

FOR SALE

2805 S FLORES

SAN ANTONIO, TX

OFFERING MEMORANDUM



DOWNTOWN SAN ANTONIO

W LUBBOCK ST

S FLORES ST VPD 7543



URIAH
REAL ESTATE ORGANIZATION LLC

EXCLUSIVELY MARKETED BY:

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BROKER OF RECORD

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URIAHREALESTATE.COM



PROPERTY PHOTOS



PROPERTY PHOTOS



S FLORES ST VPD 7,543

W LUBBOCK ST

PROPERTY PHOTOS



PROPERTY PHOTOS



S FLORES ST VPD 7543

W LUBBOCK ST

INTERSTATE
35

INTERSTATE
35

PROPERTY OVERVIEW

PROPERTY SUMMARY

Welcome to your next business opportunity! This expansive 18,633.50 sq. ft. industrial property offers an exceptional location with easy access to major highways I-10 and I-35, making it ideal for companies seeking optimal connectivity. Situated just 10 minutes from downtown San Antonio, this property provides both convenience and strategic advantages for your operations. This property offers ample space for a variety of industrial uses, from warehousing and distribution to light manufacturing. Don't miss this opportunity to secure a strategically located facility that combines size, accessibility, and proximity to downtown San Antonio.

PROPERTY SUMMARY

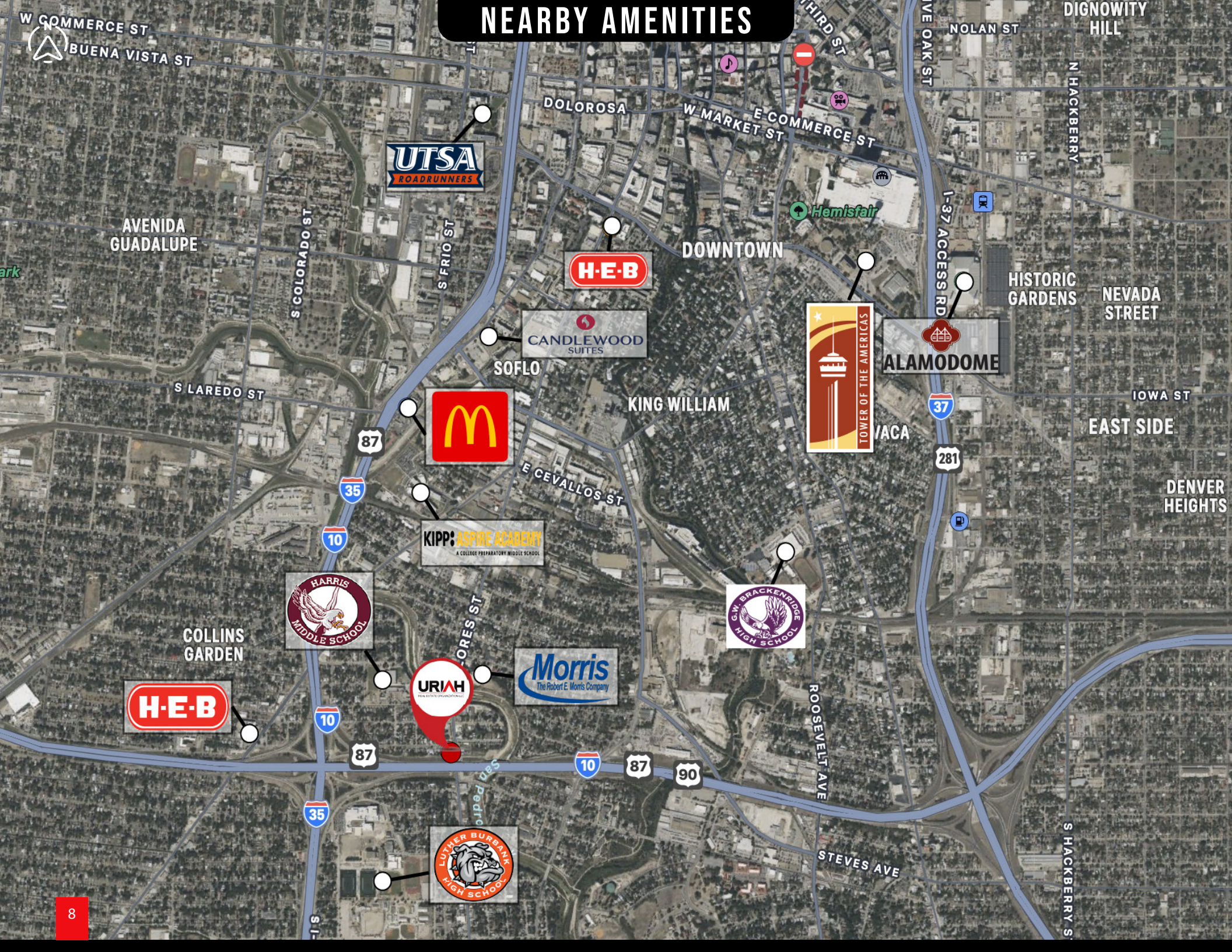
ASKING PRICE:	CONTACT BROKER
LAND SIZE:	21,582 +/- SQFT 0.315 +/- AC
BUILDING SIZE:	
2805 S Flores (Warehouse):	17,541 +/- SQFT
114 W Lubbock St (House):	1,092 +/- SQFT
ZONING:	I-1
FRONTAGE:	113 +/- Linear Feet
WIDTH:	192 +/- Linear Feet
UTILITIES AVAILABLE:	Water and Sewer

