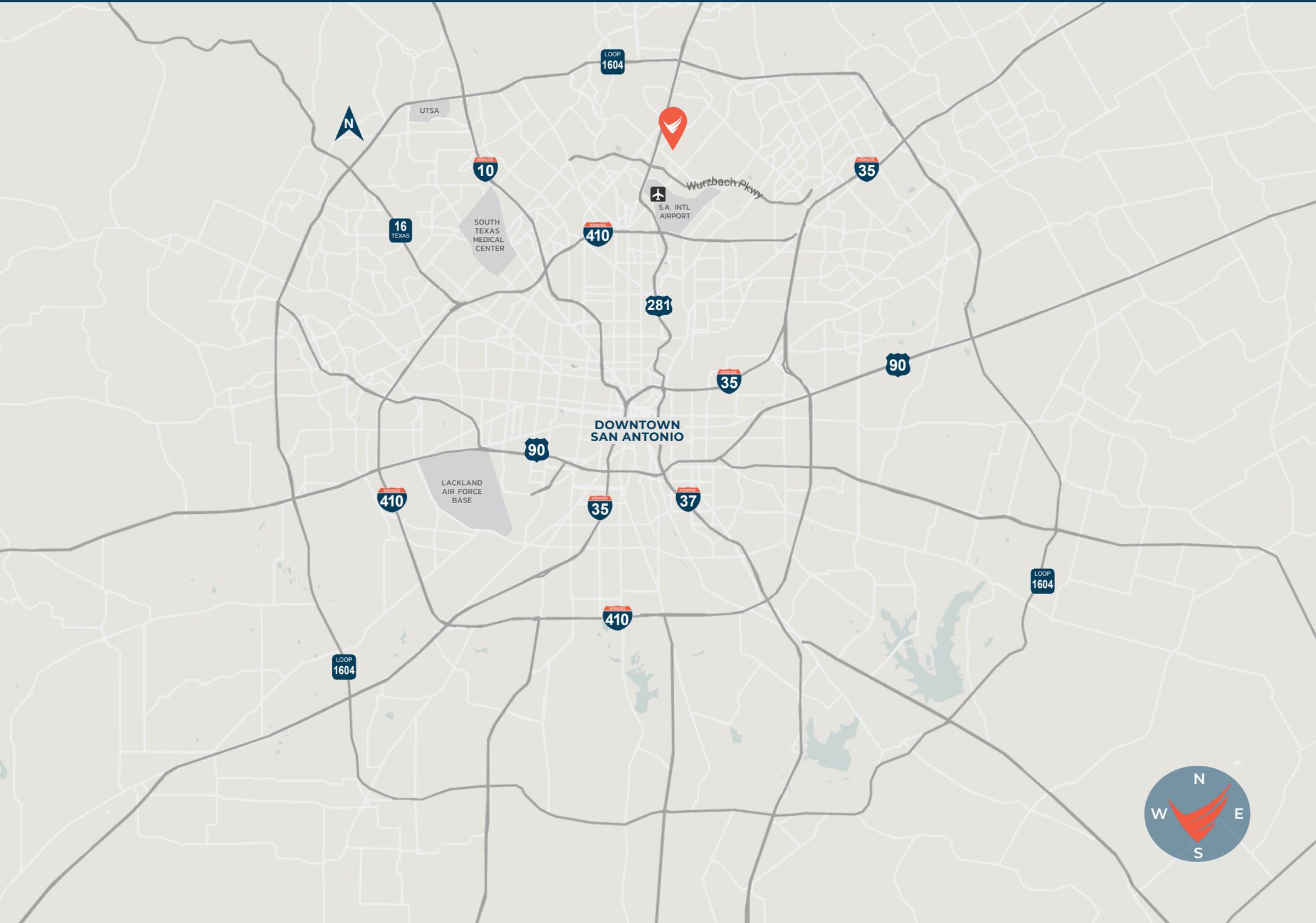
SALE PRICE

**\$2,850,000 (\$148.88 PSF)**

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Independence Plaza I





**PROPERTY DESCRIPTION**

# PROPERTY DESCRIPTION - OVERVIEW

LOCATION:	14400 Northbrook Drive San Antonio, TX 78232
PROPERTY ID:	17117-003-0070
NET RENTABLE AREA:	19,143 SF
LAND SIZE:	Approximately 1.10 acres
YEAR BUILT:	1996
OCCUPIED SF:	18,774 SF (98.07%)
VACANT SF:	369 SF (1.93%)
PARKING:	30 Covered Spaces, 48 Surface Spaces 4.07:1,000 SF
ZONING:	C-3R
NUMBER OF STORIES:	2
NUMBER OF BUILDINGS:	1
CONSTRUCTION:	Masonry
ROOF:	Metal AND TPO - recently replaced with full warranty



# PROPERTY DESCRIPTION - SITE PLAN



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## CONFIDENTIALITY AGREEMENT & DISCLOSURE

This Memorandum is intended solely to assist prospective purchasers in their evaluation of the Property and their consideration of whether to purchase the Property. It is not to be used for any other purpose or made available to any other person without the prior written consent of the Seller of the Property.

This Memorandum was prepared on the basis of information available to the Seller and to Valcor Commercial Real Estate, the Seller's exclusive agent in connection with the sale of the Property. This Memorandum Contains pertinent information about the Property and the surrounding area but it does not contain all the information necessary for a complete evaluation of the Property. The projected cash flow and other financial information contained herein are for reference only.

Although the information contained in this Memorandum is believed to be accurate and reliable, neither the Seller nor its agent guarantees its accuracy or completeness. Because of the foregoing and because the Property will be sold on an "as is" basis, prospective purchasers should make their own independent assessments, investigations, and projections regarding the Property. Although additional material, which may include engineering, environmental or other reports, may be provided to certain prospective purchasers as appropriate, such parties should confer with their own engineering and environmental experts, counsel, accountants, and other advisors.

The Seller expressly reserves the right, in its sole discretion, to reject any offer to purchase the Property or to terminate any negotiations with any party at any time, with or without notice. The Seller shall have no legal commitment or obligation to any prospective purchaser unless and until a written Purchase and Sale Agreement has been fully executed and delivered and any and all conditions to the Seller's obligations there under have been fully satisfied or waived.

The Seller is responsible for any commission due to Valcor Commercial Real Estate in connection with a sale of the Property. The Seller shall not be responsible for any commission claimed by any other agent or broker in connection with a sale of the Property. No other person, including Valcor Commercial Real Estate, is authorized to make any representation agreement on behalf of the Seller. This Memorandum remains the Property of the Seller and Valcor Commercial Real Estate and may be used only by parties approved by the Seller and Valcor Commercial Real Estate. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone except as provided herein and as permitted by the express terms of the Confidentiality Agreement.

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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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