

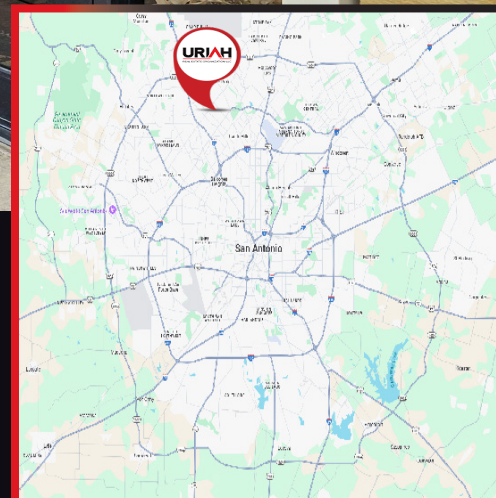
FOR LEASE

# 12227 HUEBNER RD

## SAN ANTONIO, TX

OFFERING MEMORANDUM





**KEVIN CHU**

Real Estate Investment Specialist

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**URIAH**  
REAL ESTATE ORGANIZATION LLC

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 - 12227 HUEBNER RD

## PROPERTY SUMMARY

Uriah Real Estate has been exclusively retained to market and lease 2,290 square feet of office space at the mixed use Riosol office condos on Huebner Road. The office condo complex is situated on a lot size of 1.31 acre (57,112 sq-ft) with approximately 177 feet of frontage on high traffic Huebner Rd. The location is in an affluent part of the city and is approximately 1 mile away from the Interstate 10 service road. Tenants benefit from being in close proximity to major traffic arteries and have easy access to popular shopping and dining options. The center has a diverse mix of tenants that include health & wellness, beauty, interior design, and financial services. The vacating tenant is a commercial real estate brokerage that is moving to a larger space.

### PROPERTY INFORMATION

#### LOT SIZE

1.31 AC +/-  
57,112 +/- SQ-FT

#### BUILDING

BUILDING: 14,523 +/- SF  
SUITE 108: 2,290 +/- SF  
UTILITIES ON SITE:  
ELECTRICITY, WATER, AND SEWER

#### ZONING

0-2

#### FRONTAGE

177 +/- LINEAR FT ON HUEBNER RD

### PROPERTY HIGHLIGHTS

QUICK ACCESS TO INTERSTATE 10

CLOSE TO MAJOR TRAFFIC ARTERIES

NUMEROUS POPULAR SHOPPING AND DINING OPTIONS

NEARBY AFFLUENT COMMUNITIES

# PROPERTY PHOTOS | 12227 HUEBNER RD



# PROPERTY PHOTOS | 12227 HUEBNER RD



# NEARBY AMENITIES



REGAL  
SALTGRASS STEAK HOUSE  
REI COOP  
salata salad & more  
OLD NAVY  
CHIPOTLE MEXICAN GRILL  
Panera BREADS

H-E-B

Snooze HANDBREADS  
CAVA

Starbucks  
DUCK & DONUTS  
orange leaf HAWAIIAN TROPIC FOODS  
WELLS FARGO

CLARK

PANDA EXPRESS  
QT  
CIRCLE K

VANCE JACKSON RD

MOBBY HAWKS

Walgreens  
Extra Space Storage

URIAH

THE PINEAPPLE SCHOOL  
Great Academics. High Learning. Safe.

HUEBNER RD

UNITED STATES POSTAL SERVICE

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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.

<b>Uriah Real Estate Organization</b>	<b>9002555</b>	<b>URIAH@URIAHREALESTATE.COM</b>	<b>(210)966-9102</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Uri Uriah</b>	<b>604991</b>	<b>URI@URIAHREALESTATE.COM</b>	<b>(210)315-8885</b>
Designated Broker of Firm	License No.	Email	Phone
<b>Uri Uriah</b>	<b>604991</b>	<b>URI@URIAHREALESTATE.COM</b>	<b>(210)315-8885</b>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>Kevin Chu</b>	<b>802521</b>	<b>KEVIN@CHUREALESTATERESOURCE.COM</b>	<b>(210)503-1990</b>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date