

FOR SALE

4.75 AC ON RATTLER RD

SAN MARCOS, TX

OFFERING MEMORANDUM



URIAH
REAL ESTATE ORGANIZATION LLC

EXCLUSIVELY MARKETING BY:

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BROKER OF RECORD:

URI URIAH

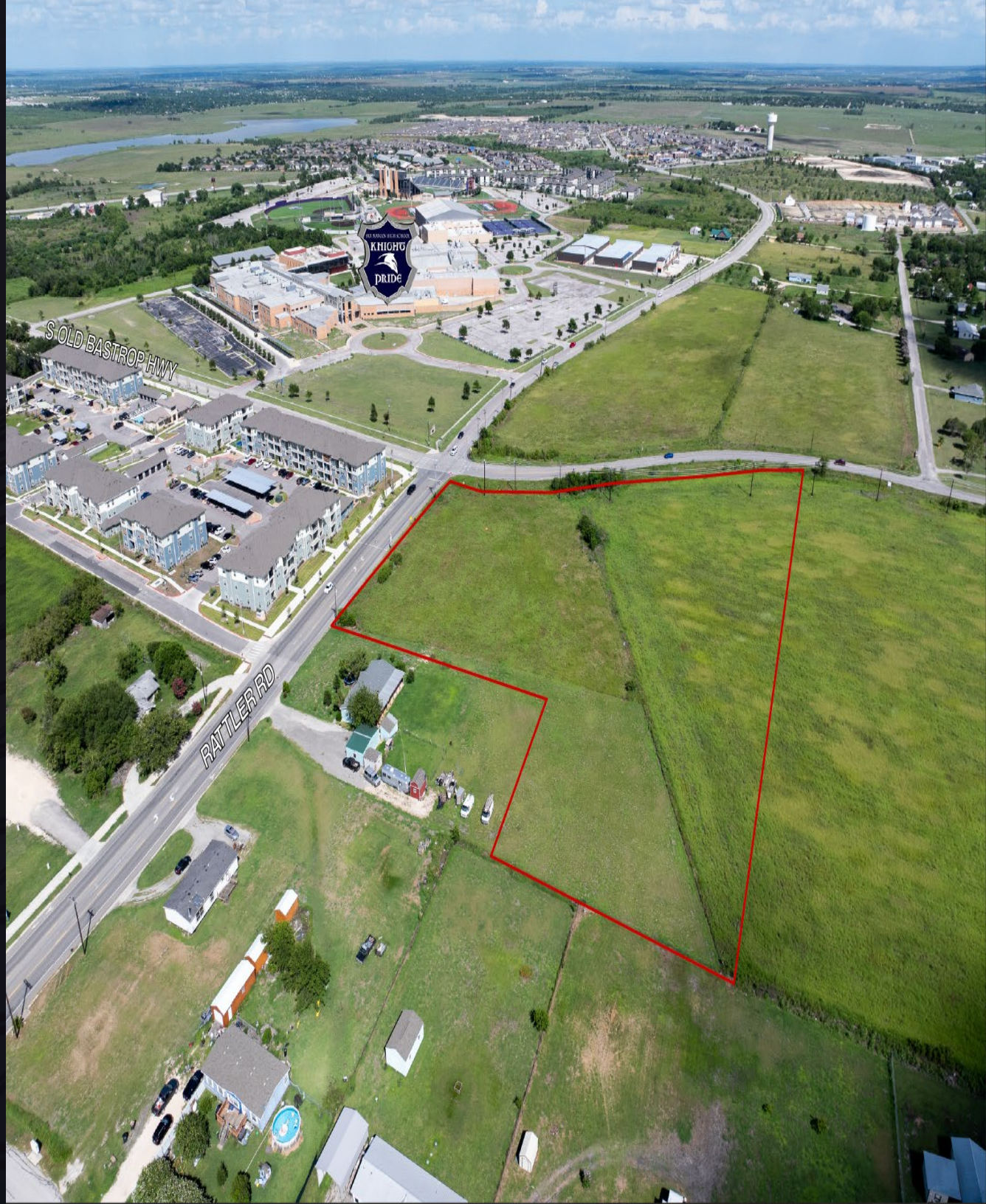
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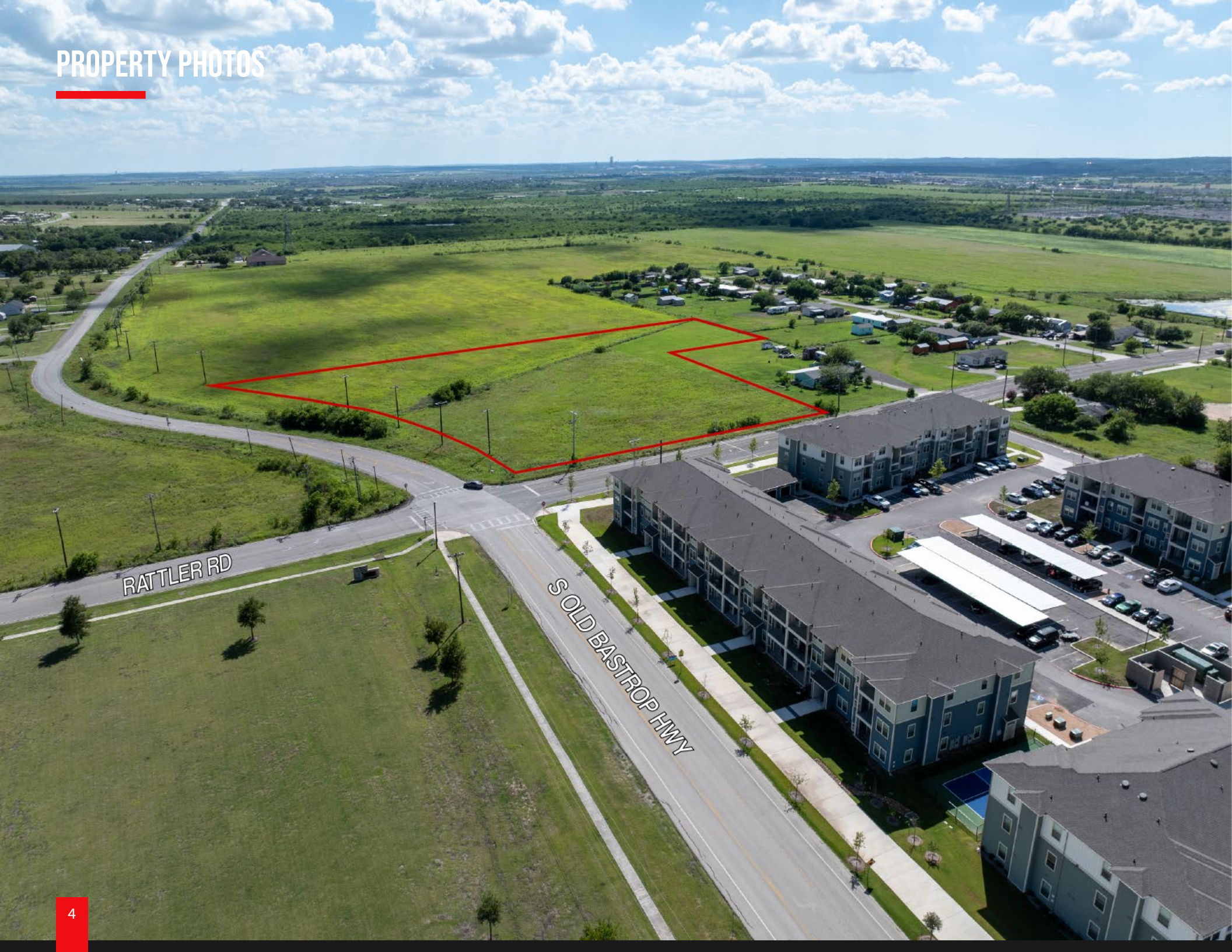
URIAH
REAL ESTATE ORGANIZATION LLC
URIAHREALESTATE.COM



PROPERTY PHOTOS



PROPERTY PHOTOS





UTILITY MAP



PROPERTY OVERVIEW

PROPERTY SUMMARY

Commercial lot available for sale, situated on the corner of Rattler Rd and S Old Bastrop Hwy. This 4.75 +/- acre lot is strategically located caddy corner from San Marcos High School, making it an ideal site for retail, medical, or office use. With its prime corner location, the lot offers excellent visibility and accessibility, providing a significant opportunity for development in a growing area.

PROPERTY SUMMARY

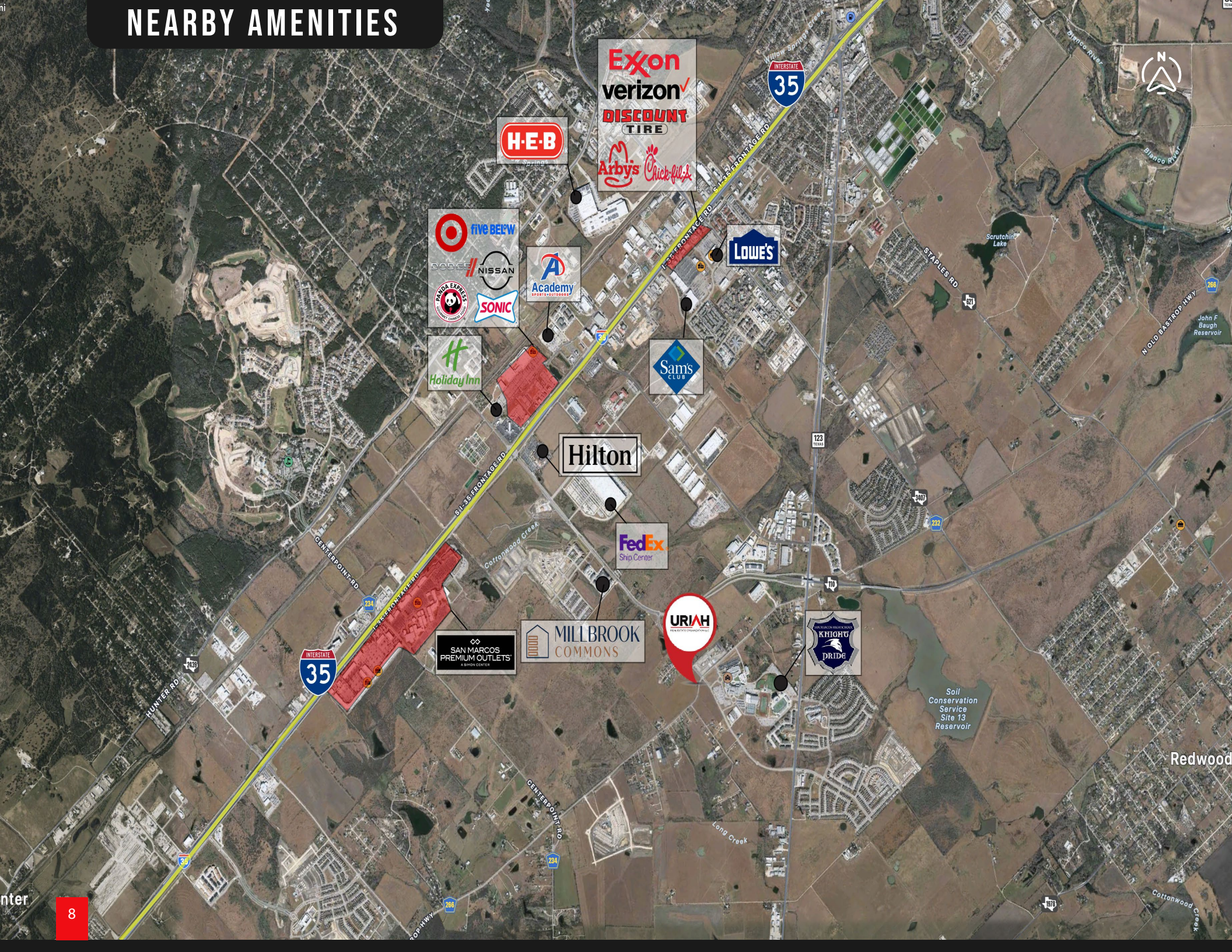
LEASE RATE:	CONTACT BROKER
ZONING:	CD-5
TOTAL LAND SIZE:	4.75 +/- AC
UTILITIES AVAILABLE:	WATER AND SEWER

