

**FOR SALE**

# 625 HUMBLE AVE

**SAN ANTONIO, TX**

OFFERING MEMORANDUM



## EXCLUSIVELY MARKETED BY:

### **SANJAY JAWANDA**

Vice President Of Sales

Mobile (210.316.0344)

Sanjay@uriahrealestate.com

### **RICARDO PENA**

Vice President Of Investment Sales

Mobile (210.781.3777)

Ricardo@uriahrealestate.com

## BROKER OF RECORD:

### **URI URIAH**

Broker of Record

Mobile (210.315.8885)

Uri@uriahrealestate.com



# URIAH

REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



# PROPERTY PHOTOS



# INTERIOR PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS





# PROPERTY OVERVIEW

## PROPERTY SUMMARY

This industrial warehouse, zoned I-2, spans 34,654 square feet on a generous 4.02-acre plot. Strategically positioned with close access to I-35 and Highway 90, this facility features a 14-foot clear height, making it ideal for various industrial operations. Additionally, its unique location on the Union Pacific rail line enhances its logistical capabilities, providing vital rail connectivity for businesses requiring robust transport links.

### PROPERTY SUMMARY

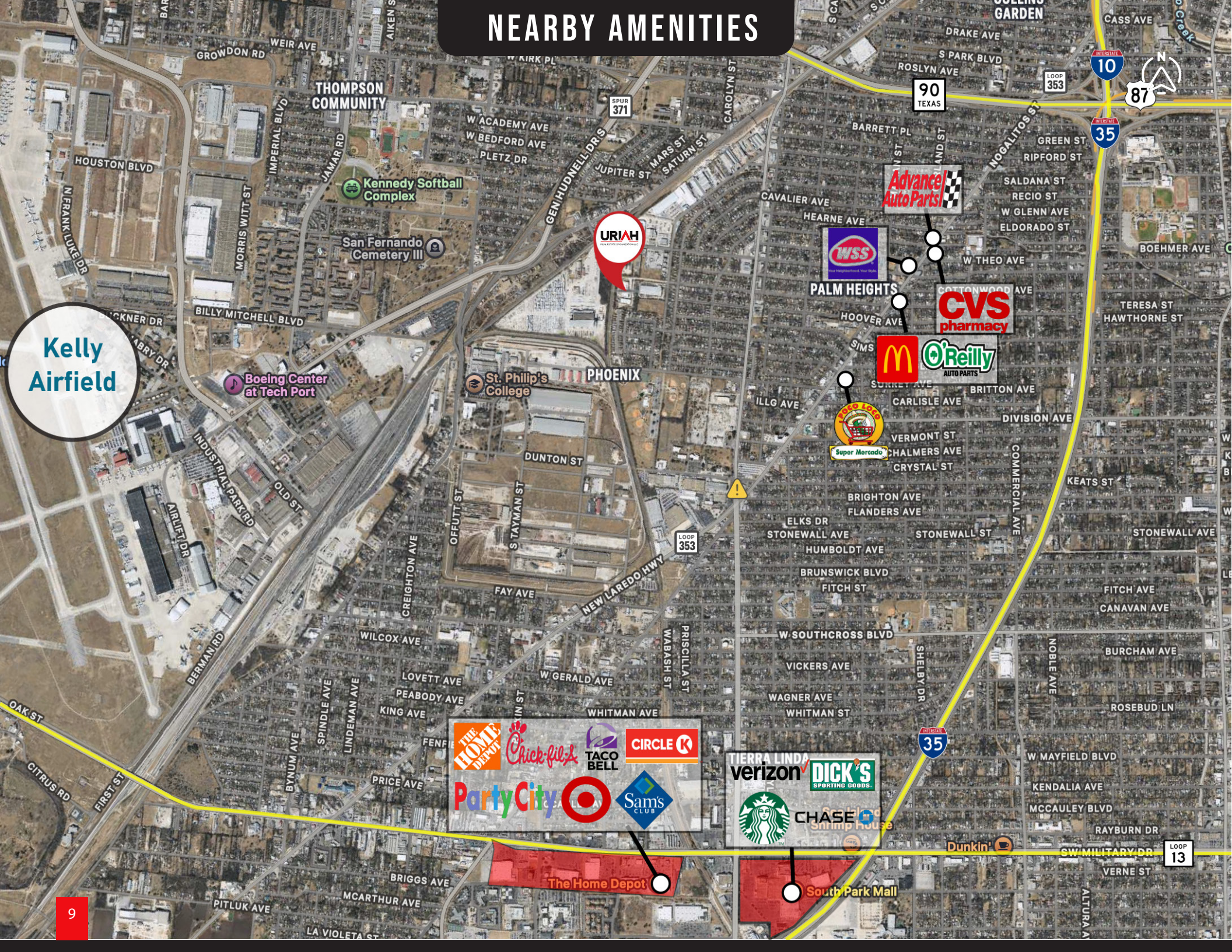
LEASE RATE:	CONTACT BROKER
ZONING:	I-2
LAND SIZE:	4.02 AC 174,936 SQFT
BUILDING SIZE:	34,654 SQFT
UTILITIES AVAILABLE:	WATER, SEWER, ELECTRIC

### PROPERTY HIGHLIGHTS

- STRATEGIC LOCATION: POSITIONED WITH EASY ACCESS TO I-35 AND HIGHWAY 90, FACILITATING EFFICIENT TRANSPORTATION AND LOGISTICS.
- SUBSTANTIAL SPACE: OFFERS A LARGE FOOTPRINT OF 34,654 SQUARE FEET ON 4.02 ACRES, SUITABLE FOR EXTENSIVE INDUSTRIAL ACTIVITIES.
- RAIL ACCESS: LOCATED ON THE UNION PACIFIC RAIL LINE, PROVIDING EXCEPTIONAL RAIL CONNECTIVITY FOR SHIPPING AND RECEIVING GOODS.



# NEARBY AMENITIES



Kelly Airfield

URAH

Logos for Home Depot, Chick-fil-A, Taco Bell, Circle K, Party City, Target, and Sam's Club.

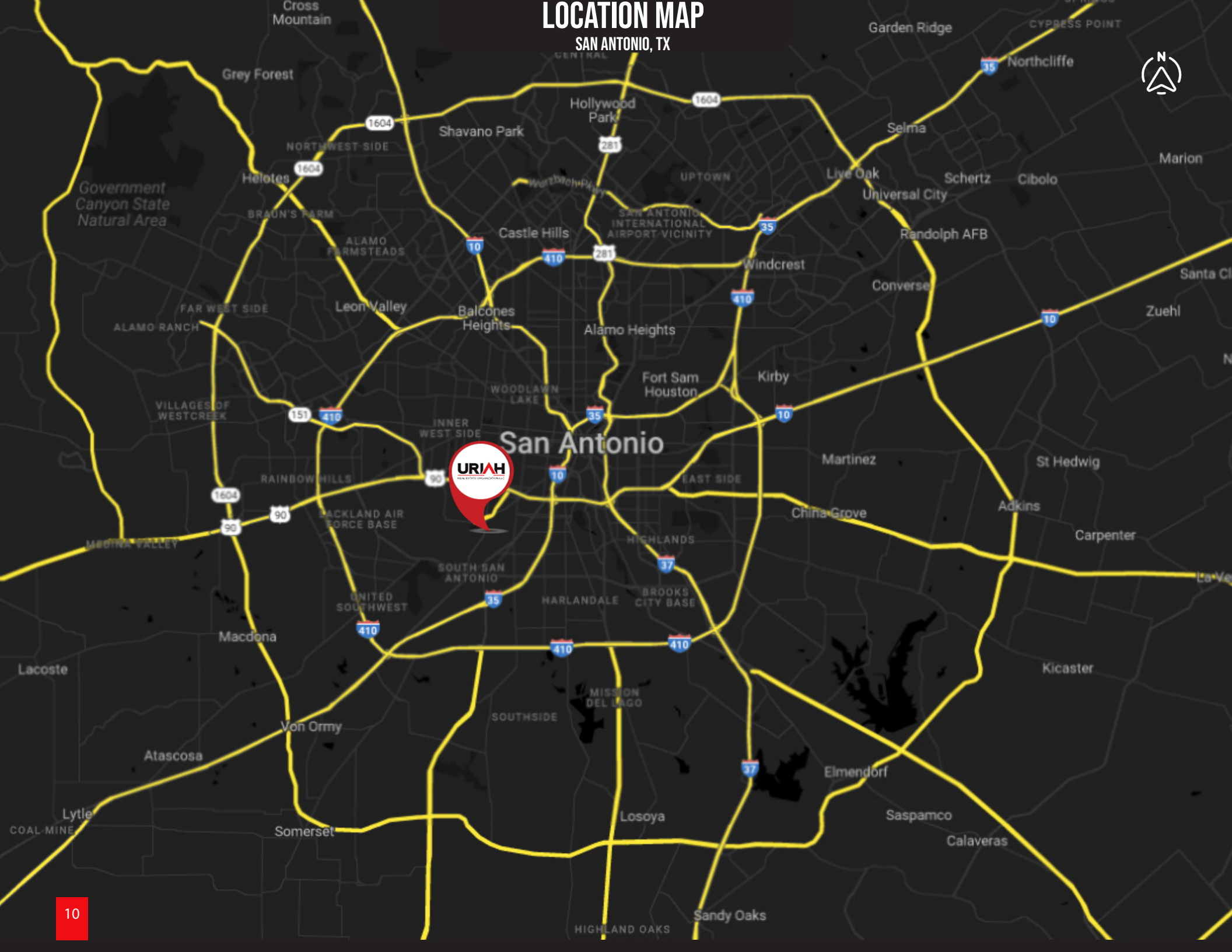
Logos for Verizon, Starbucks, Chase, and Dunkin'.

The Home Depot

South Park Mall

# 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

## Population

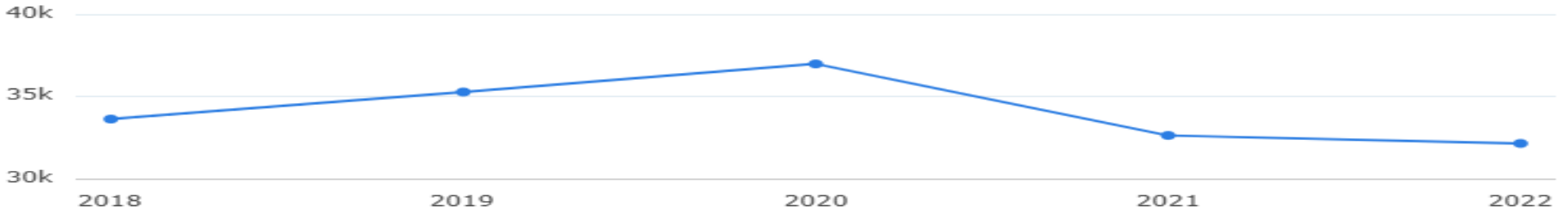
**32.1k**

↓ 1%

Compared to 32.6k in 2021

↓ 4%

Compared to 33.6k in 2018



## Household Income

**\$42.5k**

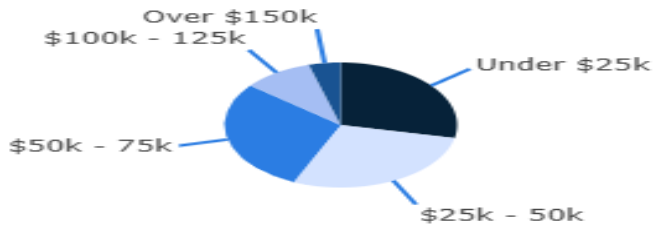
Median Income

**\$53k**

2028 Estimate

↑ 25%

Growth Rate



## Age Demographics

**36**

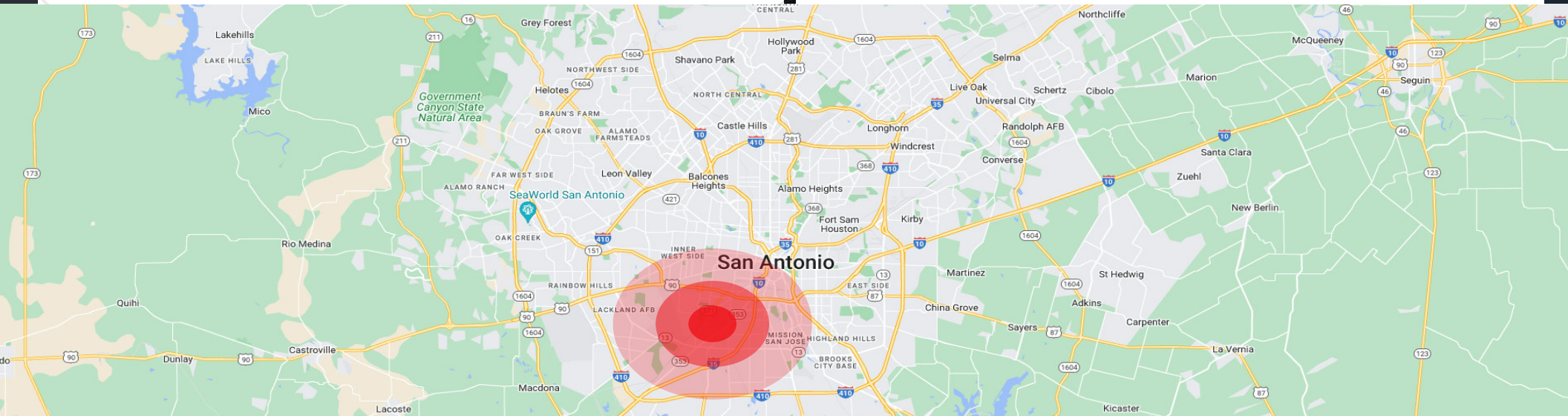
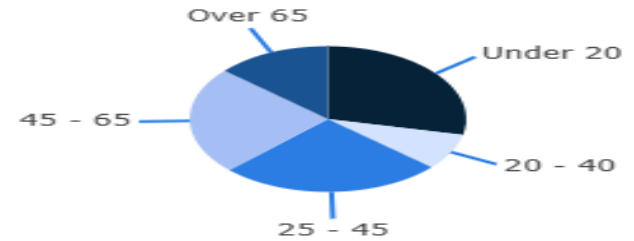
Median Age

**40**

2028 Estimate

↑ 11%

Growth Rate



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