

FOR SALE

70 AC OLD PEARSALL RD

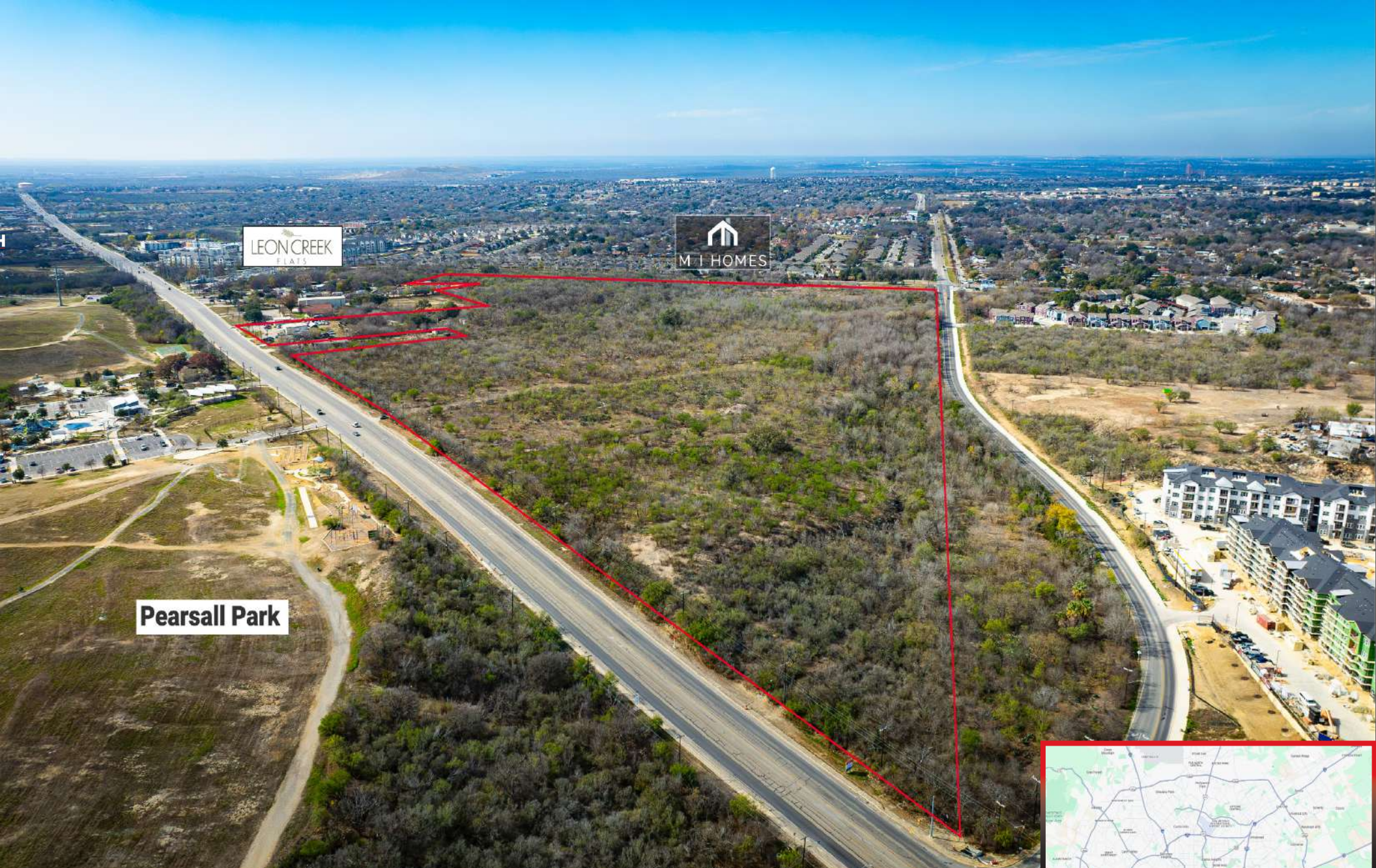
SAN ANTONIO, TX

OFFERING MEMORANDUM



Pearsall Park

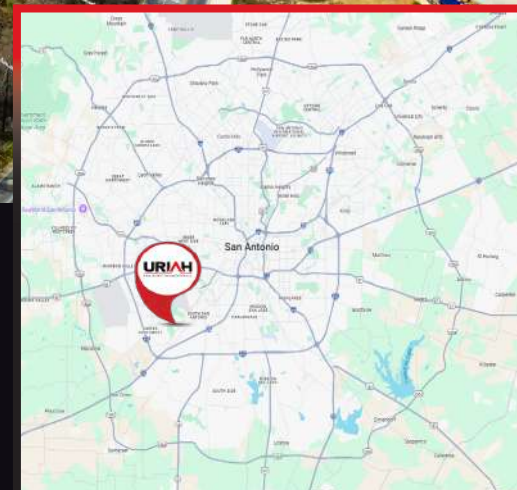




LEON CREEK
FLATS

M I HOMES

Pearsall Park



URIAH
REAL ESTATE ORGANIZATION LLC

URI URIAH

Broker
M: (210) 315.8885
Uri@UriahRealEstate.com

PEDRO RAMIREZ

Commercial Real Estate Associate
M: (210) 404.5488
Pedro@UriahRealEstate.com

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



LOT 4
9.82 AC

LOT 3
6.08 AC

LOT 1
3 AC

HOLM RD

LEON CREEK
FLATS

LOT 10B
5 AC

LOT 10A
5 AC

LOT 9
7 AC

LOT 2
10 AC

LOT 8
5 AC

LOT 5
5.54 AC

LOT 6
7 AC

Pearsall Park

OLD PEARSALL RD

LOT 7
3 AC

MEDINA BASE RD



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

UTILITIES:



WATER, ELECTRICITY,
SEWER

FRONTAGE

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

ZONING



TOD

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.

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DEMOGRAPHICS

POPULATION	1 Mile	3 Miles	5 Miles	HOUSEHOLDS BY INCOME	1 Mile	3 Miles	5 Miles
2028 Projection				2023 Estimate			
Total Population	10,350	72,208	201,591	\$250,000or More	1.1%	0.5%	0.4%
2023 Estimate				\$200,000-\$249,999	0.1%	0.2%	0.3%
Total Population	9,569	68,506	194,219	\$150,000-\$199,999	0.9%	1.3%	2.1%
2020 Census				\$125,000-\$149,999	2.2%	2.4%	2.3%
Total Population	9,326	66,522	190,063	\$100,000-\$124,999	5.9%	6.8%	6.2%
2010 Census				\$75,000-\$99,999	13.3%	13.1%	11.4%
Total Population	8,957	60,908	183,491	\$50,000-\$74,999	18.2%	20.3%	19.0%
Daytime Population				\$35,000-\$49,999	15.2%	15.9%	16.3%
2023 Estimate	9,406	68,302	183,846	\$25,000-\$34,999	14.6%	13.8%	13.8%
HOUSEHOLDS	1 Mile	3 Miles	5 Miles	\$15,000-\$24,999	14.2%	11.9%	13.3%
2028 Projection				Under \$15,000	14.3%	13.8%	14.9%
Total Households	3,725	19,556	61,738	Average Household Income	\$53,548	\$54,002	\$52,944
2023 Estimate				Median Household Income	\$41,820	\$44,805	\$41,821
Total Households	3,396	18,313	59,047	Per Capita Income	\$25,825	\$15,912	\$16,659
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				

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DEMOGRAPHICS

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population By Age			
2023 Estimate	9,569	68,506	194,219
0 to 4 Years	8.0%	7.6%	7.7%
5 to 14 Years	15.3%	15.7%	15.9%
15 to 17 Years	3.5%	4.4%	4.6%
18 to 19 Years	5.0%	6.2%	4.0%
20 to 24 Years	12.0%	13.2%	9.4%
25 to 29 Years	9.9%	9.3%	8.3%
30 to 34 Years	8.1%	7.9%	7.6%
35 to 39 Years	6.7%	6.7%	6.8%
40 to 49 Years	9.6%	9.9%	11.0%
50 to 59 Years	7.5%	7.5%	9.2%
60 to 64 Years	3.6%	3.3%	4.0%
65 to 69 Years	3.4%	2.7%	3.5%
70 to 74 Years	3.1%	2.4%	3.2%
75 to 79 Years	2.3%	1.6%	2.3%
80 to 84 Years	1.3%	0.9%	1.4%
Age 85+	0.8%	0.5%	1.1%
Median Age	28.1	26.4	30.1

POPULATION PROFILE	1 Mile	3 Miles	5 Miles
Population 25+ by Education Level			
2023 EstimatePopulationAge25+	5,386	36,216	113,525
Elementary (0-8)	9.5%	14.0%	15.4%
Some High School (9-11)	13.8%	14.9%	15.7%
High School Graduate (12)	34.0%	32.3%	34.5%
Some College (13-15)	25.3%	22.4%	20.2%
Associate Degree Only	6.6%	6.5%	5.9%
Bachelor's Degree Only	9.2%	8.2%	6.7%
Graduate Degree	1.6%	1.8%	1.7%
HOUSING UNITS	1 Mile	3 Miles	5 Miles
Occupied Units			
2028 Projection	4,142	21,218	67,201
2023 Estimate	3,779	19,942	64,316
Owner Occupied	1,147	10,221	34,419
Renter Occupied	2,249	8,093	24,628
Vacant	383	1,628	5,269
Persons in Units			
2023EstimateTotal Occupied Units 1	3,396	18,313	59,047
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



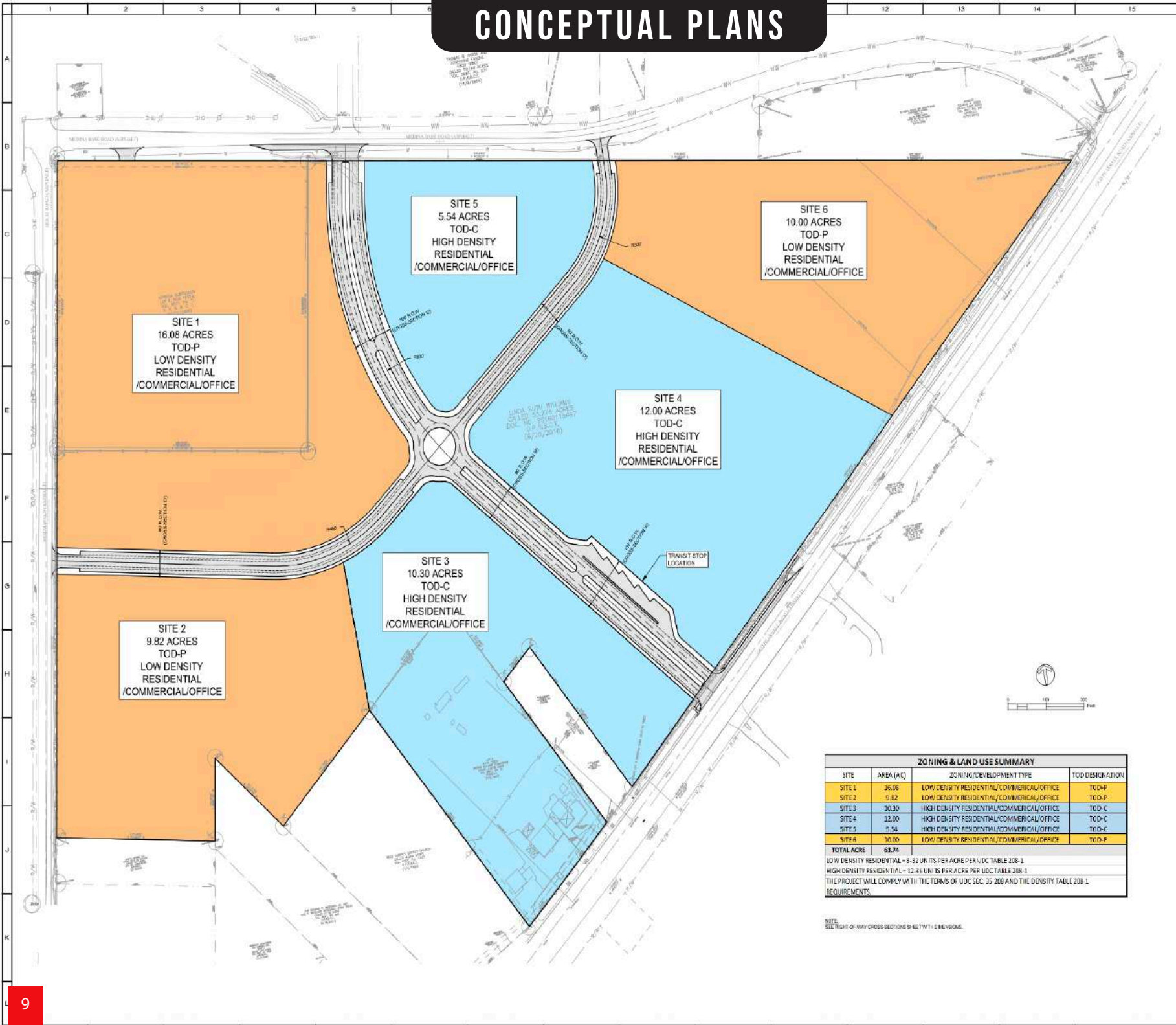
TOD CONCEPT PLAN



LEGEND

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

CONCEPTUAL PLANS



ZONING & LAND USE SUMMARY			
SITE	AREA (AC)	ZONING/DEVELOPMENT TYPE	TOD DESIGNATION
SITE 1	16.08	LOW DENSITY RESIDENTIAL / COMMERCIAL / OFFICE	TOD-P
SITE 2	9.82	LOW DENSITY RESIDENTIAL / COMMERCIAL / OFFICE	TOD-P
SITE 3	10.30	HIGH DENSITY RESIDENTIAL / COMMERCIAL / OFFICE	TOD-C
SITE 4	12.00	HIGH DENSITY RESIDENTIAL / COMMERCIAL / OFFICE	TOD-C
SITE 5	5.54	HIGH DENSITY RESIDENTIAL / COMMERCIAL / OFFICE	TOD-C
SITE 6	10.00	LOW DENSITY RESIDENTIAL / COMMERCIAL / OFFICE	TOD-P
TOTAL ACRE	63.74		
LOW DENSITY RESIDENTIAL = 8-12 UNITS PER ACRE PER UDC TABLE 208-1			
HIGH DENSITY RESIDENTIAL = 22-34 UNITS PER ACRE PER UDC TABLE 208-1			
THIS PROJECT WILL COMPLY WITH THE TERMS OF UDC SEC. 35.206 AND THE DENSITY TABLE 208-1 REQUIREMENTS.			

ONE PARKSIDE TOWN CENTER SAN ANTONIO, BEXAR COUNTY, TEXAS 78242 OVERALL PROJECT LAYOUT AND LAND USE MAP		CLIENT INFORMATION UNITED OAKS LLC CONTACT: DAVID AMISHAY PHONE: (347) 671-4462 EMAIL: DAMISHAY@GOVILL.COM BIRTH: 04/01/1984
PRELIMINARY PLAN REVIEW ONLY NOT FOR CONSTRUCTION		DATE 09/26/2025
JOB NUMBER: SHEET NO. 03 OF 07		ISSUE DATE: 09/26/2025

SITE MOCKUP





Walmart

LOOP 1604

AMERICA'S
STORAGE CENTER

FREEDOM HILLS
RANCH

CUBESMART
self storage

LEON CREEK
FLATS

URIAH

2536

SPORT
TRANSFORMING LIVES

IDEA
Public Schools

SHEPARD MIDDLE SCHOOL
COUGARS

CVS

Bill Miller
EST. 1955

Harbor Valley
HEALTH & REHABILITATION

INDIAN CREEK
BRAVES

SONIC

SHELL

CMMS

LOS PEÑASCOES

AutoZone

Culebra
MEAT MARKET

DOLLAR TREE

Little
Caesars

O'Reilly
AUTO PARTS

FAMILY
DOLLAR

McDonald's

Traders Village

LOOP 1604

amazon

Maruchan

TOYOTA

LENNAR

NEW LAREDO HWY

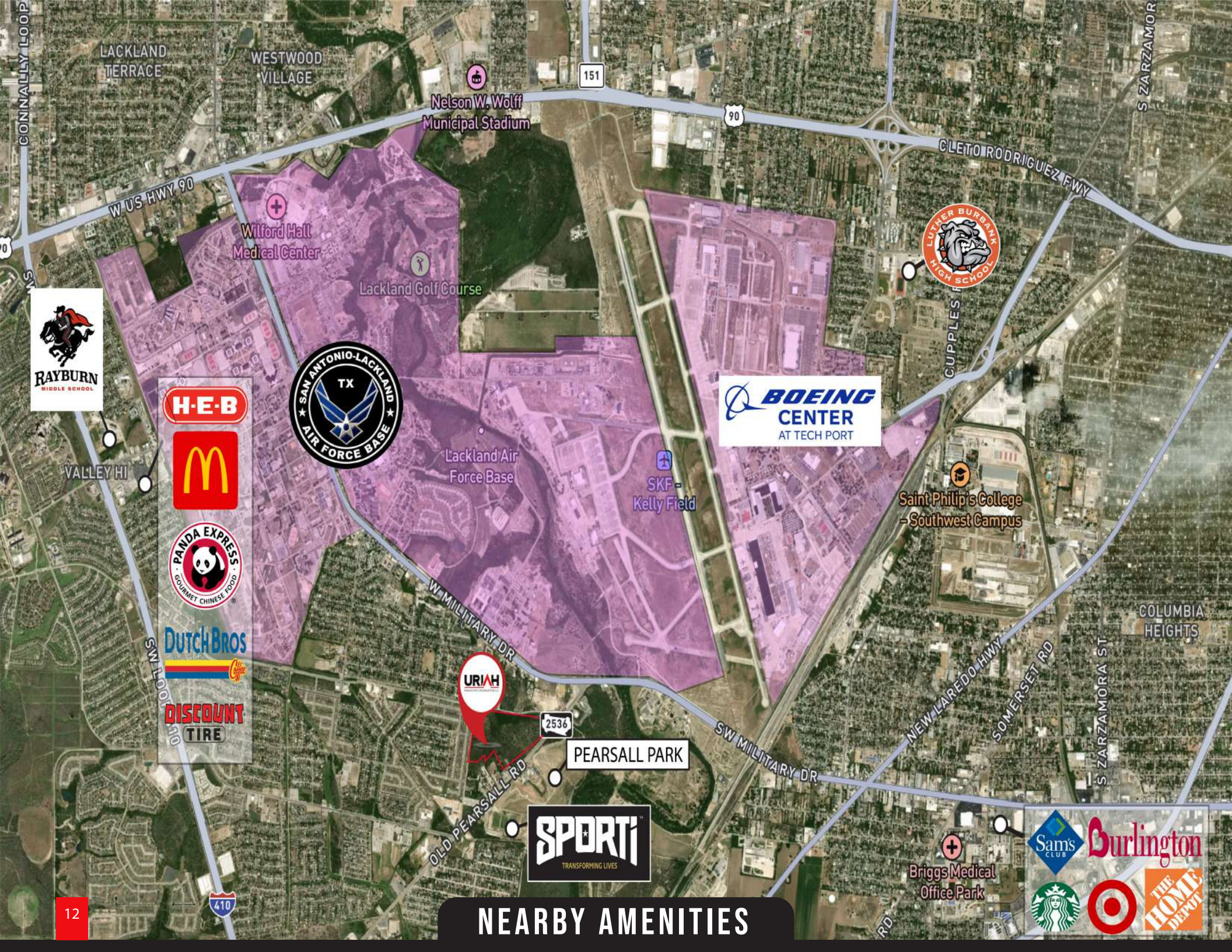
I-35 FRONTAGE ROAD

SOMERSET RD

SW LOOP 410

SW LOOP 410

NEARBY AMENITIES



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70 AC OLD PEARSALL RD

SAN ANTONIO, TX

OFFERING MEMORANDUM

CONTACT:

URI URIAH

Broker

M (210) 404-5488

Pedro@UriahRealEstate.com

PEDRO RAMIREZ

Commercial Associate

M (210) 404-5488

Pedro@UriahRealEstate.com

URIAH

REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

11/2/2015

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 (SELLER/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 license holder 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 license holder 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 ESTABLISH:

- 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.

Uriah Real Estate Organization

Licensed Broker (Broker Firm Name or
Primary Assumed Business Name)

Uri Uriah

Designated Broker of Firm

Ricardo Pesa

Licensed Supervisor of Sales Agent/
Associate

Pedro Ramirez

Sales Agent/Associate's Name

9002555

License No.

Uri@uriarealestate.com

Email

(210)315-8885

Phone

684351

License No.

uri@uriarealestate.com

Email

(210)315-8885

Phone

717388

License No.

ricardo@uriarealestate.com

Email

(210)781-3777

Phone

885572

License No.

pedro@uriarealestate.com

Email

(210)804-5888

Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov