

EXCLUSIVE

Freestanding Owner-User Property

1842 Bandera Rd, San Antonio, TX 78228



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Owner-User
Opportunity

C-3 Zoning



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This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with the potential sale of the property described herein. The information contained in this Memorandum has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or correctness of the information provided. Prospective purchasers and investors are strongly encouraged to conduct their own independent investigations, inspections, and analyses of the property and to consult with their legal, tax, financial, and real estate advisors prior to making any investment decision.

This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any interest in the property. Any offering will be made only pursuant to a fully executed purchase and sale agreement and in accordance with applicable federal, state, and local laws and regulations.

The information contained herein is confidential and is furnished solely for the purpose of evaluating a potential acquisition of the property. By accepting this Memorandum, the recipient agrees that it will not reproduce, distribute, or disclose the contents, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group.

Prospective purchasers and investors must rely solely on their own due diligence and independent evaluation of the property. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, regarding the information contained herein or any omissions therefrom.



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PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, presents 1842 Bandera Rd, a freestanding commercial/flex property along Bandera Road in San Antonio, Texas. The property includes approximately 2,500 SF of building area on an approximately 0.42 acre site, offering a manageable acquisition for an owner-user or investor seeking a visible commercial asset with flexible use potential.

Located within an established infill corridor, the property is surrounded by retail, service, automotive, residential, and small-business activity.

The one-story building, on-site parking, gated exterior areas, and Bandera Road frontage provide practical utility for service businesses, contractors, specialty operators, administrative offices, or an owner-occupant.

With strong corridor exposure, a smaller footprint, and flexible commercial setting, 1842 Bandera Rd offers near-term usability and longer-term repositioning potential in an established San Antonio corridor.

PROJECT HIGHLIGHTS

- Owner-User Opportunity
- 2,500 SF Freestanding Building
- 0.42-Acre Commercial Site
- Bandera Road Frontage
- Flexible Commercial Use Potential
- C-3 Zoning



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



ASKING PRICE

\$525,000



RENTABLE BUILDING AREA

2,500 SF



PRICE / SF

\$210.00



TENANCY

Single-Tenant



LAND AREA

0.42 AC



YEAR BUILT

1985



SUBMARKET

Northwest



OWNERSHIP

Fee Simple



GEO ID

11572-029-0012



ZONING

C-3



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AERIAL MAP



AERIAL MAP

EXCLUSIVE OFFERING MEMORANDUM



Wonderland of the Americas



HOBBY LOBBY

Burlington

ROSS
DRESS FOR LESS

sam's club



Walmart

golden
corral

CINEMARK

San Antonio
Aquarium

Ingram Park Mall

JCPenney

H&M

★macy's

Bath
& Body
Works

Dillard's

Lids

GUESS



Foot Locker



ihop

VALERO

Oliver Wendell Holmes
High School

H-E-B

LAIFITNESS



Chick-fil-A

FedEx

SUBWAY



Walgreens



AutoZone

Domino's

metro
by T-Mobile

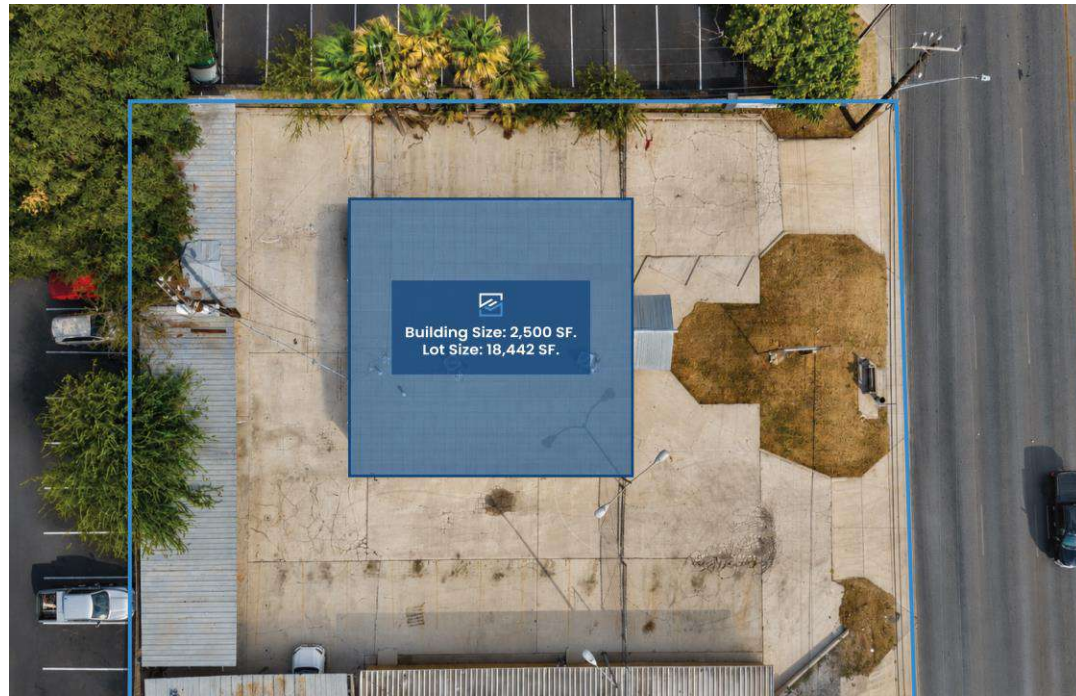
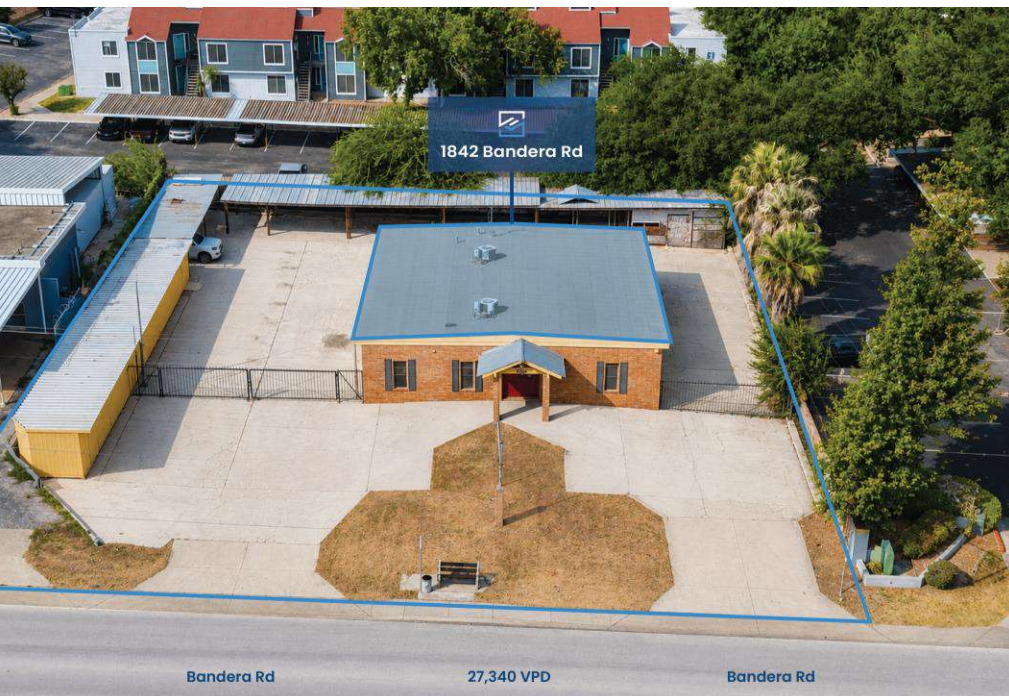
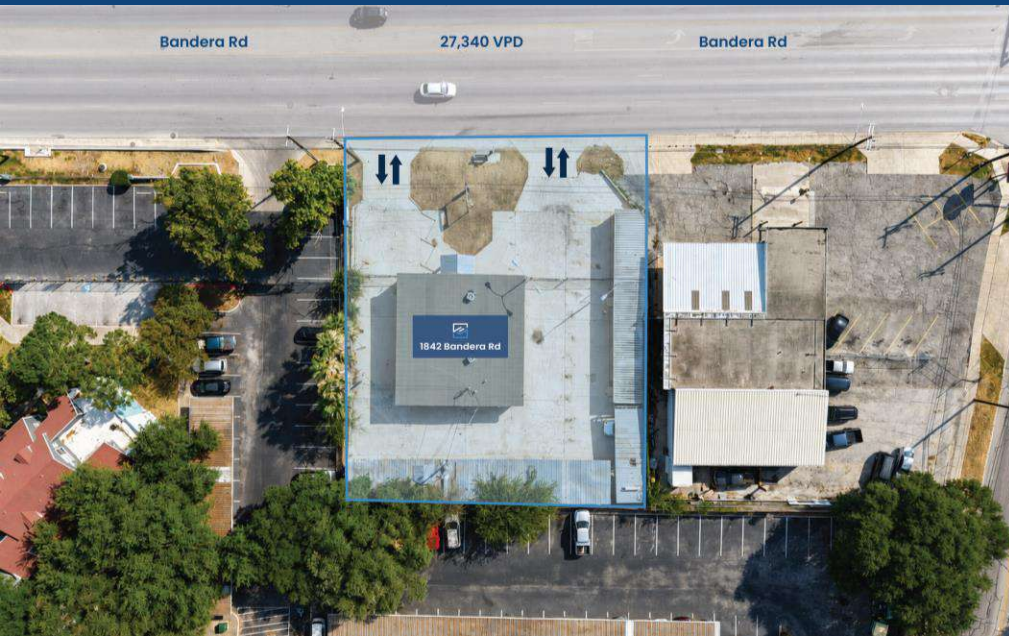
1842 Bandera Rd



