

COIN OPERATED CAR WASH

115 W. Glenview
San Antonio, TX 78228



Commercial Investment Offering
Exclusively Marketed By:

Michael D. Noll, CCIM, CPM
210-479-6169

The information contained herein was obtained from sources believed reliable; however, we make no guaranties, warranties or representations as to the completeness or accuracy thereof. The presentation of this investment offering is submitted subject to errors, omissions, change of price or conditions prior to sale or withdrawal without notice.

9-Bay Coin Operated Car Wash

115 W. Glenview

Executive Summary

LOCATION

The property is located at the north side corner of W. Glenview Dr. and E. Midcrest in northwest San Antonio, Bexar County, Texas.

115 W. Glenview Dr, Bexar County, San Antonio, TX 78228

PROPERTY

.4612 acres of land, gently sloping topography from north to south. The site has 150 feet of frontage on W. Glenview Dr. and 96 feet along Midcrest to the south.

DESCRIPTION

The site improvements consists of a 9-bay self-service car wash facility with a gross building area of 2,609 square feet. The improvements are of steel frame and CMU construction with stucco and brick façade. The roof features steel rafters and a NEW corrugated metal roof cover. None of the property is in the 100-year flood hazard area.

NOTE: The car wash has none of its mechanical equipment in place. The Seller will install new equipment for an additional \$130,000, or sell it AS IS.

According to Bexar County Deed records, the site was originally raw land before being improved with the current structures in 1990.

ZONING

C-2 S AHOD (Conforming Use).

LEGAL

Lot E Irr 95.62 of 5 Irr 156.58 of N Irr 276.58 of 5, Block 11, New City Block 12361, City of San Antonio, Bexar County, Texas.

REVENUE

2019	2020 (9 mos)	2021(6.5 mos)	2022-2024
\$83,758	\$64,678	\$46,308	Closed
			For Remodeling

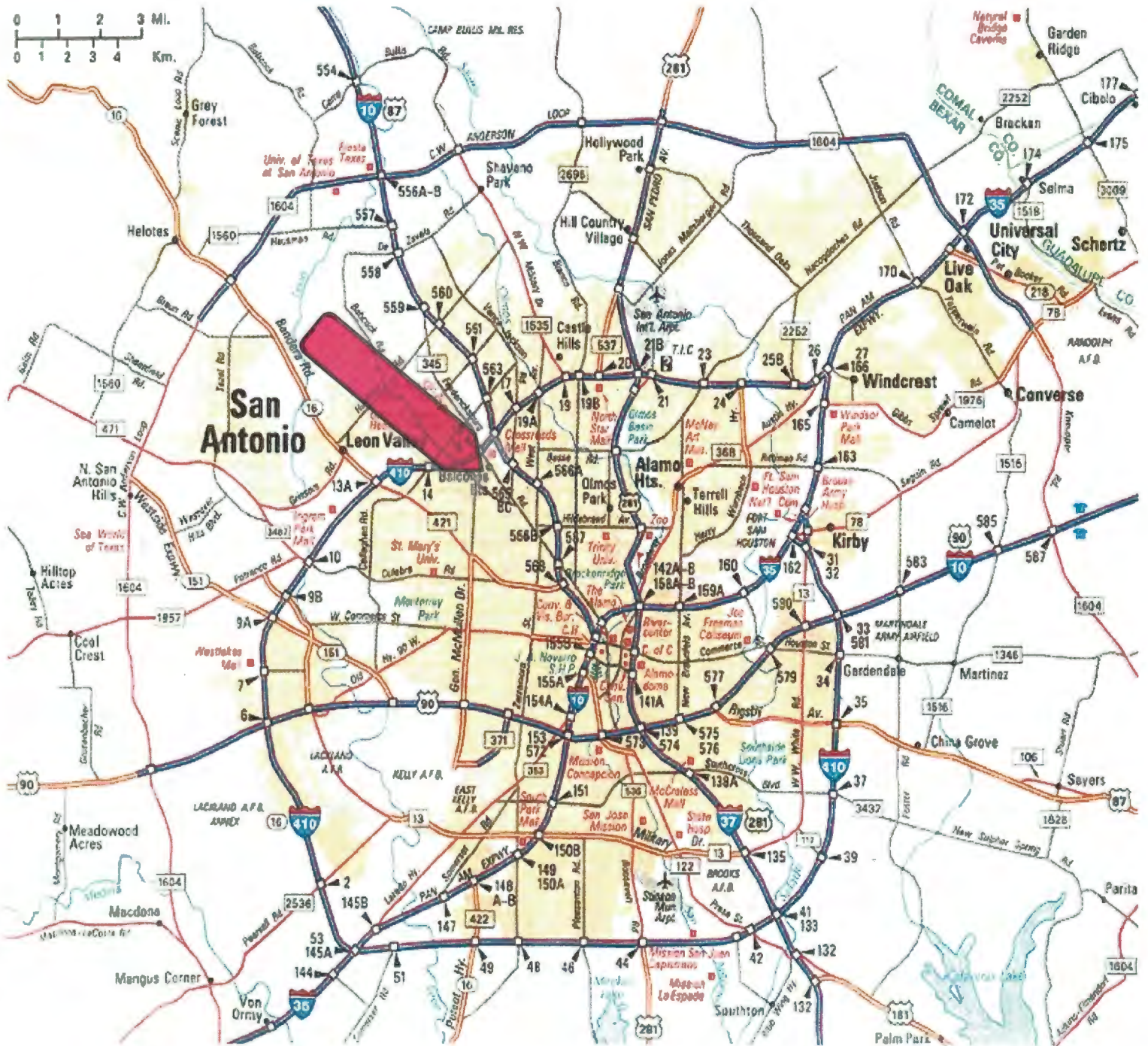
SALES PRICE \$375,000

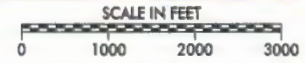
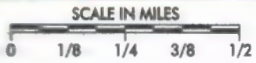
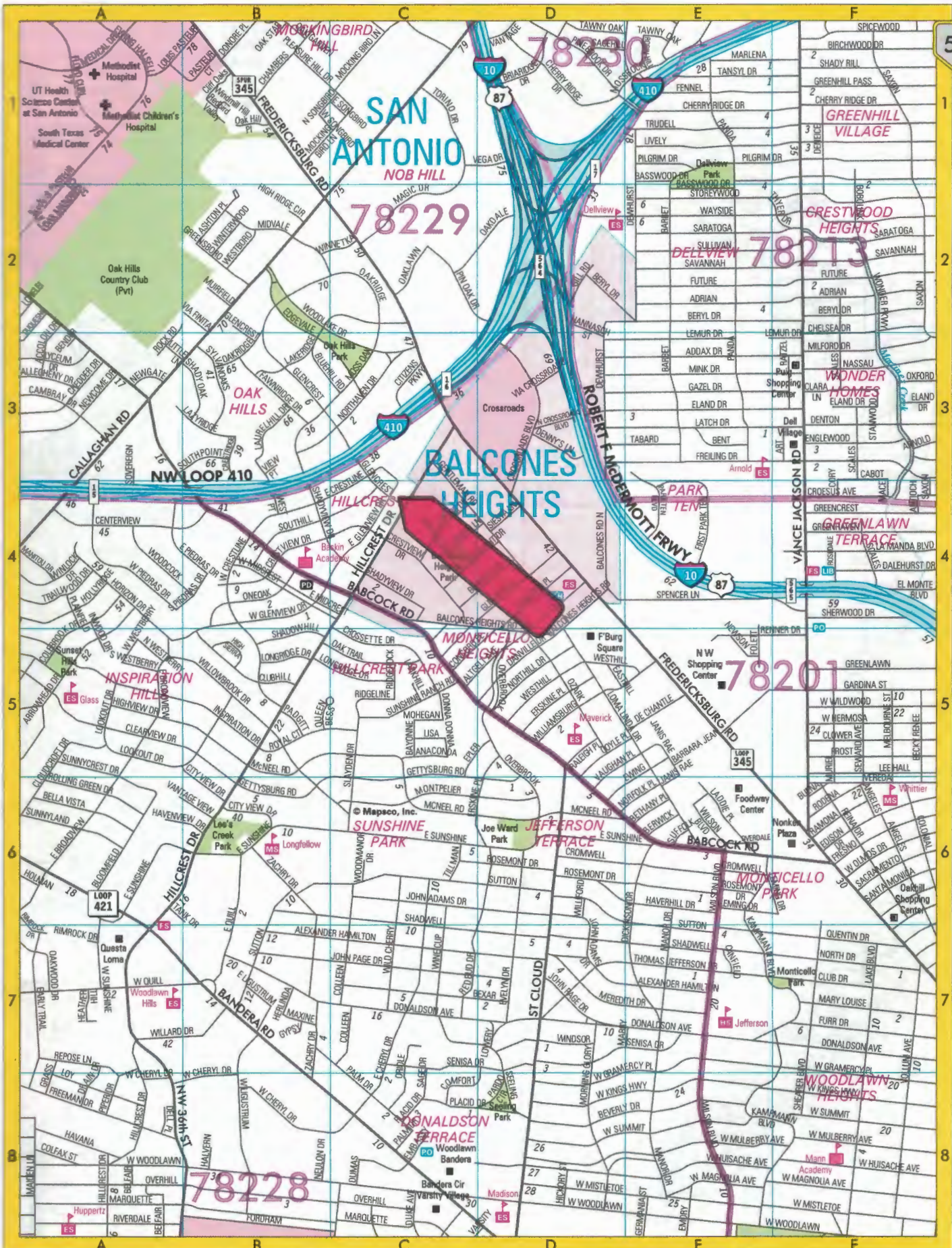
CONTACT

Michael D. Noll, CCIM, CPM
210-479-6169 Office, 210-844-8289 Mobile
mdnoll@sbcglobal.net

This confidential summary contains brief, selected information from the owner pertaining to the property described herein and shall not be considered all inclusive or unchanged since the date of preparation. No warranty as to the accuracy or completeness is expressed or implied by the owner or Broker, Michael D. Noll. The prospective buyer should verify each item of information and have the same reviewed by his tax advisor and or legal counsel. This summary is intended solely for the limited use by those considering whether to pursue negotiations to acquire the property.

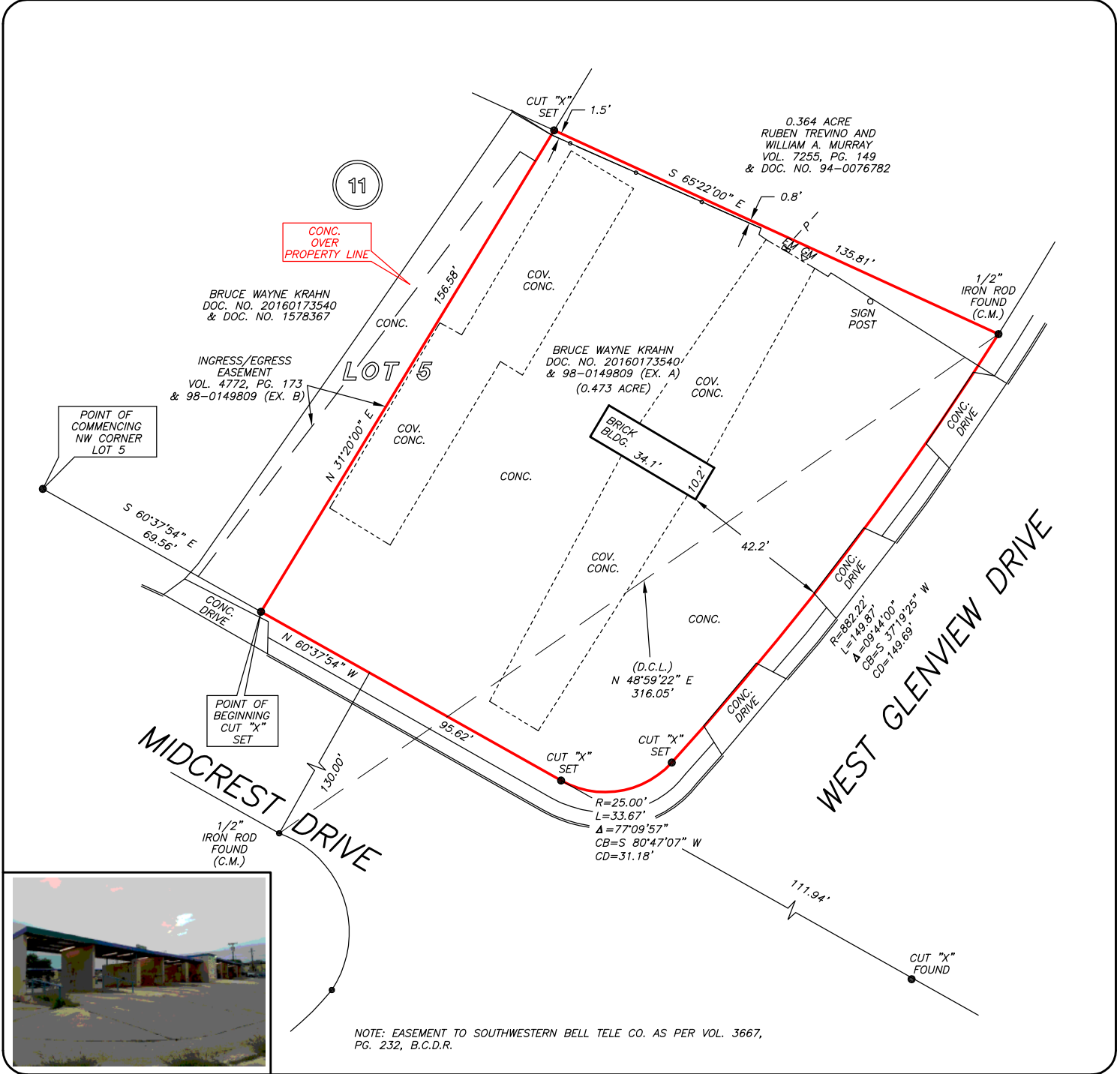
115 W. Glenview San Antonio, Texas 78228





GF NO. SAT-41-4000411701797-JG ALAMO TITLE
ADDRESS: 115 WEST GLENVIEW DRIVE
SAN ANTONIO, TEXAS 78228
BORROWER: M.C. STORES, INC.

0.473 ACRE
OUT OF LOT 5, BLOCK 11
NEW CITY BLOCK 12361
HILLCREST SUBDIVISION, UNIT 2
SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
ACCORDING TO THE MAP OR PLAT THEREOF RECORDED
IN VOLUME 3535, PAGE 234, OF THE DEED AND PLAT RECORDS
OF BEXAR COUNTY, TEXAS
(SEE ATTACHED METES AND BOUNDS DESCRIPTION)



THIS PROPERTY DOES NOT LIE WITHIN THE
100 YEAR FLOOD PLAIN AS PER FIRM
PANEL NO. 48029C 0385 G
MAP REVISION: 09/29/2010
ZONE X
BASED ONLY ON VISUAL EXAMINATION OF MAPS.
INACCURACIES OF FEMA MAPS PREVENT EXACT
DETERMINATION WITHOUT DETAILED FIELD STUDY

A SUBSURFACE INVESTIGATION
WAS BEYOND THE SCOPE OF THIS SURVEY

D.C.L. = DIRECTIONAL CONTROL LINE
RECORD BEARING: VOL. 3535, PG. 234, B.C.D.P.R.

DRAWN BY: BR





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.

Michael D. Noll	364298	mdnoll@sbcglobal.net	(210)479-6169
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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	

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov