

FOR SALE

3849 S LOOP 1604

SAN ANTONIO, TX

OFFERING MEMORANDUM



EXCLUSIVELY MARKETING BY:

RICARDO PENA

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BROKER OF RECORD:

URI URIAH

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URIAH
REAL ESTATE ORGANIZATION LLC
URIAHREALESTATE.COM



PROPERTY PHOTOS



BURGER KING

QT

TEXACO

Exxon

Pilot TRAVEL CENTERS

Bill Miller

SONIC

LOOP
1604

GUS MCCRAE

VPD +/- 13,408

LOOP
1604

PROPERTY PHOTOS



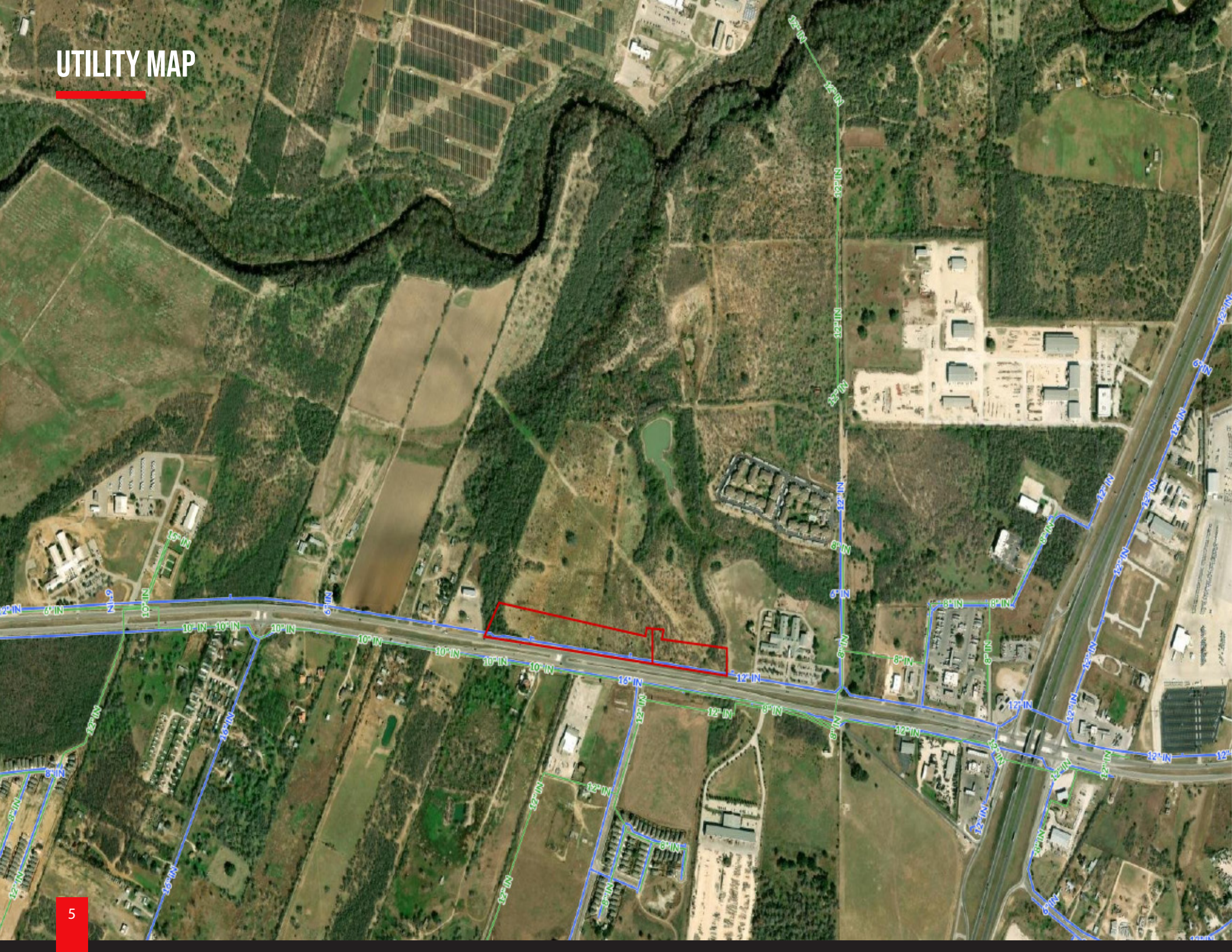
VPD +/- 13,408

LOOP
1604

LOOP
1604






GUS MCGRAE

UTILITY MAP





LEGEND:

- | | |
|---|--|
|  | MCP BOUNDARY |
|  | PHASE LINE |
|  | FLOODPLAIN/BOUNDARY LINE |
|  | EASEMENT |
|  | OPEN SPACE/PARK/DRAINAGE RESERVE/COMMERCIAL SITE |
| O.P.S.R.C.T. | OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS |
| R.O.W. | RIGHT OF WAY |
| AC | ACRES |
| DOC. NO. | DOCUMENT NUMBER |
| VOL. | VOLUME |
| PAGE | PAGE(S) |

[illegible]

- Engineers
- Surveyors
- Planners

eeers, LLC
 G F-10131500
 (210) 698-5051
 (210) 698-5051



Moy Tarin Ramirez Engineers, LLC
SPELPS: ENGINEERING F-5297/SURVEYING F-10131500
27270 CHARRON PATH, SUITE 100 TEL: (210) 698-5051
SAN ANTONIO, TEXAS 78249 FAX: (210) 698-5050

OVERALL SITE

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. 3, ABSTRACT NO. 8, COUNTY BLOCK 4167, OUT OF A CALLED 239.53 ACRE TRACT OF LAND AS CONVEYED TO LONE OAK 1604 L.L.C. BY SPECIAL WARRANTY DEED, AS RECORDED IN VOLUME 12132, PAGE 349 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS.

LINE TABLE		
LINE	LENGTH	DIRECTION
L1	93.80°	553°45'35"
L2	82.97°	549°33'37"
L3	238.12°	502°05'03"
L4	134.56°	583°45'35"
L5	97.86°	588°19'13"
L6	145.89°	570°35'15"
L7	198.33°	580°15'15"
L8	68.56°	572°35'15"
L9	107.28°	587°33'37"
L10	223.17°	524°19'13"
L11	170.17°	532°36'45"
L12	118.12°	543°45'35"
L13	194.84°	523°19'13"
L14	133.05°	549°33'37"
L15	108.31°	580°15'15"
L16	124.58°	587°33'37"
L17	28.91°	588°19'13"
L18	16.85°	588°19'13"
L19	98.01°	500°45'35"
L20	186.11°	521°05'03"
L21	240.97°	549°33'37"
L22	179.05°	577°36'15"
L23	213.53°	569°35'15"
L24	394.55°	587°33'37"
L25	265.25°	570°35'15"
L26	138.14°	502°05'03"
L27	838.18°	588°19'13"
L28	370.61°	580°15'15"
L29	78.26°	587°33'37"
L30	78.26°	587°33'37"

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.

