

FOR SALE

15103 SW LOOP 410

SAN ANTONIO, TX

OFFERING MEMORANDUM



HIGHWAY 410 VPD: 36,396 +/-

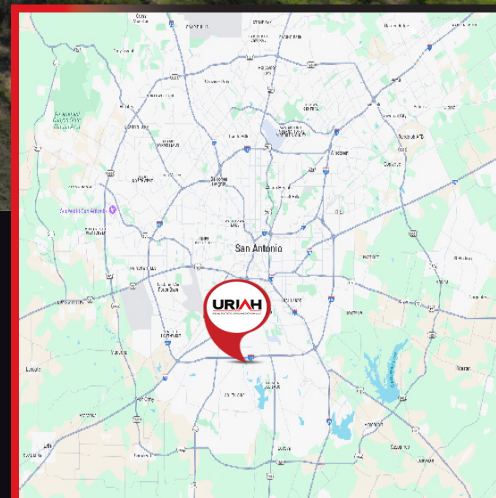


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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property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

PROPERTY OVERVIEW - 15103 SW LOOP 410

PROPERTY SUMMARY

Rare multi-use investment opportunity on the Southside of San Antonio, conveniently positioned just off the access road of Loop 410. Sitting on a full acre with C-2 zoning, this property offers built-in income with an existing billboard lease, plus a warehouse and open mechanic shop perfect for business operations. One on-site home provides additional rental income or owner occupancy. Ideally located approximately 15 minutes from downtown near the San Antonio River Walk, and just minutes from restaurants, the new University Hospital, and ongoing area development. High visibility, strong traffic counts, and multiple revenue streams make this a standout opportunity for investors or business owners alike.

PROPERTY INFORMATION

LOT SIZE

1.045 AC +/-
45,520.20 +/- SQ-FT

BUILDING & UTILITIES

BUILDING SIZE: 2534.0 +/- SQFT
TWO SEPTICS,
ELECTRICITY, WATER

ZONING

C-2

FRONTAGE

102 +/- LINEAR FT HWY 410

PROPERTY HIGHLIGHTS

PRIME LOCATION OFF LOOP 410 WITH HIGH VISIBILITY

1 ACRE, C-2 ZONING, WITH INCOME-PRODUCING BILLBOARD

WAREHOUSE, MECHANIC SHOP, AND 1 HOME ON-SITE

15 MINUTES TO DOWNTOWN NEAR THE SAN ANTONIO RIVER WALK, CLOSE TO RESTAURANTS AND UNIVERSITY HOSPITAL

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PROPERTY PHOTOS | 15103 SW LOOP 410



NEARBY AMENITIES

UNIVERSITY HEALTH
PALO ALTO



TEXAS A&M UNIVERSITY
SAN ANTONIO

TJX DISTRIBUTION
WAREHOUSE

MITCHELL LAKE

NAVISTAR

FM 1937



TOYOTA
MANUFACTURING

SOUTHSIDE
HIGH SCHOOL

Valero

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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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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord-Initials	Date	Date	