

For Sale

Retail - Auto Repair

\$925,000.00



11402 Perrin Beitel Rd

San Antonio, Texas 78217

Investment Highlights

- Free standing masonry building for sale with ±2,870 SF of automotive shop space on the main floor and includes three (3) bay doors in the front and four (4) in the back
- Established auto repair business for sale focused on corporate accounts in a transitioning, yet pronounced, retail trade area
- The current operating business is also established as a small car lot, further generating additional revenue
- The real estate is for sale and will include the business and all furniture and fixtures.
- Existing retailers in the immediate vicinity include McDonalds, Taco Bell, HEB, Walmart, Advanced Auto Parts, U-Haul, Goodyear, Firestone, and many others.



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Property Summary

Asking Price:	\$925,000
Lot Size:	0.46 Acres
Building Size:	2,870 SF
Year Built:	1975
Zoning:	C-3
Market:	San Antonio
Sub Market:	Northeast
Cross Streets:	Perrin Beitel & Wurzbach Parkway

Investment Description

This Automotive Repair Center is a free standing masonry building with $\pm 2,870$ SF of shop space on the main floor and includes three (3) bay doors in the front and four (4) in the back. There is a small office space (± 100 SF) on the main floor near the left-side entrance.

The building sits on $\pm .46$ acres with the perimeter surrounded by security fencing. There is a storage building in the rear of the parcel that can be utilized as additional storage space. The property is zoned C-3.

The owner has run an existing profitable auto repair shop out of the facility for several years and is seeking retirement. The real estate is for sale and will include the business and all furniture and fixtures.

Demographics

	1 Mile	3 Miles	5 Miles
Total Households:	3,719	35,817	95,653
Total Population:	8,881	89,603	248,003
Average HH Income:	\$55,033	\$62,275	\$66,764

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Investment Overview

From a business perspective, this is an established operation focused on corporate accounts in a transitioning, yet pronounced, retail trade area less than 1 mile from Wurzbach Parkway on Perrin Beitel Road. New ownership can operate the business thru hands-on management or by franchising to a national Auto Care franchise to grow the business. Also, the business could see further growth by means of more traditional retail sales as well (walk-ins, regular oil changes, etc.). The current business is also established as a small car lot, further generating additional revenue.

From a real estate perspective, the subject property is well-positioned along the Perrin Beitel and Nacogdoches redevelopment/revitalization corridors, also known as Northeast Corridor Revitalization Initiative (or NEC), providing consistent private and public investment into the future allowing for steadily increasing property values and investor/tenant/general public demand. Over the next 5 years, the NEC plans to bring new vitality to the Perrin Beitel and Nacogdoches corridors thru strategic investments from both public and private funds. Existing retailers in the immediate vicinity include McDonalds, Taco Bell, HEB, Walmart, Advanced Auto Parts, U-Haul, Goodyear, Firestone, and many others.

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Property Name: Cowboy Garage Auto Repair

Property Address: 11402 Perrin Beitel Rd
San Antonio, TX 78217

Property Type: Retail - Auto Repair

APN: 16498-001-0040

Gross Leasable Area: 2,870 SF

Zoning: C-3

Year Built: 1975

Number Of Stories: One (1)

Foundation: Slab on Grade

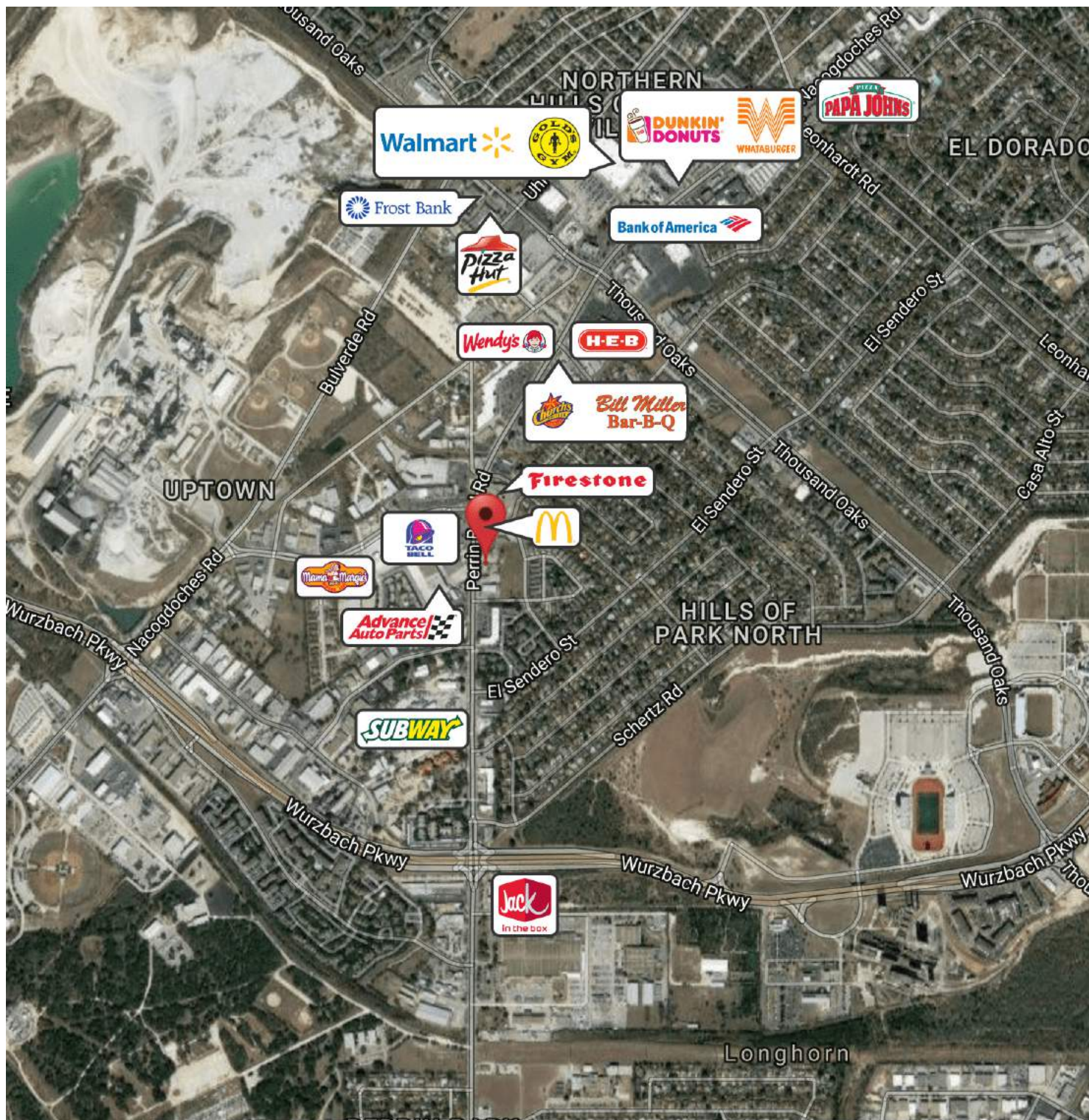
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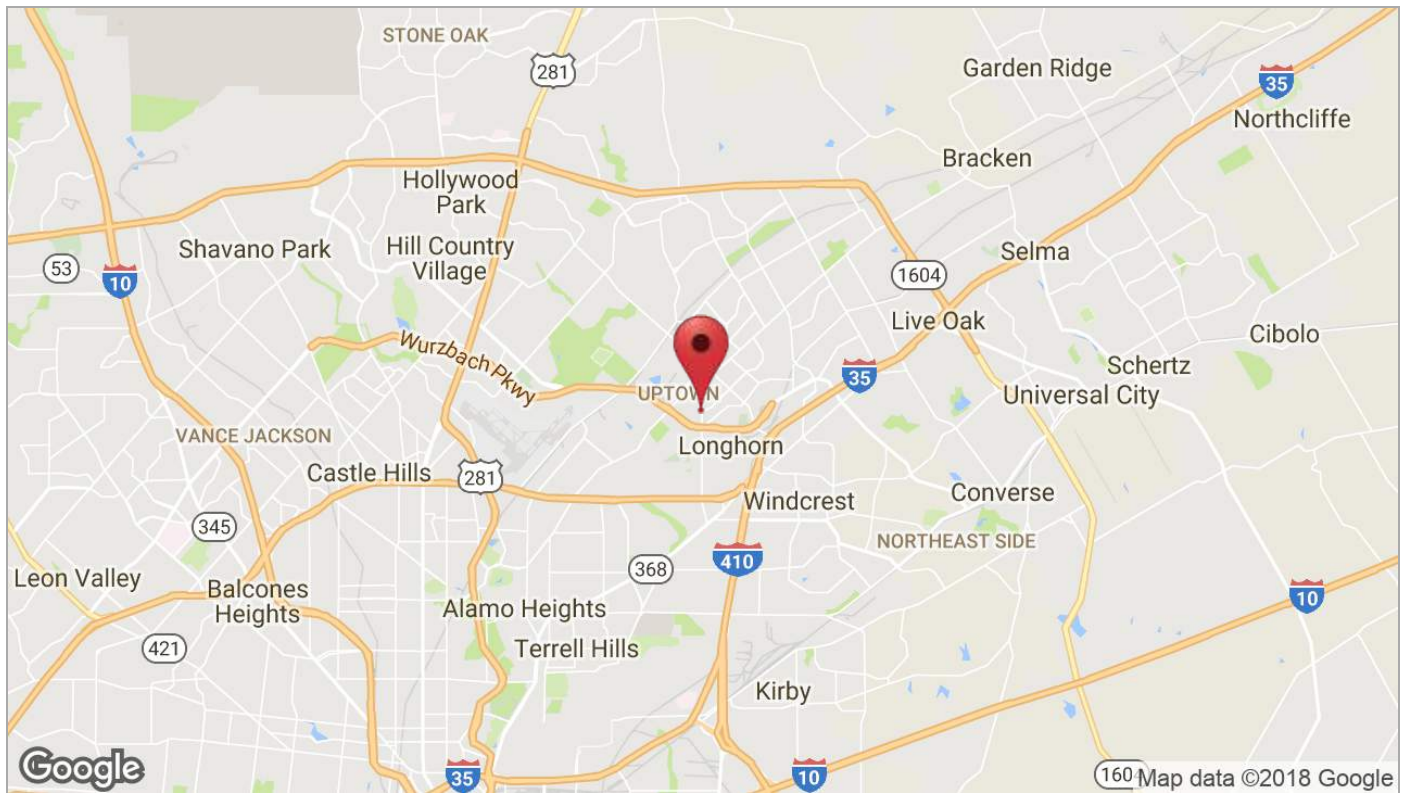
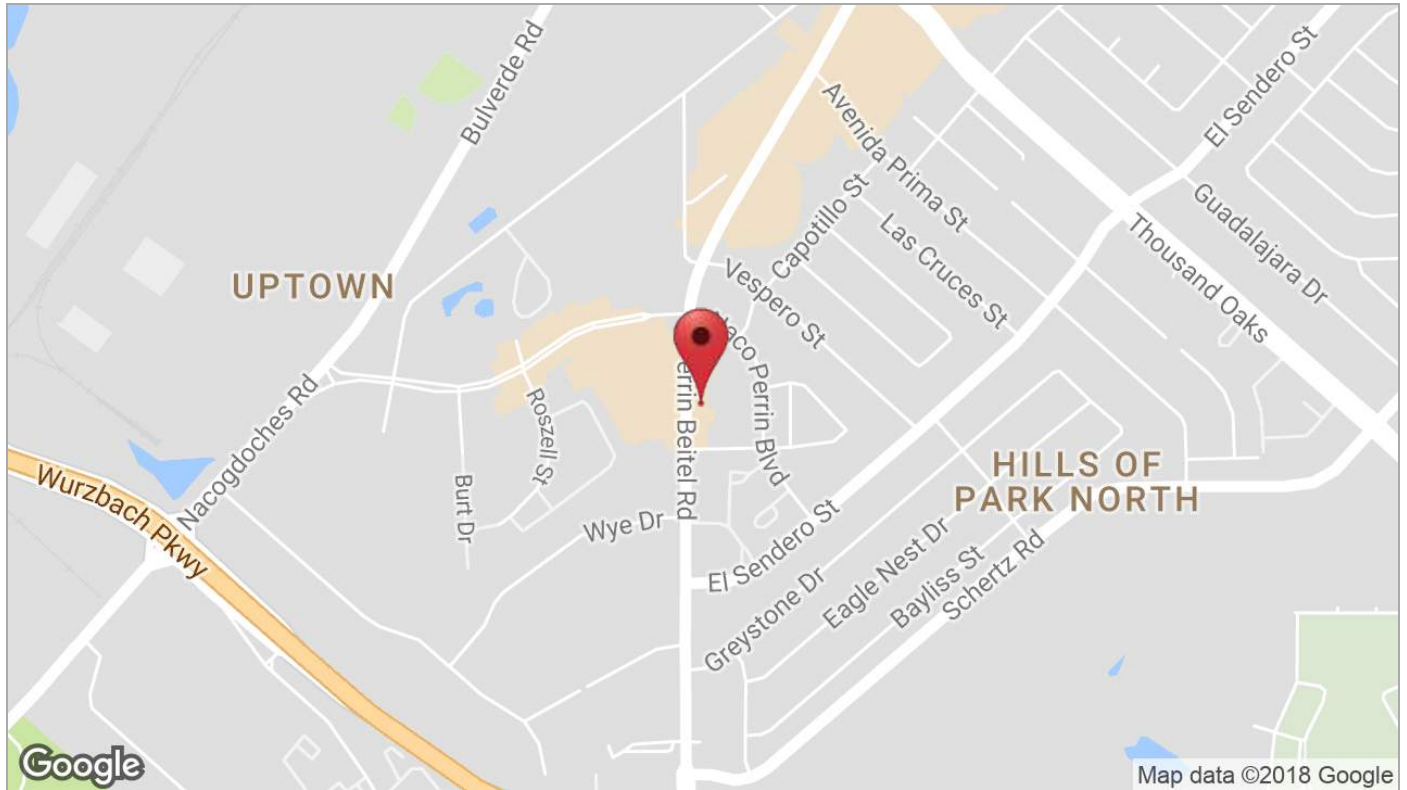


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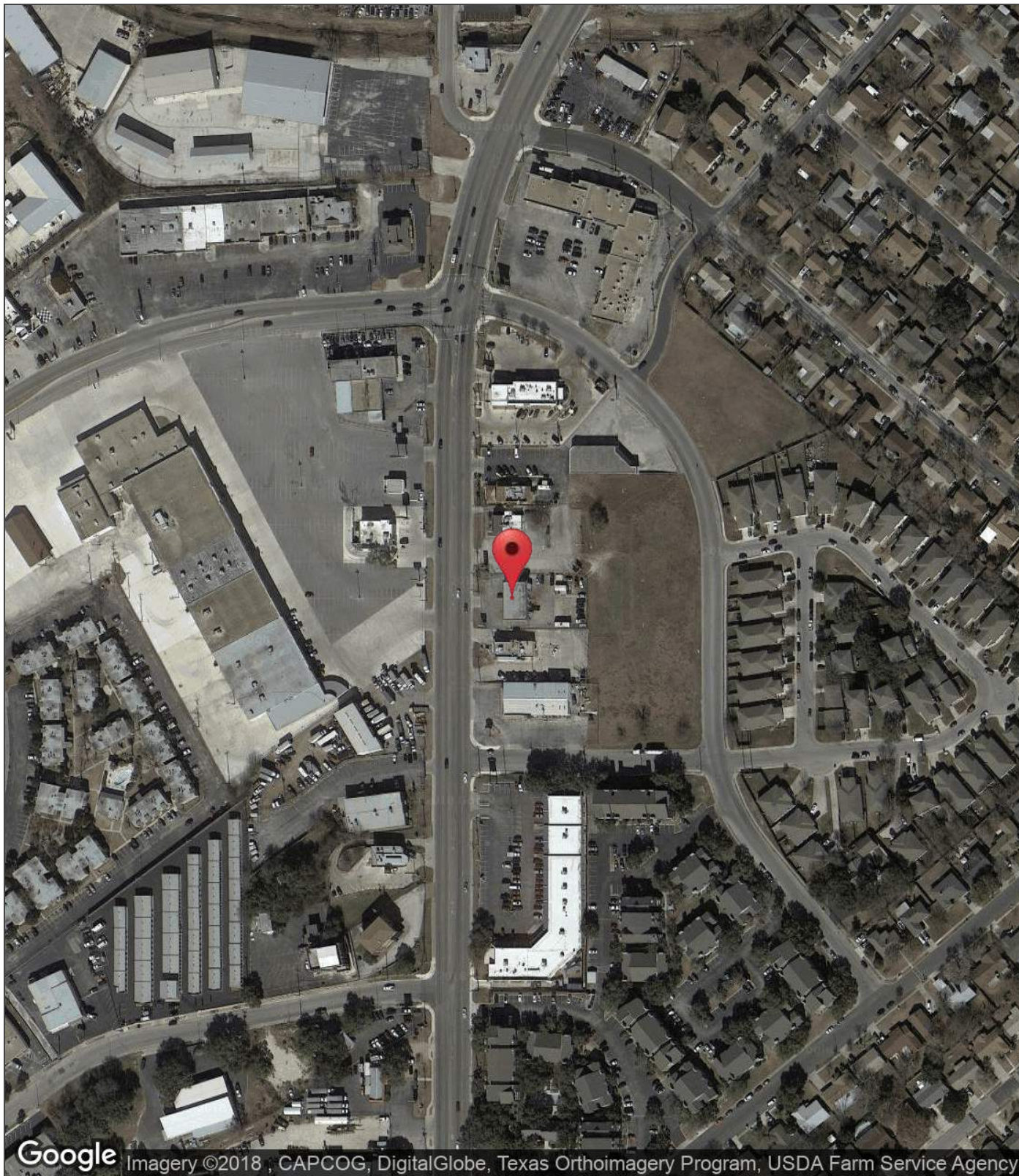
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For Sale

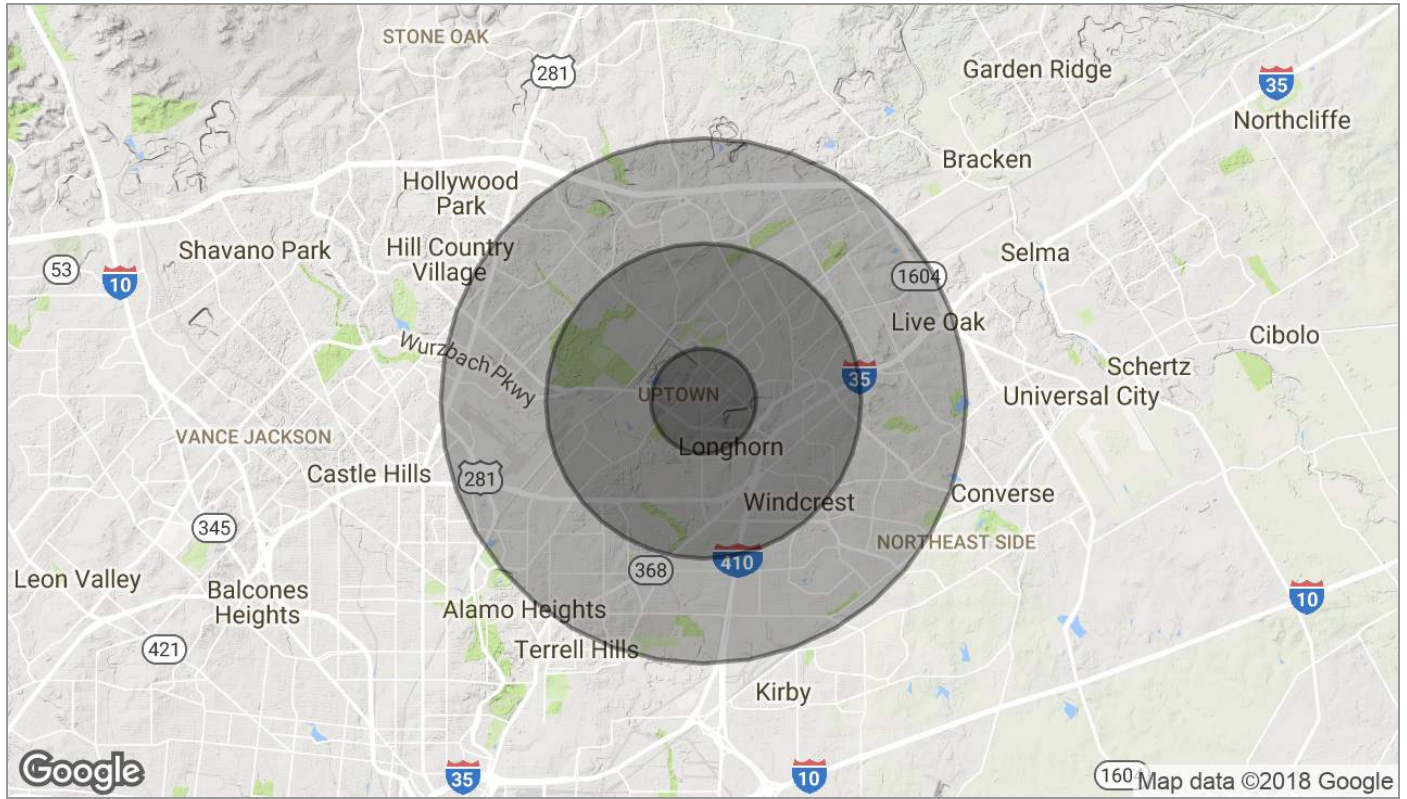
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	1 Mile	3 Miles	5 Miles
Population			
TOTAL POPULATION	8,881	89,603	248,003
MEDIAN AGE	34.8	35.7	35.4
MEDIAN AGE (MALE)	34.4	33.6	33.5
MEDIAN AGE (FEMALE)	35.6	37.7	37.2
Households & Income			
TOTAL HOUSEHOLDS	3,719	35,817	95,653
# OF PERSONS PER HH	2.4	2.5	2.6
AVERAGE HH INCOME	\$55,033	\$62,275	\$66,764
AVERAGE HOUSE VALUE	\$114,225	\$128,019	\$140,113
Race			
% WHITE	73.8%	76.5%	77.0%
% BLACK	9.6%	8.9%	9.4%
% ASIAN	2.4%	2.4%	2.7%
% HAWAIIAN	0.8%	0.2%	0.2%
% INDIAN	0.3%	0.7%	0.6%
% OTHER	8.4%	8.0%	7.0%
Ethnicity			
% HISPANIC	46.6%	42.7%	39.9%

* Demographic data derived from 2010 US Census



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any coincidental 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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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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