

FOR SALE

70 AC OLD PEARSALL RD

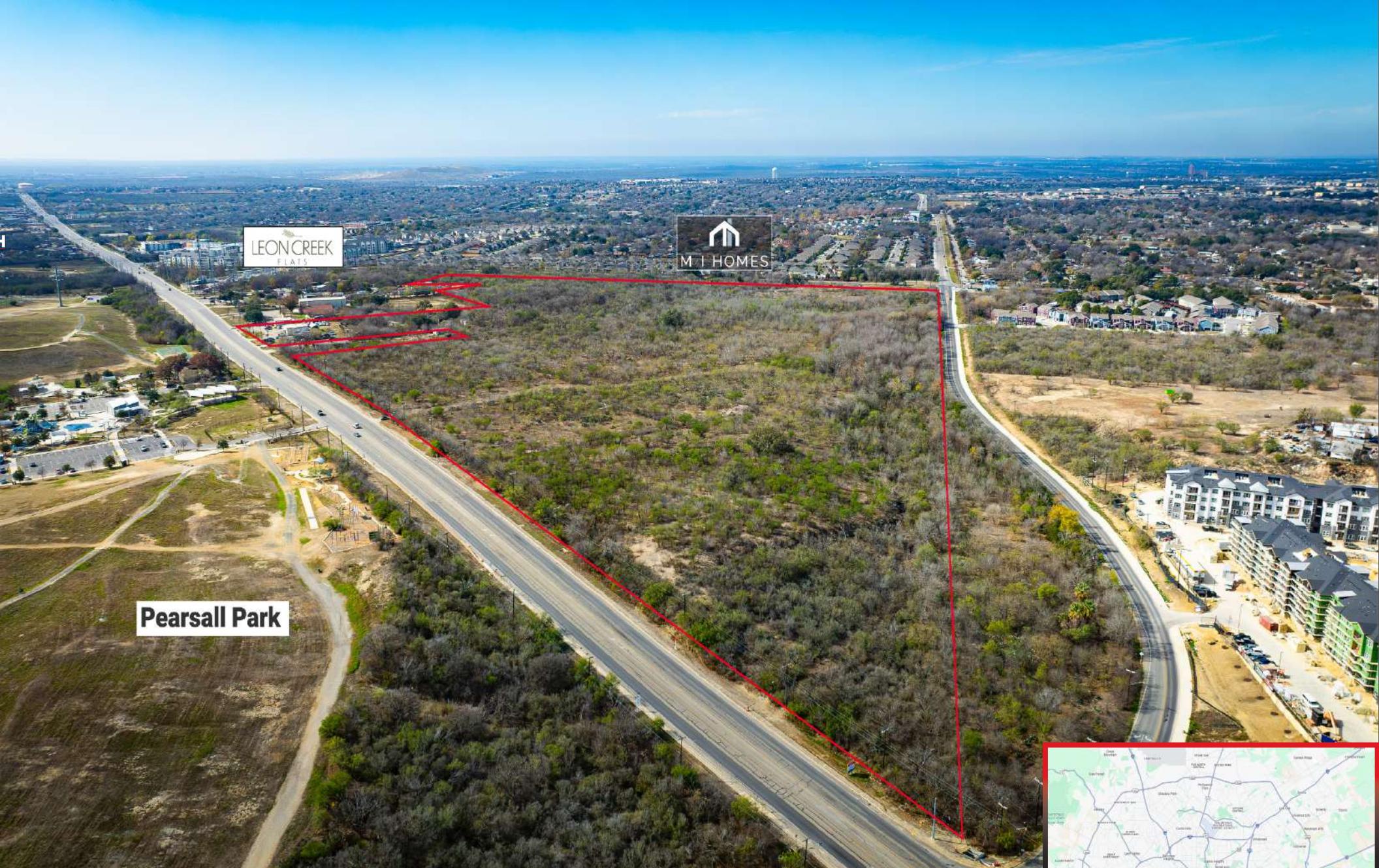
SAN ANTONIO, TX

OFFERING MEMORANDUM



Pearsall Park

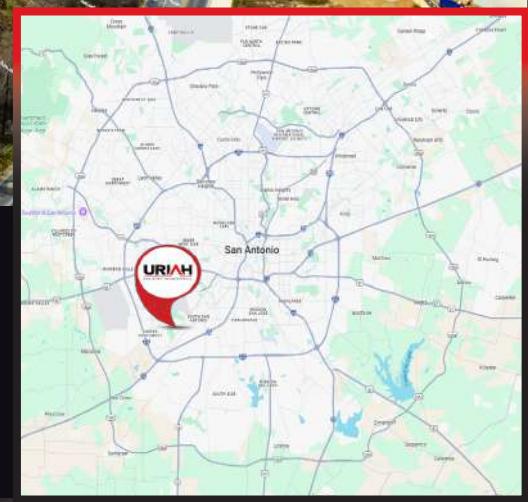




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The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.



LOTS AVAILABLE



PROPERTY OVERVIEW - 70 AC NEAR TECHPORT

PROPERTY SUMMARY

URIAH Real Estate Organization is exclusively retained to market and sell 5039 Old Pearsall Road, a rare 70± acre infill development site located on the high-growth southwest side of San Antonio. The property is strategically situated near Lackland Air Force Base and the Port of San Antonio, two of the region's largest and most stable employment hubs. The site is zoned Transit-Oriented Development (TOD), representing one of only a limited number of approved TOD sites within the City of San Antonio. This highly sought-after zoning designation allows for a dense, walkable, mixed-use environment supported by high-quality transit access. The property is well suited for high-density multifamily and mixed-use development, with varying density allowances across the site providing flexibility for phased development and thoughtful master planning. Ownership is willing to subdivide, offering multiple execution strategies for developers and investors. Positioned adjacent to Pearsall Park and the Greenway Trails system, the property benefits from direct access to one of San Antonio's premier recreational amenities while maintaining close proximity to major transportation corridors, infrastructure, and employment drivers. Located in one of the fastest-growing cities in the United States, the site is primed to benefit from strong population growth, a diversified employment base, and a favorable cost-of-living environment. San Antonio is currently experiencing a pronounced shortage of rental housing, creating sustained demand for new multifamily development. With its scale, entitlement certainty, and strategic location, 5039 Old Pearsall Road represents a compelling opportunity to deliver a transformative, long-term mixed-use community.

PROPERTY INFORMATION

LOT SIZE



70 AC

ZONING



TOD

UTILITIES:



WATER, ELECTRICITY,
SEWER

FRONTAGE

- OLD PEARSALL | 1,836 FT
- HOLM RD | 1,600 FT
- MEDINA BASE RD | 2,600 FT

PROPERTY HIGHLIGHTS

• RARE TOD ZONING

ONE OF ONLY TWO APPROVED TRANSIT-ORIENTED DEVELOPMENT SITES IN SAN ANTONIO, ALLOWING FOR HIGH-DENSITY RESIDENTIAL AND MIXED-USE DEVELOPMENT.

• FLEXIBLE DENSITY ACROSS THE SITE

MULTIPLE DENSITY ALLOCATIONS ACROSS THE PROPERTY PROVIDE PLANNING FLEXIBILITY AND SUPPORT A PHASED DEVELOPMENT APPROACH SUITABLE FOR LARGE-SCALE PROJECTS.

• STRONG EMPLOYMENT DRIVERS

LOCATED MINUTES FROM PORT SAN ANTONIO AND LACKLAND AIR FORCE BASE, WITH PROXIMITY TO MAJOR EMPLOYERS IN HEALTHCARE, MILITARY, MANUFACTURING, AND ENERGY.

• INSTITUTIONAL-SCALE DEVELOPMENT SITE

A 70-ACRE CONTIGUOUS TOD CAPABLE OF SUPPORTING A PHASED, LARGE-SCALE MULTIFAMILY DEVELOPMENT, OFFERING ENTITLEMENT CERTAINTY AND LONG-TERM SCALABILITY IN ONE OF SAN ANTONIO'S FASTEST-GROWING SUBMARKETS.

DEMOCRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Population	10,350	72,208	201,591
2023 Estimate			
Total Population	9,569	68,506	194,219
2020 Census			
Total Population	9,326	66,522	190,063
2010 Census			
Total Population	8,957	60,908	183,491
Daytime Population			
2023 Estimate	9,406	68,302	183,846
HOUSEHOLDS	1 Mile	3 Miles	5 Miles
2028 Projection			
Total Households	3,725	19,556	61,738
2023 Estimate			
Total Households	3,396	18,313	59,047
Average(Mean) Household Size	2.8	3.3	3.2
2020 Census			
Total Households	3,189	17,556	57,341
2010 Census			
Total Households	2,887	14,929	52,595

HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2023 Estimate			
\$250,000 or More	1.1%	0.5%	0.4%
\$200,000-\$249,999	0.1%	0.2%	0.3%
\$150,000-\$199,999	0.9%	1.3%	2.1%
\$125,000-\$149,999	2.2%	2.4%	2.3%
\$100,000-\$124,999	5.9%	6.8%	6.2%
\$75,000-\$99,999	13.3%	13.1%	11.4%
\$50,000-\$74,999	18.2%	20.3%	19.0%
\$35,000-\$49,999	15.2%	15.9%	16.3%
\$25,000-\$34,999	14.6%	13.8%	13.8%
\$15,000-\$24,999	14.2%	11.9%	13.3%
Under \$15,000	14.3%	13.8%	14.9%
Average Household Income	\$53,548	\$54,002	\$52,944
Median Household Income	\$41,820	\$44,805	\$41,821
Per Capita Income	\$25,825	\$15,912	\$16,659

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DEMOCRAPHICS

POPULATION PROFILE		1 Mile	3 Miles	5 Miles	POPULATION PROFILE		1 Mile	3 Miles	5 Miles
Population By Age									
2023 Estimate		9,569	68,506	194,219	2023 Estimate	Population Age 25+	5,386	36,216	113,525
0 to 4 Years	5	8.0%	7.6%	7.7%	Elementary (0-8)		9.5%	14.0%	15.4%
to 14 Years	15	15.3%	15.7%	15.9%	Some High School (9-11)		13.8%	14.9%	15.7%
to 17 Years	18	3.5%	4.4%	4.6%	High School Graduate (12)		34.0%	32.3%	34.5%
to 19 Years	20	5.0%	6.2%	4.0%	Some College (13-15)		25.3%	22.4%	20.2%
to 24 Years	25	12.0%	13.2%	9.4%	Associate Degree Only		6.6%	6.5%	5.9%
to 29 Years	30	9.9%	9.3%	8.3%	Bachelor's Degree Only		9.2%	8.2%	6.7%
to 34 Years	35	8.1%	7.9%	7.6%	Graduate Degree		1.6%	1.8%	1.7%
to 39 Years	40	6.7%	6.7%	6.8%	HOUSING UNITS		1 Mile	3 Miles	5 Miles
to 49 Years	50	9.6%	9.9%	11.0%	Occupied Units				
to 59 Years	60	7.5%	7.5%	9.2%	2028 Projection		4,142	21,218	67,201
to 64 Years	65	3.6%	3.3%	4.0%	2023 Estimate		3,779	19,942	64,316
to 69 Years	70	3.4%	2.7%	3.5%	Owner Occupied		1,147	10,221	34,419
to 74 Years	75	3.1%	2.4%	3.2%	Renter Occupied		2,249	8,093	24,628
to 79 Years	80	2.3%	1.6%	2.3%	Vacant		383	1,628	5,269
to 84 Years		1.3%	0.9%	1.4%	Persons in Units				
Age 85+		0.8%	0.5%	1.1%	2023 Estimate Total Occupied Units	1	3,396	18,313	59,047
Median Age		28.1	26.4	30.1	Person Units 2	Person Units 3	27.7%	18.0%	19.6%
				Person Units 4	Person Units 5	25.2%	22.3%	24.5%	
				Person Units 6+	Person Units	15.5%	17.1%	17.4%	
						15.8%	17.5%	16.2%	
						8.5%	11.8%	10.8%	
						7.3%	13.3%	11.5%	

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PROPERTY OVERVIEW



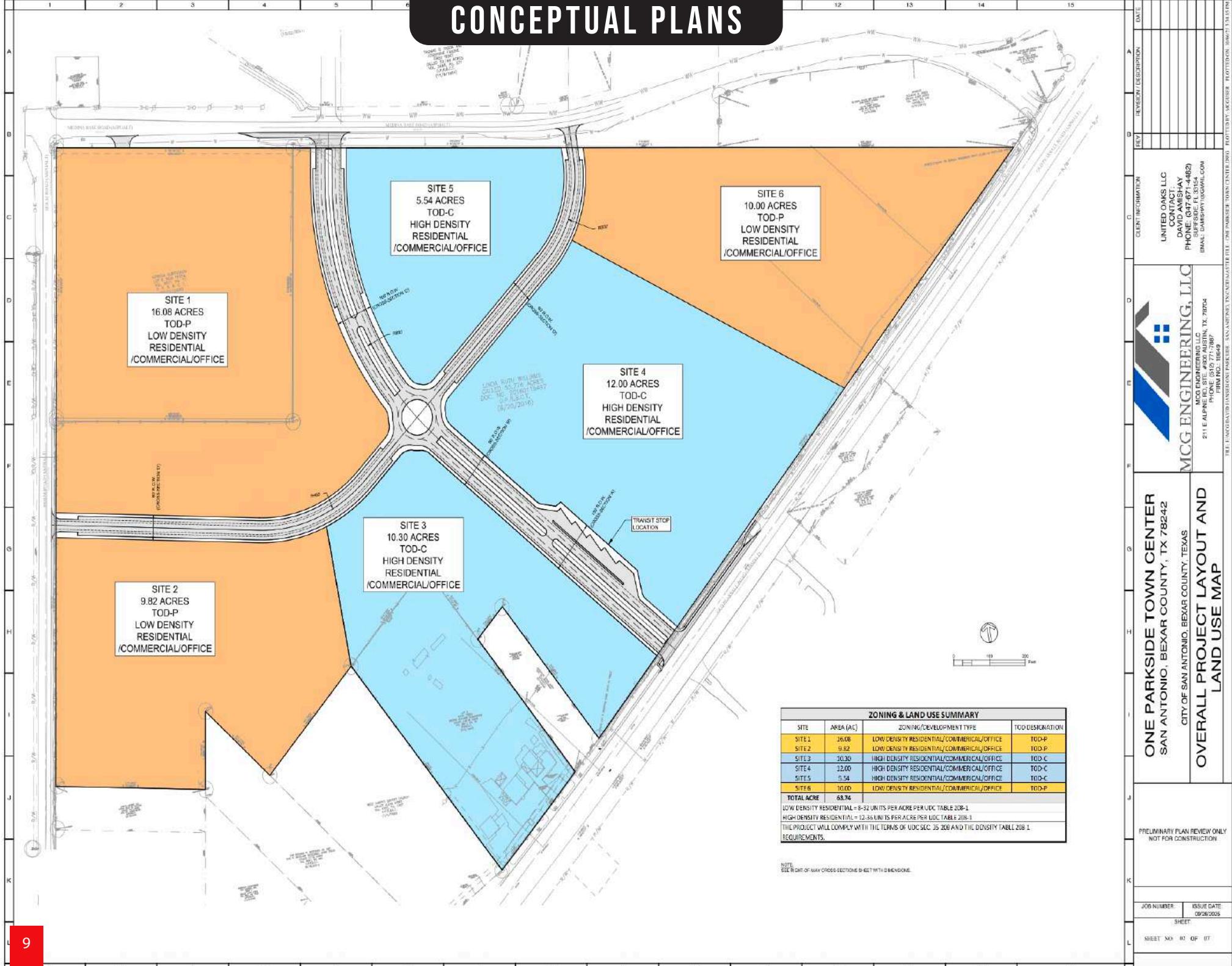
TOD CONCEPT PLAN



LEGEND

● Mixed-Use Retail/Restaurant	● Hotel
● Mixed-Use Commercial/Residential	● Townhouse
● Live/Work	● Civic/Transit Station

CONCEPTUAL PLANS

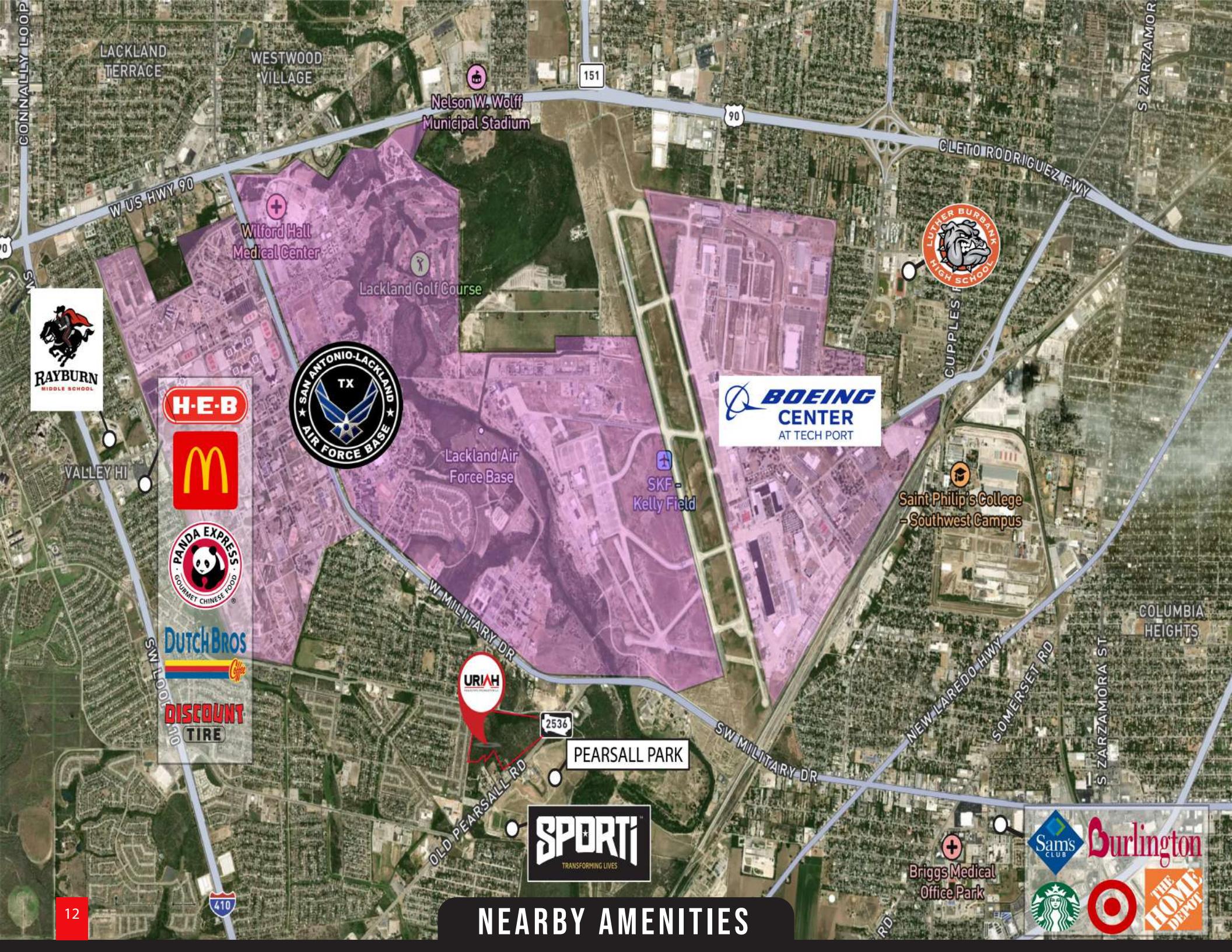


SITE MOCKUP



This rendering is a conceptual mockup provided for illustrative purposes only and is not intended to represent final plans, approvals, or development commitments; all aspects are subject to change.





NEARBY AMENITIES

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SAN ANTONIO, TX

OFFERING MEMORANDUM

CONTACT:

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URIAH
REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER/LESSOR/LANDLORD: The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different licensee associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A licensee holds acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY EXPLAIN:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials		Date	