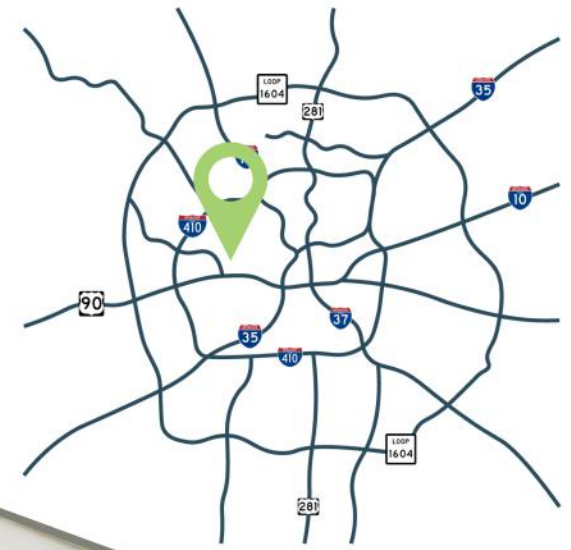


AVAILABLE FOR SALE OR LEASE

# 937 CULEBRA ROAD

937 CULEBRA ROAD | SAN ANTONIO, TEXAS | ZIP



**LEROY SANCHEZ**  
ASSOCIATE  
(210) 816-2734  
LSANCHEZ@FORESITECRE.COM

# 937 CULEBRA ROAD

SAN ANTONIO, TEXAS

WHAT I LOVE ABOUT THIS PROPERTY:

“

This updated property is an ideal opportunity for a business seeking to transition from leasing to owning, in a conveniently sized, move-in-ready office space.

L. SANCHEZ

”

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	17,957	153,418	361,480
Household Income	\$62,544	\$52,541	\$56,000
Households	6,403	57,575	135,451
Median Age	38.3	37.8	37.3

## DESIRED USES

- Insurance office
- Employment office
- Nail Salon
- Massage therapy
- Real Estate, Mortgage or Law office

## PROPERTY HIGHLIGHTS

- 1 **On a major thoroughfare street**, averaging 37,245 vehicles passing per day
- 2 **Parking available** in rear of office, to allow customers to park in front
- 3 **Strategically located with excellent visibility** and easy access from busy Culebra Road, this property offers both functionality and prime exposure for your business.



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinion or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

# 937 CULEBRA ROAD

SAN ANTONIO, TEXAS



## PROPERTY SUMMARY

Property Size: Office 1,072 sf  
Detached Garage 312 sf

Lot Size: 0.185 ac (51 ft x 158 ft)

