

FOR SALE

3802 CULEBRA RD

SAN ANTONIO, TX

OFFERING MEMORANDUM



25,558 +/- VPD IN CULEBRA RD



URIAH
REAL ESTATE ORGANIZATION LLC

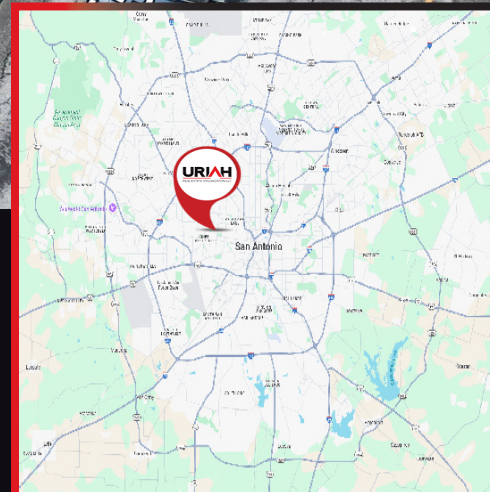
RICARDO PENA

VP of Investment Sales

M: (210) 781.3777

Ricardo@UriahRealEstate.com

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 - 3802 CULEBRA RD

PROPERTY SUMMARY

Uriah Real Estate is pleased to present this investment opportunity to acquire a turnkey auto dealership positioned on a hard corner along high-traffic Culebra Road, offering outstanding visibility and consistent daily exposure. The property has been trusted in the community for years and is thoughtfully configured to support efficient operations and a positive customer experience. Improvements include a welcoming waiting lounge, professional sales cubicles, and a large rear area with multiple storage rooms suitable for inventory and equipment. An updated kitchen provides added convenience for staff, complemented by a private office with its own restroom and two additional restrooms throughout the building. Ideal for investors or owner-operators seeking a high-profile location with strong traffic counts, functional improvements, and long-term growth potential.

PROPERTY INFORMATION

LOT SIZE

0.4691 AC +/-
20,436 +/- SQ-FT

BUILDING

BUILDING: 2,160 +/- SF

ZONING

C-2 | R-6 | CD

FRONTAGE

135 +/- LINEAR FT ON CULEBRA RD
200 +/- LINEAR FT ON YOLANDA DR

PROPERTY HIGHLIGHTS

CORNER LOT WITH AMPLE PARKING

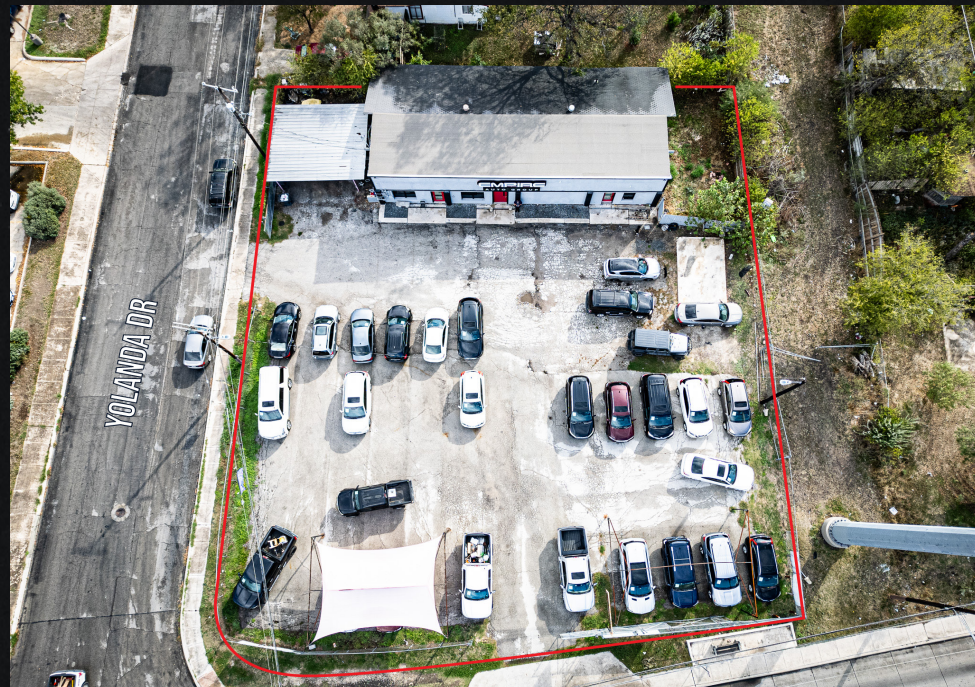
GREAT VISIBILITY WITH 25,558 +/- VPD ALONG CULEBRA RD

RECENTLY IMPROVED BUILDING, FEATURES BOTH INTERIOR AND EXTERIOR UPGRADES

CURRENTLY OPERATING AS A CAR DEALERSHIP, MAKING IT WELL-SUITED FOR AUTOMOTIVE OR OTHER HIGH EXPOSURE RETAIL USES

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PROPERTY PHOTOS | 3802 CULEBRA RD



NEARBY AMENITIES



DISCOUNT TIRE
Church's
Jack in the box
Walgreens

O'Reilly
AUTO PARTS

BANDERA RD

Walmart

SONIC

SAISD

Cane's
CREOLE KITCHEN

WHATABurger
McDonald's
AutoZone

ST. MARY'S
UNIVERSITY

CULEBRA RD

URIAH

DQ
Shell

CULEBRA RD

MEMORIAL
H.S.

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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

Ricardo Peña

Sales Agent/Associate's Name

9002555

License No.

604991

License No.

604991

License No.

717908

License No.

Uri@uriahrealestate.com

Email

uri@uriahrealestate.com

Email

uri@uriahrealestate.com

Email

ricardo@uriahrealestate.com

Email

(210)315-8885

Phone

(210)315-8885

Phone

(210)315-8885

Phone

(210)781-3777

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov