

FOR SALE

# 738 W HARLAN AVE SAN ANTONIO, TX

OFFERING MEMORANDUM

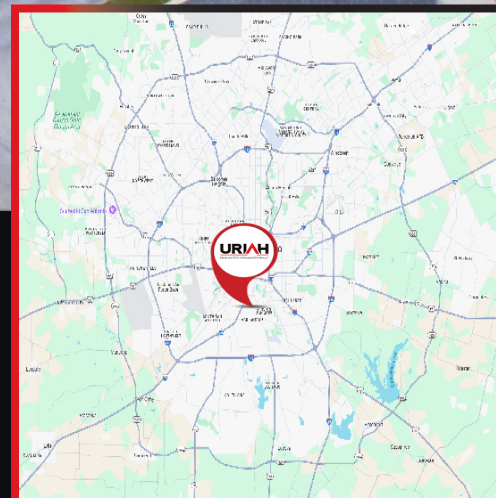




PRESENTED

**URIAH**  
REAL ESTATE ORGANIZATION LLC

**URI URIAH**  
Broker  
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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 - 738 W HARLAN AVE

## PROPERTY SUMMARY

Positioned along the high-traffic IH-35 frontage road, 738 W Harlan Ave presents a prime opportunity for investors and owner-users seeking visibility, accessibility, and immediate income potential in South San Antonio. This 1,350± SF freestanding commercial building sits on 0.23± acres (10,155± SF) and features approximately 115± LF of frontage along IH-35 with additional access from W Harlan Ave. The property also includes an on-site advertising billboard generating approximately \$10,000 annually, providing built-in supplemental income from day one. The property benefits from its strategic location just minutes from major thoroughfares including IH-35, I-10, S Flores St, and SW Military Drive, offering seamless connectivity throughout San Antonio. The surrounding area is anchored by high-traffic retail destinations such as H-E-B Plus!, H-E-B, South Park Mall, Target, Sam's Club, Academy Sports, and Santikos Mayan Palace, along with national and local retailers including Starbucks, AutoZone, and Bill Miller—driving consistent daily traffic to the corridor. In addition, nearby schools such as Harlandale High School and Leal Middle School contribute to a strong and steady local customer base. The building is currently configured for automotive use with a showroom and workspace, but its C-2 commercial zoning allows for a wide range of uses including retail, office, or service-oriented businesses. The flexible layout and prominent frontage make it well-suited for users seeking a high-visibility retail or office location. With strong frontage, excellent accessibility, and proximity to dense residential and retail corridors, this property offers both current income and long-term upside.

## PROPERTY INFORMATION

### LOT SIZE

ACRES: ± 0.23  
SQFT: ± 10,155

### FRONTAGE:

115± LF ON I-35 FRONTAGE RD  
29± LF ON W HARLAN AVE

### ZONING

C-2

### BUILDING:

1350± SF  
WATER, SEWER, ELECTRIC ON-SITE

## PROPERTY HIGHLIGHTS

PRIME IH-35 FRONTAGE: ±115 LF OF FRONTAGE WITH HIGH VISIBILITY AND STRONG TRAFFIC EXPOSURE

FLEXIBLE C-2 ZONING: SUITABLE FOR RETAIL, OFFICE, AUTOMOTIVE, OR SERVICE USERS

INCOME-PRODUCING BILLBOARD: GENERATES APPROXIMATELY \$10,000 ANNUALLY

STRATEGIC RETAIL CORRIDOR LOCATION: NEAR MAJOR RETAILERS, SCHOOLS, AND KEY HIGHWAYS

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# PROPERTY PHOTOS | 738 W HARLAN AVE



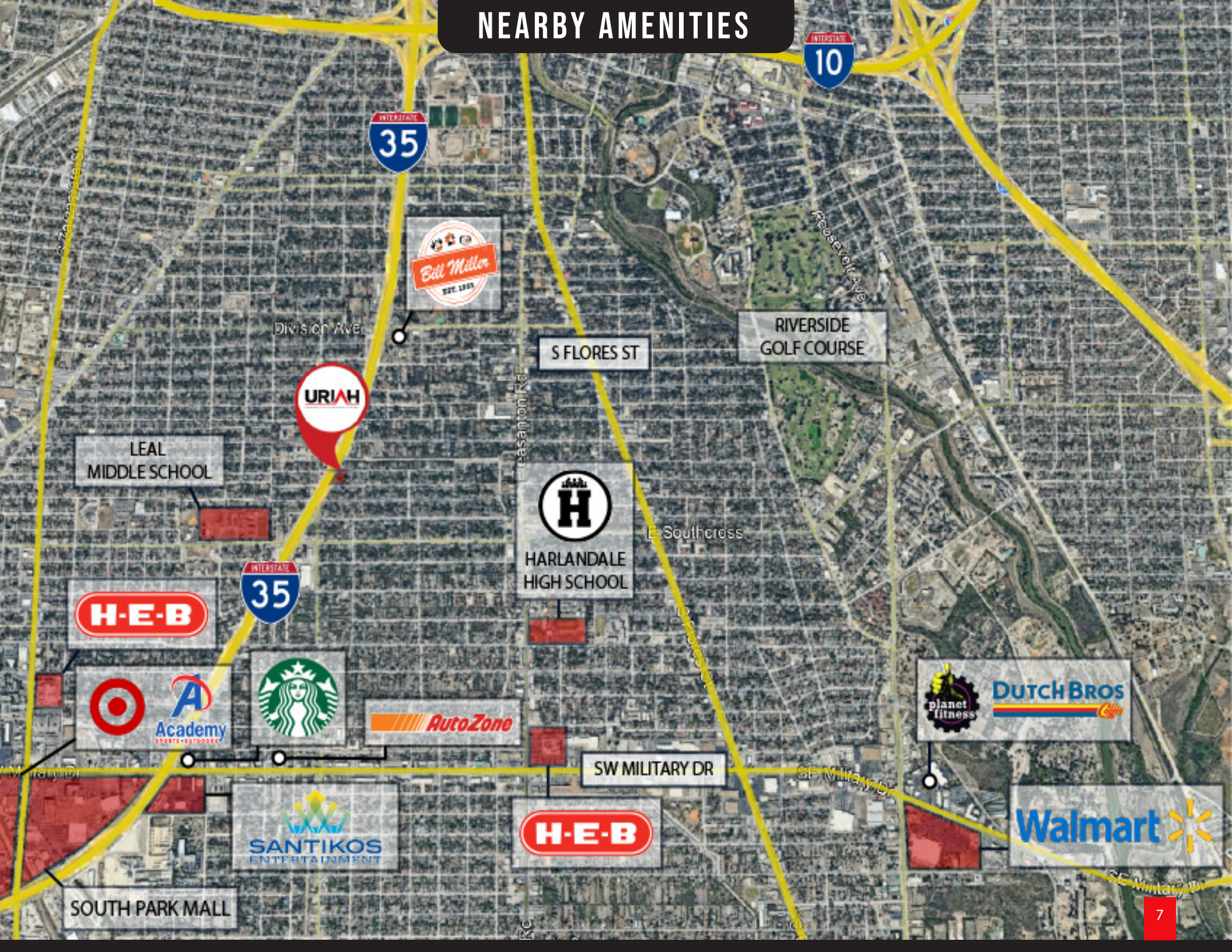
# PROPERTY PHOTOS | 738 W HARLAN AVE



# PROPERTY PHOTOS | 738 W HARLAN AVE



# NEARBY AMENITIES



INTERSTATE  
35

INTERSTATE  
10



Division Ave



LEAL  
MIDDLE SCHOOL



HARLANDALE  
HIGH SCHOOL

RIVERSIDE  
GOLF COURSE

S FLORES ST

E Southcross

INTERSTATE  
35



SW MILITARY DR



SOUTH PARK MALL

# 738 W HARLAN AVE SAN ANTONIO, TX

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CONTACT:

**URI URIAH**

Broker

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Uri@UriahRealEstate.com

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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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord-Initials	Date	Date	