Zoning: O-2

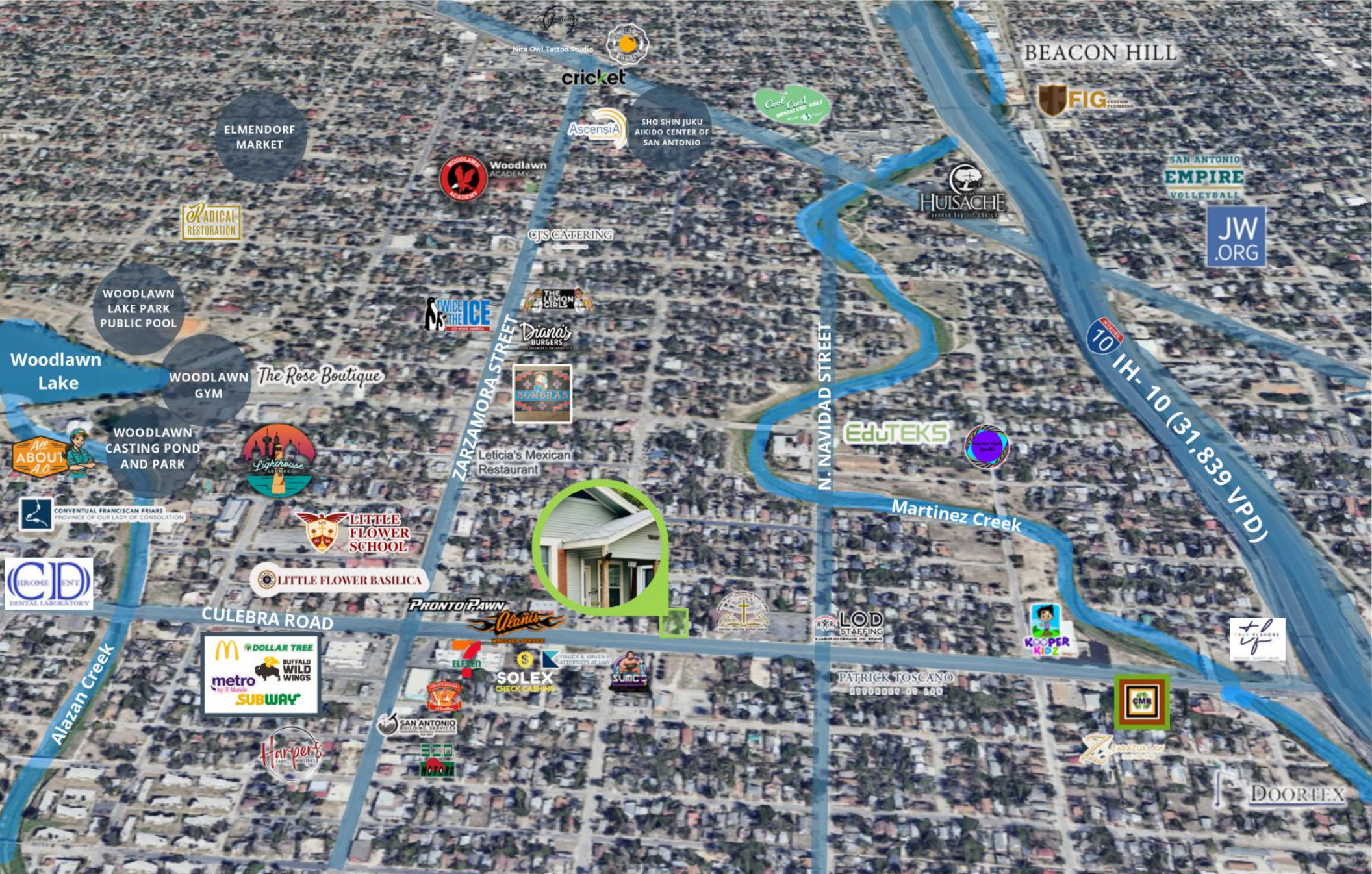
Year Built: 1939, updated 2018

Parking: 6 spaces - 3 in front  
3 in back



# 937 CULEBRA ROAD

SAN ANTONIO, TEXAS



ELMENDORF MARKET

BEACON HILL



SAN ANTONIO EMPIRE VOLLEYBALL

JW.ORG

Radical Restoration

WOODLAWN LAKE PARK PUBLIC POOL

Woodlawn Lake

WOODLAWN GYM

The Rose Boutique

WOODLAWN CASTING POND AND PARK



ZARZAMORA STREET

Twice the Ice

THE LEMON GIRLS

Driana's Burgers



Leticia's Mexican Restaurant

N. NAVIDAD STREET

EMTEKS

Martinez Creek

10 IH-10 (31,839 VPD)

CONVENTUAL FRANCISCAN FRIARS PROVINCE OF OUR LADY OF CONSOLATION

LITTLE FLOWER SCHOOL

LITTLE FLOWER BASILICA



CULEBRA ROAD

PRONTO PAWN

Alan's

ELEVATION

SOLEX CHECK CASHING

SUMO

LOD STAFFING

PATRICK TOSCANO

KOOPER KIDZ

LITTLE FLOWER

CI DENT DENTAL LABORATORY

MCDONALD'S DOLLAR TREE BUFFALO WILD WINGS metro SUBWAY

SAN ANTONIO POLICE

SIU

CMR

SABIDO LAW

DOORTEX

Harpers



# 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>Foresite Real Estate, Inc.</u>	<u>9003568</u>	<u></u>	<u>(210) 816-2734</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	Licensed No.	E-Mail	Phone
<u>Bethany Babcock</u>	<u></u>	<u>bbabcock@foresitecre.com</u>	<u>(210) 816-2734</u>
Designated Broker of Firm		E-Mail	Phone
<u></u>	<u></u>	<u></u>	<u></u>
Licensed Supervisor of Sales Agents/ Associate		E-Mail	Phone
<u>Leroy Sanchez</u>	<u>804346</u>	<u>lsanchez@foresitecre.com</u>	<u>(210) 816-2734</u>
Sales Agent/ Associate's Name		E-Mail	Phone

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)

IABS 1-0