AERIALS









EXTERIOR PHOTOS



EXTERIOR

EXCLUSIVE OFFERING MEMORANDUM



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EXTERIOR

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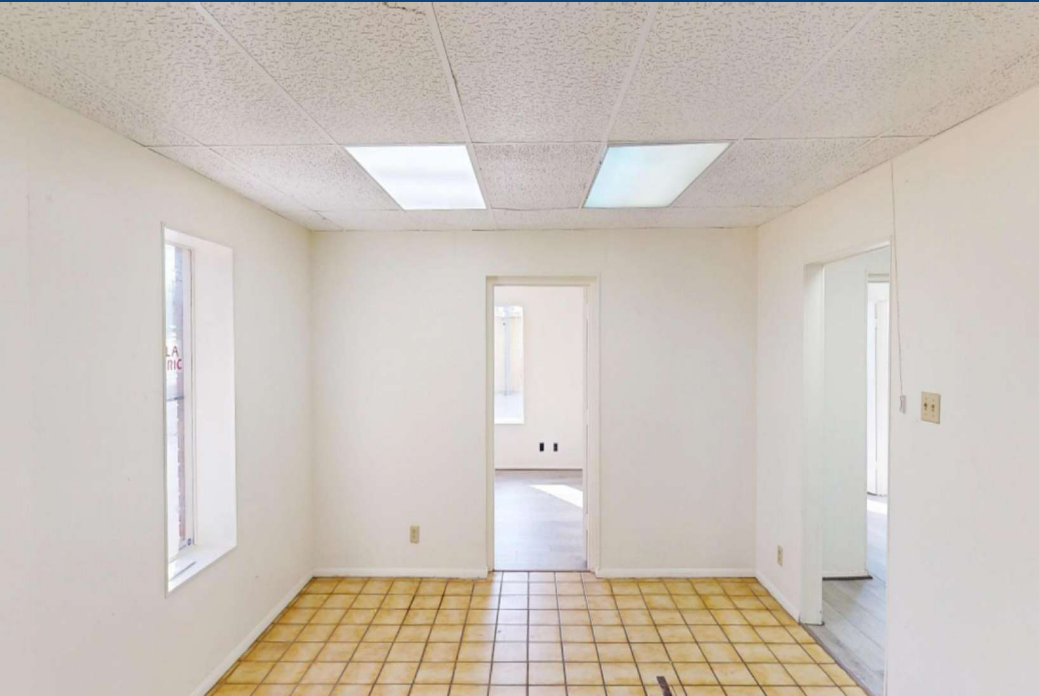
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INTERIOR PHOTOS



INTERIOR

EXCLUSIVE OFFERING MEMORANDUM



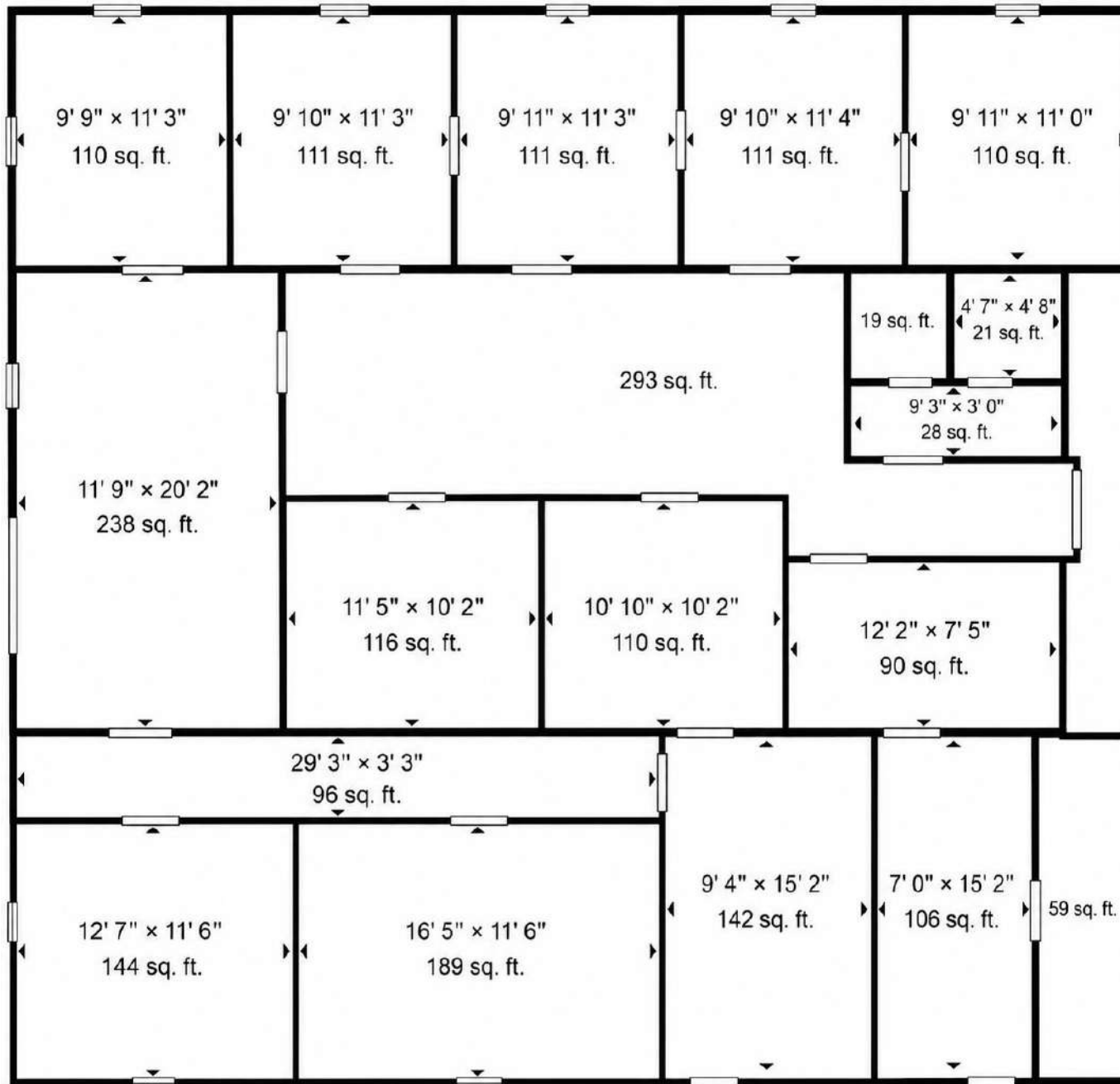
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FLOORPLAN



FLOORPLAN

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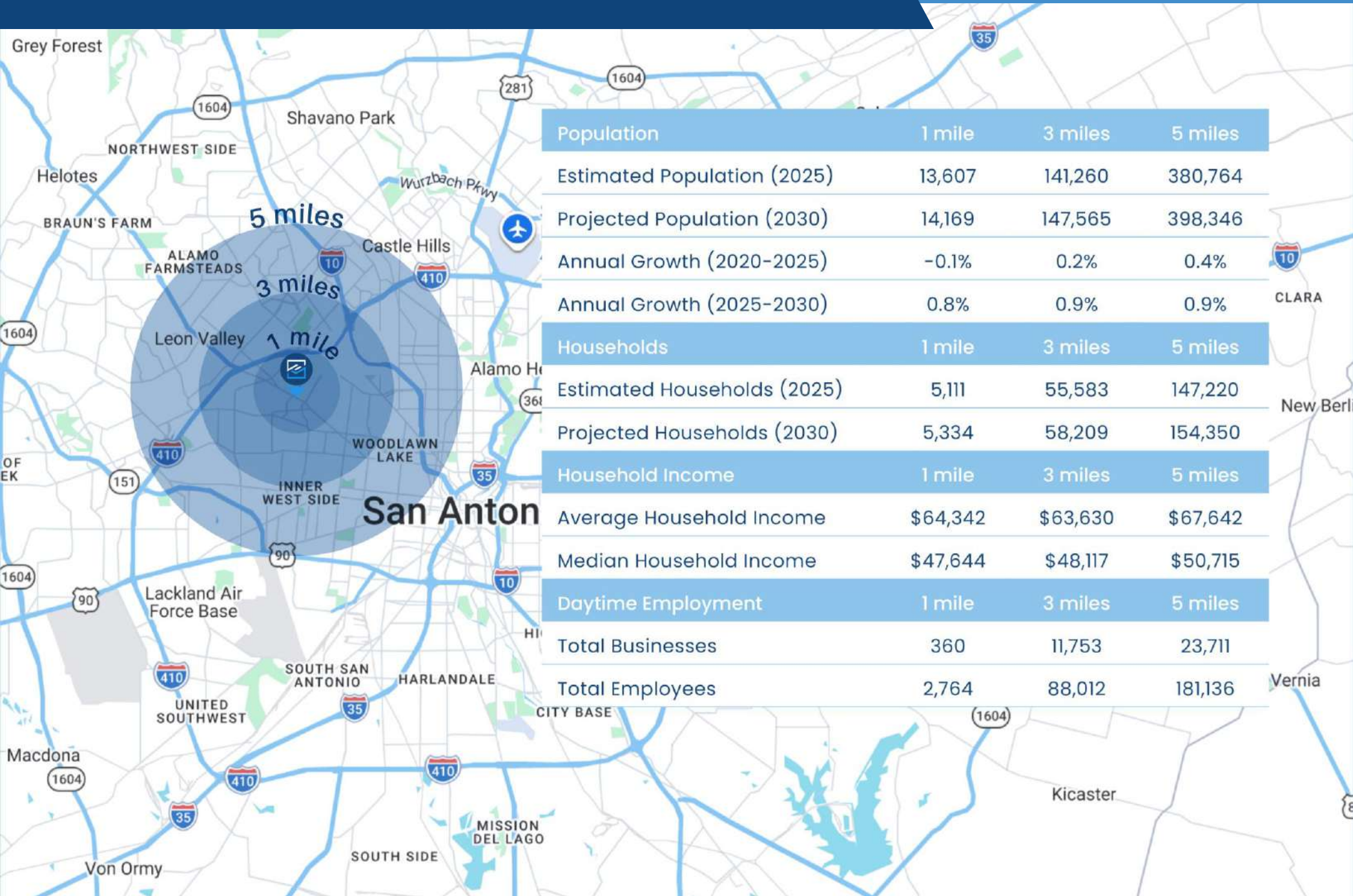


DEMOGRAPHICS MAP



DEMOGRAPHICS

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Information About Brokerage Services

Texas law requires all real estate license holders 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>Keller Willis San Antonio, Inc</u>	<u>54794</u>	<u>legal@kwcityview.com</u>	<u>210 696-9996</u>
Licensed Broker /Broker Firm	License No.	E-Mail	Phone
Name or Primary Assumed Business Name			
<u>Joseph H. Sloan III</u>	<u>526284</u>	<u>legal@kwcityview.com</u>	<u>210.696.9996</u>
Designated Broker of Firm	License No.	E-Mail	Phone
<u>Tony Zamora Jr.</u>	<u>537135</u>	<u>legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	E-Mail	Phone
<u>Gustavo Torres</u>	<u>681940</u>	<u>gus@entrust-ca.com</u>	<u>210.960.8614</u>
Sales Agent/ Associate's Name	License No.	E-Mail	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Sales Agent/ Associate's Name	Licensed No.	E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov