

FOR LEASE

4803 WEST AVE

SAN ANTONIO, TX

OFFERING MEMORANDUM



URIH
REAL ESTATE ORGANIZATION LLC

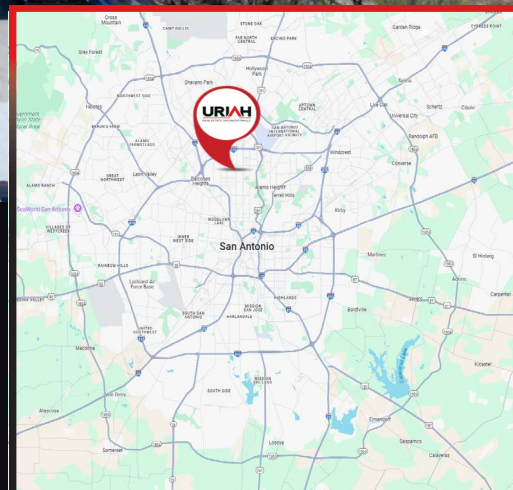


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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property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

PROPERTY PHOTOS



PROPERTY PHOTOS



WEST AVE VPD: 13,806 +/-



WEST AVENUE RD: 13,806 +/-

PROPERTY OVERVIEW

PROPERTY SUMMARY

Uriah Real Estate has been retained to exclusively market and lease flex space at 4803 West Ave. This property offers high visibility on a busy road, ensuring excellent exposure for many business types. Located within 0.5 miles of Interstate 410, it provides easy access to the northern parts of San Antonio including San Antonio International Airport. The surrounding area features a diverse mix of residential, industrial, and retail businesses, adding to the location's appeal. The building is versatile, allowing for flexible use as office space, retail, or light industrial operations. The production floor can also serve as warehouse space with an open elevated loading dock and a ground level bay door.

PROPERTY SUMMARY

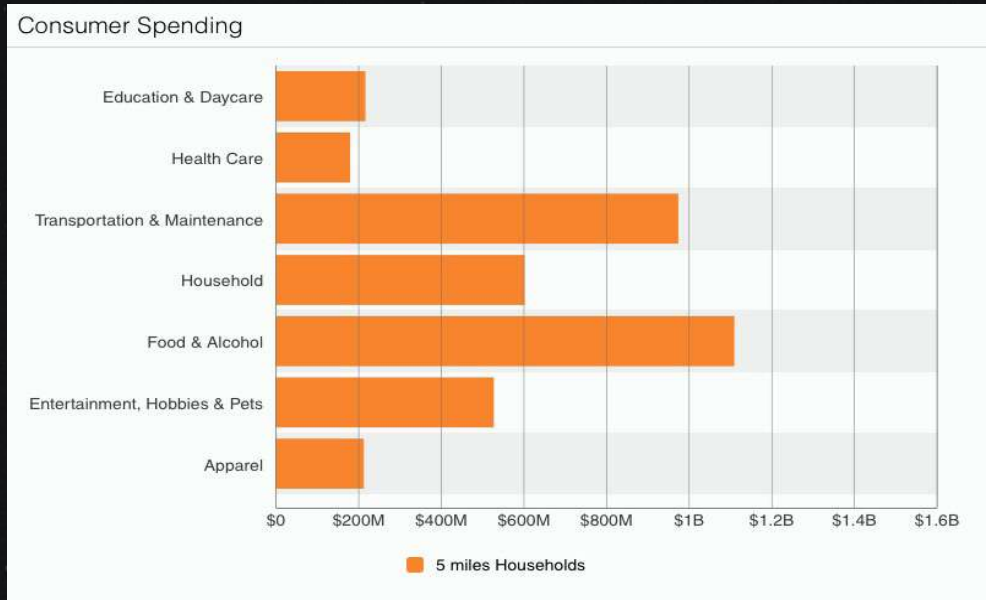
ASKING PRICE:	CONTACT BROKER	
LAND SIZE:	0.4 +/- ACRES	17,572 +/- SQFT
BUILDING SIZE:	7,562.5 +/-SQFT	
ZONING:	L	
FRONTAGE:	100 +/- Linear Feet On	West Ave

PROPERTY HIGHLIGHTS

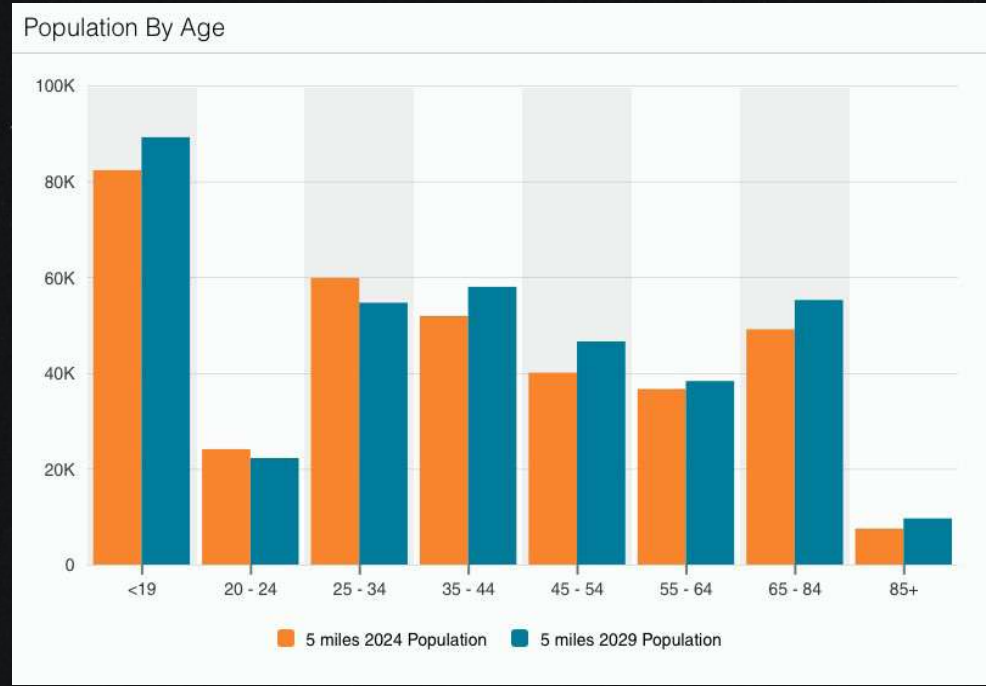
- HIGH VISIBILITY ON A BUSY ROAD
- WITHIN 0.5 MILE OF INTERSTATE 410
- IN AREA WITH A DIVERSE MIX OF RETAIL, INDUSTRIAL, AND RESIDENTIAL
- BUILDING ALLOWS FOR FLEXIBLE USE FOR OFFICE, RETAIL, AND LIGHT INDUSTRIAL

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PROPERTY DEMOGRAPHICS



	2 miles	5 miles	10 miles
Avg Household Income	\$62,742	\$75,258	\$78,178
Median Household Income	\$47,582	\$51,847	\$56,385
< \$25,000	5,991	34,122	95,717
\$25,000 - 50,000	5,781	38,851	107,297
\$50,000 - 75,000	4,695	28,267	82,172
\$75,000 - 100,000	2,192	15,188	50,387
\$100,000 - 125,000	1,314	11,392	39,466
\$125,000 - 150,000	864	5,583	22,300
\$150,000 - 200,000	922	7,591	26,997
\$200,000+	647	9,474	26,471



	2 miles	5 miles	10 miles
2020 Population	56,182	345,884	1,140,709
2024 Population	56,512	351,407	1,153,767
2029 Population Projection	60,000	373,762	1,226,054
Annual Growth 2020-2024	0.1%	0.4%	0.3%
Annual Growth 2024-2029	1.2%	1.3%	1.3%
Median Age	37.1	36.7	36.1
Bachelor's Degree or Higher	21%	32%	29%
U.S. Armed Forces	125	1,620	11,676

NEARBY AMENITIES



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Uriah Real Estate and should not be made available to any other person or entity without the written consent of Uriah Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Uriah Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Uriah Real Estate has not verified, and will not verify, any of the information contained herein, nor has Uriah Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. © 2022 Uriah Real Estate. All rights reserved.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Uriah Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Uriah Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Uriah Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

NON-ENDORSEMENT NOTICE

Uriah Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Uriah Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Uriah Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

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EXCLUSIVELY MARKETING BY:

KEVIN CHU

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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date