

FOR SALE

# 8762 STATE HWY 151

SAN ANTONIO, TX 78245



*Retail Science from CBRE*

[www.cbre.us/TXRetail](http://www.cbre.us/TXRetail)

**CBRE**

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## PROPERTY INFO

- + State-of-the art automotive sales and service facility built in 2017 on 11.5+ acres with 600+ parking spaces
- + Located at the southwest quadrant of State Hwy 151 and Potranco Rd
- + Proximity to Loop 410 and Loop 1604, in the Far West submarket, one of the fastest-growing areas in San Antonio
- + Located near Sea World, Lackland Air Force Base, hospitals and several office campuses

### LAND SIZE

- + ±11.5 Acres
- + Concrete lot with over 600 parking spaces

### BUILDING SIZE

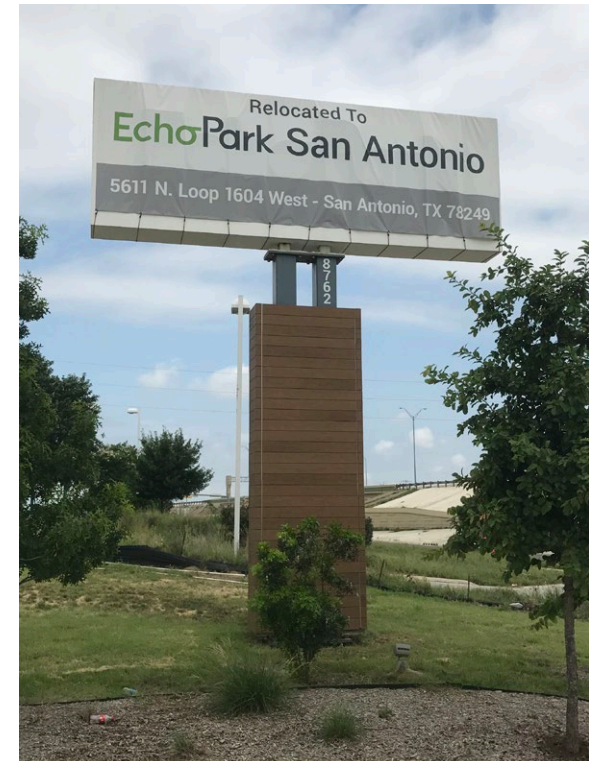
- + ±29,000 SF (Built in 2017)
- + Pristine sales and reception area
- + 11 Service bays
- + Interior detail room
- + Offices
- + Freestanding automated car wash

### PRICE

- + Unpriced; Will review offers

### ZONING

- + GC-2 MPCD (Master Planned Community Highway 151 Gateway Corridor Overlay)



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LOT 1, BLOCK 23  
N.C.B. 15849  
MONTEREY CORNER FUELING  
VOL 9575, PG. 225 O.P.R.  
SAHI-GRANT LLC (OWNER)  
VOL 15669, PG. 592 O.P.R.  
EASEMENT  
225 O.P.R.

10' DRAINAGE EASEMENT  
VOL. 9575, PG. 225 D.P.R.

SANITARY SEWER EASEMENT  
VOL. 9673, PGS. 120-122 D.P.R.

---Z--- VOL 8

MATCH EXISTING  
SIDEWALK

PROPOSED 4" TRAFFIC STRIPS

STATE HIGHWAY No. 161  
(VARIABLE WIDTH PUBLIC R.O.W.)

SANITARY SEWER  
EMENT  
9673, PGS.  
-122 O.P.R.

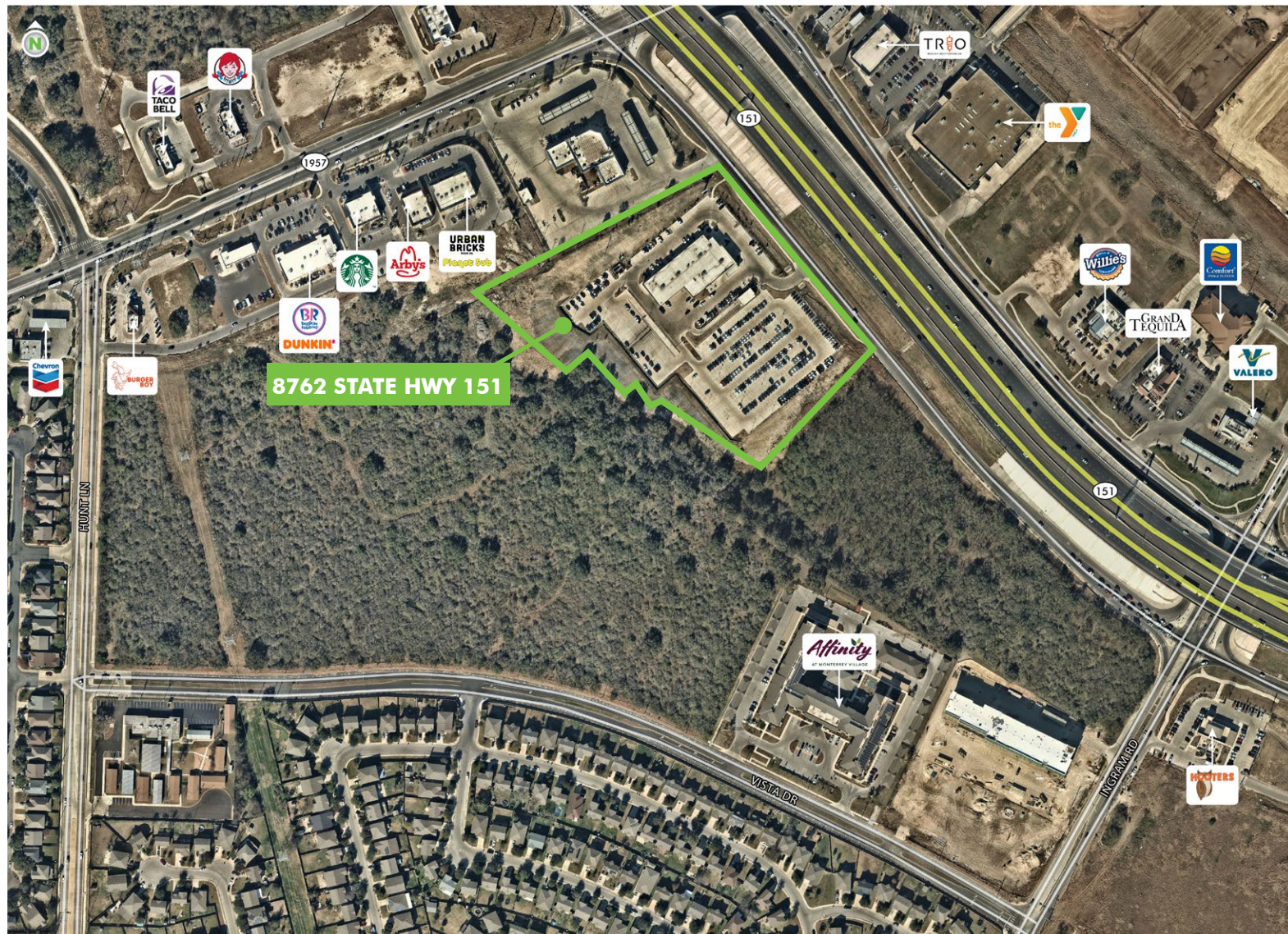
Retail Science from CBRE

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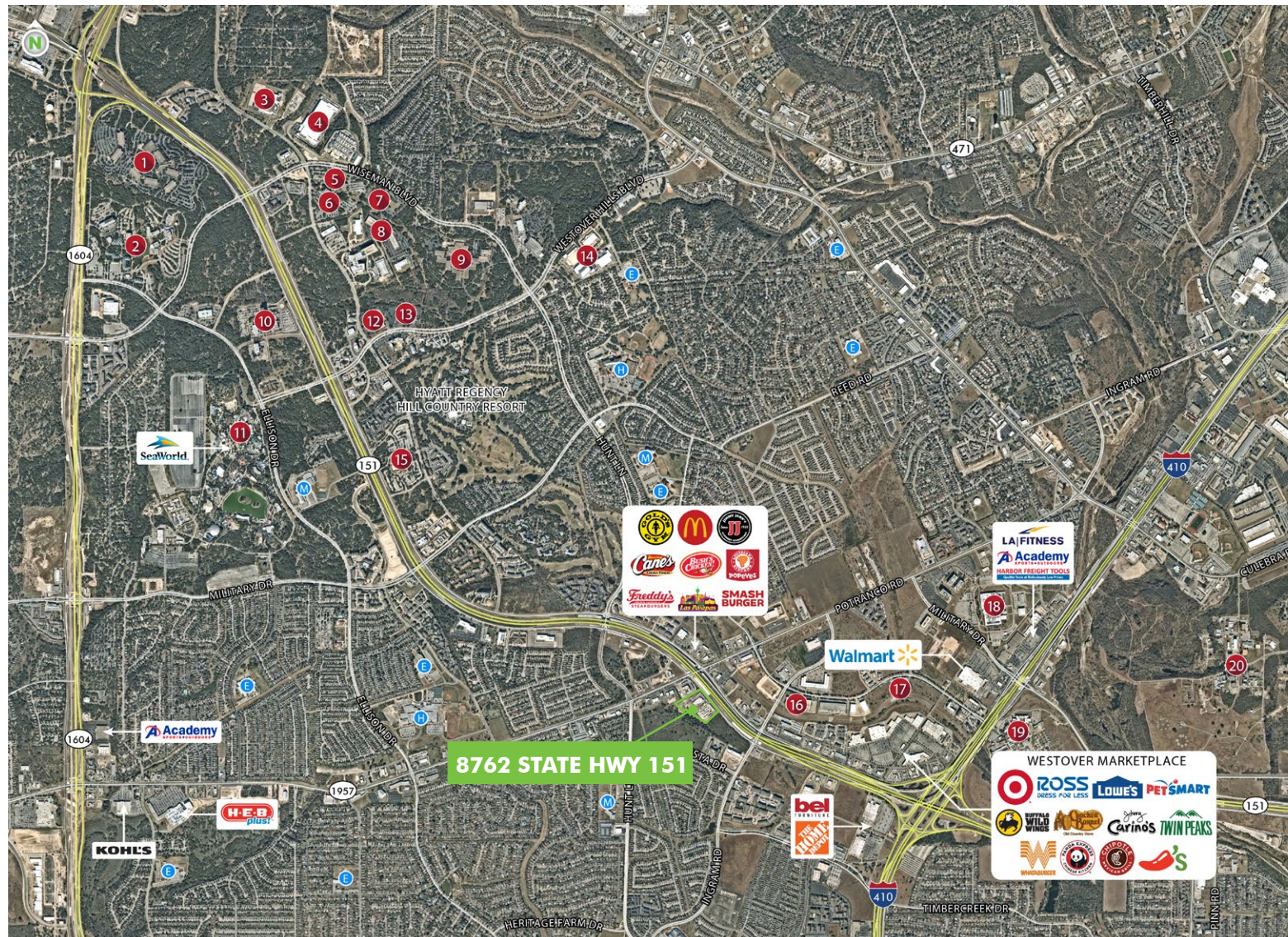




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**LEGEND**

1. Wells Fargo
2. Northwest Vista (Alamo College)
3. Microsoft Data Center I
4. Microsoft Data Center II
5. JP Morgan Chase
6. Coventry Healthcare
7. The Hartford
8. Kohl's Operations
9. Capital Group
10. Christus Santa Rosa
11. Sea World
12. CyrusOne I
13. QVC
14. CyrusOne II
15. Nationwide Insurance
16. Petco Corporate Office
17. Social Security Admin
18. NSA (Texas Cryptology Center)
19. Texas Biomedical Research
20. Southwest Research Institute



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## DEMOGRAPHICS

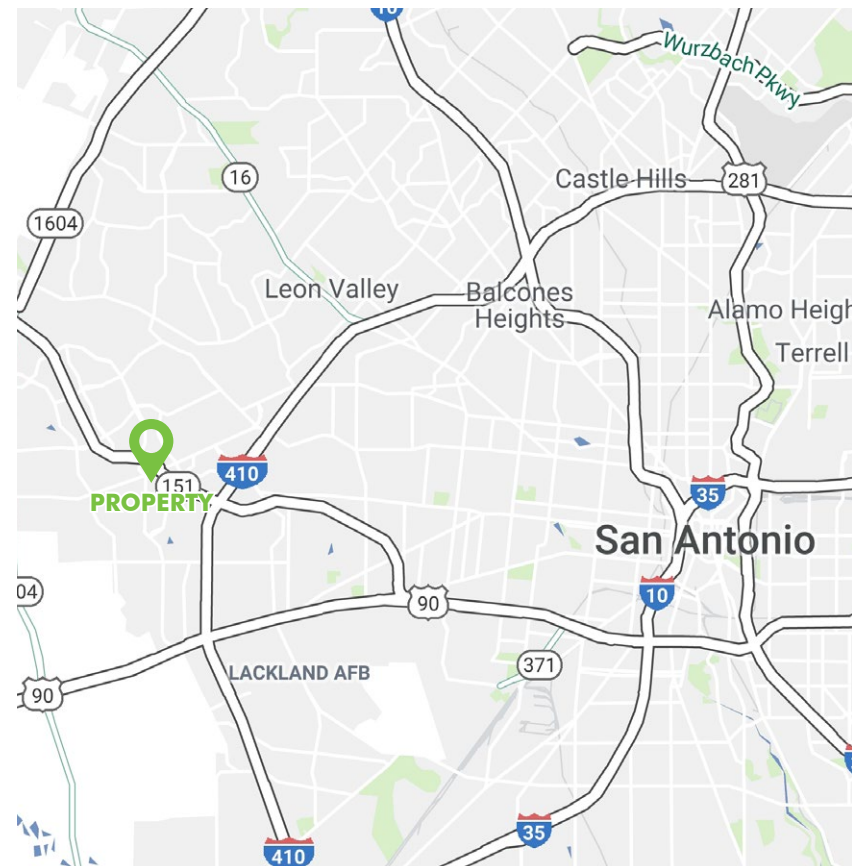
### 2018 Demographic Summary

	1 Mile	3 Miles	5 Miles
Population	14,980	129,845	296,308
Daytime Population	13,132	115,351	253,988
Avg HH Income	\$69,366	\$66,133	\$69,249
Median Age	29.6	30.9	31.2

### Traffic Counts

<b>Hwy 151</b>	109,928 vpd
<b>Potranco Rd</b>	30,276 vpd

Source: TxDot, 2017



## CONTACT US

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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:
  1. that the owner will accept a price less than the written asking price;
  2. that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  3. 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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Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	