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NEARBY AMENITIES



281

Losoya

Losoya Creek

3499

LOOP 1604

INTERSTATE 37 TEXAS

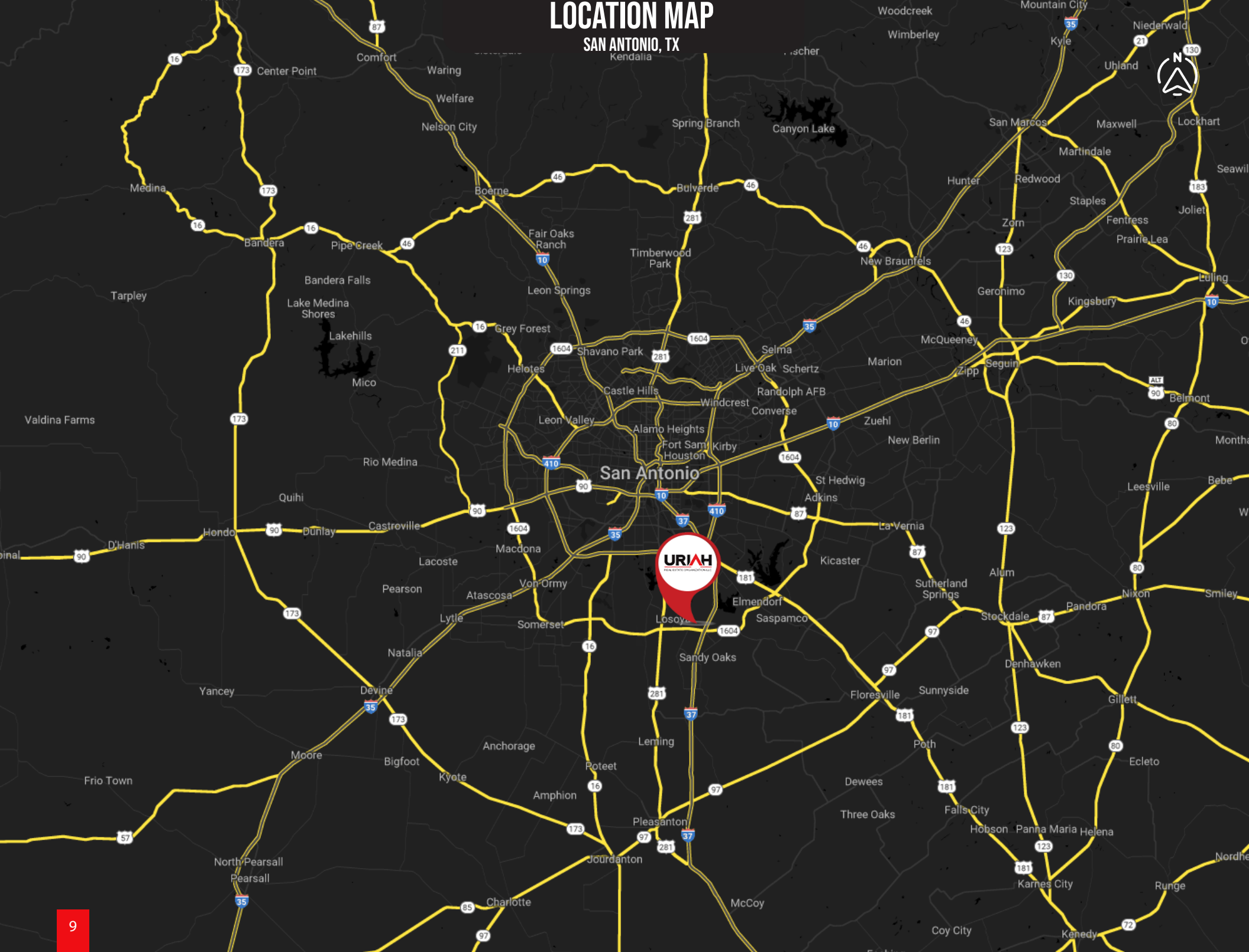
LOOP 1604

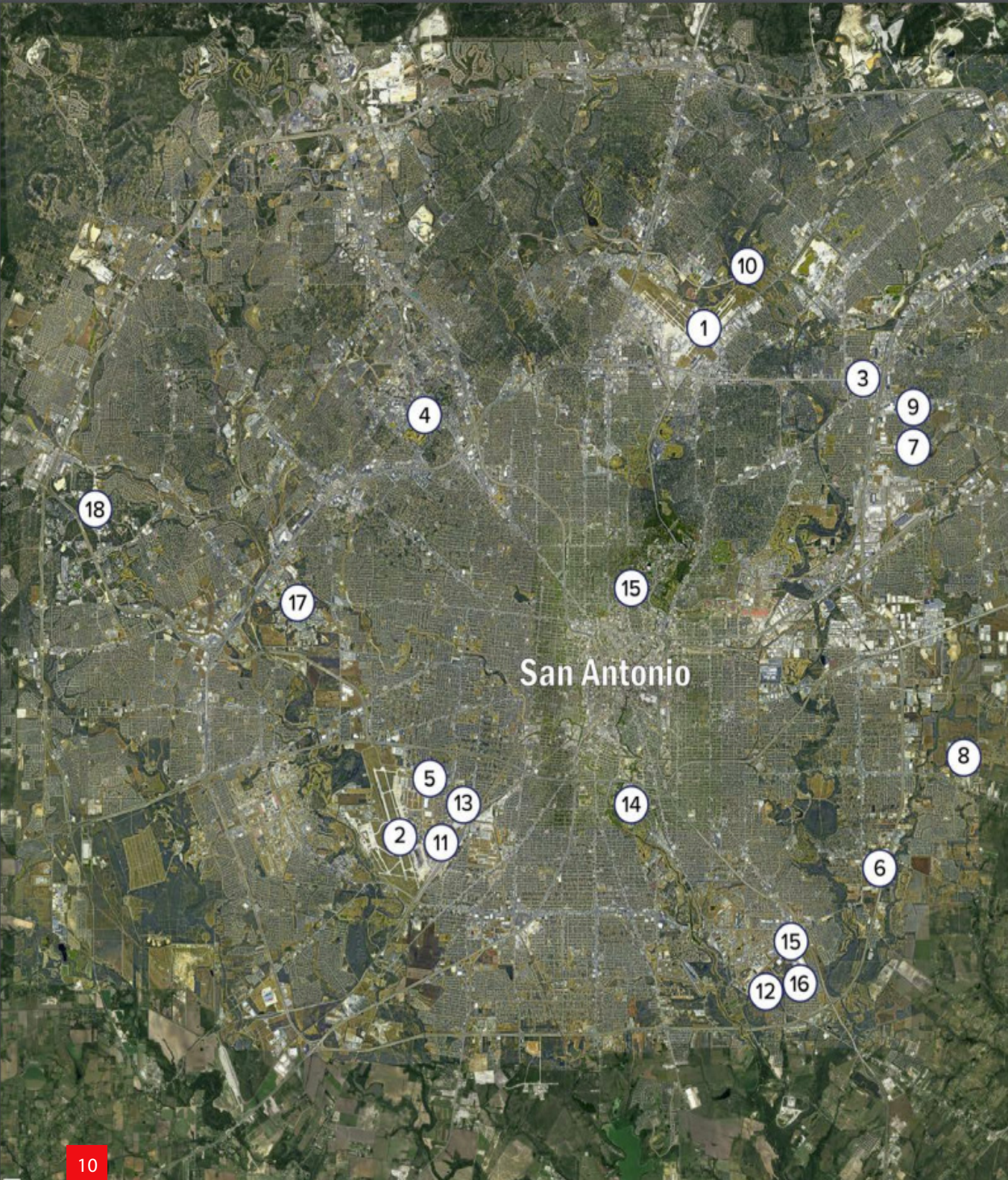
INTERSTATE 37 TEXAS



LOCATION MAP

SAN ANTONIO, 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.

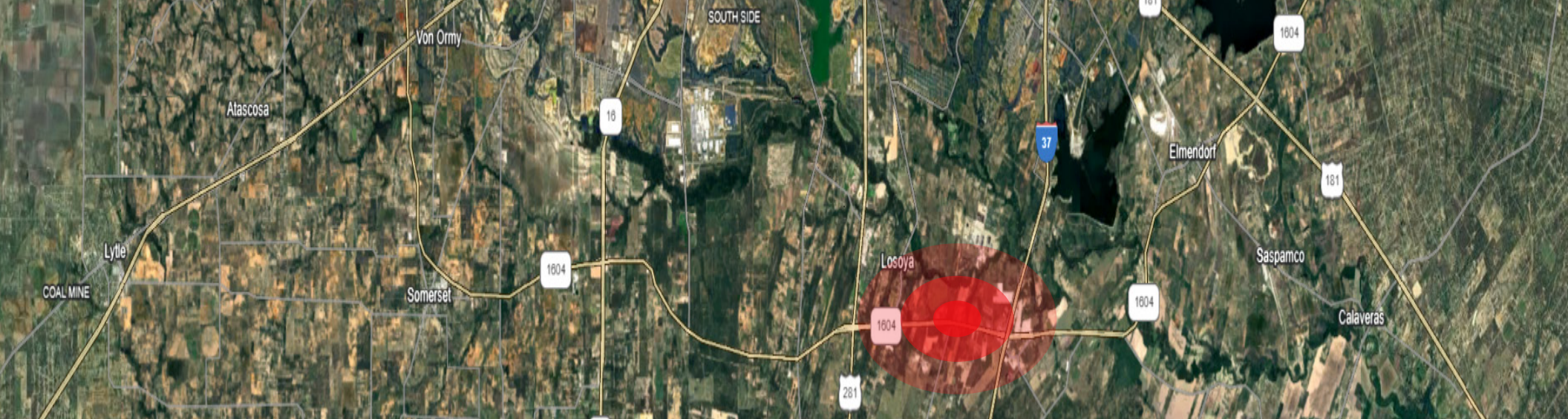
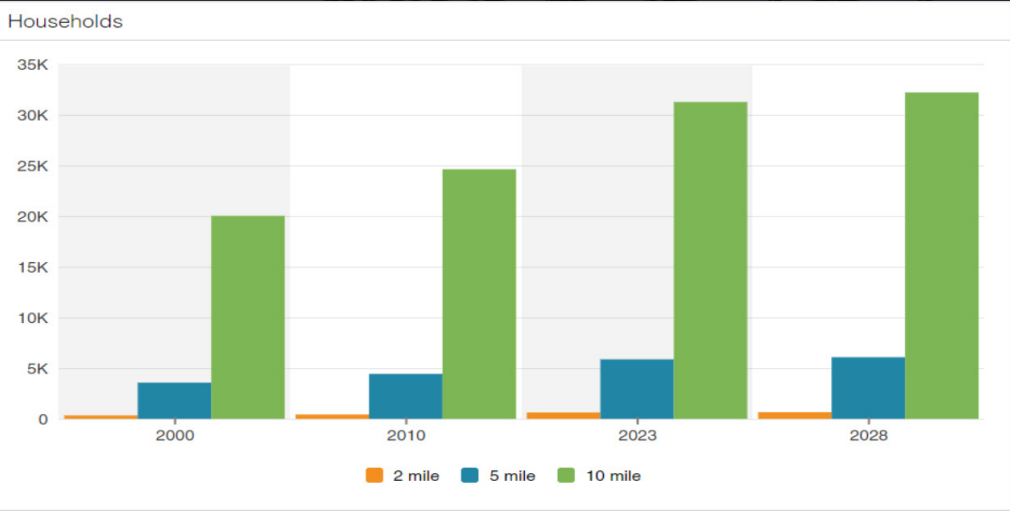
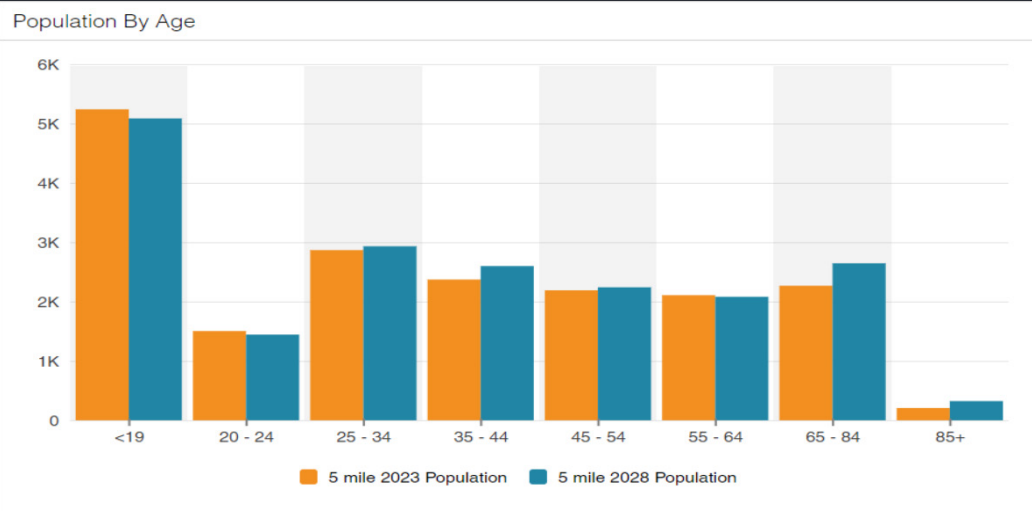
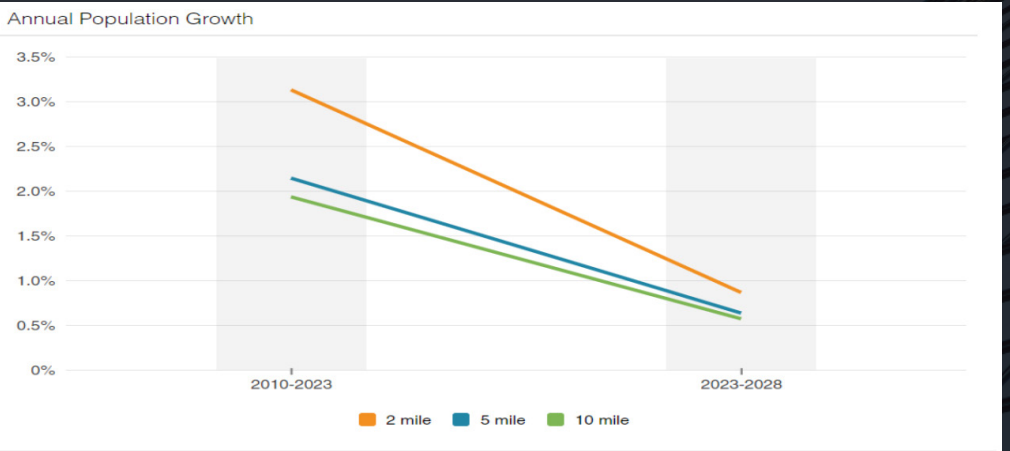