PROPERTY HIGHLIGHTS

- SIZE: 18,633.50 SQ. FT. OF VERSATILE INDUSTRIAL SPACE
- ACCESSIBILITY: DIRECT ACCESS TO I-10 AND I-35 FOR SEAMLESS TRANSPORTATION AND LOGISTICS
- PROXIMITY: ONLY 10 MINUTES FROM THE VIBRANT HEART OF DOWNTOWN SAN ANTONIO

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NEARBY AMENITIES





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



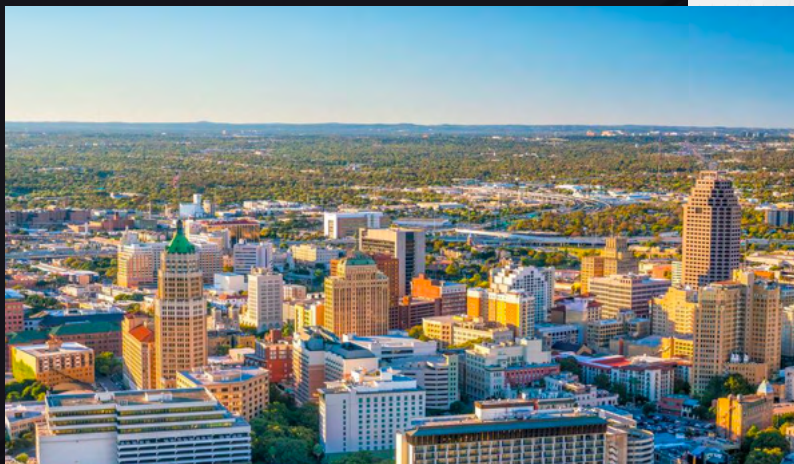


ATTRACTIONS:

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.



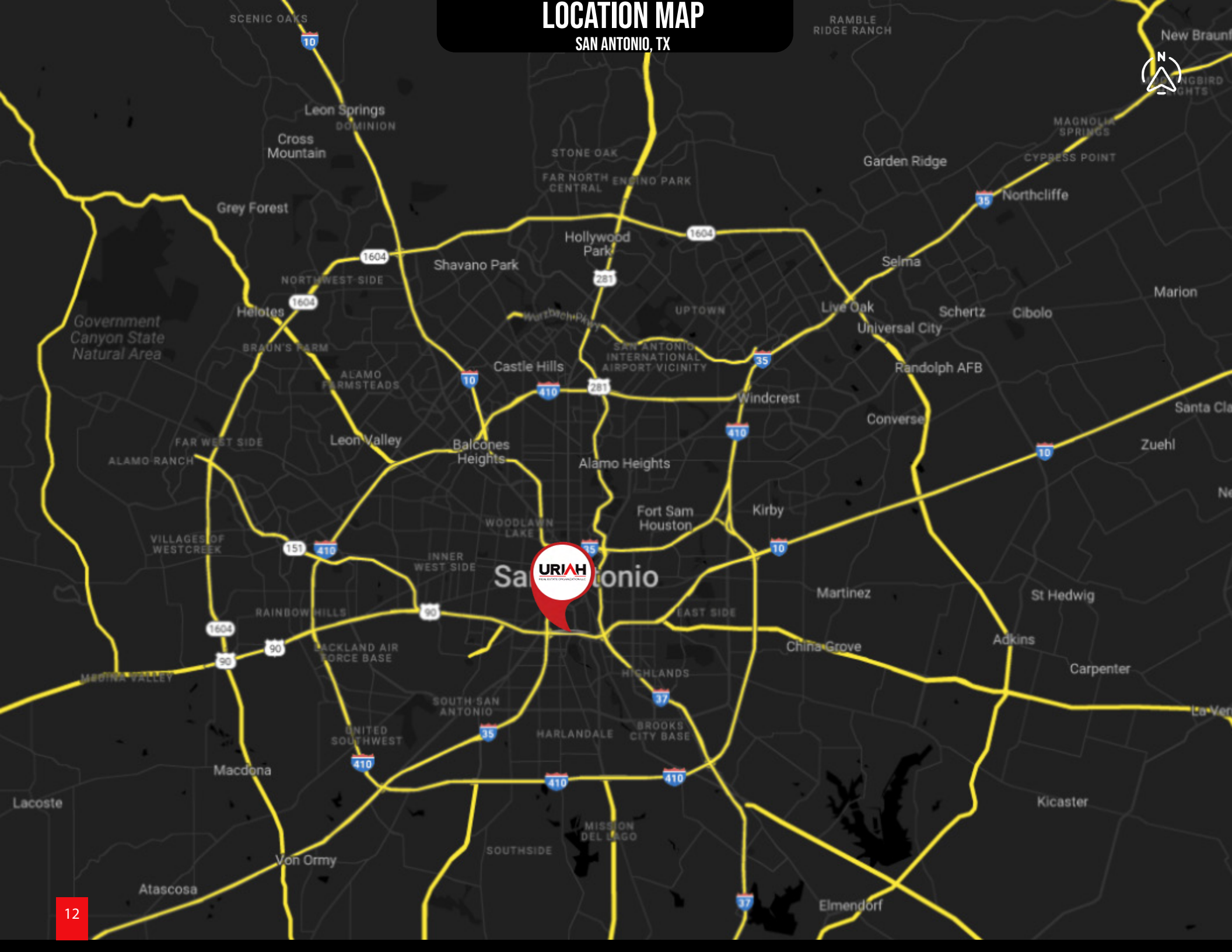
INDUSTRY AND BUSINESS ENVIRONMENT:

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.



LOCATION MAP

SAN ANTONIO, TX



DRIVE TIME

TEXAS MAP



LOCAL DEMOGRAPHICS

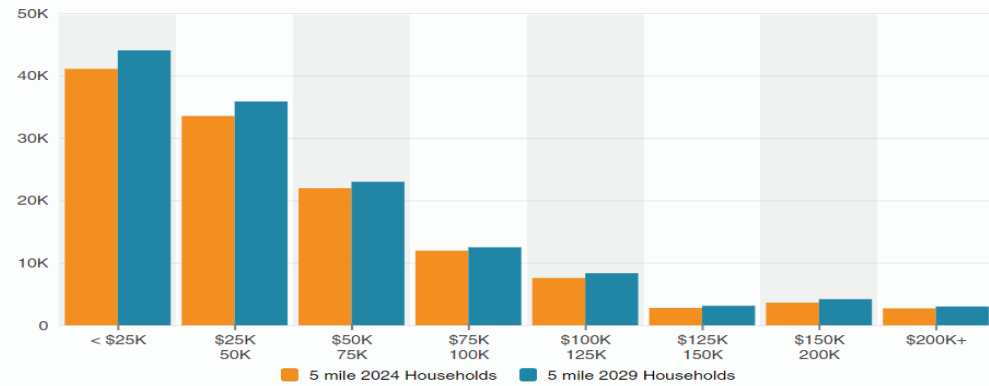
Population

	2 mile	5 mile	10 mile
2020 Population	62,920	339,309	895,033
2024 Population	66,537	350,215	927,027
2029 Population Projection	71,254	373,396	988,915
Annual Growth 2020-2024	1.4%	0.8%	0.9%
Annual Growth 2024-2029	1.4%	1.3%	1.3%
Median Age	36.9	36.2	34.8
Bachelor's Degree or Higher	15%	13%	18%
U.S. Armed Forces	233	2,726	15,420

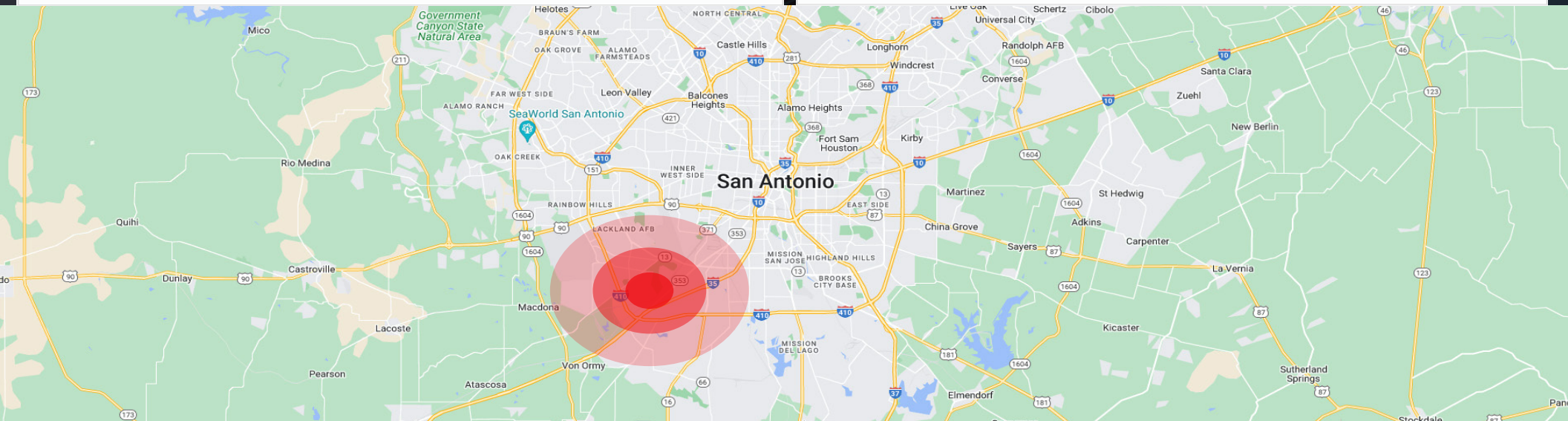
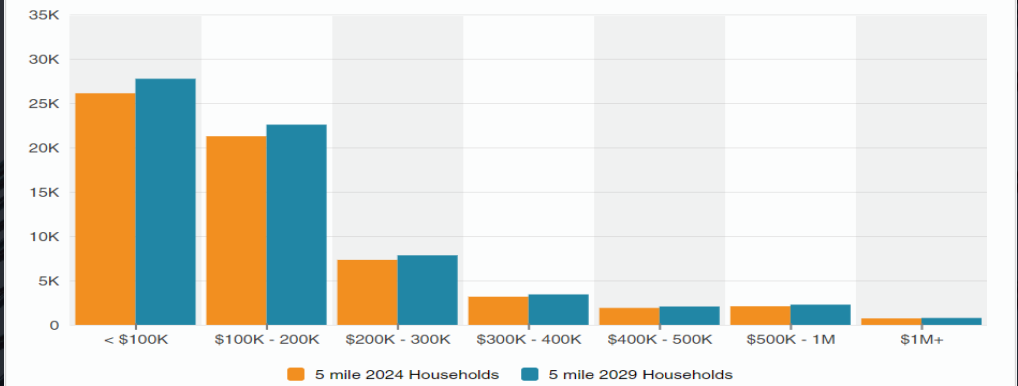
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$58,467	\$55,027	\$63,455
Median Household Income	\$39,626	\$39,177	\$45,925
< \$25,000	8,340	41,080	89,762
\$25,000 - 50,000	5,991	33,534	90,803
\$50,000 - 75,000	4,615	21,956	63,463
\$75,000 - 100,000	2,302	11,950	34,064
\$100,000 - 125,000	1,568	7,579	23,224
\$125,000 - 150,000	482	2,779	11,533
\$150,000 - 200,000	1,005	3,625	11,851
\$200,000+	722	2,706	11,568

Household Income



Home Values



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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.

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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 (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.

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Uri Uriah	604991	uri@uriahrealestate.com	(512)960-0747
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Uri Uriah	604991	uri@uriahrealestate.com	(512)960-0747
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov