

FOR SALE

JAMAR BLVD PORTFOLIO SAN ANTONIO, TX

OFFERING MEMORANDUM



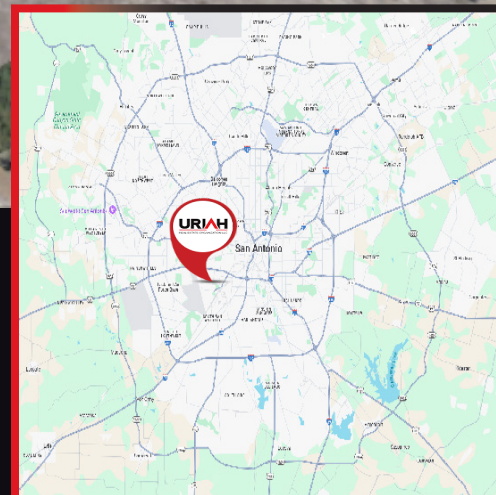


PRESENTED

URIAH
REAL ESTATE ORGANIZATION LLC

URI URIAH
Broker
M: (210) 315.8885
Uri@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.



PROPERTY OVERVIEW - JAMAR BLVD PORTFOLIO

PROPERTY SUMMARY

URIAH Real Estate Organization is proud to present a rare 1.64± AC, hard-corner, multi-parcel commercial land opportunity along S. General McMullen Drive, Jamar Street, and Roselawn Road — an ideal location for a gas station, restaurant, service station, or other high-visibility commercial development. Together, the sites offer excellent frontage, strong accessibility, full utility availability, located less than a mile from Port San Antonio, and approximately 1.3± miles from US-90, offering convenient connectivity throughout San Antonio. The combined assemblage consists of approximately 1.64 acres across three properties. At 2415 Jamar Street, a 0.67± acre parcel features a 3,222± SF former restaurant with an existing drive-thru, ample parking, and 152± feet of frontage. Adjacent at 2423 Jamar Street, a 0.33± acre hard-corner site includes a 5,090± SF retail building with exceptional visibility along both Jamar Street and Roselawn Road. Nearby, 3311 Roselawn Road offers a 0.64± acre corner lot improved with a 2,460± SF office building and a large fenced parking area, providing additional access and flexibility for redevelopment or expansion. All sites are located just off S. General McMullen Drive, across the street from Kennedy High School. Surrounded by a dense mix of residential, industrial, and institutional users, the properties are strategically positioned at the gateway to Port San Antonio, home to more than 80 major employers across aerospace, defense, logistics, manufacturing, robotics, and government services. Nearby anchors include Boeing, StandardAero, Northrop Grumman, Knight Aerospace, CACI, Booz Allen Hamilton, GXO Logistics, the Kelly Field Historic District, and Edgewood Veterans Stadium. In addition to these three sites, 2507 S. General McMullen Road—a 4,340± SF hard-corner retail property on a 0.38± acre lot across the street—is also available, presenting a unique opportunity to further expand the footprint and enhance the development potential of this highly visible commercial corridor. In addition to these three sites, 2507 S. General McMullen Road—a 4,340± SF hard-corner retail property located across the street on a 0.38± acre lot—is also available, presenting a unique opportunity to further expand the footprint and enhance the development potential of this highly visible commercial corridor.

PROPERTY INFORMATION

ZONING

C-2
O-2

LOT SIZE

2415 JAMAR ST | 29,400± SF
2423 JAMAR ST | 14,509± SF
3311 ROSELAWN RD | 27,805± SF

BUILDING:

2415 JAMAR ST | 3,222± SF
2423 JAMAR ST | 5,090± SF
3311 ROSELAWN RD | 2,460± SF

FRONTAGE:

420± LF ON JAMAR BLVD

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PROPERTY OVERVIEW - 2415 JAMAR ST

PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell 2415 Jamar Street, a 3,222± SF former restaurant situated on a 0.67± acre site in San Antonio. Zoned C-2, the property offers excellent versatility for a variety of retail, restaurant, or service-oriented uses and includes an existing drive-thru and approximately 35 on-site parking spaces. The site features 152± feet of frontage along Jamar Street, just off S. General McMullen Drive, with water, sewer, and electric available on site. The surrounding area benefits from a strong mix of residential, industrial, and institutional uses, positioning the property at the gateway to Port San Antonio, one of the region's largest economic engines with over 80 organizations spanning aerospace, military, education, logistics, manufacturing, government agencies, and professional services. Located approximately 1.3± miles from US-90, the property offers convenient access to major thoroughfares and is near major employers and institutions at Port San Antonio, including Boeing, StandardAero, Knight Aerospace, Northrop Grumman, CACI, Booz Allen Hamilton, GXO Logistics, Plus One Robotics, and Toyota Tsusho America, Inc. Nearby landmarks also include the Kelly Field Historic District, Edgewood Veterans Stadium, and Kennedy High School, which is located directly across the street. Additionally, several adjacent properties are also available, presenting a rare opportunity to acquire a concentrated assemblage of commercial assets. These include 2423 Jamar Street (5,090± SF retail building on 0.33± AC), 2507 S. General McMullen Road (4,340± SF hard-corner retail on a 0.38± acre lot), and 3311 Roselawn Road (2,460± SF office building on a 0.64± acre site), creating significant potential for expanded operations, redevelopment, or campus-style occupancy.

PROPERTY INFORMATION

LOT SIZE

29,400± SF

FRONTAGE:

246± LF ON JAMAR BLVD

ZONING

C-2

BUILDING:

3,222± SF

PROPERTY HIGHLIGHTS

3,222± SF FORMER RESTAURANT SITUATED ON A 0.67± ACRE C-2-ZONED SITE, FEATURING AN AVAILABLE DRIVE-THRU AND 35± PARKING SPACES

IMMEDIATE PROXIMITY TO MAJOR BUSINESSES AT PORT SAN ANTONIO, INCLUDING BOEING, STANDARD AERO, KNIGHT AEROSPACE, NORTHROP GRUMMAN, CACI, AND BOOZ ALLEN HAMILTON

ASSEMBLAGE OPPORTUNITY WITH MULTIPLE ADJACENT PROPERTIES AVAILABLE, INCLUDING A 5,090± SF RETAIL BUILDING (2423 JAMAR ST), A 4,340± SF HARD-CORNER RETAIL ASSET (2507 S. GENERAL MCMULLEN RD), AND A 2,460± SF OFFICE BUILDING (3311 ROSELAWN RD)

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PROPERTY PHOTOS | 2415 JAMAR ST



PROPERTY OVERVIEW - 2423 JAMAR ST

PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell 2423 Jamar Street, a 5,090± SF retail building located on a 0.33± acre hard-corner site in San Antonio. Zoned C-2, the property is well suited for a wide range of retail, service, or neighborhood commercial uses and benefits from strong visibility, access, and frontage. The site is located just off S. General McMullen Drive and offers dual frontage totaling approximately 273± linear feet, including 181± feet along Jamar Street and 92± feet along Roselawn Road. Water, sewer, and electricity are available on site, and the property is positioned approximately 1.3± miles from US-90, providing convenient access throughout the San Antonio metro area. Surrounded by a dense mix of residential and industrial users, the property sits at the gateway to Port San Antonio, a nationally recognized innovation and employment hub with 80+ organizations representing aerospace, defense, advanced manufacturing, logistics, robotics, and government services. Major nearby employers include Boeing, StandardAero, Northrop Grumman, Booz Allen Hamilton, GXO Logistics, Plus One Robotics, and Toyota Tsusho America, Inc., along with nearby landmarks such as the Kelly Field Historic District, Edgewood Veterans Stadium, and Kennedy High School, located directly across the street. Additionally, several adjacent properties are also available, presenting a rare opportunity to acquire a concentrated assemblage of commercial assets. These include 2415 Jamar Street (3,222± SF former restaurant on a 0.67± acre site with drive-thru), 2507 S. General McMullen Road (4,340± SF hard-corner retail on a 0.38± acre lot), and 3311 Roselawn Road (2,460± SF office building on a 0.64± acre site), creating significant potential for expanded operations, redevelopment, or campus-style occupancy.

PROPERTY INFORMATION

LOT SIZE

14,509± SF

FRONTAGE:

181± LF ON JAMAR ST
92± LF ON ROSELAWN RD

ZONING

C-2

BUILDING:

5,090± SF

PROPERTY HIGHLIGHTS

5,090± SF RETAIL BUILDING ON A 0.33± ACRE HARD-CORNER C-2-ZONED LOT, OFFERING FLEXIBILITY FOR A WIDE RANGE OF RETAIL OR SERVICE-ORIENTED USES

ASSEMBLAGE OPPORTUNITY WITH MULTIPLE ADJACENT PROPERTIES AVAILABLE, INCLUDING 3,222± SF FORMER RESTAURANT WITH DRIVE-THRU (2415 JAMAR ST), 4,340± SF HARD-CORNER RETAIL (2507 S. GENERAL MCMULLEN RD), AND 2,460± SF OFFICE BUILDING (3311 ROSELAWN RD)

PRIME LOCATION JUST 1.3± MILES FROM US-90, SURROUNDED BY MAJOR EMPLOYERS AND ESTABLISHED RESIDENTIAL NEIGHBORHOODS

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PROPERTY PHOTOS | 2423 JAMAR ST



PROPERTY OVERVIEW - 3311 ROSELAWN RD

PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell 3311 Roselawn Road, a 2,460± SF office building situated on a 0.64± acre corner lot in San Antonio. Zoned O-2, the property is well suited for professional office, medical, or service-oriented uses and features a functional interior layout. The site includes a large, fenced parking area with approximately 30 on-site spaces, a rare offering for an office property of this size. The lot provides strong visibility and access with approximately 88 linear feet of frontage along Roselawn Road and 180 linear feet along Gorham Drive. Utilities including water, sewer, and electricity are available on site. Located just off S. General McMullen Drive and approximately 1.3± miles from US-90, the property benefits from excellent accessibility and is surrounded by multiple apartment communities supporting a strong daytime and residential population. The site is also positioned near Port San Antonio, home to over 80 organizations across aerospace, defense, logistics, manufacturing, and government sectors, including Boeing, StandardAero, Knight Aerospace, CACI, Booz Allen Hamilton, and Northrop Grumman. Nearby landmarks include the Kelly Field Historic District, Edgewood Veterans Stadium, and Kennedy High School, located directly across the street. In addition, several adjacent and nearby properties are also available, including 2415 Jamar Street (3,222± SF former restaurant with drive-thru), 2423 Jamar Street (5,090± SF retail building on a hard-corner lot), and 2507 S. General McMullen Road (4,340± SF hard-corner retail space), creating a compelling opportunity for assemblage, campus-style occupancy, or expanded investment holdings.

PROPERTY INFORMATION

LOT SIZE

27,805± SF

FRONTAGE:

420± LF ON JAMAR BLVD

ZONING

O-2

BUILDING:

2,460± SF

PROPERTY HIGHLIGHTS

2,460± SF OFFICE BUILDING LOCATED ON A 0.64± ACRE CORNER LOT, ZONED O-2, PROVIDING FLEXIBILITY FOR PROFESSIONAL OR ADMINISTRATIVE USERS

PROXIMITY TO PORT SAN ANTONIO, WITH 80+ ORGANIZATIONS SPANNING AEROSPACE, DEFENSE, ADVANCED MANUFACTURING, LOGISTICS, AND GOVERNMENT SERVICES, INCLUDING BOOZ ALLEN HAMILTON, CACI, NORTHROP GRUMMAN, AND KNIGHT AEROSPACE

