



PHYLLIS BROWNING Co.
COMMERCIAL

**UECKER ROAD PORTFOLIO
SAN ANTONIO, TEXAS**

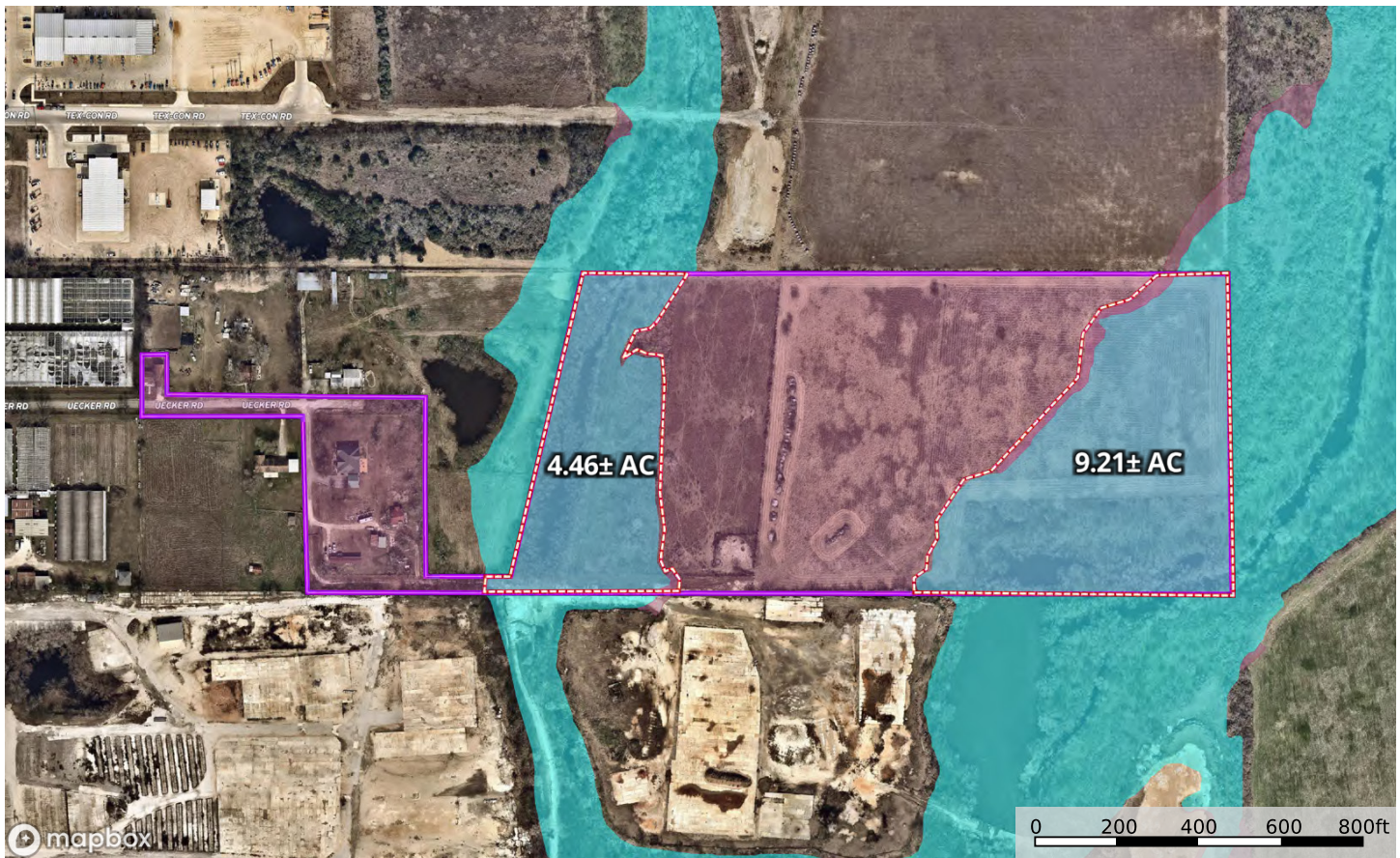
FOR SALE





PROPERTY HIGHLIGHTS

- Multiple parcels totaling 33± Acres
- Located on the East side of San Antonio off 410 between Rigsby and Houston
- Area known for being Distribution and Logistics HUB of SATX
- Zoning: NP-10 Neighborhood, Preservation District
- Direct access to 410
- Partially located in floodplain
- Sides to HEB Super Regional Warehouse
- Near multiple industrial warehouses and several logistic/trucking facilities
- Prospective buyer to retain an independent engineer to verify location, accessibility & capability of all utilities the property



▭ Boundary 1
 ▭ Boundary Shaded
 ▭ 100 Year Floodplain
 ▭ 500 Year Floodplain
 ▭ Floodway
 ▭ Special
 ▭ Unmapped/ Not Included

*MAPRIGHT MAP WITH APPROX. FLOOD ACREAGE



DEMOGRAPHICS

KEY FACTS

4,961
POPULATION

43.4

MEDIAN
AGE



AVERAGE
HOUSEHOLD SIZE

\$37,595

MEDIAN HOUSEHOLD
INCOME

EDUCATION

17%

NO HIGH SCHOOL
DIPLOMA



37%
HIGH SCHOOL
GRADUATE



33%
SOME COLLEGE



13%
COLLEGE
DEGREE

BUSINESS



191
TOTAL BUSINESSES



2,989
TOTAL EMPLOYEES

EMPLOYMENT



57.9%
WHITE COLLAR



27.5%
BLUE COLLAR



14.4%
SERVICES

11.6%

UNEMPLOYMENT
RATE

INCOME



\$37,595
MEDIAN HOUSEHOLD
INCOME



\$17,569
PER CAPITA
INCOME



\$76,051
MEDIAN NET
WORTH

HOUSEHOLDS BY INCOME

The largest group: \$50,000-\$74,999 (19.7%)

The smallest group: \$200,000+ (0.9%)

Indicator ▲	Value	Diff	
<\$15,000	18.5%	+8.1%	
\$15,000-\$24,999	13.8%	+4.8%	
\$25,000-\$34,999	13.1%	+3.6%	
\$35,000-\$49,999	19.3%	+6.1%	
\$50,000-\$74,999	19.7%	-0.3%	
\$75,000-\$99,999	6.5%	-6.3%	
\$100,000-\$149,999	5.6%	-8.3%	
\$150,000-\$199,999	2.7%	-3.2%	
\$200,000+	0.9%	-4.4%	

Bars show deviation from Bexar County







Legend

- Other
- Air Control
- CHECK
- BYPASS
- SWING
- DIVISION
- MAINLINE
- BLOW-OFF
- Flush Point
- AIR RELEASE
- INTERCONNECT
- PRESSURE REDUCING
- Backflow Control
- FIRE HYDRANTS
- WATER DISTRIBUTION MAIN
- WATER TRANSMISSION
- CHILL RETURN MAINS
- Service Centers Subareas
- FH LATERALS
- PROPOSED MAINS
- CHILL MAINS
- SAWS Service Centers

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San Antonio Water System

0 100 200
Feet

WATER BLOCK MAP

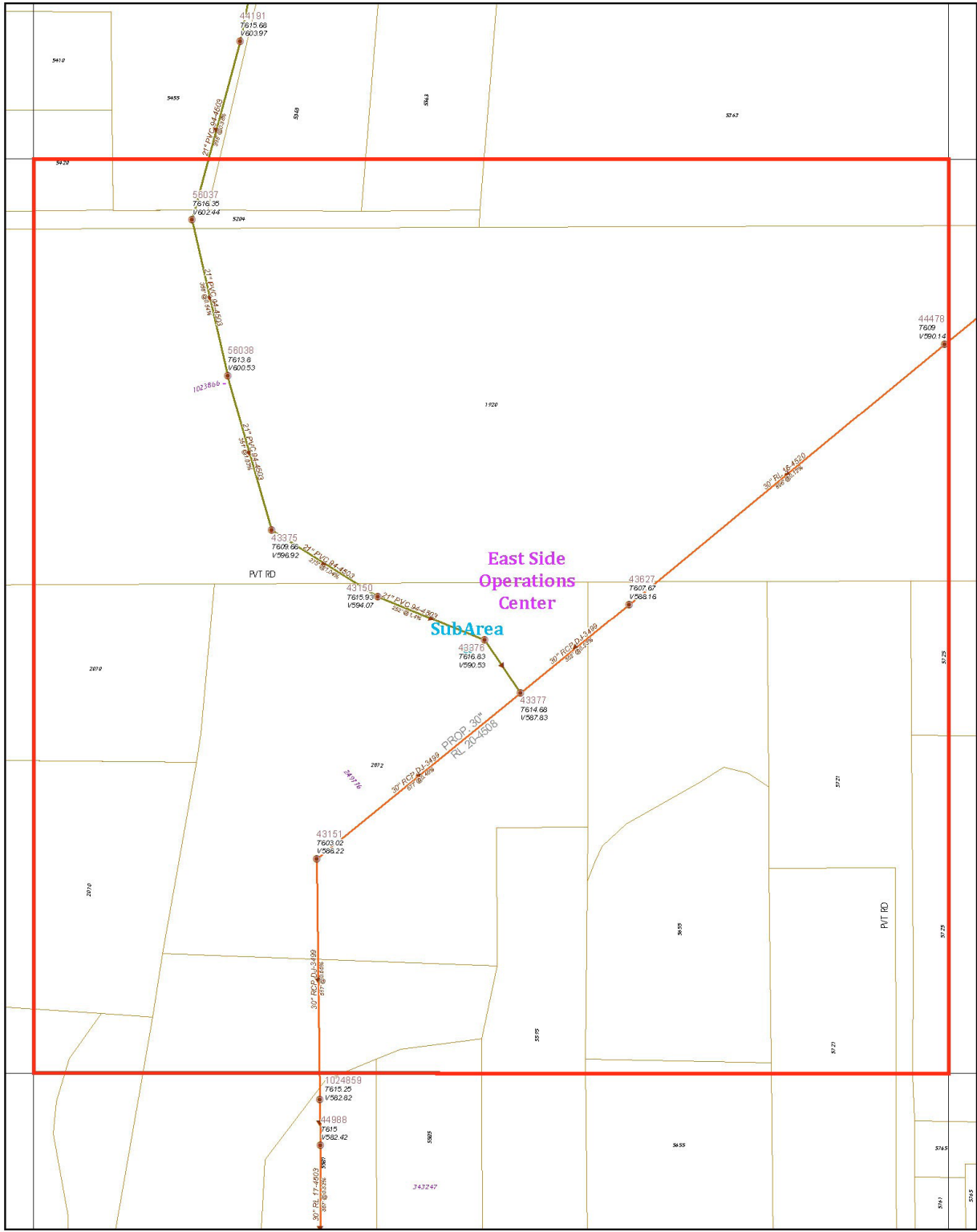
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SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: **Apr 30, 2022**

Disclaimer:
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192	194	196
574	574	574
192	194	196
572	572	572
192	194	196
570	570	570



Legend

- CLEAN OUT
- BREAKNODE
- SIPHON INLET
- SIPHON OUTLET
- FLOW METER
- SMART COVER
- AIRBYPASS
- SLUDGE
- FORCEMAIN
- OTHER
- MONOETHIC
- JUNCTION BOX
- DROP MANHOLE
- STUBOUT
- STANDARD
- AIRRELEASE
- FLOW METER
- SMART COVER
- PROP MAINS
- SEWER LATERALS
- PVT MAINS
- OUTFALL MAIN
- SIPHON MAIN
- GRAVITY MAIN

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San Antonio Water System

SEWER BLOCK MAP

196570

SAN ANTONIO WATER SYSTEM
INFRASTRUCTURE PLANNING
GIS MAPPING DIVISION

Revised Date: Dec 04, 2021

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194 572	196 572	198 572
194 570	196 570	198 570
194 568	196 568	198 568



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PHYLLIS BROWNING CO.
COMMERCIAL

<p>LISA D. GROVE c 210.857.7085 lgrove@phyllisbrowning.com</p>	<p>TERESA B. WEIRICH c 512.517.2691 tweirich@phyllisbrowning.com</p>
<p>phyllisbrowning.com/commercial</p>	