



FOR SALE OR LEASE

Industrial

2934 Pan Am Expy, San Antonio, TX 78208



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PROPERTY HIGHLIGHTS

Building Size: 16,000 SF

General Warehouse: 14,000 SF

Office Space: 2,000 SF

Land Size: 0.87 Acres

APNs: 10126-000-0100

Zoning: Industrial (I-2)

Year Built: 1963

Renovated: 2016

Construction Type: Masonry

Foundation: Slab on Grade

PROPERTY DETAILS

Drive Ins: 12'W x 12'H; 8'W x 7'6"H

Power: 480Y/277V, 3 phase,

Roof: Metal Roof (2016)

Clear Height: 18'-22'

Parking: Majority Concrete

Security: 8' Reinforced Perimeter Fence

Misc: Located in Opportunity Zone

CONTACT BROKER FOR PRICING



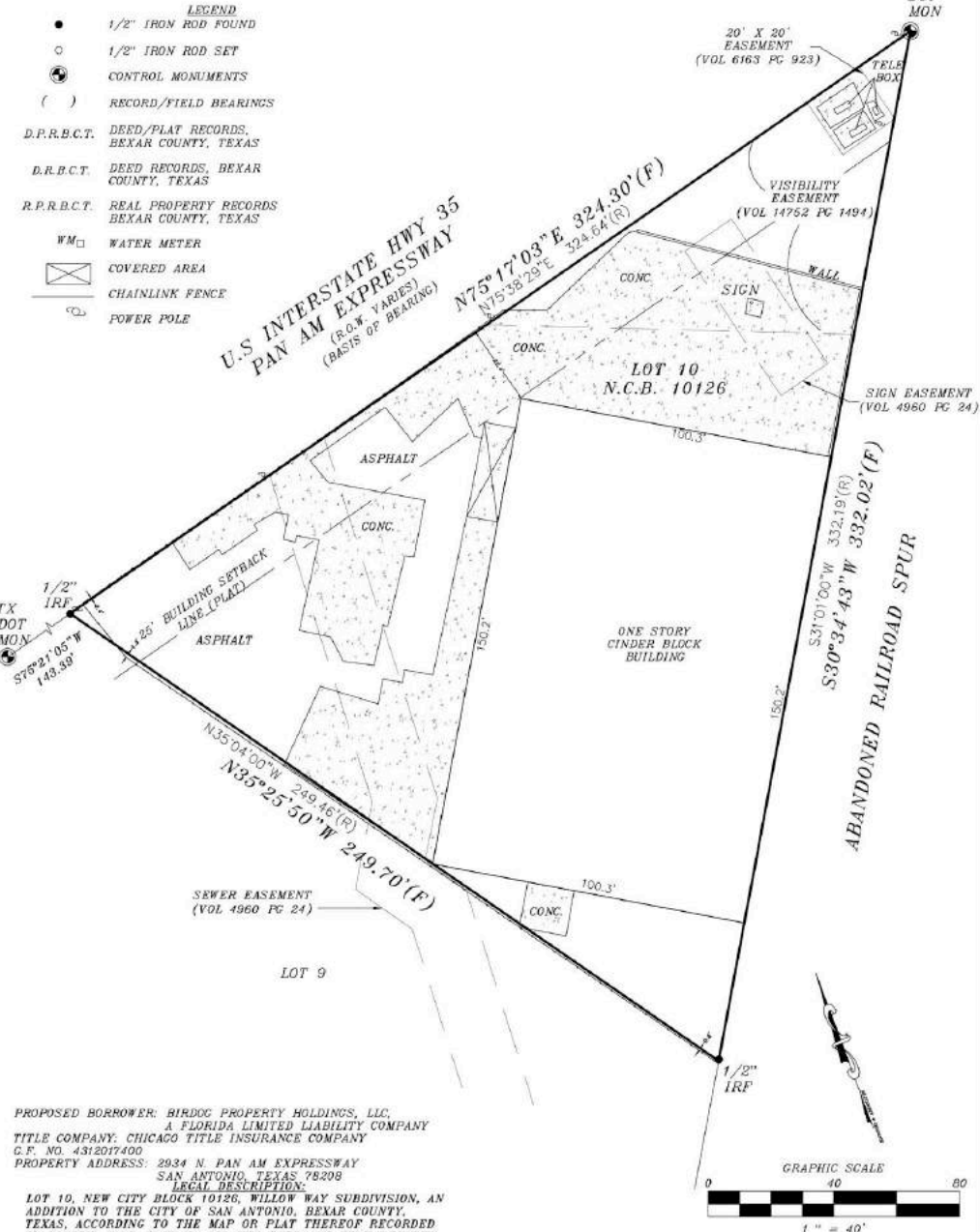
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FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. The property made the subject of this survey appears to be included in a FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48029C, Panel No. 0405 G, which is Dated September 29, 2010. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X. This flood zone identification is the surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <http://www.fema.gov/index.shtml>.



PROPOSED BORROWER: BIRDOG PROPERTY HOLDINGS, LLC
A FLORIDA LIMITED LIABILITY COMPANY
TITLE COMPANY: CHICAGO TITLE INSURANCE COMPANY
C.F. NO. 4312017400
PROPERTY ADDRESS: 2934 N. PAN AM EXPRESSWAY
SAN ANTONIO, TEXAS 78208

LEGAL DESCRIPTION:
LOT 10, NEW CITY BLOCK 10126, WILLOW WAY SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN VOLUME 4960, PAGE 24, OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

Surveyor Notes:

1. UNDERGROUND UTILITY INSTALLATIONS, UNDERGROUND IMPROVEMENTS, FOUNDATIONS AND/OR OTHER UNDERGROUND STRUCTURES WERE NOT LOCATED BY THIS SURVEY.
2. THE PURPOSE OF THIS SURVEY IS FOR USE IN OBTAINING TITLE INSURANCE AND FINANCING AND SHOULD NOT BE USED FOR CONSTRUCTION PURPOSES.
3. THE SURVEYOR DID NOT ABSTRACT THE SUBJECT PROPERTY. THIS SURVEY IS BASED ON DOCUMENTATION PROVIDED BY THE CLIENT AND/OR TITLE COMPANY.
4. THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS AND/OR EASEMENTS RECITED IN SEWER EASEMENT VOL 4960, PG 24, D.P.R.B.C.T. EASEMENT IN VOL 6163, PG 923, & VOL 14752 PG 1494 R.P.R.B.C.T. AND LEASE AGREEMENT IN VOL 1580, PG. 171 & VOL 14753 PG 960, R.P.R.B.C.T.

J. Enrique C. Elizondo, a Registered Professional Land Surveyor do hereby certify that this plat represents an actual survey made on the ground under my supervision and substantially complies with the minimum standards for land surveying in Texas as set forth by the Texas Board of Professional Land Surveying and that there are no encroachments or visible easements, to the best of my knowledge and belief, except as shown herein. This 5th day of November, 2014.

Enrique C. Elizondo
Enrique C. Elizondo
Registered Professional Land Surveyor
Texas Registration No. 6366



Drawn By: FGC Job No.: 2271
Survey Date: 10/29/2014
Phone: (210) 375-4128 Fax: (210) 375-6130
5805 Callaghan Road, Suite 109
San Antonio, Texas 78228
TEXAS LICENSED SURVEYING
FIRM No. 10193064
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SAN ANTONIO



The subject property is located in the NE submarket of the San Antonio MSA. Easy access to all major thoroughfares IH-35, Loop 410, and IH-10. The site is suitable for an industrial user requiring an accessible location to service their San Antonio customer base.



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.

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 coincidental 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>Obsido Commercial, LLC.</u>	<u>9009442</u>	<u>contact@obsidocommercial.com</u>	<u>(210) 809-6868</u>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joshua B. Swank</u>	<u>593425</u>	<u>joshua.swank@obsidocommercial.com</u>	<u>(210) 742-9392</u>
Designated Broker of Firm	License No.		Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
<u>Mitchell P. Lyons</u>	<u>676626</u>	<u>mitchell.lyons@obsidocommercial.com</u>	<u>(210) 742-9394</u>
Sales Agent/Associates Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date