

FOR LEASE

9262 CULEBRA RD STE 101

SAN ANTONIO, TX

OFFERING MEMORANDUM





KEVIN CHU

Real Estate Investment Specialist

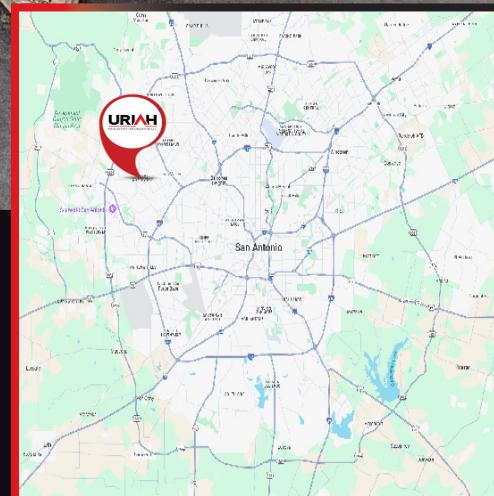
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REAL ESTATE ORGANIZATION LLC

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PROPERTY OVERVIEW - 9262 CULEBRA RD STE 101

PROPERTY SUMMARY

Uriah Real Estate Organization has been exclusively retained to market and lease a C-3 zoned space at 9262 Culebra Rd suite 101. This endcap 2,420 sq-ft suite on a 1.73 acre complex offers a highly visible presence along one of the area's most prominent, high-traffic corridors. Characterized by its high ceilings of over 11 feet and recently remodeled interior, the space is perfectly positioned for a business seeking great exposure. The suite also has 2 front entry doors allowing for improved access and customer traffic flow. Located directly adjacent to a McDonald's restaurant and situated near a bustling major intersection, the property benefits from a constant flow of potential customers. The strategic location is further enhanced by its close proximity to major retail anchors in nearby centers, including Walmart Supercenter and H-E-B shopping centers, ensuring a steady draw of regional traffic to the immediate vicinity.

PROPERTY INFORMATION

LOT SIZE

1.73 AC +/-
75,359 +/- SQ-FT

BUILDING

BUILDING: 11,085
SUITE 101: 2,420
UTILITIES ON SITE:
ELECTRICITY, WATER, AND SEWER

ZONING

C-3

FRONTAGE

190 +/- LINEAR FT ON CULEBRA RD

PROPERTY HIGHLIGHTS

NEARBY WALMART SUPERCENTER AND H-E-B SHOPPING CENTERS

NEXT DOOR TO MCDONALD'S AND NEAR BUSY INTERSECTION

HIGH VISIBILITY ON ALONG HIGH TRAFFIC CORRIDOR

END CAP SUITE WITH HIGH CEILINGS

PROPERTY PHOTOS | 9262 CULEBRA RD STE 101



PROPERTY PHOTOS | 9262 CULEBRA RD STE 101



NEARBY AMENITIES

TEZEL RD



Walmart 

CULEBRA RD



DISCOUNT TICKET



AT&T



DOLLAR TREE

H-E-B



Little Caesars Pizza

GRISSEOM RD

CULEBRA RD

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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.

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Uri Uriah	604991	URI@URIAHREALESTATE.COM	(210)315-8885
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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	