PROPERTY HIGHLIGHTS

- PRIME CORNER LOCATION: LOCATED AT THE INTERSECTION OF RATTLER RD AND S OLD BASTROP HWY, OFFERING EXCELLENT VISIBILITY AND ACCESSIBILITY.
- ADJACENT TO SAN MARCOS HIGH SCHOOL: SITUATED CADDY CORNER FROM SAN MARCOS HIGH SCHOOL, ENSURING A STEADY FLOW OF TRAFFIC AND POTENTIAL CUSTOMERS.
- VERSATILE DEVELOPMENT POTENTIAL: IDEAL FOR RETAIL, MEDICAL, OR OFFICE USE, PROVIDING A RANGE OF OPPORTUNITIES FOR PROSPECTIVE BUYERS.
- SPACIOUS LOT SIZE: WITH 4.75 +/- ACRES, THERE IS AMPLE SPACE FOR VARIOUS DEVELOPMENT PROJECTS, CATERING TO DIVERSE BUSINESS NEEDS.

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NEARBY AMENITIES



Exxon
verizon
DISCOUNT
TIRE
Arby's
Chick-fil-A

H-E-B

Target
FIVE BELOW
DODGE
NISSAN
PANDA EXPRESS
SONIC

Academy
SPORTS & LEISURE

Holiday Inn

LOWE'S

Sam's
CLUB

Hilton

FedEx
Ship Center

SAN MARCOS
PREMIUM OUTLETS
A SHOP CENTER

MILLBROOK
COMMONS

URIAH

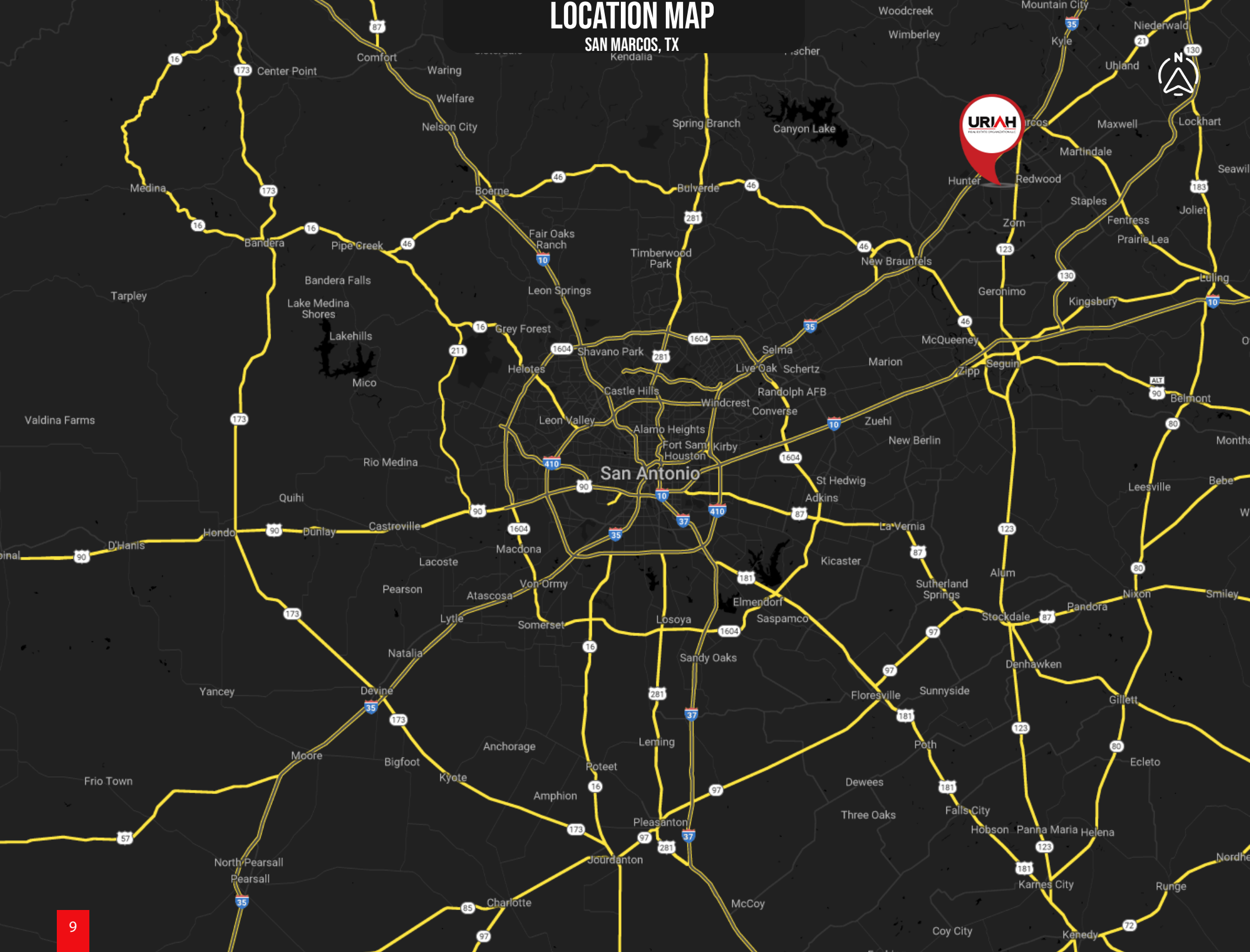
KNIGHT
PRIDE

Sail
Conservation
Service
Site 13
Reservoir

Redwood

LOCATION MAP

SAN MARCOS, TX





SAN ANTONIO INDUSTRY

1. SAN ANTONIO INTL. AIRPORT
2. JB SA KELLY FIELD ANNEX
3. BROOKS ARMY MEDICAL CENTER
4. METHODIST HOSPITAL
5. TEXAS DEPT. OF PUBLIC SAFETY
6. HOLT CAT EQUIPMENT SUPPLIER
7. AMAZON WAREHOUSE
8. HEB DISTRIBUTION CENTER
9. DOLLAR GENERAL DISTRIBUTION CENTER
10. SOUTHWESTERN MOTOR TRANSPORT
11. BOEING CENTER AT TECH PORT
12. STINSON - MISSION MUN. AIRPORT
13. TINDALL CORP. SAN ANTONIO
14. CPS ENERGY
15. MISSION TRAIL BAPTIST HOSPITAL
16. MISSION SOLAR ENERGY
17. SOUTHWEST RESEARCH INSTITUTE
18. MICROSOFT

OVERVIEW

SAN ANTONIO, TX

San Antonio, a vibrant city rich in history and culture, is an economic powerhouse in the heart of Texas. Home to four Fortune 500 companies, it boasts a diverse and robust economy with strengths in healthcare, bioscience, and technology. Renowned for its iconic Alamo and scenic River Walk, the city melds historical charm with modern innovation. San Antonio's commitment to business growth, combined with its cultural attractions and educational institutions, makes it a dynamic and thriving place to live and work.

ECONOMY



2ND LARGEST
IN TEXAS



34.8 MILLION
TOURISTS EACH YEAR



\$168 BILLION
GROSS DOMESTIC PRODUCT



2ND BEST
PLACE TO LIVE IN TEXAS



4 FORTUNE 500
CORPORATE COMPANY



1.5 MILLION
PEOPLE LIVING IN SA





ATTRACTIONS:

San Antonio, a city rich in history and bursting with cultural vibrancy, offers an array of unforgettable attractions. Home to the iconic Alamo and the enchanting River Walk, the city melds historical significance with modern charm. Visitors and residents alike enjoy SeaWorld and Six Flags Fiesta Texas, alongside the San Antonio Zoo, creating a diverse array of entertainment options. The city's cultural tapestry is further adorned by a myriad of museums, art galleries, and the annual Fiesta San Antonio, a celebration of heritage and community.

ECONOMY

San Antonio's economy is a robust and diverse engine, driving the city towards a prosperous future. As one of the fastest-growing cities in the nation, it boasts a strong military presence, being home to several major bases. The city's economic landscape is also heavily influenced by its booming healthcare, bioscience, and financial services sectors. Additionally, San Antonio is a hub for tourism, with millions visiting annually, contributing significantly to the local economy. This blend of industries ensures a stable and dynamic economic environment, offering vast opportunities for businesses and individuals alike.

INDUSTRY AND BUSINESS ENVIRONMENT:

San Antonio stands tall as a powerhouse in the business world, underscored by the presence of four Fortune 500 companies. This impressive concentration of large corporations speaks to the city's strength and stability in the corporate sector. These industry giants, along with a plethora of other businesses, contribute significantly to the city's economic diversity and resilience. San Antonio's business-friendly climate, bolstered by supportive local policies and a skilled workforce, attracts a wide range of industries from healthcare and finance to technology and manufacturing. The city's commitment to fostering a robust business environment makes it an ideal destination for companies seeking growth and innovation.



DRIVE TIME

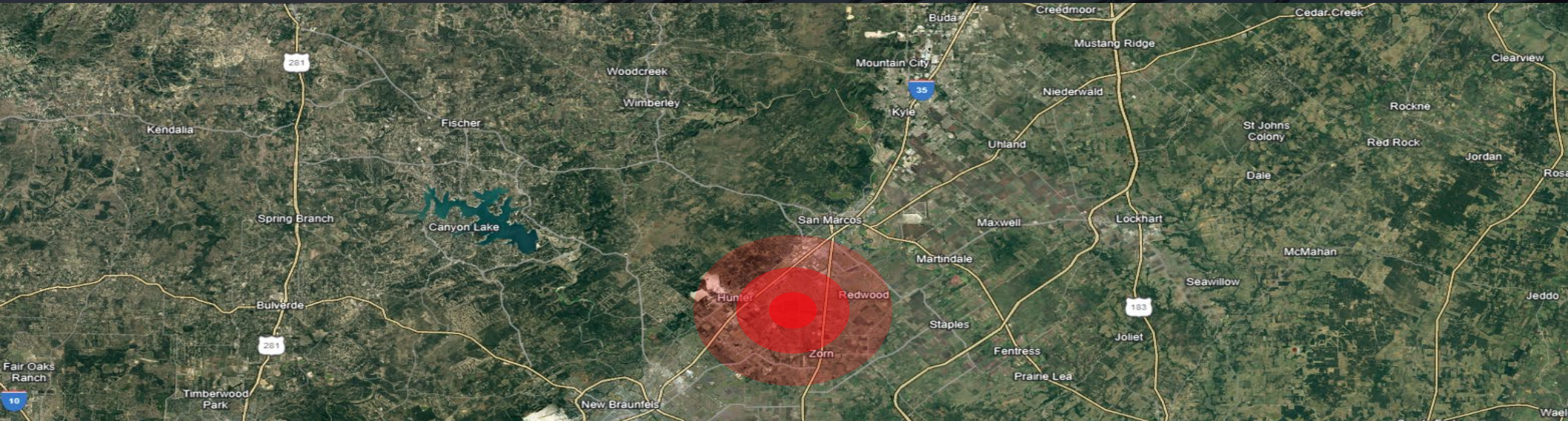
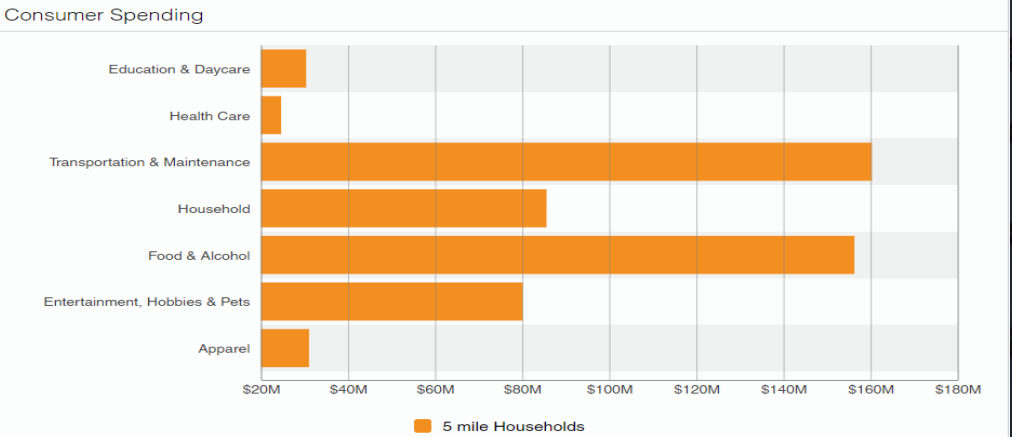
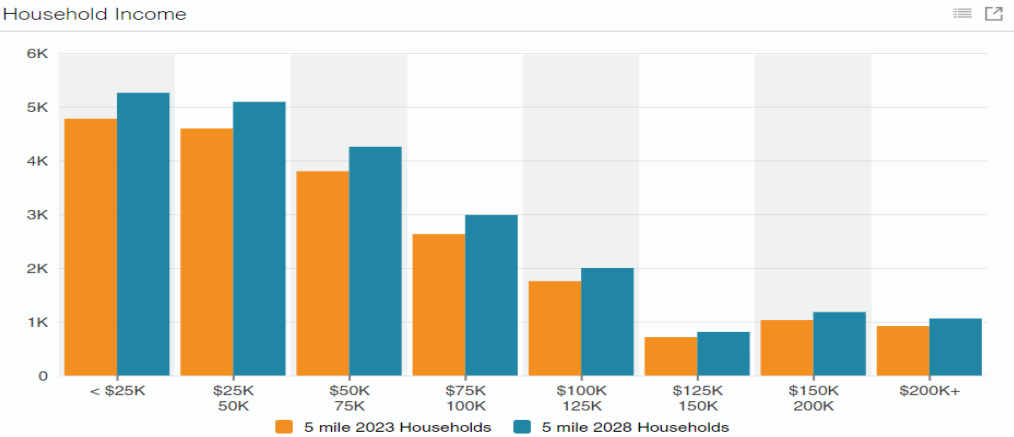
TEXAS MAP



LOCAL DEMOGRAPHICS

Population			
	2 mile	5 mile	10 mile
2010 Population	4,847	40,567	78,050
2023 Population	9,613	57,147	119,003
2028 Population Projection	10,932	63,580	133,524
Annual Growth 2010-2023	7.6%	3.1%	4.0%
Annual Growth 2023-2028	2.7%	2.3%	2.4%
Median Age	31	32.5	32.9
Bachelor's Degree or Higher	25%	31%	30%
U.S. Armed Forces	0	27	102

Income			
	2 mile	5 mile	10 mile
Avg Household Income	\$69,048	\$72,393	\$76,489
Median Household Income	\$55,360	\$54,114	\$53,211
< \$25,000	694	4,778	9,966
\$25,000 - 50,000	740	4,596	10,311
\$50,000 - 75,000	979	3,800	7,255
\$75,000 - 100,000	366	2,631	4,985
\$100,000 - 125,000	273	1,756	3,616
\$125,000 - 150,000	138	714	1,961
\$150,000 - 200,000	53	1,031	2,333
\$200,000+	146	920	2,594



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