

# CENTURY 21<sup>®</sup>

Judge Fite Company



## 738 W HARLAN AVE

SAN ANTONIO, TX 78214



\$970,000



0 sqft

## DESCRIPTION

Positioned along the high-traffic IH-35 frontage road, 738 W Harlan Ave presents a prime opportunity for investors and owner-users seeking visibility, accessibility, and immediate income potential in South San Antonio. This 1,350 SF freestanding commercial building sits on 0.23 acres (10,155 SF) and features approximately 115 LF of frontage along IH-35 with additional access from W Harlan Ave. The property also includes an on-site advertising billboard generating approximately \$10,000 annually, providing built-in supplemental income from day one. The property benefits from its strategic location just minutes from major thoroughfares including IH-35, I-10, S Flores St, and SW Military Drive, offering seamless connectivity throughout San Antonio. The surrounding area is anchored by high-traffic retail destinations such as H-E-B Plus!, H-E-B, South Park Mall, Target, Sam's Club, Academy Sports, and Santikos Mayan Palace, along with national and local retailers including Starbucks, AutoZone, and Bill Miller-driving consistent daily traffic to the corridor. In addition, nearby schools such as Harlandale High School and Leal Middle School contribute to a strong and steady local customer base. The building is currently configured for automotive use with a showroom and workspace, but its C-2 commercial zoning allows for a wide range of uses including retail, office, or service-oriented businesses. The flexible layout and prominent frontage make it well-suited for users seeking a high-visibility retail or office location. With strong frontage, excellent accessibility, and proximity to dense residential and retail corridors, this property offers both current income and long-term upside.

**PROPERTY TYPE:** Commercial - Retail/Shop  
**MLS STATUS:** Active  
**MLS:** 1952841  
**YEAR BUILT:** 1980  
**COUNTY:** Bexar  
**TRACT OR SUBDIVIION:**  
**LIST DATE:** 03/28/2026

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**AREA:** 2100  
**SQUARE FEET:**  
**TOTAL BEDS:**  
**FULL BATHS:**  
**HALF BATHS:**  
**ACRES:** 0.23  
**LOT SIZE (SQFT):** 10,149

## ADDITIONAL PROPERTY DETAILS

**LISTED BY:** Uri Uriah

**PHONE:** 830.600.5263

**BROKERED BY:** Uriah Real Estate Organization