

FOR LEASE

701 S FRIO ST SAN ANTONIO, TX

OFFERING MEMORANDUM





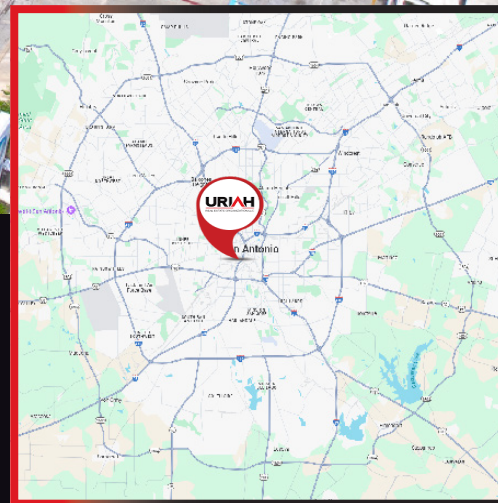
S FRIO ST VPD: 17,133 +/-

PRESENTED



RICHARD KROLL
Sales Associate
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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 - 701 S FRIO ST

PROPERTY SUMMARY

Now available for lease, this versatile industrial flex property offers 3,868 square feet of available space within an 11,378-square-foot building situated on approximately 0.55 acres at the highly visible intersection of S. Frio Street and San Fernando Street. Zoned C-2P S & I-2, the property accommodates a wide range of industrial, warehouse, distribution, commercial, and service-oriented users seeking a central San Antonio location.

Ideally positioned just minutes from Downtown San Antonio, Interstate 35, and UTSA's growing Downtown Campus, the property provides outstanding accessibility for employees, customers, and logistics operations. Strong street frontage, approximately 20 on-site parking spaces, and a location within one of the city's rapidly redeveloping urban corridors make this an exceptional leasing opportunity for businesses looking to establish or expand their presence in the urban core.

PROPERTY INFORMATION

LOT SIZE

ACRES: 0.42 +/-
SQFT: 18,248 +/-

BUILDING

BUILDING SQFT: 11,378 +/-
UNIT SQFT: 3,868 +/-

ZONING

C-2P S I-2)

FRONTAGE

115 +/- LINEAR FT ON S FRIO ST
165 +/- LINEAR FT ON SAN FERNANDO ST

PROPERTY HIGHLIGHTS

3,868 SF AVAILABLE FOR LEASE WITHIN AN 11,378 SF FLEX BUILDING

C-2P S & I-2 ZONING ALLOWING A VARIETY OF INDUSTRIAL & COMMERCIAL USES

CORNER LOCATION AT S. FRIO ST. & SAN FERNANDO ST. WITH STRONG VISIBILITY

IAPPROXIMATELY 20 ON-SITE PARKING SPACES WITH QUICK ACCESS TO DOWNTOWN & I-35

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PROPERTY PHOTOS | 701 S FRIO ST



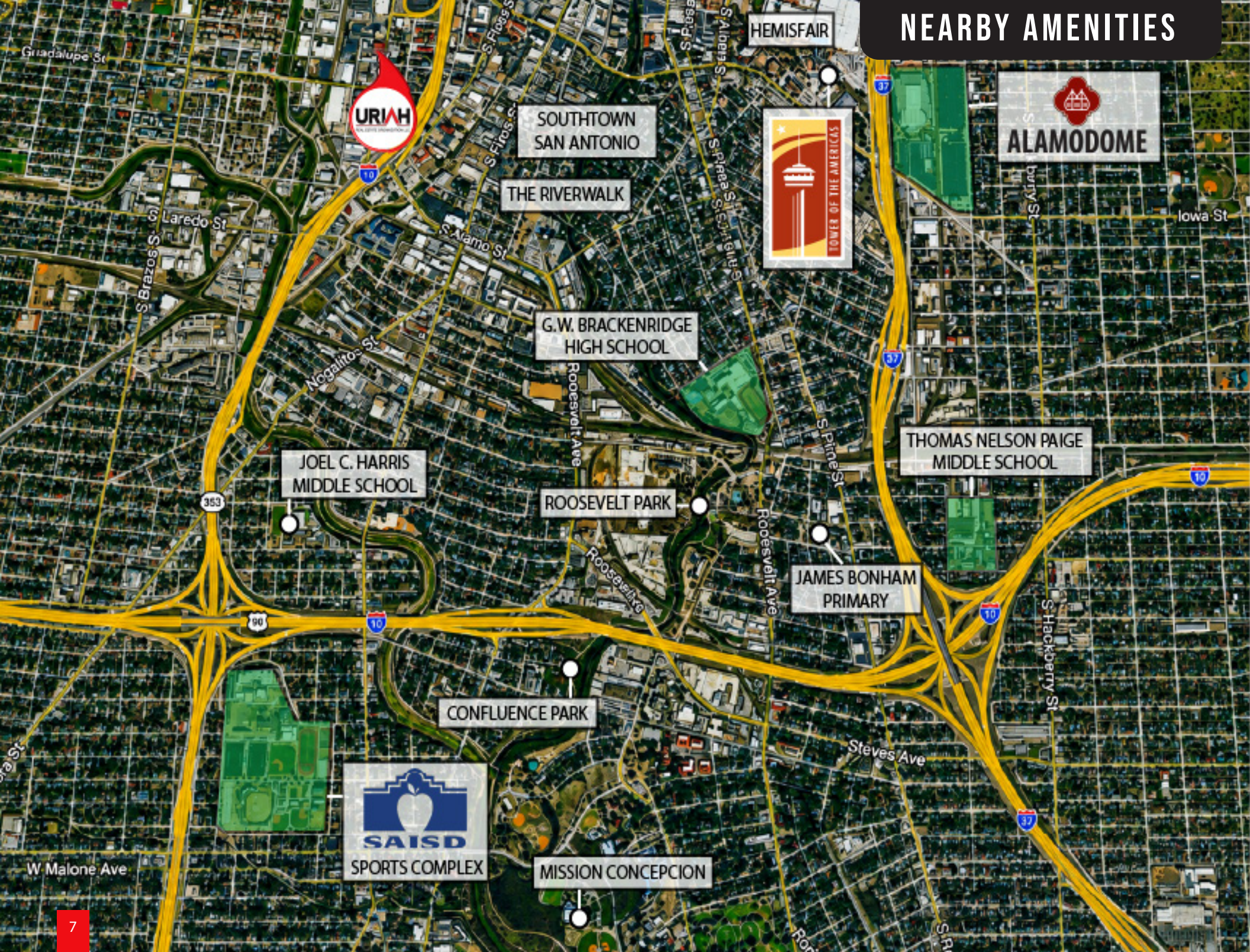
PROPERTY PHOTOS | 701 S FRIO ST



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NEARBY AMENITIES



SOUTHTOWN
SAN ANTONIO

THE RIVERWALK

G.W. BRACKENRIDGE
HIGH SCHOOL

JOEL C. HARRIS
MIDDLE SCHOOL

ROOSEVELT PARK

THOMAS NELSON PAIGE
MIDDLE SCHOOL

JAMES BONHAM
PRIMARY

CONFLUENCE PARK



MISSION CONCEPCION

HEMISFAIR



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OFFERING MEMORANDUM

CONTACT:

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URIAH

REAL ESTATE ORGANIZATION LLC

11/2/2015



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.

Uriah Real Estate Organization

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Uri Uriah

Designated Broker of Firm

Uri Uriah

Licensed Supervisor of Sales Agent/
Associate

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3/11/2025 3/11/2025

Buyer/Tenant/Seller/Landlord-Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov