

PRIME OWNER/USER OR REDEVELOPMENT OPPORTUNITY

SECOND GENERATION SELF-SERVICE CARWASH SHADOWED BY HEB
IN A HIGH DEMOGRAPHIC AREA



11303 WEST AVENUE, SAN ANTONIO, TEXAS 78216

COLONIAL
COMMERCIAL REAL ESTATE LLC

11303 WEST AVENUE | SAN ANTONIO, TX 78216

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COLONIAL
COMMERCIAL REAL ESTATE LLC

SECTION 1

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SECTION 2

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Overview

The information contained in the following Offering Memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Colonial Commercial Real Estate LLC and it should not be made available to any other person or entity without the written consent of Colonial Commercial Real Estate LLC. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the Offering Memorandum. If you have no interest in the subject property at this time, please return this Offering Memorandum to Colonial Commercial Real Estate LLC.

This Offering Memorandum has been prepared to provide summary, unverified financial and physical 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. Colonial Commercial Real Estate LLC 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, PCBs or asbestos, the compliance with local, 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 Offering Memorandum has been obtained from sources we believe to be reliable; however, Colonial Commercial Real Estate LLC has not verified, and will not verify, any of the information contained herein, nor has Colonial Commercial Real Estate LLC 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. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property. 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. Colonial Commercial Real Estate LLC has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Colonial Commercial Real Estate LLC's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Colonial Commercial Real Estate LLC 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.)

Any rent or income information in this offering memorandum, with the exception of actual, historical rent collections, represent good faith projections of potential future rent only, and Colonial Commercial Real Estate LLC makes no representations as to whether such rent may actually be attainable. Local, state, and federal laws regarding restrictions on rent increases may make these projections impossible, and Buyer and its advisors should conduct their own investigation to determine whether such rent increases are legally permitted and reasonably attainable.



SECTION 1

EXECUTIVE SUMMARY



WEST AVENUE 20,185 VPD

PRICING
\$1,300,000

PROPERTY SUMMARY

Address	• 11303 W. Ave San Antonio, TX 78216
Year Built	• 2020
Property Type	• Retail / Single Tenant
APN	• 11748-032-0210
Building SF	• 2,400
Lot SF	• .52 AC (22,675 SF)
Parking Type	• Open
# of Gas Meters	• 1
# of Electric Meters	• 1
Zoning	• C-3



PROPERTY OVERVIEW

HIGH-TRAFFIC SITE OFFERING TURNKEY CAR WASH AND FUTURE FLEXIBILITY

PRIME LOCATION IN NORTH SAN ANTONIO

Located in a high-traffic, affluent area, 11303 West Avenue is well-positioned for businesses seeking visibility and accessibility. The property benefits from 20,185 vehicles per day on West Ave and 27,873 vehicles per day on Blanco Rd. It is also situated near major amenities, including an HEB and Eisenhower Middle School, which has 2,800 students. The property is 3.8 miles from San Antonio International Airport (SAT).

TURNKEY OPPORTUNITY FOR CAR WASH OPERATORS

The property is currently configured as a self-service carwash featuring five bays, including one automatic bay and multiple vacuum stations. Built in 2020, the facility offers a low-maintenance, ready-to-operate solution for car wash operators to quickly establish or expand their business.

SPECIAL TAX ADVANTAGE: ACCELERATED DEPRECIATION

Car washes offer significant tax savings through accelerated depreciation. Under IRS Code Sections 179 and 168(k), qualifying properties like this self-service car wash may allow business owners to deduct up to 60% of the property cost and claim bonus depreciation in the first year. This creates a powerful financial incentive for operators and investors.

EXCEPTIONAL REDEVELOPMENT POTENTIAL

With C-3 zoning and a flexible layout, this property is ideal for redevelopment into a convenience store, quick-service restaurant, oil change service, or small-scale retail. The existing concrete slab and minimal infrastructure simplify modifications or teardown.

STRONG MARKET DEMOGRAPHICS

The surrounding area boasts a population of 97,356 within a 3-mile radius, with an average household income of \$88,260. This affluent and densely populated market enhances the site's potential for a wide range of retail or service-oriented uses.

PROPERTY HIGHLIGHTS

STRATEGIC SITE OFFERING OPERATIONAL SIMPLICITY, TAX BENEFITS, AND FUTURE GROWTH

PROPERTY OVERVIEW

- Address: 11303 West Avenue, San Antonio, TX 78213
- Lot Size: 0.52 Acres (22,675 SF)
- Building Size: 2,400 SF
- Year Built: 2020
- Zoning: C-3 (General Commercial), allowing for versatile retail uses.

