valcor
COMMERCIAL REAL ESTATE

For Sale

2819 NW LOOP 410

20,400 SF BUILDING LOCATED ALONG LOOP 410

2819 NW Loop 410, San Antonio, TX 78230

PRICE: CALL FOR PRICING

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SARA LOMBARDI / 724.992.9774 / sara@valcorcre.com

2819 NW LOOP 410

Property Overview

PROPERTY HIGHLIGHTS

Positioned along Northwest Loop 410 in North San Antonio, 2819 NW Loop 410 is a ±20,400 SF building offering exceptional visibility and strong signage potential along one of the city's primary thoroughfare corridors. The property is currently occupied by multiple tenants on short-term leases, providing in-place income.

Surrounded by a dense infill population and workforce-driven demographics, the asset benefits from steady growth trends and a well-established residential base. Its central location near major corridors including Interstate 10 and the South Texas Medical Center further enhances accessibility and long-term demand, positioning the property as a compelling investment opportunity within a proven submarket.

SALE PRICE CALL FOR PRICING

PROPERTY OVERVIEW

Property Name:	2819 NW Loop 410
Property Address:	2818 NW Loop 410, San Antonio, TX 78230
Property Type:	Office/Retail
Submarket:	North
Building Size:	20,400 SF
Land Size:	1.23 AC
Parking:	63 spaces
Year Built:	1978
Vehicles Per Day:	259,530 VPD on Loop 410
Zoning:	C-3
Signage:	Prominent electronic pylon and building signage

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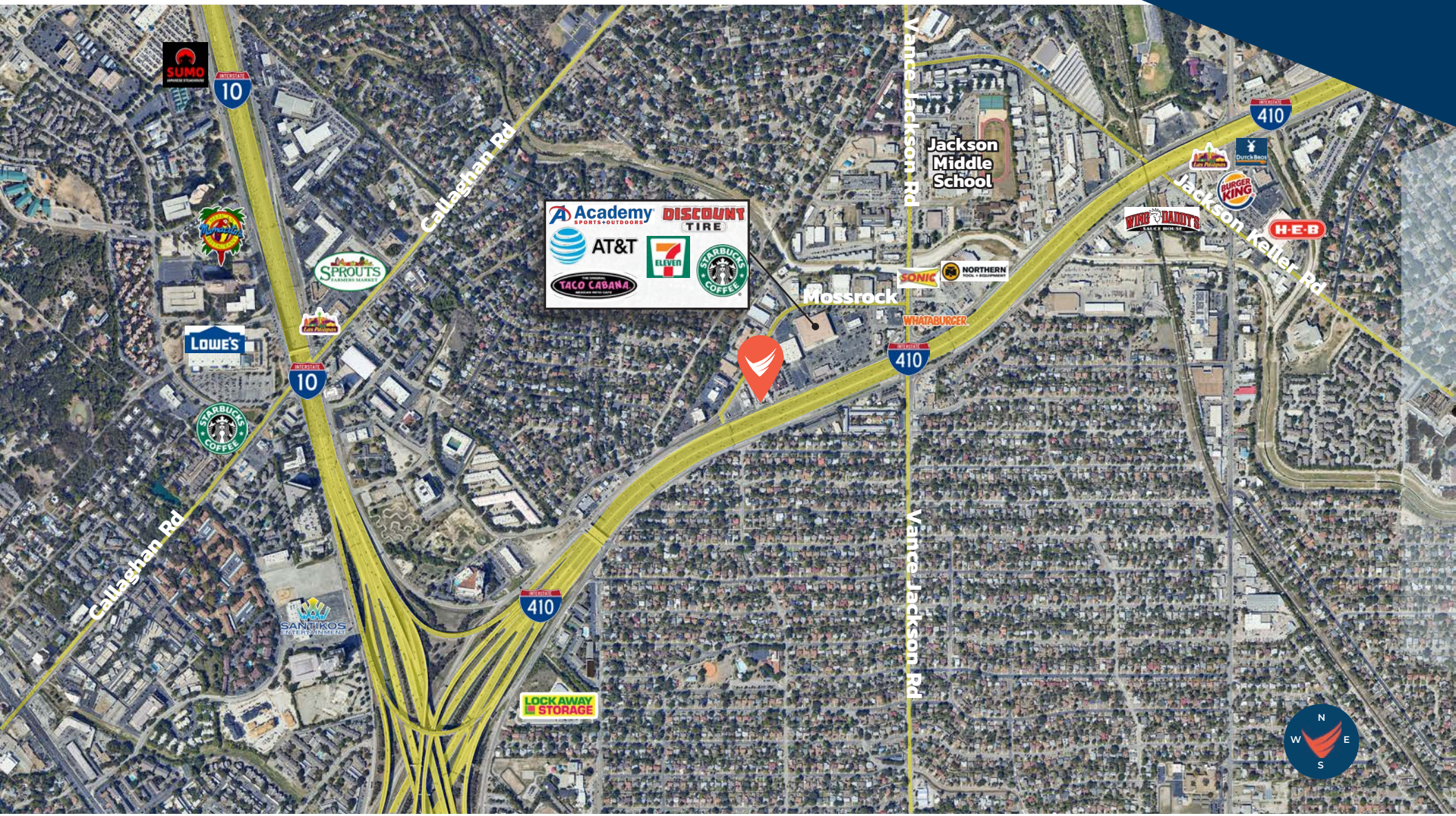
Location Aerial



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Site Map

BUILDING SIZE: 20,400 SF

LAND: 1.23 AC

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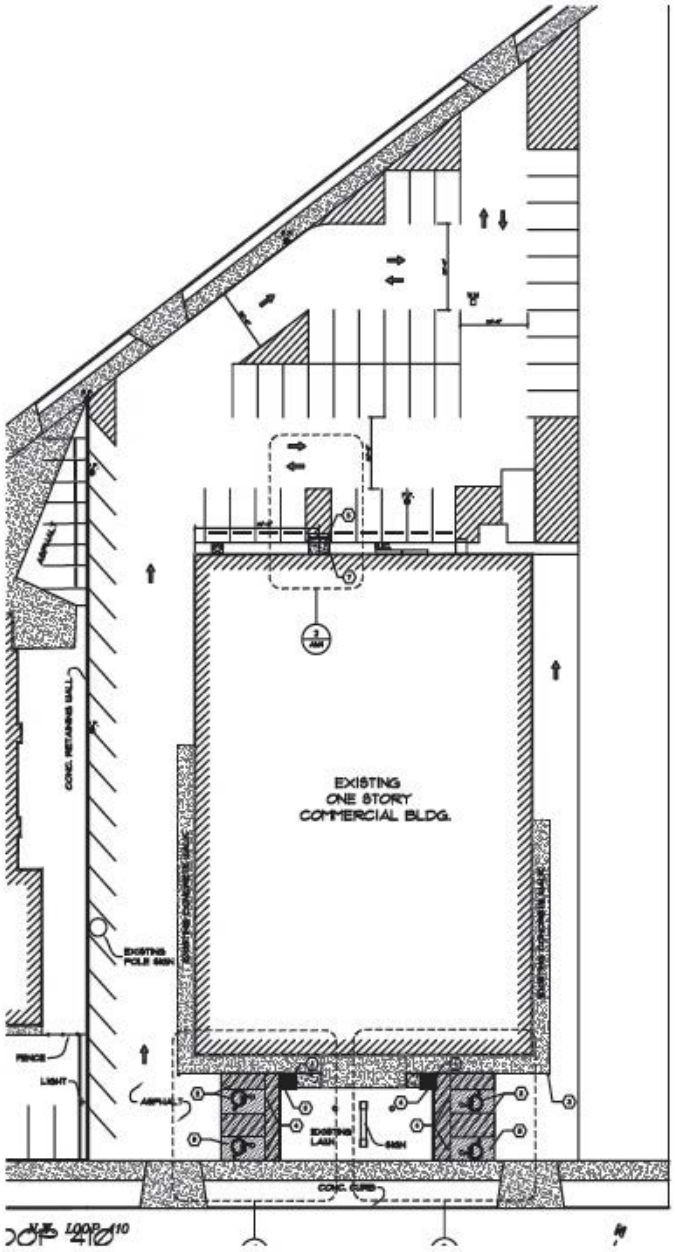
Exterior Survey



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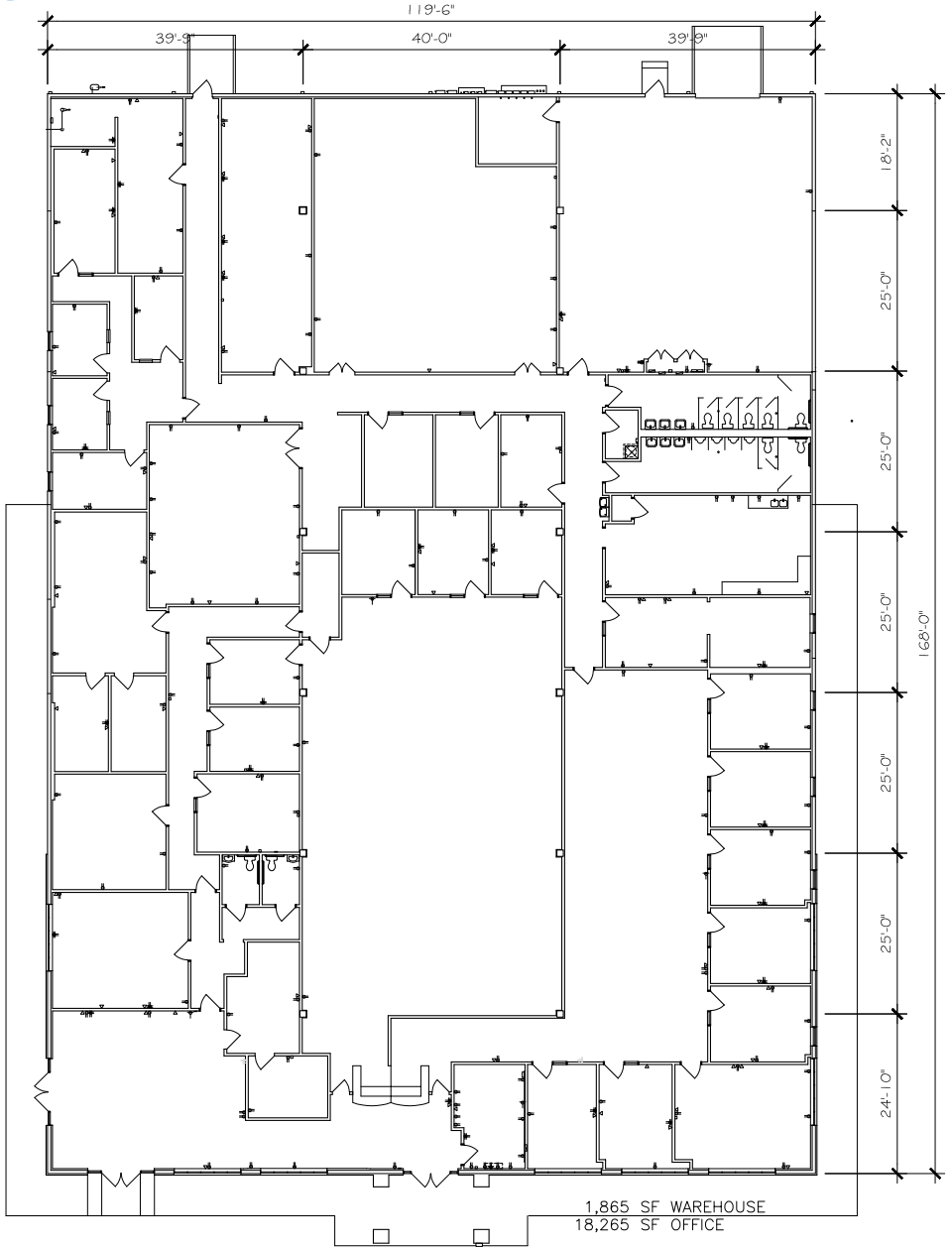
Current Floor Plan



