

OFFERING MEMORANDUM

AVAILABLE FOR SALE



4950 Evers Rd San Antonio TX 78228
2583 MacArthur View, San Antonio TX 78217

EXCLUSIVELY MARKETING BY

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URIAHREALESTATE.COM

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URIAH
REAL ESTATE ORGANIZATION LLC

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EXECUTIVE SUMMARY

Property Overview

Property Highlights

Property Site Outline

Nearby Amenities

Inside Pictures



MARKET OVERVIEW

San Antonio, Texas

Location Attractions

Demographics



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EXECUTIVE SUMMARY

Great opportunity to purchase 2 car washes in the San Antonio Metropolitan area. These properties can be purchased together or separately. Both are conveniently located on hard corners, in heavily populated areas, and offer great traffic counts. Each property is zoned for commercial use and offers the availability for continued car wash use. The two locations are as follows: 2583 MacArthur View (previously known as Bitters) & 4950 Evers Rd. San Antonio is the seventh most populous city in the U.S. and the second most populous city in the State of Texas. The metropolitan area, commonly referred to as Greater San Antonio, has a population of over 2.51 million based on recent estimates. San Antonio has a diversified economy with about a \$96.8 billion metropolitan Gross Domestic Product.

Property Overview



ASKING PRICE:	CALL BROKER FOR DETAILS
BUILDING SIZE:	3,592 ± SF
LOT SIZES:	.6 ± ACRES
ZONING::	C-3R
FRONTAGE:	90 ± Linear Ft on Broadway 207 ± Linear Ft on MacArthur View
UTILITIES:	Electricity Water Sewer

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.



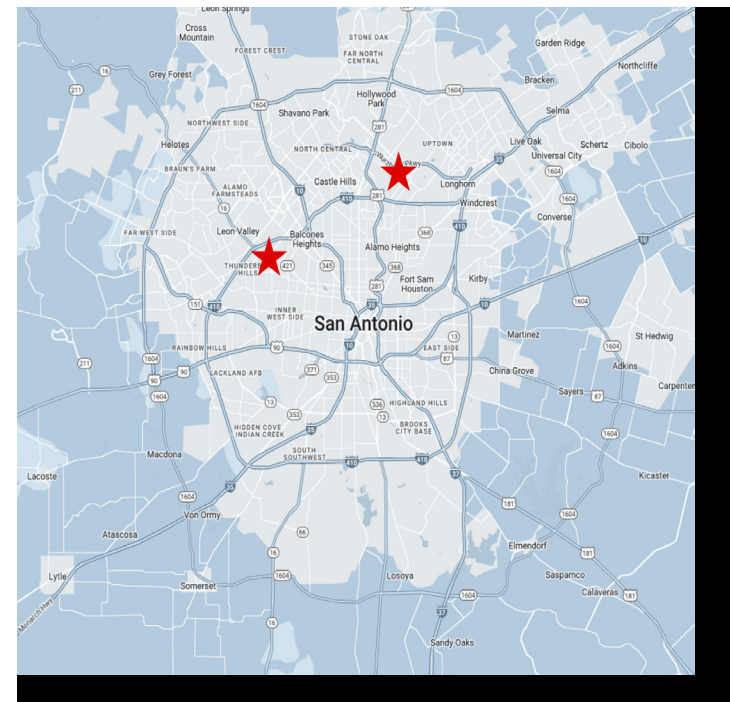
ASKING PRICE:	CALL BROKER FOR DETAILS
BUILDING SIZE:	3,592 ± SF
LOT SIZES:	.653 ± ACRES
ZONING::	C-2
FRONTAGE:	195- ± Linear Ft on Evers Rd 11,646 ± Linear Ft on Callaghan Rd
UTILITIES:	Electricity Water Sewer

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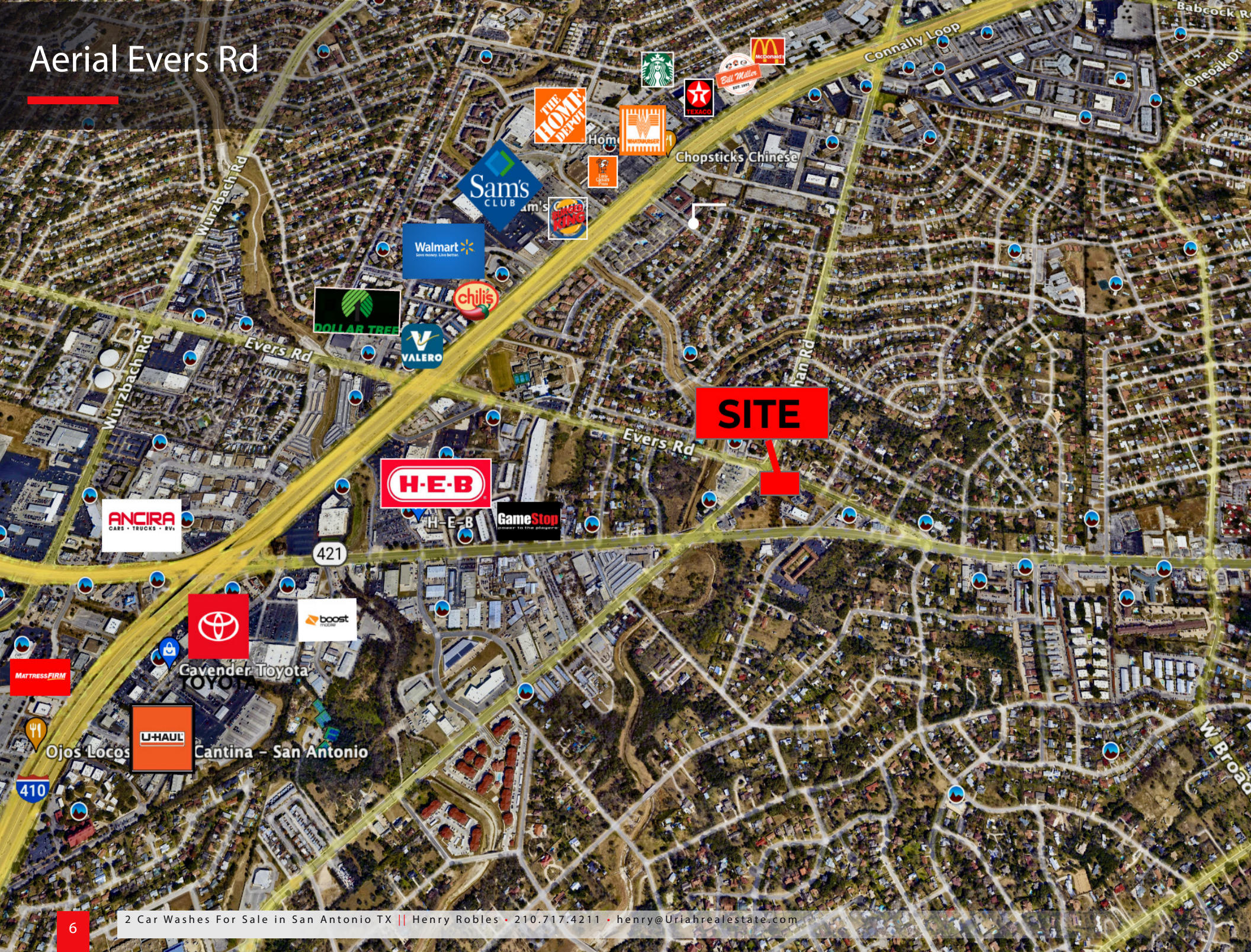
Property Highlights

- Densely Populated Area
- Easy to Operate
- Low Maintenance
- Hard Corner Lot



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Aerial Evers Rd



SITE

Aerial Macarthur View



San Antonio
International
Airport

SITE

Evers Rd Car Wash



Macarthur View Car Wash



Broadway

13,411 VPD

MacArthur View

5,174 VPD

Summers Dr

5,100 VPD

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