

FOR SALE

7095 HEUERMANN RD

SAN ANTONIO, TX

OFFERING MEMORANDUM



HEUERMANN RD

DONNIE ELLISON
BEES

ENCLAVE
COMMERCIAL REAL ESTATE

EXCLUSIVELY MARKETED BY:

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URIAH

REAL ESTATE ORGANIZATION LLC

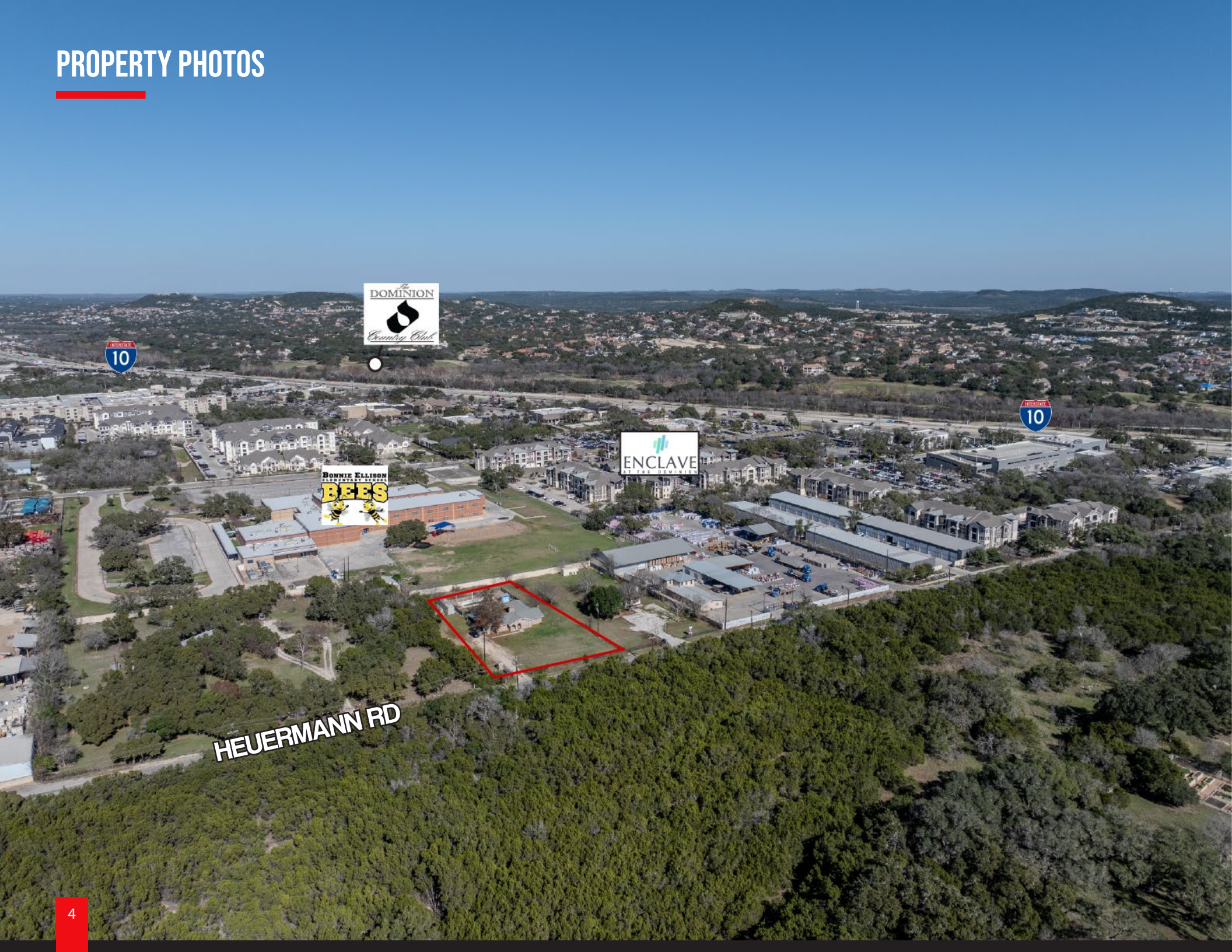
URIAHREALSTATE.COM



PROPERTY PHOTOS



PROPERTY PHOTOS



HEUERMANN RD



ENCLAVE
AT THE CORNER



HEUERMANN RD

PROPERTY OVERVIEW

PROPERTY SUMMARY

7095 Heuermann Rd presents an incredible opportunity for a prime location in San Antonio. This versatile property boasts a generous lot size, ideal for industrial, commercial, or mixed-use development. Conveniently located near (I-10) and Loop 1604, it offers excellent accessibility and visibility, it also benefits from proximity to major developments such as The Rim Shopping Center, Tesla, Fiesta Texas, La Cantera Mall, The Dominion Country Club, and the Westin Palmer Course. With endless possibilities for development—apartments, industrial facilities, senior care, or mixed-use projects—this property is primed to adapt to your vision. Take advantage of its strategic location and unmatched growth potential today!

PROPERTY SUMMARY

ASKING PRICE:	CONTACT BROKER
LAND SIZE:	0.92 +/- AC 39,495 +/- SQFT
UTILITIES AVAILABLE:	WATER, ELECTRICITY AND SEWER
ZONING:	R-20CD

PROPERTY HIGHLIGHTS

- PRIME LOCATION: STRATEGICALLY POSITIONED NEAR I-10 AND LOOP 1604, OFFERING EXCELLENT ACCESSIBILITY AND VISIBILITY.
- VERSATILE DEVELOPMENT POTENTIAL: IDEAL FOR INDUSTRIAL, COMMERCIAL, MIXED-USE, APARTMENTS, OR SENIOR CARE PROJECTS.
- PROXIMITY TO MAJOR DEVELOPMENTS: LOCATED NEAR THE RIM SHOPPING CENTER, TESLA, LA CANTERA MALL, FIESTA TEXAS, AND THE DOMINION.
- EXPANSIVE LOT SIZE: GENEROUS SPACE TO ACCOMMODATE A VARIETY OF LARGE-SCALE DEVELOPMENTS TAILORED TO YOUR VISION.

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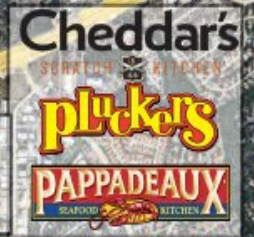
NEARBY AMENITIES



RIM



THE SHOPS AT
LA CANTERA





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 miles	5 miles	10 miles
2020 Population	14,325	79,381	490,251
2024 Population	16,061	87,490	507,757
2029 Population Projection	17,363	94,324	543,748
Annual Growth 2020-2024	3.0%	2.6%	0.9%
Annual Growth 2024-2029	1.6%	1.6%	1.4%
Median Age	37.1	32.4	36.1
Bachelor's Degree or Higher	58%	54%	46%
U.S. Armed Forces	33	197	2,501

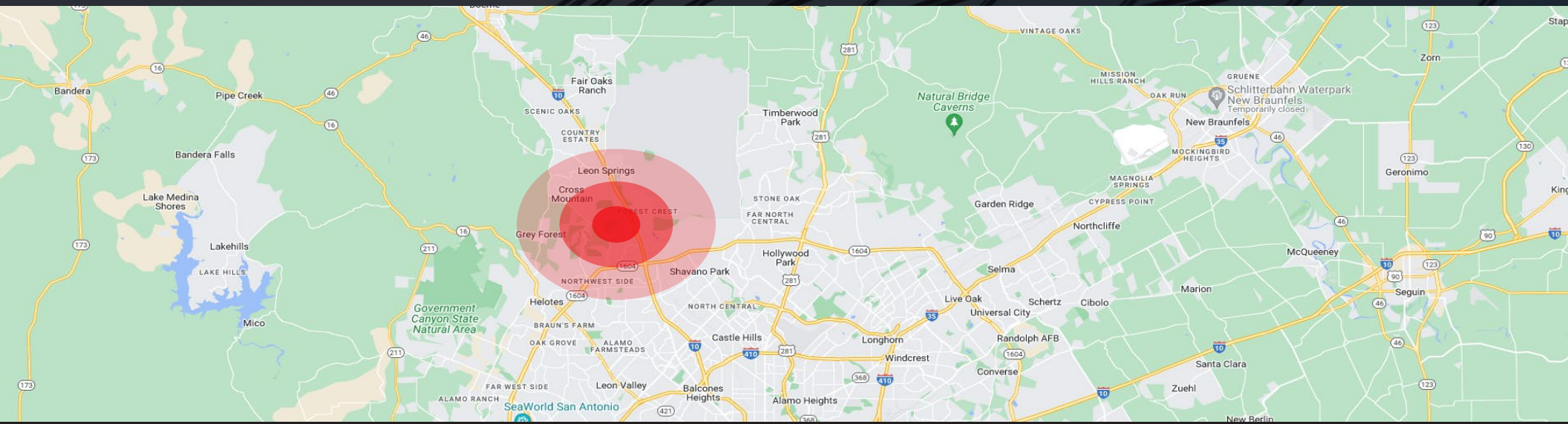
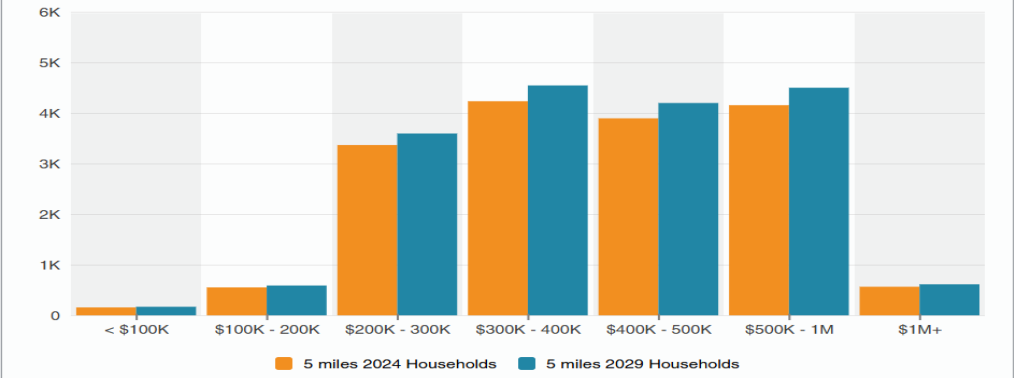
Households

	2 miles	5 miles	10 miles
2020 Households	6,017	30,740	194,211
2024 Households	6,785	34,230	201,726
2029 Household Projection	7,353	37,019	216,389
Annual Growth 2020-2024	2.2%	2.0%	1.0%
Annual Growth 2024-2029	1.7%	1.6%	1.5%
Owner Occupied Households	3,745	18,205	118,671
Renter Occupied Households	3,608	18,814	97,718
Avg Household Size	2.3	2.4	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$245.7M	\$1.2B	\$6.6B

Income

	2 miles	5 miles	10 miles
Avg Household Income	\$134,529	\$120,816	\$106,940
Median Household Income	\$94,874	\$91,063	\$80,325
< \$25,000	788	4,981	25,857
\$25,000 - 50,000	635	4,593	36,602
\$50,000 - 75,000	1,412	5,255	33,315
\$75,000 - 100,000	700	3,557	23,893
\$100,000 - 125,000	663	3,509	22,389
\$125,000 - 150,000	321	2,746	15,203
\$150,000 - 200,000	691	3,545	20,113
\$200,000+	1,573	6,043	24,354

Home Values



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