



Light Industrial Warehouse

11390 Old Corpus Christi Hwy, San Antonio, Texas 78223

Highlights

- Zoned Light Industrial
- Security fenced perimeter / Gated entry
- 14 minutes from downtown San Antonio
- Located in South San Antonio with easy access to Loop 410, I-35, I-37, & US 181

For Sale

- Available Acreage : 1.64 acres
- Building SqFt : 17,460sf Metal Building
- Asking Price: \$1,850,000

Anthony Kuri
McAllister & Associates
512.903.1960
anthony@matexas.com

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& ASSOCIATES
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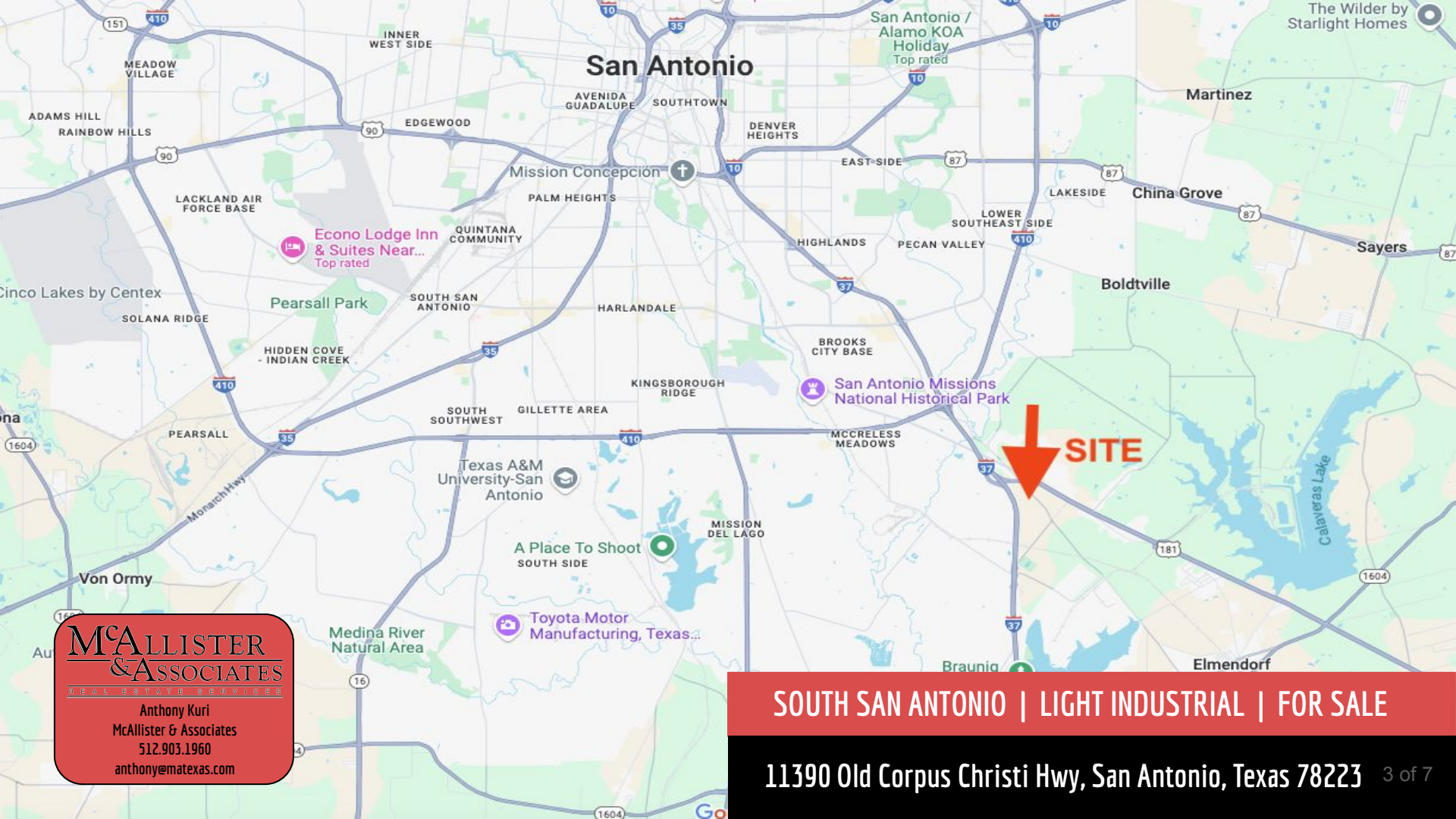


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SOUTH SAN ANTONIO | LIGHT INDUSTRIAL | FOR SALE

11390 Old Corpus Christi Hwy, San Antonio, Texas 78223 2 of 7



San Antonio

SITE

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11390 Old Corpus Christi Hwy, San Antonio, Texas 78223 3 of 7



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11390 Old Corpus Christi Hwy, San Antonio, Texas 78223 4 of 7

OFFERING SUMMARY

Address	11390 Old Corpus Christi Hwy, San Antonio, Texas 78223
County	Bexar
Jurisdiction	City of San Antonio
Zoning	L Light Industrial District
Size	1.64 Acres
Sewer	Septic on Site San Antonio Water System at Street
Water	Well on Site San Antonio Water System at Street
Electric	Three Phase Power CPS Energy

Light Industrial District Zoning Overview

The light industrial district provides for a mix of light manufacturing uses, office park, flex-space with limited retail and service uses that serve the industrial development in the zone. Examples of permitted uses: auto sales & repair, wrecker services, cabinet/carpenter shop, can recycle collection station (no shredding), lumber yard and building materials, mobile vending base operations, machine shop, equipment & event rentals, tree service, moving company, etc

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McAllister & Associates

Anthony Kuri
 anthony@matexas.com
 (512) 903-1960 (c)
 (512) 472-2100 (o)



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.

11/2/2015

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

McAllister & Associates	403756	joewillie@matexas.com	(512)472-2100
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John T. Baker II	517348	johntbaker2@gmail.com	(512)472-2100
Designated Broker of Firm	License No.	Email	Phone
Joe Willie McAllister	336887	joewillie@matexas.com	(512)472-2100
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Anthony Kuri	683724	anthony@matexas.com	(512)903-1960
Sales Agent/Associate's Name	License No.	Email	Phone
_____	_____	_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

McAllister & Associates, 201 Barton Springs Rd Austin, TX 78704
 Anthony Kuri

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Phone: 5129031960
 Fax: www.jeol.com

IABS 1-0 Date
 1/8/2012