

# FOR SALE



## CONFIDENTIAL OFFERING MEMORANDUM

**3811 BLANCO RD, BEXAR COUNTY, SAN ANTONIO, TEXAS 78212**

This property is located on the southwest corner of Blanco Road and Thorain Boulevard. Great Visibility from Blanco Road. Minutes away from I-10/Hwy 87 - McDermott Freeway.



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**ABC REALTY ADVISORS**

# AFFILIATED BUSINESS DISCLOSURE AND CONFIDENTIALITY AGREEMENT

ABC Realty Advisors operates within a global family of companies with many subsidiaries and/or related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates may represent various clients with competing interests in the same transaction. Those, or other, Affiliates may express an interest in the property described in this Memorandum (the "Property") may submit an offer to purchase the Property and may be the successful bidder for the Property. You hereby acknowledge that possibility and agree that neither ABC Realty Advisors nor any involved Affiliate will have any obligation to disclose to you the involvement of any Affiliate in the sale or purchase of the Property. In all instances, however, ABC Realty Advisors will act in the best interest of the client(s) it represents in the transaction described in this Memorandum and will not act in concert with or otherwise conduct its business in a way that benefits any Affiliate to the detriment of any other offeror or prospective offeror, but rather will conduct its business in a manner consistent with the law and any fiduciary duties owed to the client(s) it represents in the transaction described in this Memorandum.

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. Images contained within are computer generated renderings of the proposed property improvements and do not constitute the final appearance of the land, building, and other improvements currently under construction. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner and ABC Realty Advisors. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements

referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Neither the Owner or ABC Realty Advisors, Inc, nor any of their respective directors, officers, Affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents; and you are to rely solely on your investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserved the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property has been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confident nature, that you will hold and treat it in the strictest confidence, and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or ABC Realty Advisors. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or ABC Realty Advisors.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return this Memorandum to ABC Realty Advisors © 2023 ABC Realty Advisors. The information contained in this document has been obtained from sources believed reliable. While ABC Realty Advisors does not doubt its accuracy, ABC Realty Advisors has not verified it and makes no guarantee, warranty, or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.



# 3811 BLANCO ROAD

SAN ANTONIO, TX 78212

## Property Overview:

- Type: One-story multi-tenant retail building
- Size: 50,000 square feet
- Location: Central Los Angeles Heights submarket, San Antonio MSA

## Leasing Information:

- Current Occupancy: 80%
- Tenant Mix: Diverse, featuring local operators
- Notable Tenants:
  - Manhattan Nightclub: Providing a dynamic nightlife experience.
  - Maya Tortilleria Y Panaderia: Recognized as one of the best places to buy tortillas in San Antonio.
  - Blanco Ballroom: A versatile event space for various occasions.
  - Las Minas Cafe: A Honduran restaurant offering a unique culinary experience.

## Community Impact:

- The tenants, including a popular nightclub, a renowned tortilleria, a versatile ballroom, and a cultural restaurant, collectively contribute to a vibrant and inclusive community hub.
- Maya Tortilleria Y Panaderia's recognition adds a prestigious element, drawing attention to the quality of local products available within the center.

## Location Advantages:

- Positioned in the Central Los Angeles Heights submarket, the property benefits from its strategic location within the San Antonio MSA.

## Leasing Potential:

- With 80% current occupancy, the property demonstrates strong tenant interest, indicating potential for further leasing opportunities.

## Future Growth:

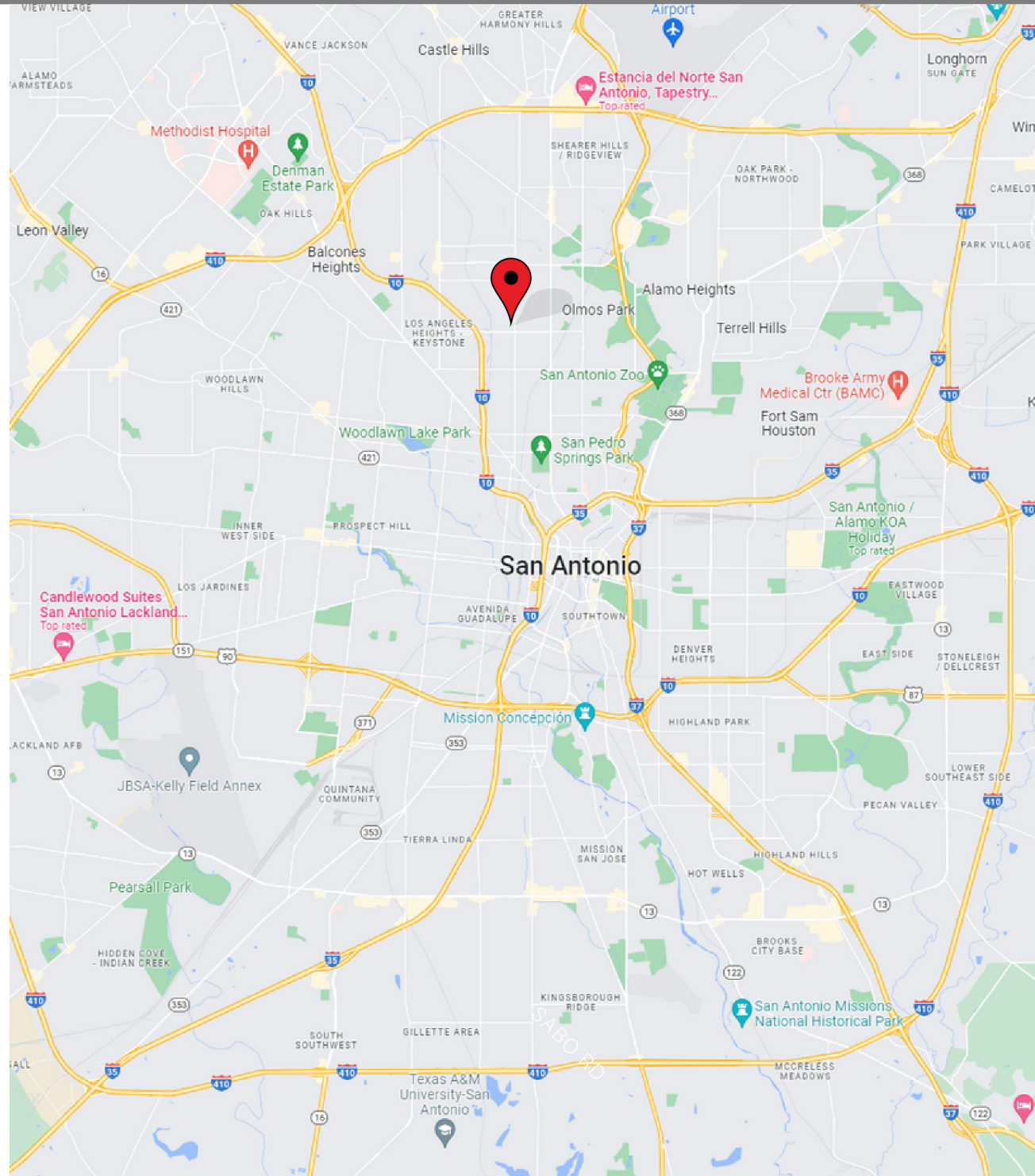
- Consider highlighting any potential for future development plans, renovations, or additional leasing to showcase the property's growth potential.

## Marketing Points:

- Emphasize the diverse tenant mix, catering to a wide range of community needs and interests.
- Showcase the unique offerings of each tenant, from vibrant nightlife to culinary excellence and event hosting.

## Overall Appeal:

- The property stands out as a dynamic retail center that not only meets the commercial needs of the community but also contributes positively to its cultural and social fabric.



3811 BLANCO ROAD

SAN ANTONIO, TX 78212

## OFFERING SUMMARY

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ADDRESS	<b>3800 Blanco Road San Antonio, TX 78212</b>
COUNTY	<b>Bexar County</b>
SUBMARKET	<b>Central Los Angeles Heights</b>
BUILDING SIZE	<b>50,000 SF</b>
LAND SIZE	<b>3.349 ACRES OR 145,883 SF</b>
ZONE	<b>Zoned "C-2" - Commercial</b>
PARKING	<b>228 spaces, 4.56 spaces per 1,000 square feet of building area.</b>
YEAR BUILT	<b>1956, REPAINTED 2023 NEW ROOF 2023</b>

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## FINANCIAL SUMMARY

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ASKING PRICE	<b>\$4,650,000</b>
PRICE PSF	<b>\$93.00</b>
OCCUPANCY	<b>80.00%</b>
NOI (Current)	<b>\$312,649</b>
CAP RATE (Current)	<b>6.72%</b>
Cap rate (Prof.)	<b>8.53%</b>

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## DEMOGRAPHICS (5 miles)

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POPULATION	<b>341,840</b>
HOUSEHOLDS	<b>138,545</b>
AVG. HH INCOME	<b>\$80,182</b>
TRAFFIC COUNT	<b>Blanco Road: 21,239 VPD</b>

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**PLEASE DO NOT BOTHER THE TENANTS**

## Commercial Rent Roll

Property: Brian & Ben San Antonio Investment, LLC  
As of 11/01/23

Tenant Name	Unit	Sq Ft	Pro Rata Share	Lease Start	Lease End	Security Deposit	Last Rent Increase	Rent Charges	Annual Rent Sq Ft	Operation Charges	Annual Operation Sq Ft	Total Charges	Annual Charges Sq Ft
<b>Brian &amp; Ben San Antonio Investment, LLC</b>													
<VACANT>	3719	10,000	20.00			0.00		0.00	0.00	0.00	0.00	0.00	0.00
Mi Pueblo Supermerca	3723	26,000	52.00	8/1/23	9/30/33	20,280.00	11/1/2023	11,180.00	5.16	9,100.00	4.20	20,280.00	9.36
Manhattan Nightclub, L	3805	8,000	16.00	1/1/22	3/30/27	7,200.00	1/1/2023	5,200.00	7.80	2,800.00	4.20	8,000.00	12.00
Las Conchas Bakery	3807	1,200	2.40	8/1/13	12/31/24	1,052.00	1/1/2023	1,068.62	10.69	420.00	4.20	1,488.62	14.89
Las Minas Cafe	3811	2,000	4.00	4/1/22	3/31/27	2,500.00	4/1/2023	2,575.00	15.45	700.00	4.20	3,275.00	19.65
Las Minas Latin Market	3813	1,200	2.40	7/1/22	10/31/25	1,860.00	11/1/2023	1,590.00	15.90	420.00	4.20	2,010.00	20.10
Mi Pueblito	3815	1,600	3.20	4/1/16	3/31/27	1,950.00	4/1/2023	2,420.50	18.15	700.00	5.25	3,120.50	23.40
APC Towers II, LLC - S CELL		0	0.00	8/1/18	7/31/28	0.00	8/1/2023	1,320.00	0.00	0.00	0.00	1,320.00	0.00
South Texas Ice	PAD	0	0.00	8/26/09	10/31/24	0.00	11/1/2019	700.00	0.00	0.00	0.00	700.00	0.00
<b>Totals for BLANCO</b>		<b>50,000</b>				<b>34,842.00</b>		<b>26,054.12</b>	<b>6.25</b>	<b>14,140.00</b>	<b>3.39</b>	<b>40,194.12</b>	<b>9.65</b>
<b>Report Totals</b>		<b>50,000</b>				<b>34,842.00</b>		<b>26,054.12</b>	<b>6.25</b>	<b>14,140.00</b>	<b>3.39</b>	<b>40,194.12</b>	<b>9.65</b>

## Report Summary

Detail	Value
Total Possible Rent	26,054.12
Vacancy Rent	0.00
Occupied Unit Rent	26,054.12
# of Units	9
Vacant Units	1
Occupied Square Footage	40,000
Occupancy %	80.0%



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SAN ANTONIO, TX 78212



# 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:

Last Updated on January 22, 2018

- 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 BUYER/TENANT:** 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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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date