

FOR SALE

# 12290 APPLEWHITE RD

SAN ANTONIO, TX

OFFERING MEMORANDUM







39 ± AC

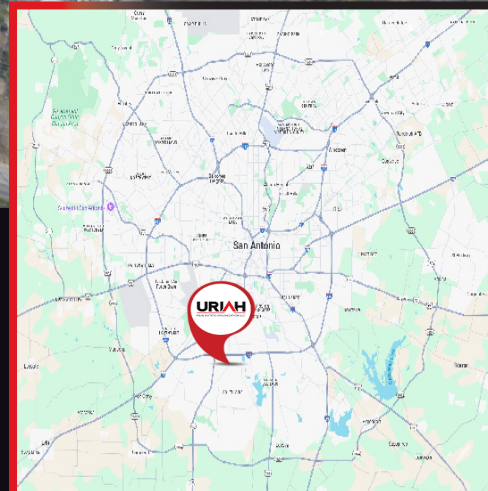
**URIAH**  
REAL ESTATE ORGANIZATION LLC

**MATTHEW TREVINO**

VP Of Land

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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 - 12290 APPLEWHITE RD

## PROPERTY SUMMARY

Positioned on a hard corner at Applewhite Road and Zarzamora Street, this ±39-acre tract offers a rare opportunity for heavy industrial development in South San Antonio. The site is **\*\*zoned MI-1 (Manufacturing – Heavy Industrial)\*\***, allowing for a wide range of high-impact industrial uses including manufacturing, distribution, logistics, outside storage, and industrial service operations (subject to city regulations). Approximately 28 acres are usable, providing a substantial, efficient development footprint with excellent frontage, access, and long-term operational flexibility. The corner location enhances visibility, circulation, and truck access—key attributes for industrial users and institutional operators. The property is strategically located near major economic drivers, including Texas A&M University–San Antonio, supporting workforce depth and regional growth. In addition, the University Health Palo Alto Hospital, currently under development nearby, is expected to catalyze significant infrastructure investment, employment growth, and increased demand for industrial and service-oriented uses in the surrounding area.

### PROPERTY INFORMATION

#### LOT SIZE

39 ± ACRES  
28 ± ACRES USABLE  
11 ± ACRES FLOODPLAIN

#### UTILITIES

SEWER, WATER & ELECTRICITY

#### ZONING

MI-1

#### FRONTAGE

1,300 ± LINEAR FT

### PROPERTY HIGHLIGHTS

HARD CORNER

CLOSE TO UNIVERSITY HOSPITAL & TEXAS A&M

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# PROPERTY PHOTOS | 12290 APPLEWHITE RD





# 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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## 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](http://www.trec.texas.gov)