FOR CAR WASH OPERATORS

- Existing Setup: Five self-service bays, including one automatic bay and multiple vacuum stations.
- Low Maintenance: Minimal operational upkeep required.
- Turnkey Opportunity: Ready for immediate operation as a self-service carwash.

TAX ADVANTAGE HIGHLIGHTS

- Accelerated Depreciation: Deduct up to 60% of property costs under IRS Code.
- Bonus Depreciation: Claim significant first-year tax savings under Section 168(k).
- Enhanced ROI: Offset acquisition costs and boost financial performance.
- Ideal for Operators: Maximize tax benefits while running a profitable business.

REDEVELOPMENT POTENTIAL

- Flexible Conversion: Ideal for quick oil change service, QSR, small-scale retail, or convenience store.
- Simple Modifications: Existing bays can be adapted for other uses; concrete slab makes demolition or redevelopment straightforward.
- Strategic Location: Close to major retail and amenities in a high-traffic area.

LOCATION ADVANTAGES

- Traffic Counts: West Ave (20,185 VPD) and Blanco Rd (27,873 VPD).
- Nearby Amenities: Down the road from HEB and across from Eisenhower Middle School (2,800 students) and San Antonio International Airport - SAT (3.8 miles away)
- Affluent Market: 3-mile radius demographics include a population of 97,356 with an average household income of \$88,260.

**BLANCO RD
27,873 VPD**

**WEST AVENUE
20,183 VPD**

PARLIAMENT VILLAGE

CHURCHILL PLAZA

THE FLOWER BUCKET

MIDAS

MIDAS

**LOCKAWAY
STORAGE**



SECTION 2

LOCATION OVERVIEW

NORTH SAN ANTONIO

NEIGHBORHOOD



61

WALK SCORE



38

TRANSIT SCORE



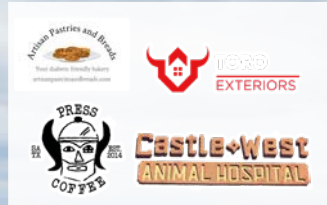
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BIKE SCORE

11303 West Avenue is positioned in a vibrant, high-traffic area of North San Antonio, one of the city's most affluent and growing neighborhoods. Surrounded by popular retail destinations, schools, and thriving businesses, the location provides unmatched visibility and accessibility. With over 20,000 vehicles passing daily on West Avenue and over 27,000 on Blanco Road, the property is strategically situated to attract steady foot and vehicular traffic. Major nearby amenities, including HEB, Eisenhower Middle School, and San Antonio International Airport, further enhance the area's appeal for businesses, investors, and developers.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2024 Population	19,186	97,356	293,636
Households	\$65,077	\$88,260	\$86,954
Avg. Household Income	8,859	42,915	127,856



COMMONS WEST PROFESSIONAL OFFICES

PLAZA WEST OFFICE BUILDING



WEST AVENUE 20,185 VPD



BLACKMON'S GARAGE



NORTH SAN ANTONIO DISTRICTS



CASTLE HILLS



SHEVANO PARK



HOLLYWOOD PARK



AIRPORT DISTRICT



BLANCO & 1604 CORRIDOR



ALON TOWN CENTRE

Castle Hills

A peaceful enclave within San Antonio, Castle Hills offers spacious homes, mature trees, and a suburban feel. Residents enjoy urban conveniences and dedicated local services, including its own police and fire departments.

Shavano Park

Known for luxury homes and exclusivity, Shavano Park combines a small-town atmosphere with easy access to San Antonio's city center. Its serene environment and large lots make it highly desirable.

Hollywood Park

Hollywood Park blends suburban charm with family-friendly amenities like community pools and parks. Located near major highways, it offers quick access to downtown and surrounding areas.

Airport District

Centered around San Antonio International Airport, this area is a hub for travel, business, and hospitality. Its connectivity to major highways makes it ideal for commuters and businesses alike.

Blanco & 1604 Corridor

A thriving retail and commercial area, the Blanco & 1604 Corridor offers diverse shopping, dining, and entertainment options. Its high visibility and easy access make it a bustling destination.

Alon Town Centre

A premier shopping and dining destination, Alon Town Centre features popular retailers and restaurants. Its central location draws both locals and visitors for leisure and convenience.