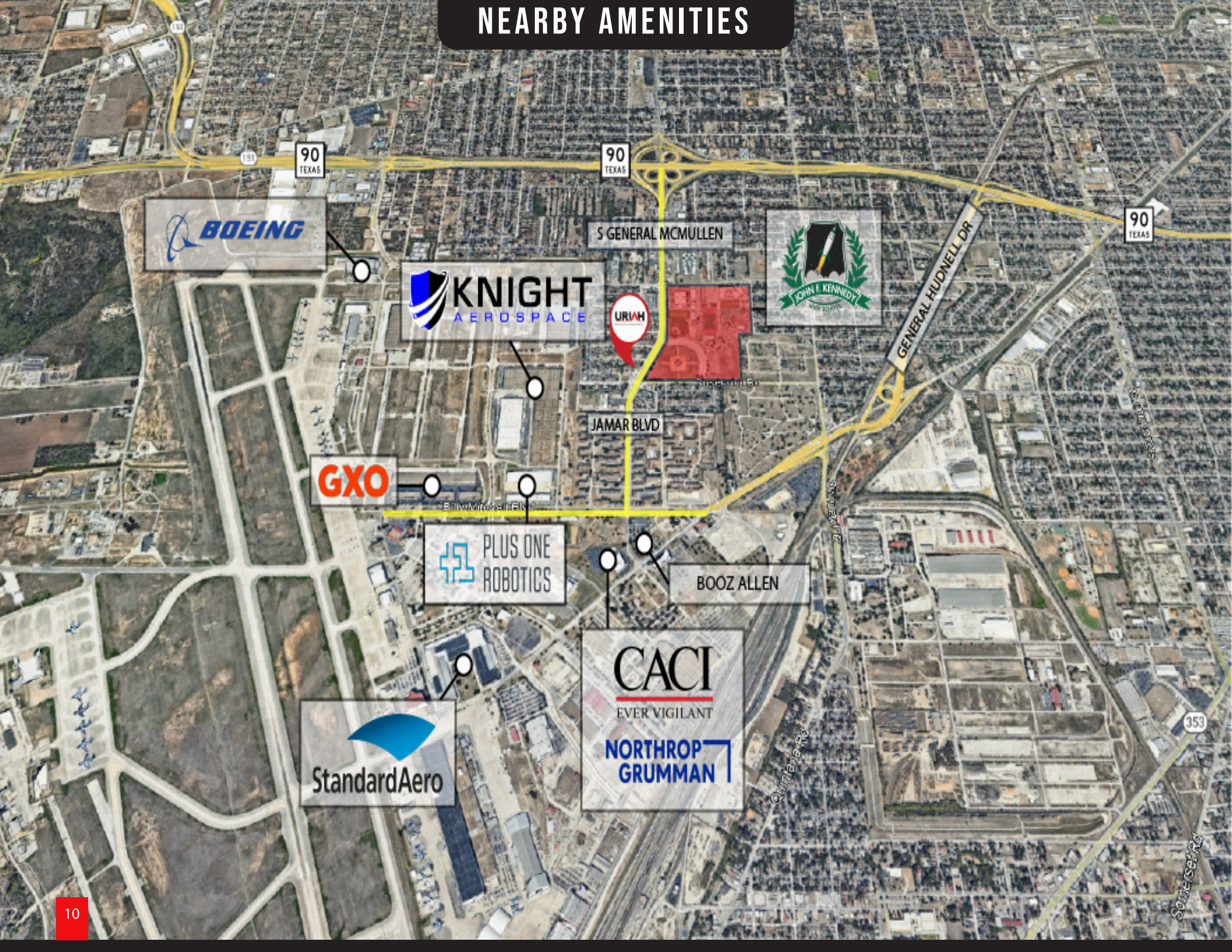
ASSEMBLAGE OPPORTUNITY WITH MULTIPLE ADJACENT PROPERTIES AVAILABLE, INCLUDING 3,222± SF FORMER RESTAURANT WITH DRIVE-THRU (2415 JAMAR ST), 5,090± SF HARD-CORNER RETAIL BUILDING (2423 JAMAR ST), AND 4,340± SF HARD-CORNER RETAIL (2507 S. GENERAL MCMULLEN RD)

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PROPERTY PHOTOS | 3311 ROSELAWN RD



NEARBY AMENITIES



JAMAR BLVD PORTFOLIO

SAN ANTONIO, TX

OFFERING MEMORANDUM

CONTACT:

URI URIAH

Broker

M: (210) 315.8885

Uri@UriahRealEstate.com

URIAH
REAL ESTATE ORGANIZATION LLC

11/2/2015



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.

Uriah Real Estate Organization

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Uri Uriah

Designated Broker of Firm

Uri Uriah

Licensed Supervisor of Sales Agent/
Associate

Uri Uriah

Sales Agent/Associate's Name

9002555

License No.

uri@uriahrealestate.com

Email

(830)600-LAND

Phone

604991

License No.

uri@uriahrealestate.com

Email

(512)960-0747

Phone

604991

License No.

uri@uriahrealestate.com

Email

(512)960-0747

Phone

604991

License No.

uri@uriahrealestate.com

Email

(512)960-0747

Phone

3/11/2025 3/11/2025

Buyer/Tenant/Seller/Landlord-Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov