

FOR SALE

# 12343 WEST AVE

## SAN ANTONIO, TX

OFFERING MEMORANDUM



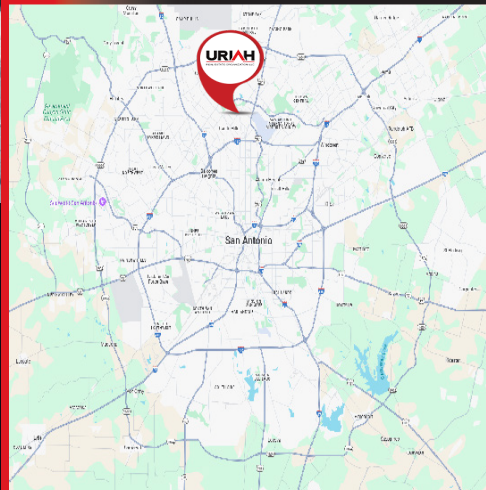


**WEST AVE**

**PRESENTED**

**URIAH**  
REAL ESTATE ORGANIZATION LLC

**URI URIAH**  
Broker  
M: (210) 315.8885  
Uri@UriahRealEstate.com



The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

# PROPERTY OVERVIEW - 12343 WEST AVE

## PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell 12343 West Ave, a strategically located commercial property situated on approximately 0.49± acres in the heart of North Central San Antonio. Currently operating as a car dealership and formerly improved as a car wash facility, the property presents a unique opportunity for owner-users, investors, automotive operators, or redevelopment-oriented buyers seeking a highly visible site in a well-established commercial corridor. Positioned at the intersection of West Avenue and West Rhapsody Drive, the property benefits from frontage on both thoroughfares, providing excellent visibility, accessibility, and traffic exposure. The site is located directly across from Nicha's Comida Mexicana and surrounded by a strong mix of national retailers, automotive businesses, restaurants, professional offices, and dense residential neighborhoods. The property offers convenient access to Loop 410, US Highway 281, Wurzbach Parkway, Blanco Road, and Interstate 10, placing it within minutes of major San Antonio employment centers and retail destinations. Nearby attractions and demand drivers include San Antonio International Airport, North Star Mall, Alamo Quarry Market, USAA Headquarters, Castle Hills, and numerous established commercial developments throughout the North Central submarket. Zoned C-3 I-1, the property allows for a wide variety of commercial and light industrial uses. Utilities include electric, water, and gas on-site, with sewer available. A current survey is included, providing additional value and reducing due diligence costs for prospective purchasers.

### PROPERTY INFORMATION

### PROPERTY HIGHLIGHTS

#### LOT SIZE

ACRES: ± 0.49  
SQFT: ± 21,344

#### FRONTAGE:

144 ± ON WEST RHAPSODY DRIVE  
137 ± ON WEST AVENUE

#### ZONING

C-3 | I-1

#### BUILDING:

5390 ± SF

0.49± AC COMMERCIAL SITE WITH FRONTAGE ON WEST AVENUE & WEST RHAPSODY DRIVE, OFFERING EXCELLENT VISIBILITY AND ACCESS

C-3 I-1 ZONING ALLOWING FOR A WIDE RANGE OF COMMERCIAL, AUTOMOTIVE, RETAIL, SERVICE, AND LIGHT INDUSTRIAL USES

EXISTING CAR DEALERSHIP / FORMER CAR WASH FACILITY WITH REDEVELOPMENT, OWNER-USER, OR INVESTMENT POTENTIAL

UTILITIES AVAILABLE, INCLUDING ELECTRIC, WATER, AND GAS ON-SITE, WITH SEWER AVAILABLE; SURVEY INCLUDED

PRIME NORTH CENTRAL SAN ANTONIO LOCATION WITH CONVENIENT ACCESS TO LOOP 410, US HIGHWAY 281, WURZBACH PARKWAY, AND I-10, NEAR SAN ANTONIO INTERNATIONAL AIRPORT, NORTH STAR MALL, AND USAA

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# PROPERTY PHOTOS | 12343 WEST AVE



# NEARBY AMENITIES



WHATABURGER H-E-B El MIRASOL Chick-fil-A

Walmart

PHIL HARDBERGER PARK

WE

Nicha's Taste the Tradition WALKER RANCH SENIOR CENTER

URIAH

West Ave WEST AVE

SAN ANTONIO INTERNATIONAL AIRPORT

ROSS DRESS FOR LESS LA MICHOCACANA MEAT MARKET

LOCKHILL SELMA RD

WURZBACH RD

Little Caesars Pizza Church's SUBWAY H-E-B

PARLIAMENT SQUARE SHOPPING CENTER PIZZA HUT FAMILY DOLLAR Las Palapas MCDONALD'S

Firestone 7-Eleven Marshalls DQ

GOLDEN CHICK

EISENHOWER MIDDLE SCHOOL

HARMONY HILLS ELEMENTARY SCHOOL

Mc GIMSEY SCOUT PARK

ups H-E-B

goodwill ROOMS TO GO SUBARU LINCOLN MAZDA CRUNCH QT LEXUS

ANTONIOAN HIGH SCHOOL

West Ave NW MILITARY DR

Ford

JACKSON MIDDLE SCHOOL

DICK'S SPORTING GOODS BEST BUY BARNES & NOBLE HONDA CHEVROLET

NORTH STAR MALL

# REGIONAL AMENITIES



Six Flags

RIM

THE SHOPS AT LA CANTERA

LOOP 1604

VINEYARD SHOPPING CENTER

281

LOOP 1604

TOPGOLF

COSTCO WHOLESALE

URIAH

SAN ANTONIO INTERNATIONAL AIRPORT

UTSA ROADRUNNERS

Academy SPORTS + OUTDOORS

USAA

Methodist HOSPITAL

NORTH STAR MALL

410

University Health

410

ALAMO QUARRY MARKET  
WHOLE FOODS MARKET

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CONTACT:

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Broker

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**URIAH**

REAL ESTATE ORGANIZATION LLC



## 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 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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Buyer/Tenant/Seller/Landlord-Initials	Date	Date	