

FOR SALE

# 14501 S STATE HWY 16

## SAN ANTONIO, TX

OFFERING MEMORANDUM



16  
TEXAS

WATSON RD.  
VPD 5,500

16  
TEXAS

**URIH**  
REAL ESTATE ORGANIZATION LLC

HIGHWAY 16  
VPD 25,000



INTERACTIVE MARKETING  
BROCHURE



## EXCLUSIVELY MARKETING BY:

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**URIAH**

REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



**URIAH**  
REAL ESTATE ORGANIZATION LLC



# PROPERTY PHOTOS





# PROPERTY PHOTOS



WATSON RD  
VPD 5,500

HIGHWAY 16  
VPD 25,000

CIRCLE K

16  
TEXAS

16  
TEXAS

**URIAH**  
REAL ESTATE ORGANIZATION LLC



16  
TEXAS

HIGHWAY 16  
VPD 25,000

16  
TEXAS

WASTON RD  
VPD 5,500

**URIAH**  
REAL ESTATE ORGANIZATION LLC



# PROPERTY OVERVIEW

## PROPERTY SUMMARY

This 23-acre parcel, zoned BP and equipped with essential utilities (water, sewer, electrical), represents an outstanding development opportunity. Positioned on a signalized 4-way intersection, it enjoys high visibility with approximately 25,000 vehicles per day on Highway 16 and 5,500 on Watson Rd. The property boasts significant frontage — 700 linear feet on Highway 16 and 300 on Watson Rd, near the Toyota Manufacturing plant and Texas A&M, promising a vibrant flow of potential customers. Its strategic location is further enhanced by its proximity to a new convenience store with a restaurant, making it an ideal site for a variety of commercial uses. This land combines accessibility, visibility, and readiness for development, offering a prime investment opportunity in a rapidly growing area.

### PROPERTY SUMMARY

ASKING PRICE:

CONTACT BROKER

LAND SIZE:

23 +/- ACRES

UTILITIES AVAILABLEL:

Water | Sewer | Electrical

ZONING:

BP

FRONTAGE:

700 +/- LF on Highway 16  
300 +/- LF on Watson Rd

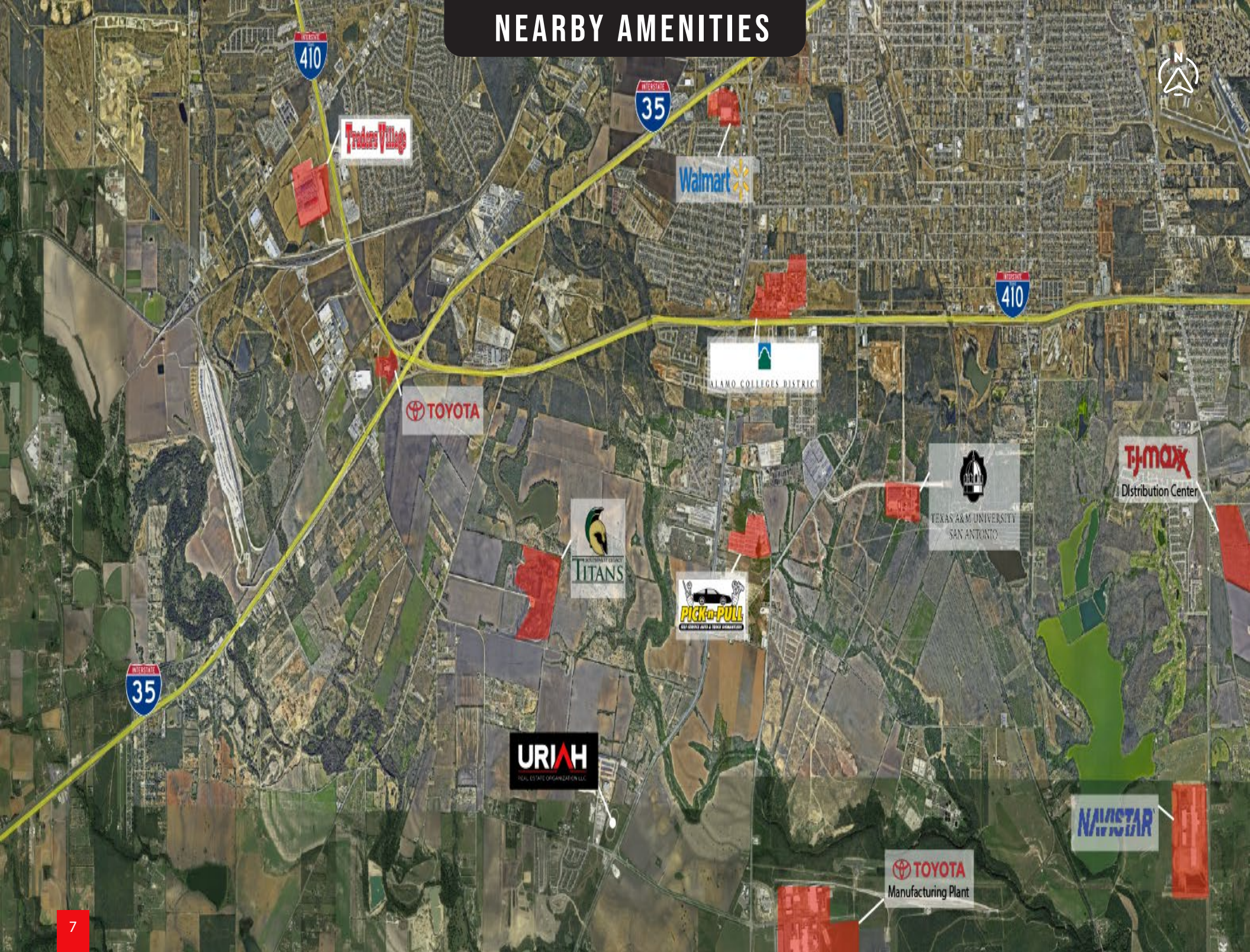
### PROPERTY HIGHLIGHTS

- NEAR TOYOTA MANUFACTURING PLANT AND TEXAS A&M
- PROPERTY WILL BE ADJACENT TO NEW C-STORE WITH RESTAURANT.
- LOCATED ON A SIGNALIZED 4-WAY INTERSECTION.

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# NEARBY AMENITIES







## 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





**SHIPPING RADIUS**  
SAN ANTONIO, TX

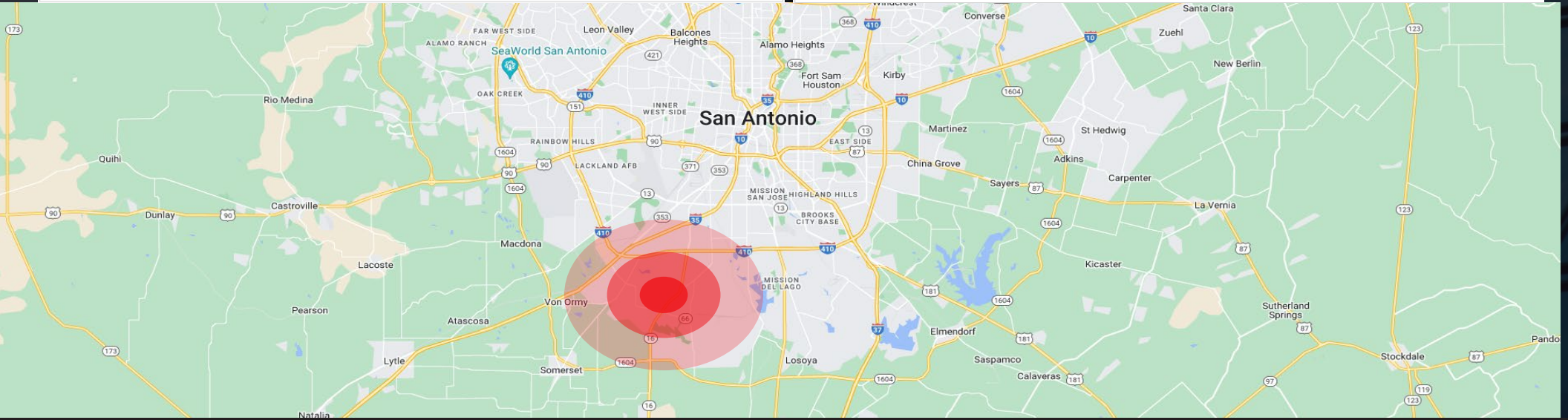
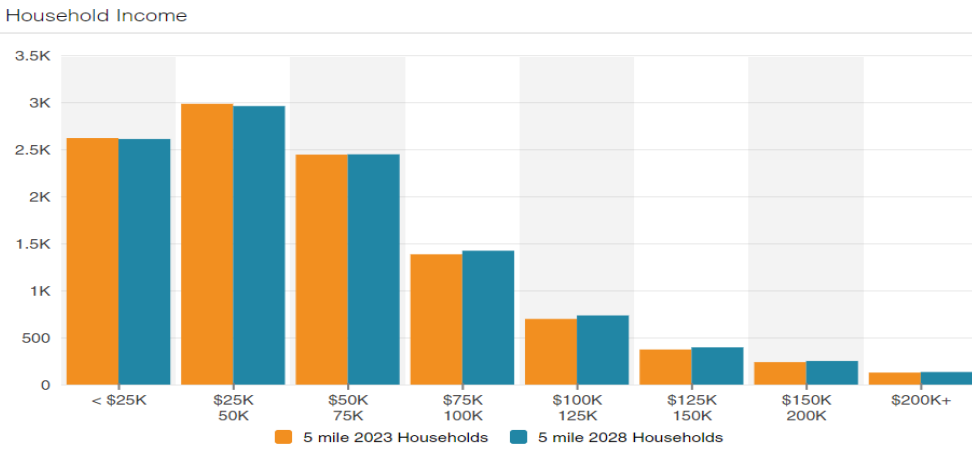
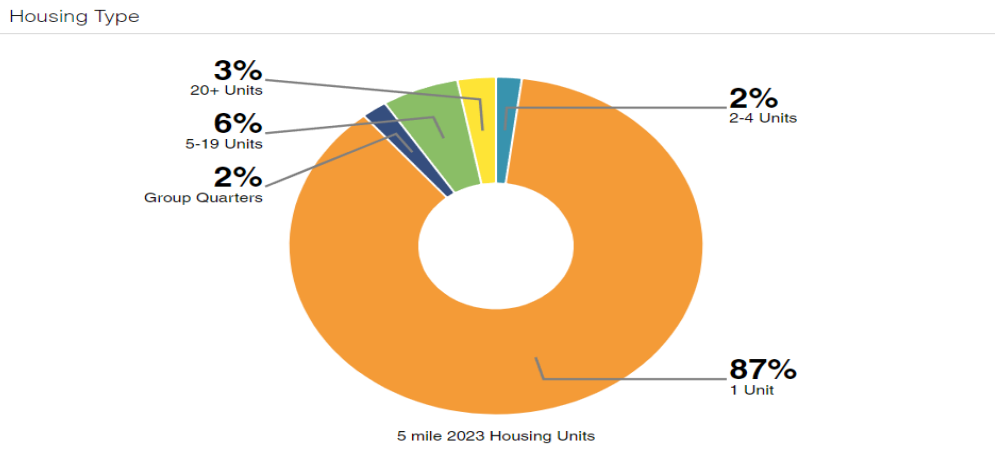
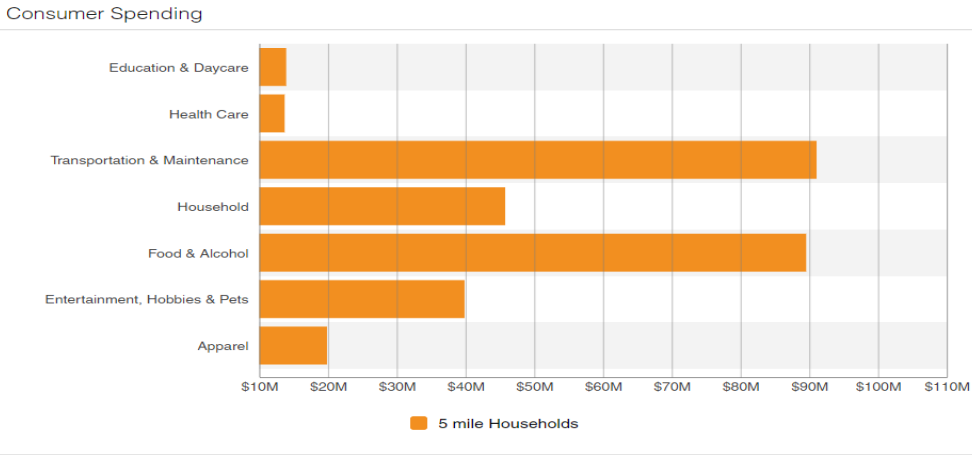
**SHIPPING RADIUS**  
SAN ANTONIO, TX





# LOCAL DEMOGRAPHICS

	2 mile	5 mile	10 mile
2010 Population	611	36,937	291,388
2023 Population	600	39,846	315,297
2028 Population Projection	596	40,164	317,927
Annual Growth 2010-2023	-0.1%	0.6%	0.6%
Annual Growth 2023-2028	-0.1%	0.2%	0.2%
Median Age	37.6	31.5	32.9
Bachelor's Degree or Higher	14%	9%	9%
U.S. Armed Forces	0	5	7,444





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