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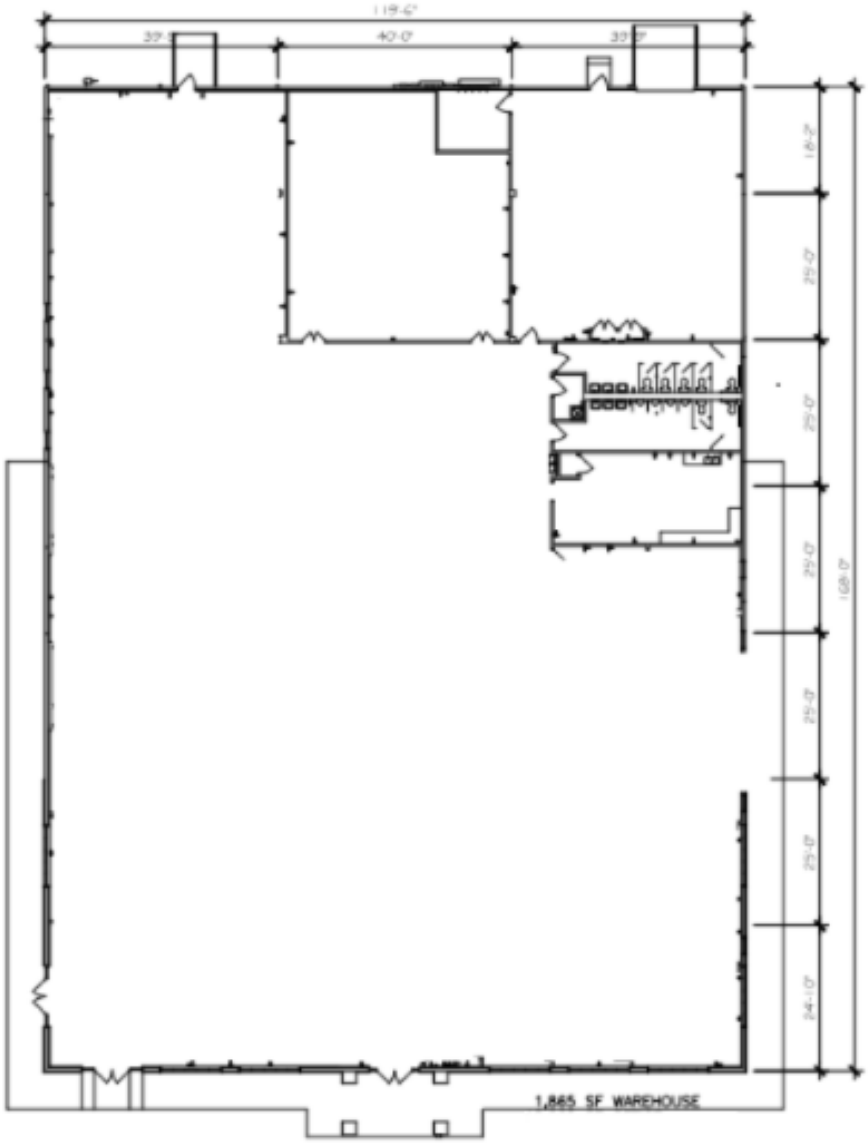
Proposed Layout

Disclaimer: This rendering is intended solely for discussion purposes and not for architectural use. Please note that columns have been omitted from this view.