EISENHOWER
MIDDLE SCHOOL

COMMONS WEST
PROFESSIONAL OFFICES

PLAZA WEST
OFFICE BUILDING

WEST AVENUE 20,185 VPD

THE FLOWER
BUCKET

CHURCHILL PLAZA

BLACKMON'S GARAGE

PLANET K

MTDAS

SAN ANTONIO

San Antonio is the 7th-largest city in the United States, known for its rich history, cultural landmarks, and vibrant economy. Home to the San Antonio River Walk, The Alamo, and world-class attractions, the city blends its historic charm with modern growth. Major employment hubs, strong tourism, and a diverse economy make San Antonio a top choice for businesses and residents alike.



1,500,000
POPULATION



\$294,000
MEDIAN HOME
PRICE



\$65,345
MEDIAN
INCOME

San Antonio is experiencing steady population growth, ranking among the fastest-growing large cities in the nation. With strong economic drivers like **military bases, healthcare, technology, and manufacturing**, the city has a dynamic employment base. Combined with an affordable cost of living and a thriving cultural scene, San Antonio is a leading destination for businesses, investors, and families.



FORTUNE 500



Cullen/Frost Bankers, Inc.

San Antonio serves as a major business hub in Texas, home to globally recognized companies across industries such as energy, finance, and healthcare. Anchored by Fortune 500 giants like Valero Energy and USAA, the city benefits from a strong economic foundation. San Antonio International Airport further enhances connectivity, supporting growth and attracting leading corporations to the region.

BUSINESS SNAPSHOT

10

FORTUNE 500
COMPANIES

21

FORTUNE 1,000
COMPANIES

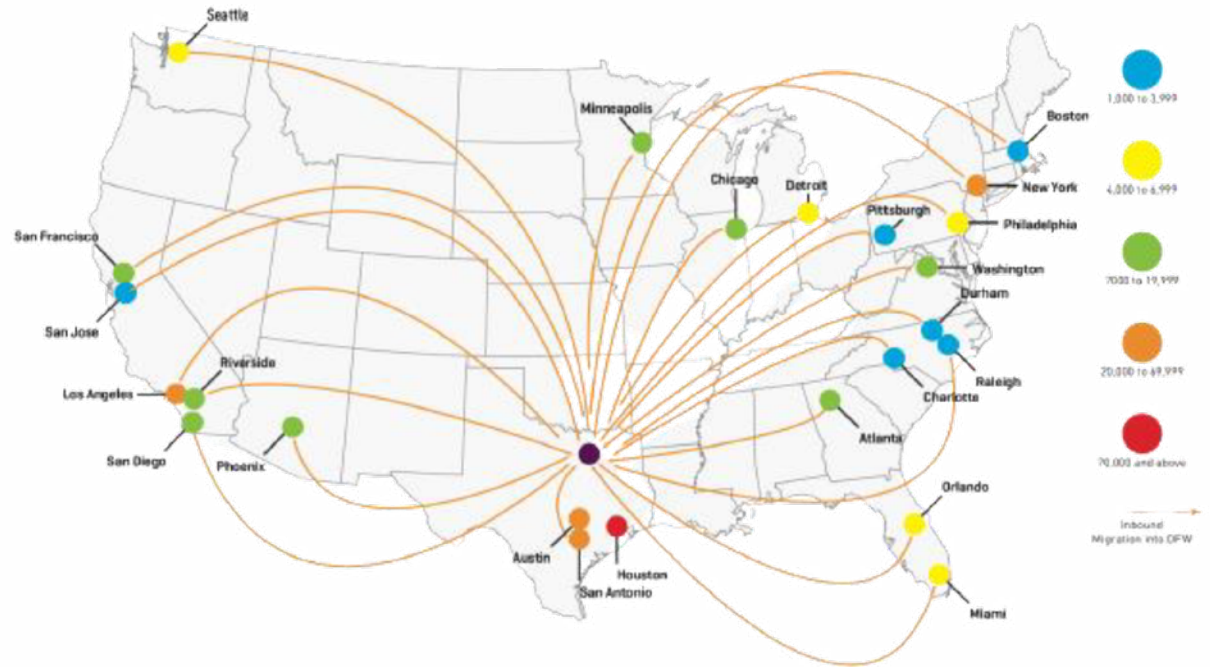
20M

SF OF CLASS A
OFFICE SPACE



MIGRATION PATTERN

AREA SNAPSHOT: San Antonio is one of the fastest-growing cities in Texas and the United States, attracting residents and businesses with its strong economy, affordable living, and pro-business environment. From advancements in healthcare and technology to its vibrant cultural scene, San Antonio is a magnet for innovation and opportunity. As a major hub in South Texas, it continues to draw individuals and corporations seeking growth and quality of life.



#1

LARGEST MILITARY HUB IN THE U.S.

#3

FASTEST-GROWING LARGE CITY IN THE U.S.

#1

TOP CITY FOR MILITARY MEDICAL TRAINING

With a strong economy, strategic location, and a wealth of resources, San Antonio is a dynamic market for businesses and individuals. Its pro-business policies, affordable housing, and growing industries make it a key driver of growth in the South Texas region.

San Antonio Leads Major Cities in Population Growth



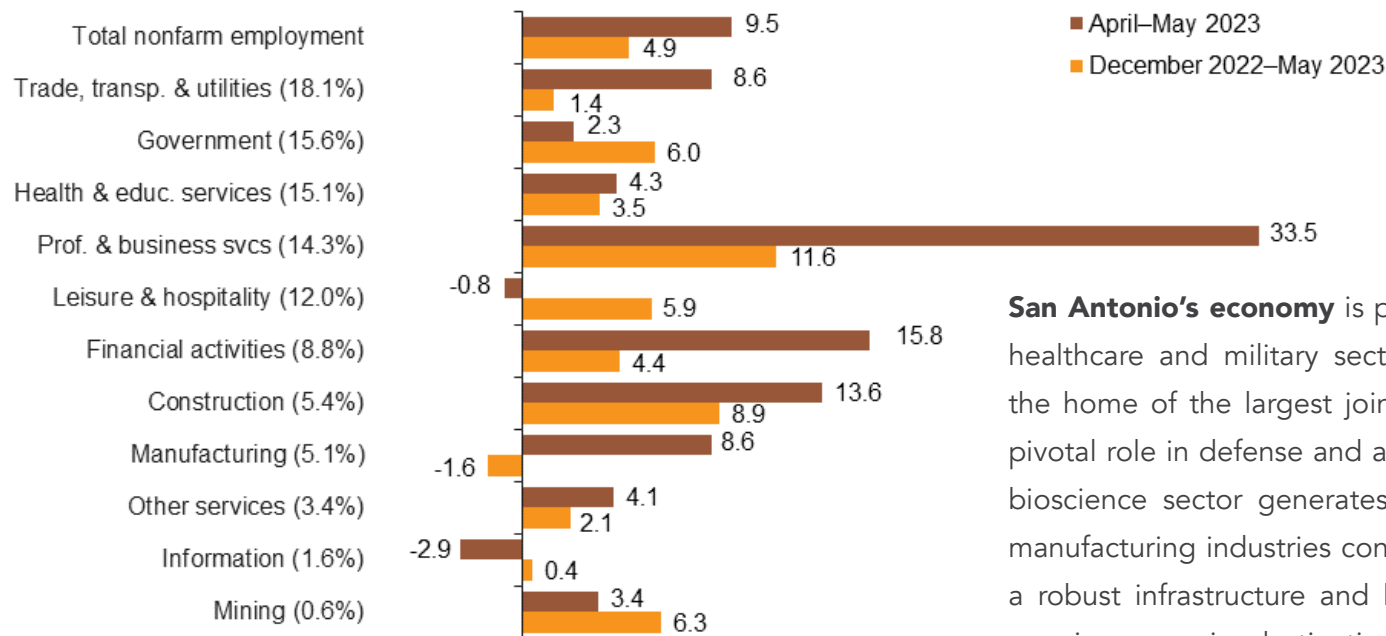
INDUSTRIES

Home to a Diverse and Thriving
Business Ecosystem

San Antonio is a leading hub for a wide range of industries, including healthcare and biosciences, military and defense, advanced manufacturing, and technology. The city's pro-business climate, low cost of living, and strategic location have attracted major corporations and continue to fuel economic prosperity. Key growth sectors include aerospace, cybersecurity, energy, and financial services.



EMPLOYMENT GROWTH



San Antonio's economy is powered by its diverse industry mix, with the healthcare and military sectors serving as major economic drivers. As the home of the largest joint military base in the U.S., the city plays a pivotal role in defense and aerospace industries. Additionally, its thriving bioscience sector generates over \$44 billion annually, while tech and manufacturing industries continue to experience significant growth. With a robust infrastructure and business-friendly environment, San Antonio remains a premier destination for companies and talent.

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