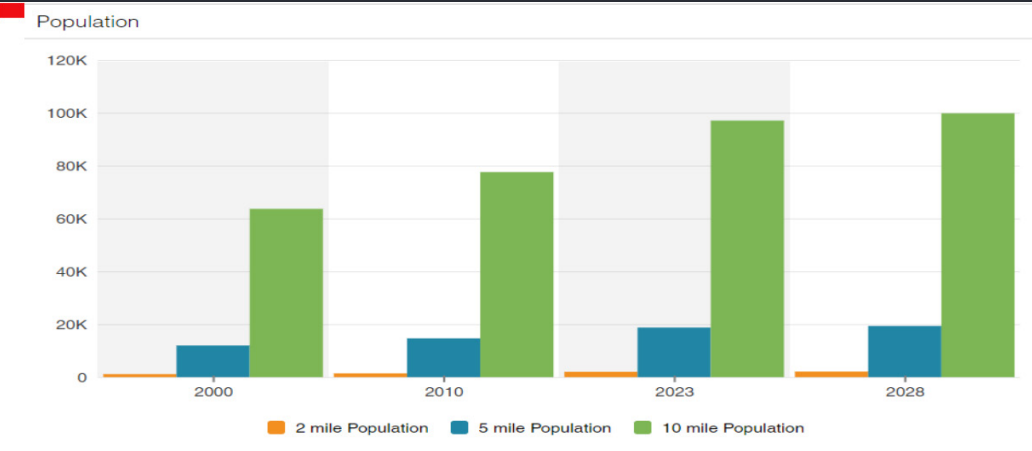


DRIVE TIME

TEXAS MAP



LOCAL DEMOGRAPHICS



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