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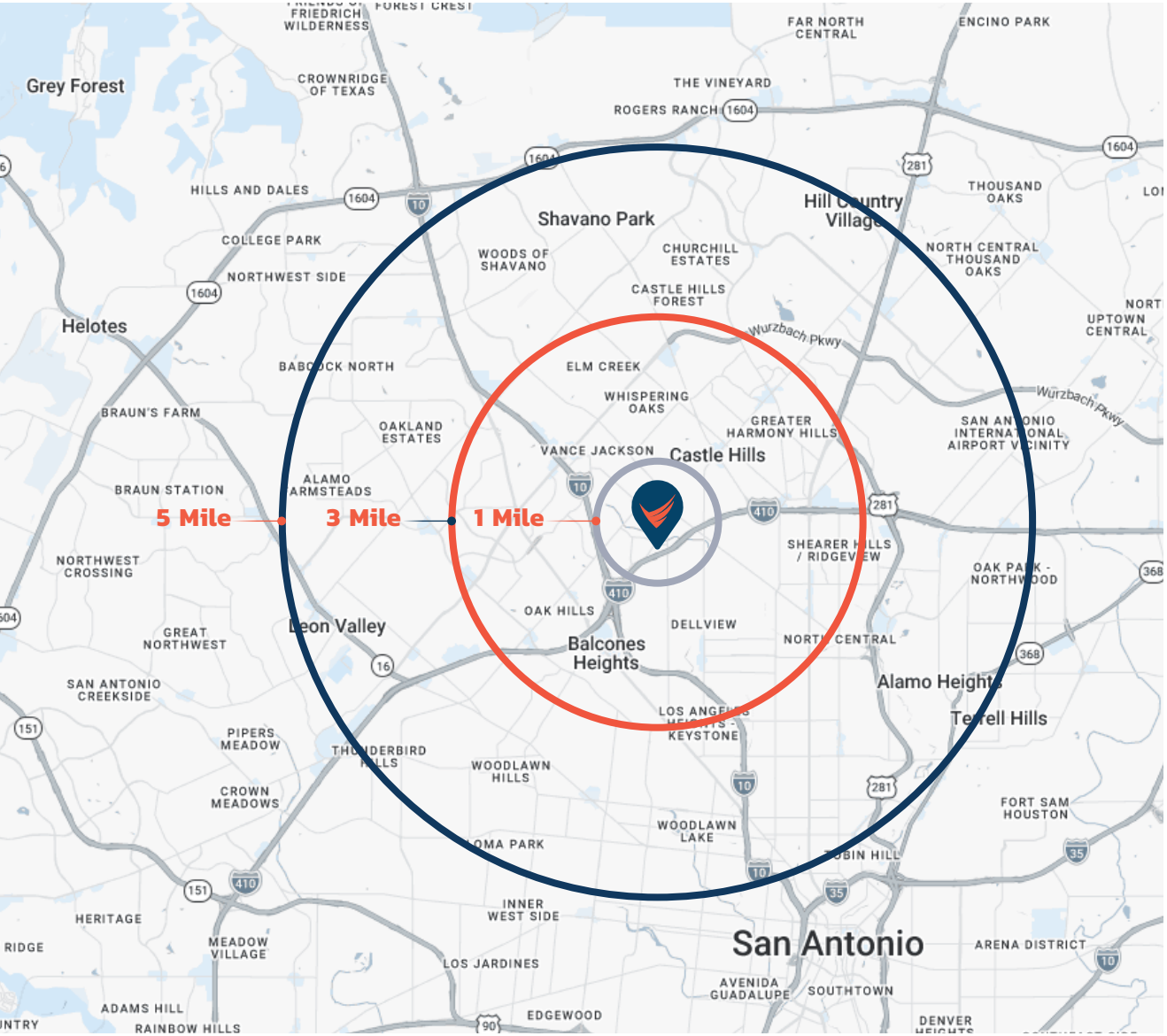
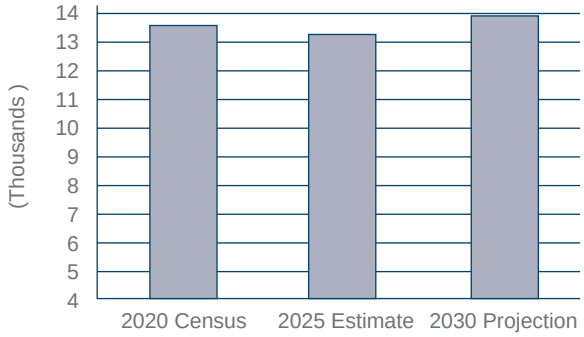
Radius Map

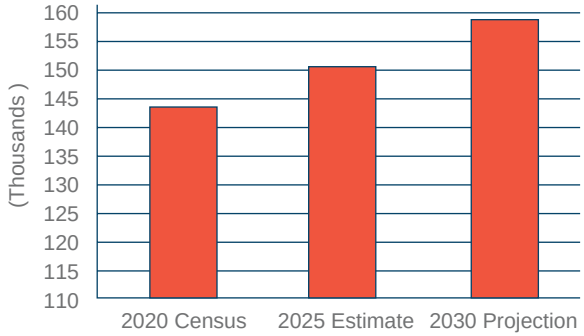


POPULATION GROWTH

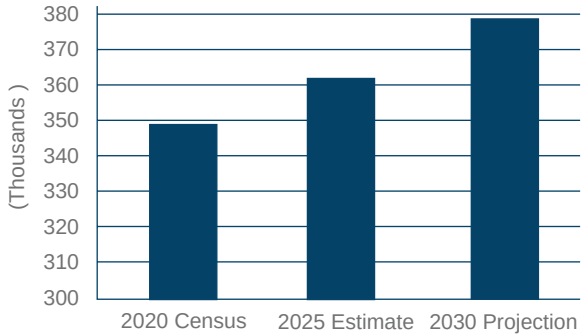
1 Mile



3 Mile



5 Mile



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Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population			
2030 Projected Population	13,973	158,561	379,267
2025 Estimated Population	13,443	150,804	361,428
2020 Census Population	13,625	144,406	349,562
Growth 2025-2030	3.94%	5.14%	4.94%
2025 Estimated Median Age	38.10	36.70	37.40
2025 Estimated Average Age	38.90	38.00	38.70
Households			
2030 Projected Households	5,466	67,807	161,234
2025 Estimated Households	5,249	64,324	153,259
2020 Census Households	5,298	61,114	147,096
Growth 2025-2030	4.13%	5.41%	5.20%
Radius			
2025 Average Household Income	$73,970	$71,025	$81,306
2025 Median Household Income	$59,541	$52,922	$57,445
< $25,000	830	13,809	29,991
$25,000 - $50,000	1,273	16,573	36,019
$50,000 - $75,000	1,133	12,960	30,070
$75,000 - $100,000	653	6,836	16,660
$100,000 - $125,000	741	5,712	13,918
$125,000 - $150,000	264	3,138	8,170
$150,000 - $200,000	182	2,576	7,502
$ 200,000+	172	2,721	10,930
Housing			
2025 Median Home Value	$232,771	$253,401	$279,801
2025 Average Household Size	2.50	2.30	2.30
2025 Occupied Housing	5,249	64,324	153,259
Owner Occupied	2,861 54.51%	24,008 37.32%	64,420 42.03%
Renter Occupied	2,388 45.49%	40,316 62.68%	88,839 57.97%

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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.

EQUAL HOUSING OPPORTUNITY

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
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Licensed Supervisor of Sales Agent / Associate	*License No.*	*Email*	*Phone*
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Sara Lombardi	779245	sara@valcorcre.com	210.824.4242
Sales Agent/Associate's Name	*License No.*	*Email*	*Phone*

Buyer / Tenant / Seller / Landlord Initials _____ *Date*

Regulated by the Texas Real Estate Commission ***Information available at www.trec.texas.gov***

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