

FOR SALE

3849 S LOOP 1604

SAN ANTONIO, TX

OFFERING MEMORANDUM



EXCLUSIVELY MARKETED BY:

RICARDO PENA

Vice President Of Invesment Sales
Mobile (210.781.3777)
Ricardo@uriyahrealestate.com

BROKER OF RECORD:

URI URIAH

Broker of Record
Mobile (210.315.8885)
Uri@uriyahrealestate.com



URIAH

REAL ESTATE ORGANIZATION LLC

URIAHREALESTATE.COM



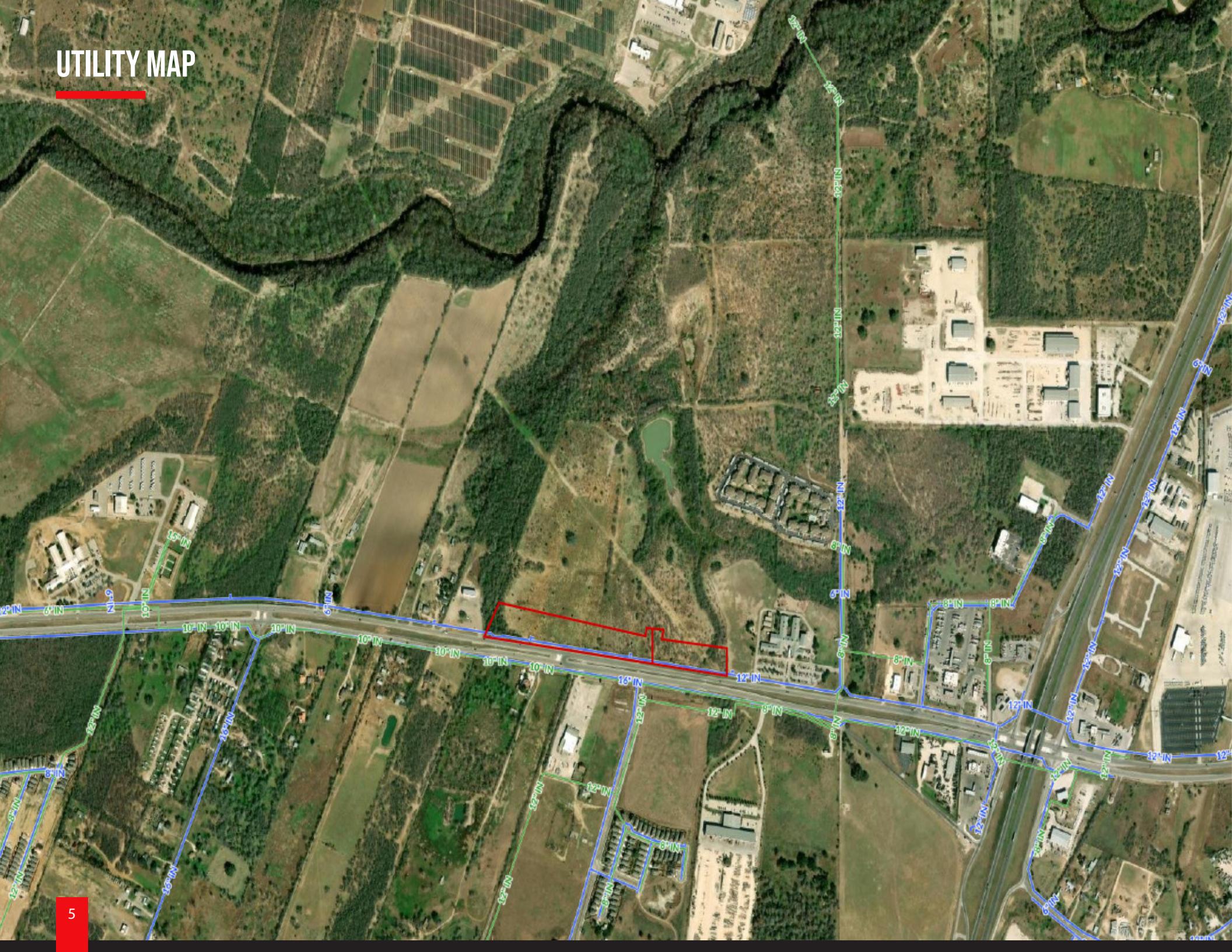
PROPERTY PHOTOS

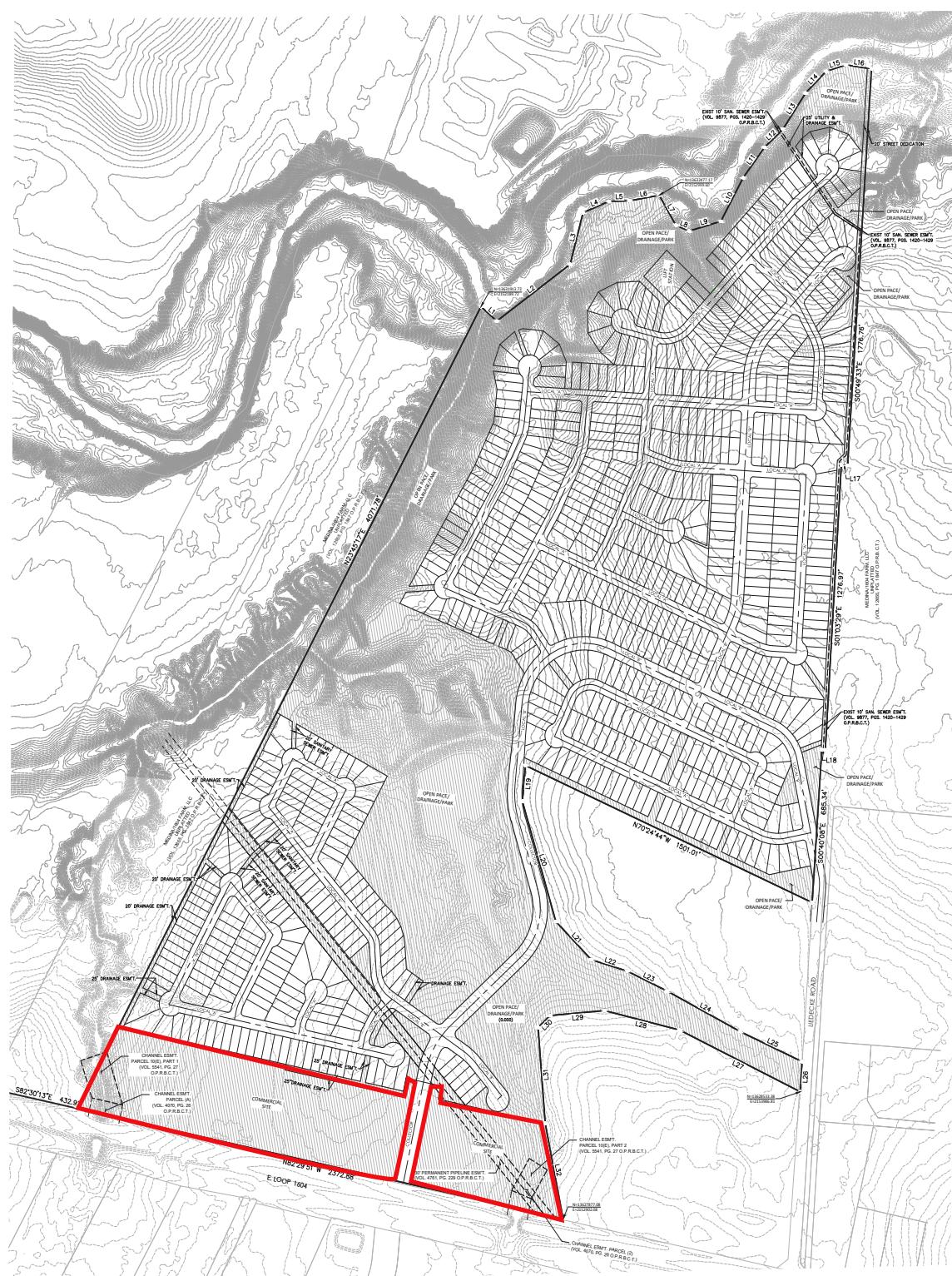
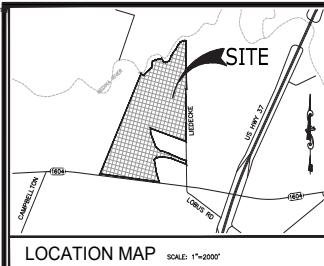


PROPERTY PHOTOS



UTILITY MAP





LONE OAK DEVELOPMENT
TOTAL RESIDENTIAL LOTS 751
218.436 AC.

LEGAL DESCRIPTION: LONE OAK

A 218,436 ACRES (9,515,060.186 SQUARE FEET) TRACT OF LAND, SITUATED IN THE FRANCES MACKAY SURVEY NO. 216, ABSTRACT NO. 505, COUNTY BLOCK 4137 AND THE MANUEL DE LUNA SURVEY NO. 31, ABSTRACT NO. 8, BOUND BY COUNTY ROAD 4167, OUT OF A CALLED "218.436 ACRES" TRACT OF LAND AS CONVEYED TO LONE OAK 1804 LLC, BY SPECIAL WARRANTY DEED, AS RECORDED IN VOLUME 1232, PAGE 349 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

ONE OAK DEVELOPMENT

SHEET
EX1

PROPERTY OVERVIEW

PROPERTY SUMMARY

This 18.5-acre property on Loop 1604 presents an incredible opportunity for commercial development. Boasting prime frontage on a high-traffic corridor, it offers unmatched visibility and accessibility. Located next to Southside ISD's Middle School and surrounded by popular businesses such as Whataburger, Subway, Bill Miller BBQ, Burger King, Cinnabon, and Sonic, the property benefits from a thriving commercial and community atmosphere. Its substantial size and strategic location make it ideal for a wide range of ventures, from retail centers to mixed-use developments. Don't miss your chance to secure this premium site in a rapidly growing area.

PROPERTY SUMMARY

ASKING PRICE:

CONTACT BROKER

ZONING:

C-2

LAND SIZE:

Lot 1:

13.5 +/- AC

Lot 2:

5 +/- AC

UTILITIES AVAILABLE:

WATER AND SEWER

FRONTAGE:

2,400 +/- Linear Feet On 1604

PROPERTY HIGHLIGHTS

- FRONTAGE IN 1604.
- NEXT TO A MIDDLE SCHOOL AND MULTIPLE BUSINESSES.
- LARGE PROPERTY IDEAL FOR COMMERCIAL DEVELOPMENT.

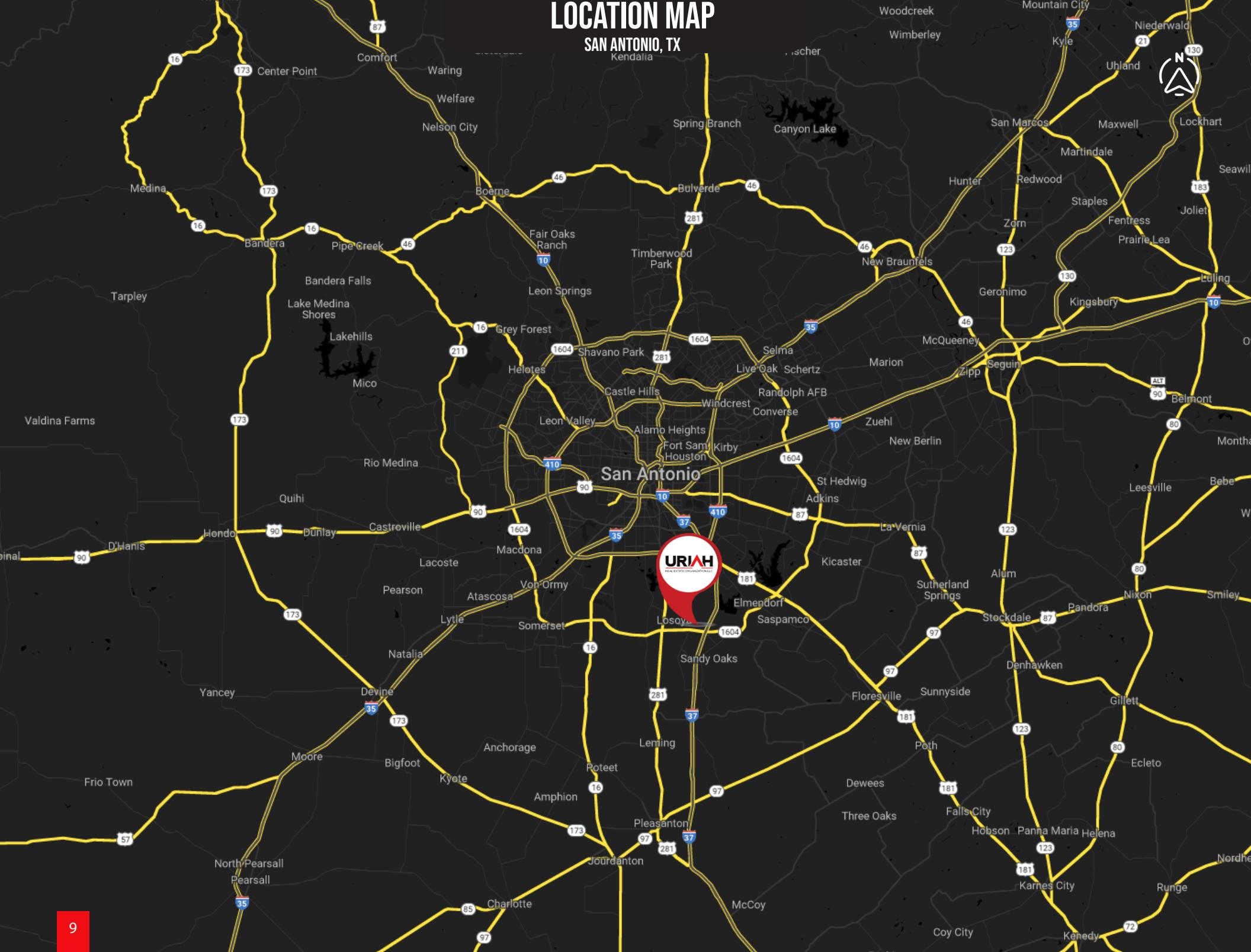
NEARBY AMENITIES

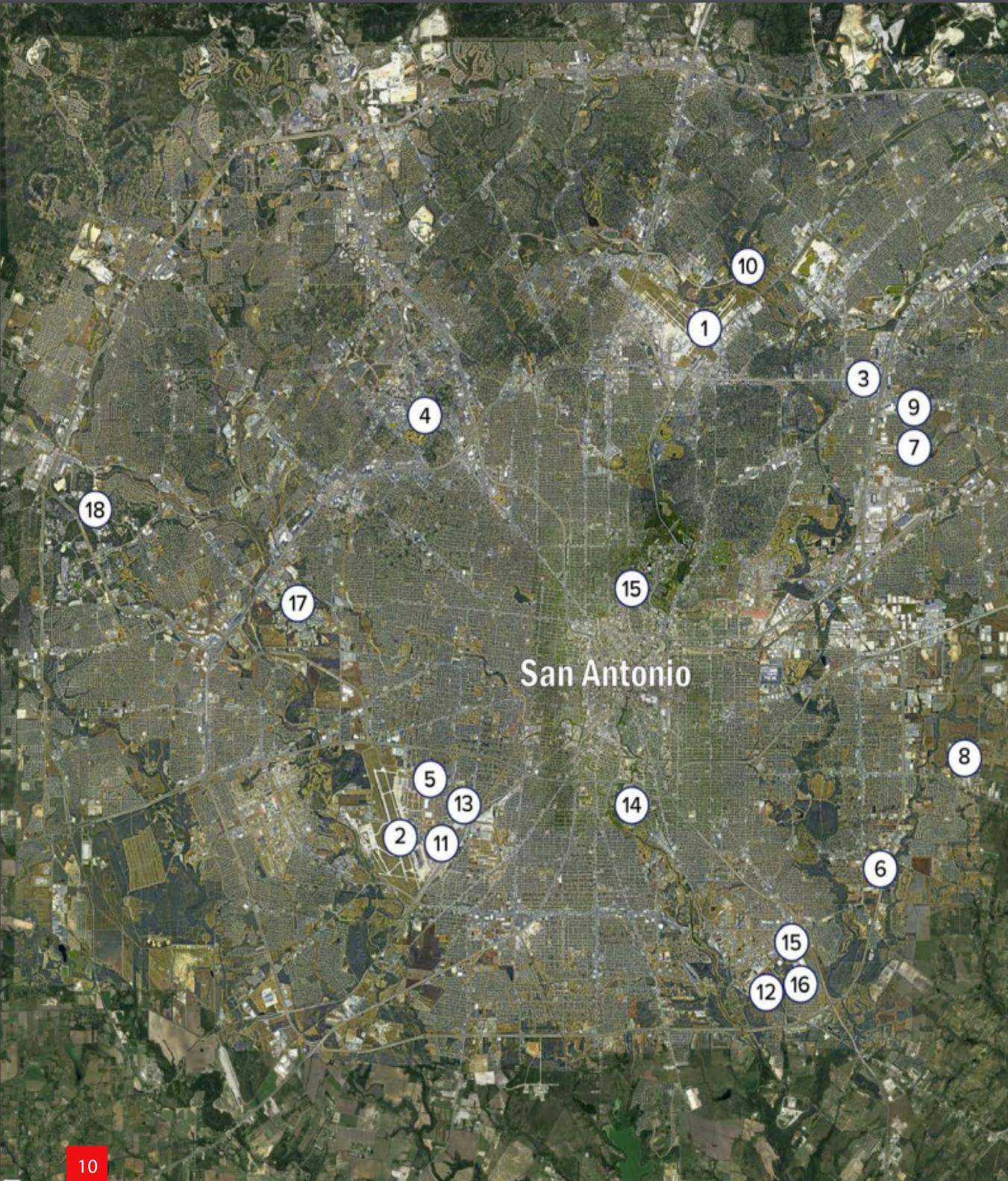


LOCATION MAP

SAN ANTONIO, TX

Kendalia





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





ATTRACTI0NS:

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.

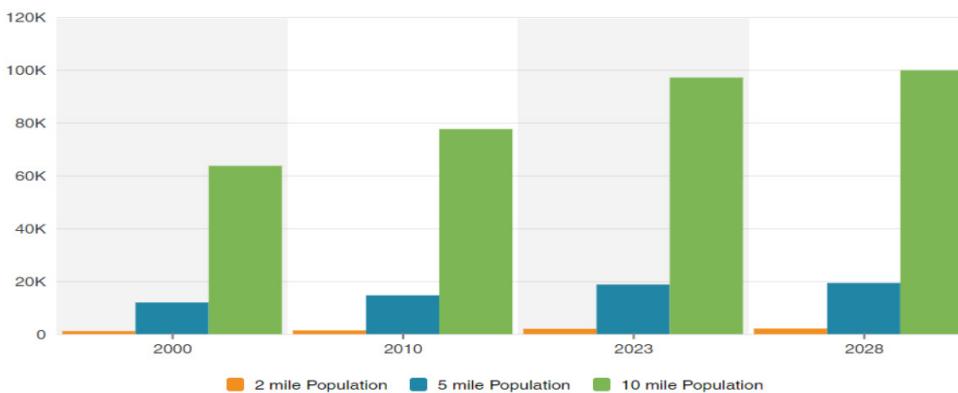
DRIVE TIME

TEXAS MAP

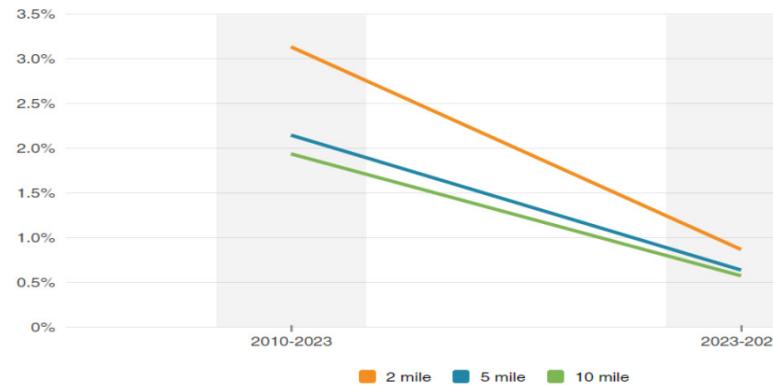


LOCAL DEMOGRAPHICS

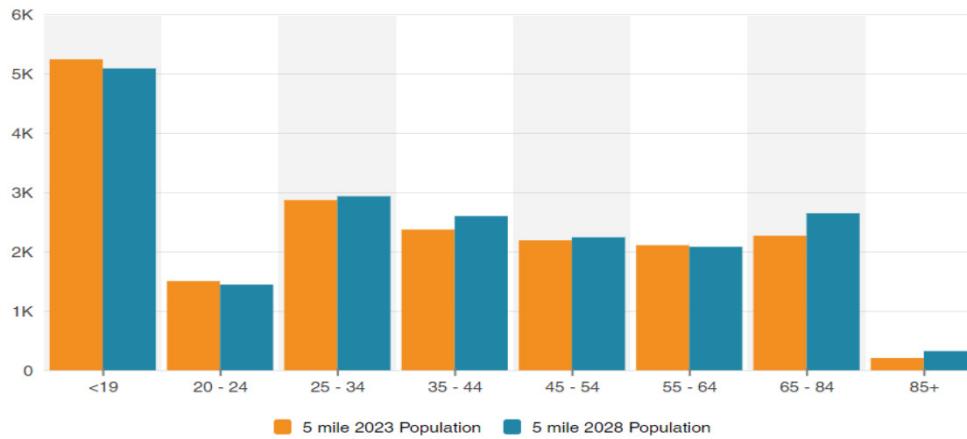
Population



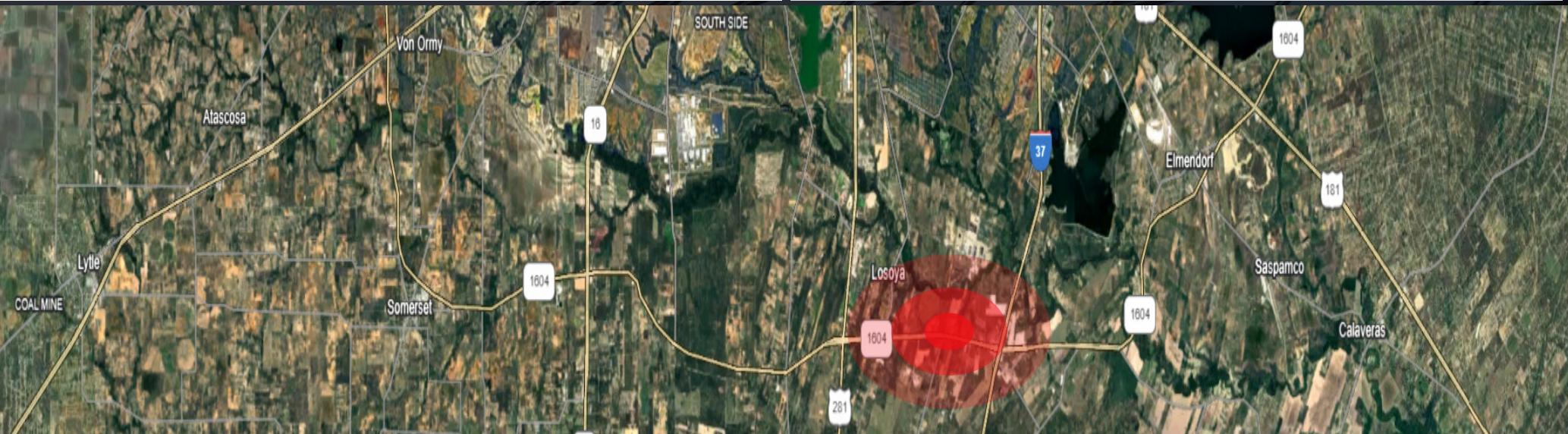
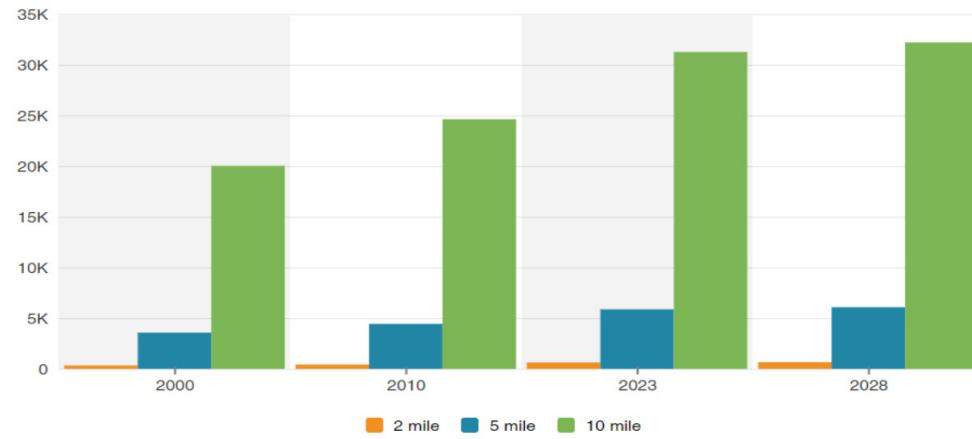
Annual Population Growth



Population By Age



Households



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Uriah Real Estate and should not be made available to any other person or entity without the written consent of Uriah Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Uriah Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Uriah Real Estate has not verified, and will not verify, any of the information contained herein, nor has Uriah Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. © 2022 Uriah Real Estate. All rights reserved.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Uriah Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Uriah Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Uriah Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

NON-ENDORSEMENT NOTICE

Uriah Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Uriah Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Uriah Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.

3849 S LOOP 1604

SAN ANTONIO, TX

OFFERING MEMORANDUM

EXCLUSIVELY MARKETED BY:
RICARDO PENA

Vice President Of Investment Sales
Mobile (210.781.3777)
Ricardo@uriahrealestate.com



URIAH
REAL ESTATE ORGANIZATION LLC