

FOR SALE

12995 N INTERSTATE 35

SAN ANTONIO, TX

OFFERING MEMORANDUM

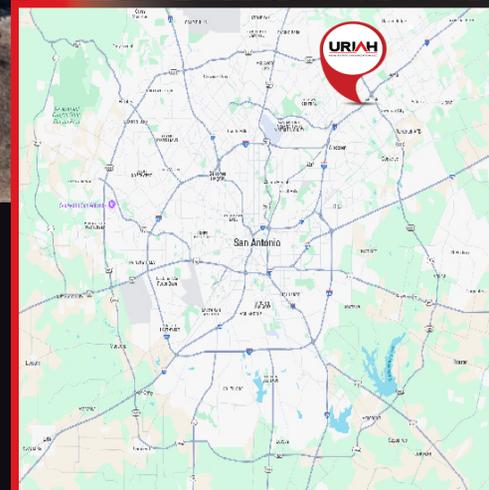




PRESENTED



URI URIAH
Broker
M: (210) 315.8885
Uri@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 - 12995 N I-35

PROPERTY SUMMARY

12995 N Interstate 35 is a highly visible commercial site positioned along one of the most heavily traveled corridors in Northeast San Antonio. Zoned B-3 (General Business), the property offers exceptional flexibility for a wide range of uses, including medical office, professional office, retail, or restaurant development. The site features direct frontage on Interstate 35 with immediate access to Loop 1604, placing it within a dominant regional retail corridor anchored by IKEA, as well as nearby destinations including Target, Best Buy, Academy Sports + Outdoors, H-E-B, Lowe's, and Costco at Live Oak Town Center and The Forum at Olympia Parkway. This dense concentration of national retailers and dining options provides strong traffic generation, visibility, and long-term demand drivers. Utilities including electricity and water are on-site, supporting near-term development or repositioning. An existing 3,444 SF building provides immediate functionality with long-term redevelopment potential, making this an attractive opportunity for both owner-users and investors seeking exposure, access, and zoning versatility within a proven trade area.

PROPERTY INFORMATION

LOT SIZE

ACRES: ± 4.218
SQFT: ± 183,736

FRONTAGE:

326± LINEAR FEET ON INTERSTATE 35 N
508± LINEAR FEET ON ALBRECHT LN

ZONING

B-3

BUILDING & UTILITIES:

3,444± SF
ON SITE: WATER, ELECTRIC

PROPERTY HIGHLIGHTS

B-3 GENERAL BUSINESS ZONING ALLOWING MEDICAL OFFICE, OFFICE, RETAIL, AND RESTAURANT USES

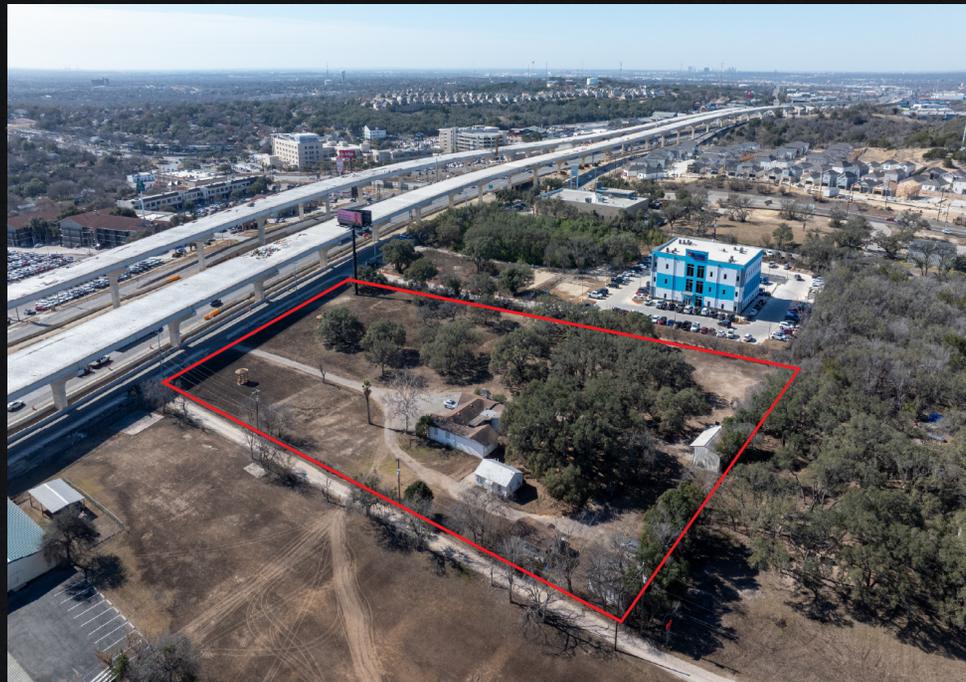
FRONTAGE AND VISIBILITY ALONG INTERSTATE 35 NEAR THE IH-35 / LOOP 1604 INTERCHANGE

ELECTRICITY AND WATER ON-SITE, SUPPORTING DEVELOPMENT READINESS

EXISTING 3,444 SF BUILDING OFFERING FLEXIBILITY FOR OCCUPANCY OR REDEVELOPMENT

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 | 12995 N I-35



NEARBY AMENITIES

SPEC'S **BARNES & NOBLE** **OfficeMax** **THE HOME DEPOT**
FIVE BELOW **ROSS** **ULTA** **TJ-maxx**
DRESS FOR LESS

COSTCO WHOLESALE
Academy
SPORTS - OUTDOORS

LIVE OAK TOWN CENTER
TWIN PEAKS **DICK'S** **IKEA**
SPORTING GOODS
LONGHORN STEAKHOUSE **BJ's** **Olive Garden**

Wendy's **Starbucks**
BEST BUY **Target**
HOBBY LOBBY
PET SMART
Chick-fil-A
OLD NAVY
Total Wine & MORE
KOHL'S

McDonald's **RAMBLER** **LOWE'S**
TOYOTA **CARMAX**

Sam's CLUB

URIAH

Ford

HYUNDAI

WHATBURGER

NORTH EAST LAKEVIEW COLLEGE

LIVE OAK PARK

Walmart

H-E-B

12995 N INTERSTATE 35 SAN ANTONIO, TX

OFFERING MEMORANDUM

CONTACT:

URI URIAH

Broker

M: (210) 315.8885

Uri@UriahRealEstate.com

URIAH
REAL ESTATE ORGANIZATION LLC



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>uri@uriahrealestate.com</u>	<u>(830)600-LAND</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>(512)960-0747</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Sales Agent/Associate's Name	Initials	Email	Phone
	<u>UR</u> <u>UCN</u>	<u>uri@uriahrealestate.com</u>	
Buyer/Tenant/Seller/Landlord-Initials		Date	
		<u>3/11/2025</u> <u>3/11/2025</u>	