



AVAILABLE FOR SALE OR LEASE

IDEAL FOR EDUCATION, MEDICAL, OR PROFESSIONAL USE

4738 NW Loop 410, San Antonio, Texas 78229

www.obsidocommercial.com

PROPERTY SUMMARY



Obsido Commercial is pleased to present 4738 NW Loop 410, a 25,252 SF two-story office building situated on 2.546 acres in one of San Antonio's highest traffic corridors. This property offers 200 parking spaces (covered & uncovered), high visibility pylon signage, and a prime owner-user opportunity.

Strategically positioned on Loop 410's frontage road with an additional rear access point connecting to Callaghan Rd, the property is easily accessible from multiple directions.

With recent high-end remodeling and medical finishes (Class B), including updated hallways, restrooms, an elevator, and office/classroom spaces, the building is move-in ready. Private card access, elevator service, and C-2 zoning make it suitable for a variety of uses, including:

- Medical or Trade School
- Law Office
- Corporate Headquarters
- Medical or Professional Office

CONTACT BROKER FOR SALE OR LEASE INFORMATION

PROPERTY HIGHLIGHTS



HIGH VISIBILITY OFFICE | 4738 NW Loop 410, San Antonio, Texas

4738 NW LOOP 410
IDEAL FOR MEDICAL, EDUCATION, OR PROFESSIONAL USE

FOR SALE/LEASE RATE

CONTACT BROKER

Building Size/Land Area

25,252 SF on 2.546 Acres

Parking

200 Spaces
(both covered and uncovered)

Visibility & Signage

- Large double-sided pylon sign with electronic display
- Highway frontage on Loop 410, one of San Antonio's busiest corridors (254,000+ VPD)

Recent Renovations

- High-end Class B office/classroom/medical finishes
- Roof replaced in 2020/2021; 60-mil TPO
- Updated layout, hallways, restrooms, and common areas

Accessibility

- Loop 410 frontage road access
- Rear access via side street connecting to Callaghan Rd

Security & Convenience

- Private card access system
- Elevator-served two-story layout

BUILDING SPECS



HIGH VISIBILITY OFFICE | 4738 NW Loop 410, San Antonio, Texas

SITE DESCRIPTION

| | |
|------------------|--|
| Property Address | 4738 NW Loop 410, San Antonio, Texas 78229 |
| County | Bexar County |
| Geographic ID | 11608-000-0133 |

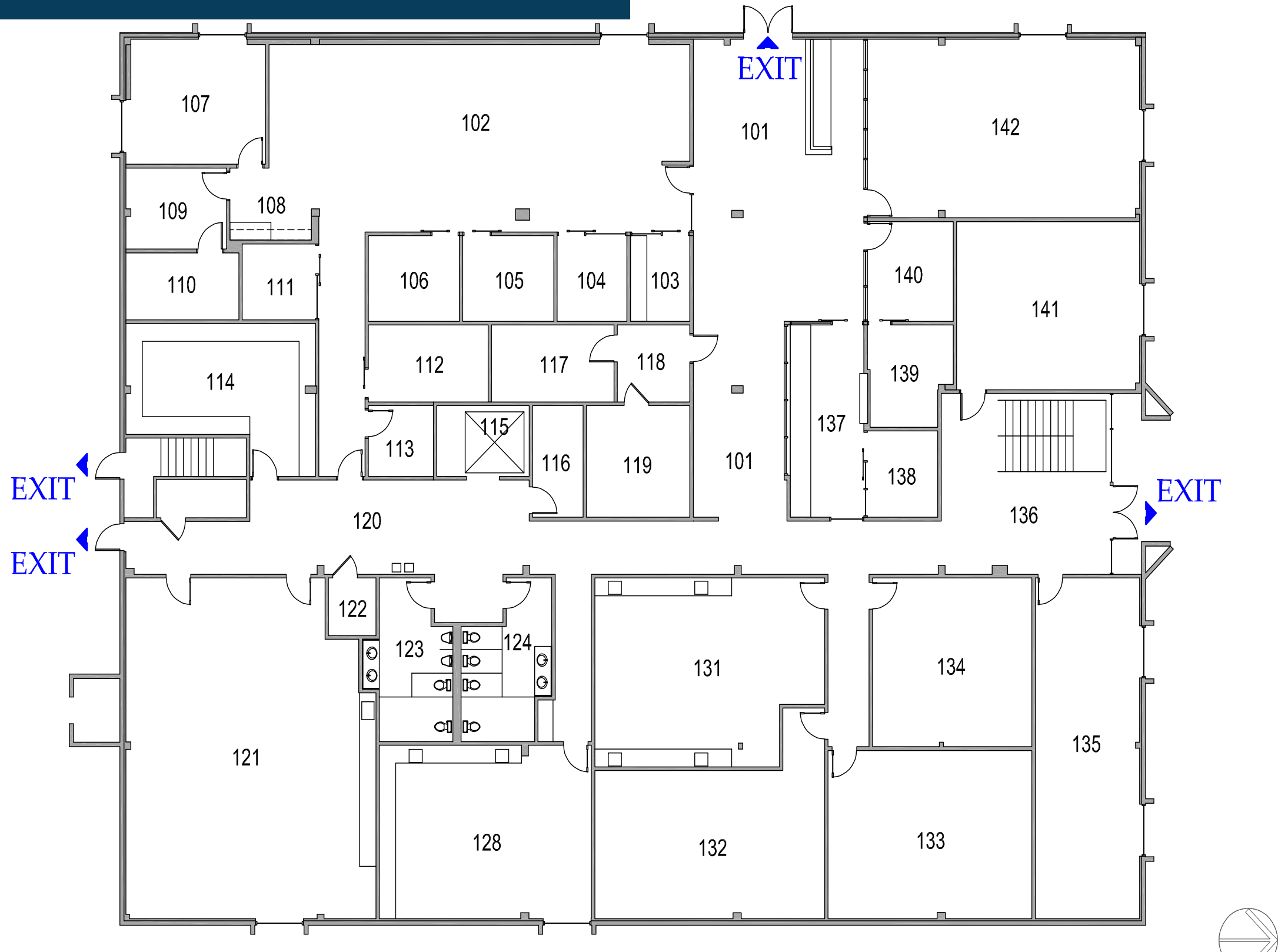
BUILDING SPECS

| | |
|----------------------------|---|
| Year Built/Renovated | 1971/2022 |
| Gross Leaseable Area (GLA) | 25,252 Square Feet (Two Stories) |
| Lot Size | 2.546 Acres |
| Roof | New as of 2021; 60 mil TPO |
| Parking | 200 Spaces (covered & uncovered) |
| Zoning | C-2 (Commercial) |
| Signage | Double-Sided Pylon with Electronic Display |
| Construction | Masonry, Stucco |
| Access | Loop 410 Frontage + Rear Access via Callaghan Rd |
| Recent Upgrades | Roof, Class B Medical/Office Finishes, Updated Common Areas |
| Ideal Uses | Medical/Trade School, Law Office, Corporate HQ, Medical/Professional Office |

AERIAL MAP

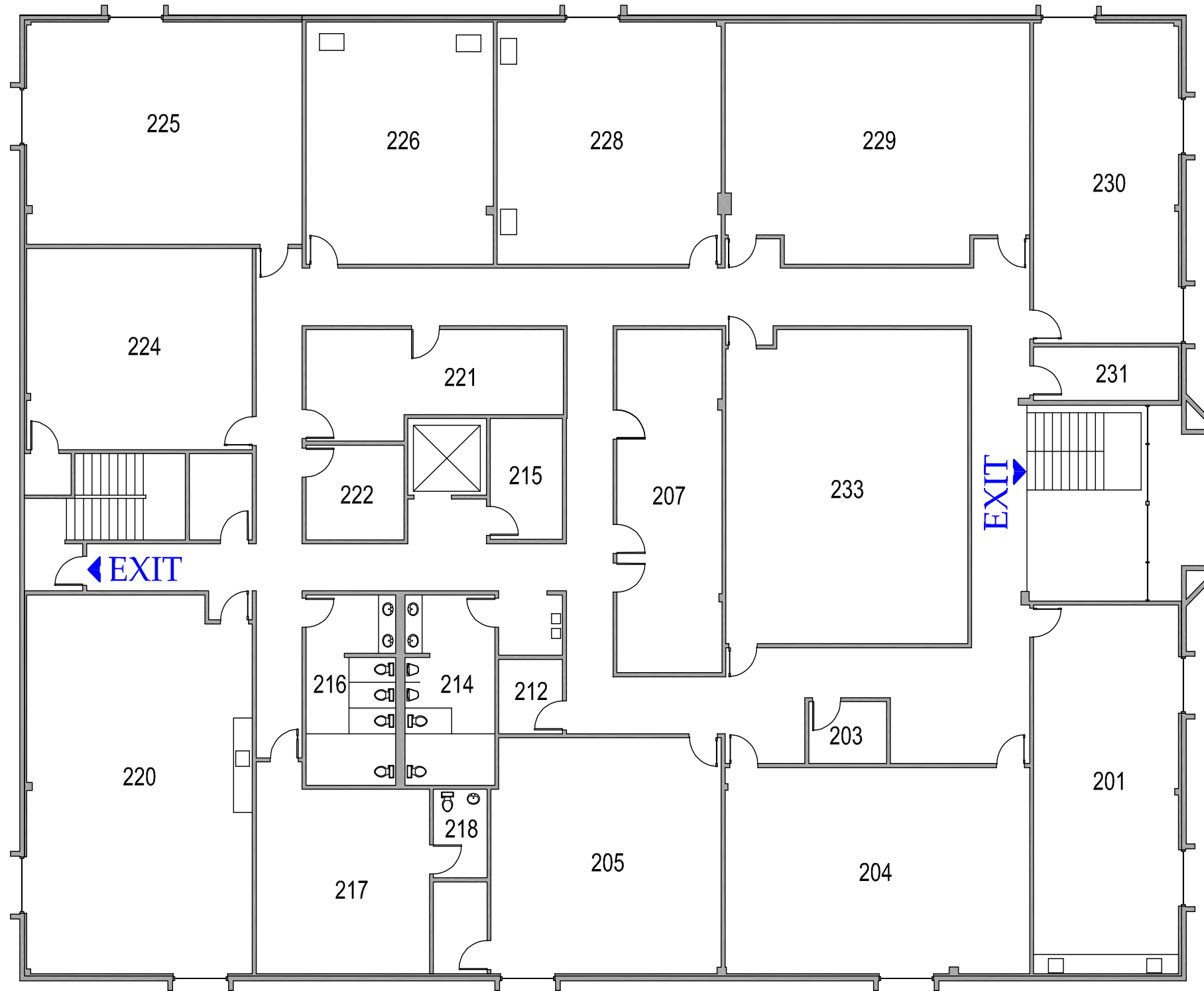


FLOOR PLAN - 1ST LEVEL



I - 410

FLOOR PLAN - 2ND LEVEL



I - 410



PARKING LAYOUT

LEGEND
 C = COMPACT PARKING SPACE
 H = HANDICAP PARKING SPACE



ED BROOKS PAVING
 SEALING - PATCHING - BASEWORK
 141 SILVER CREST LANE
 SAN MARCOS, TEXAS 78666
 P. 512-392-2285

**THE COLLEGE OF HEALTH
 CARE PROFESSIONALS**

PARKING LOT LAYOUT

EX. 1

PROPERTY PHOTOS



PROPERTY PHOTOS



DEMOGRAPHICS



HIGH VISIBILITY OFFICE | 4738 NW Loop 410, San Antonio, Texas

1-MILE

12K

Estimated
Population

\$61K

Household
Income

\$112M

Consumer
Spending

3-MILE

154K

Estimated
Population

\$58K

Household
Income

\$1.4B

Consumer
Spending

5-MILE

370K

Estimated
Population

\$65K

Household
Income

\$3.6B

Consumer
Spending



CONTACTS

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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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|--|-------------|-----------------------------------|--------------|
| Obsido Commercial, LLC | 9009442 | joshua.swank@obsidocommercial.com | 210-809-6868 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Joshua Swank | 593425 | joshua.swank@obsidocommercial.com | 210-809-6868 |
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| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date