

FOR SALE

7307 W HAUSMAN RD

SAN ANTONIO, TX

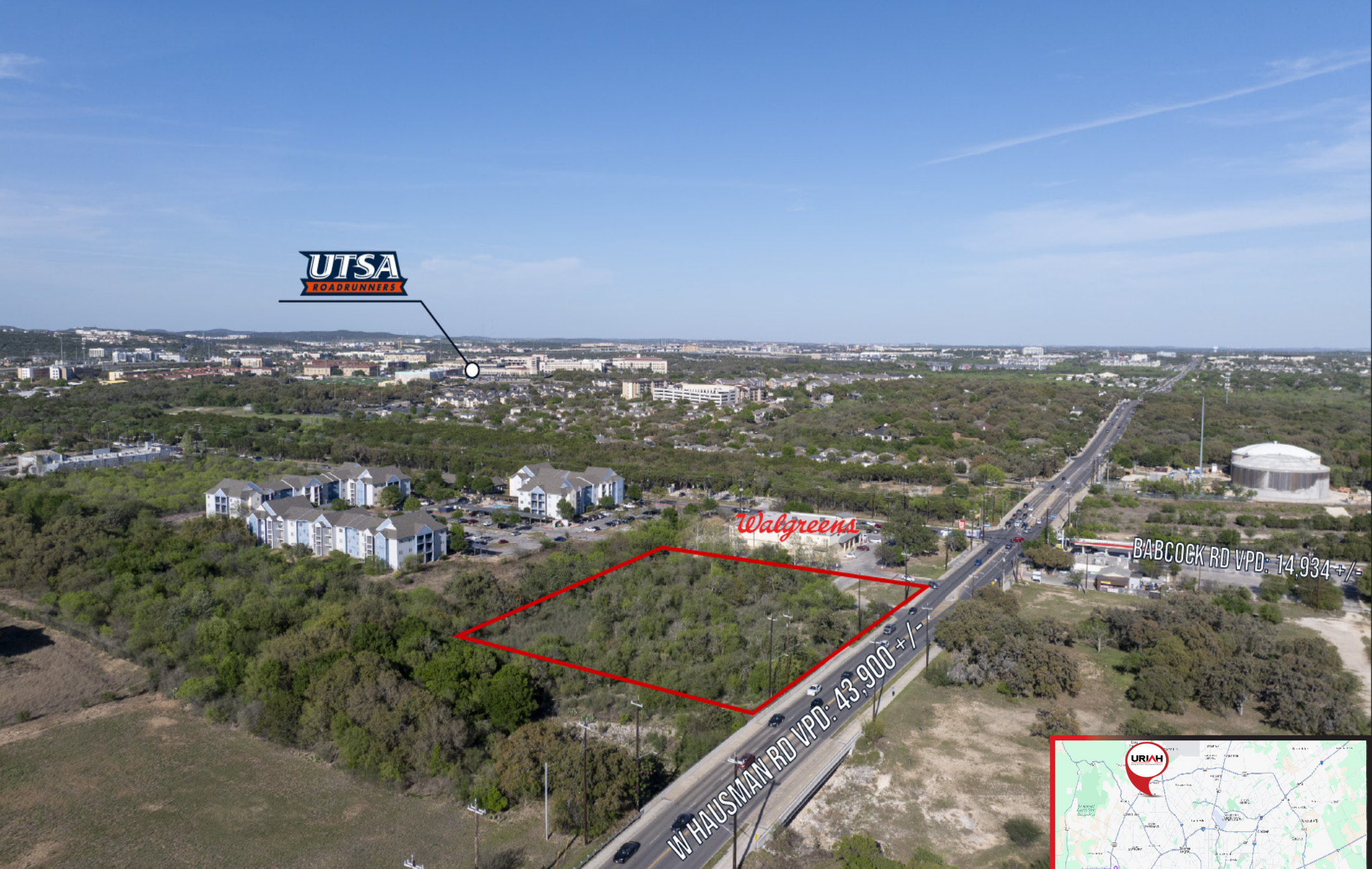
OFFERING MEMORANDUM



Walgreens

BABCOCK RD VPD: 14,934 +/-

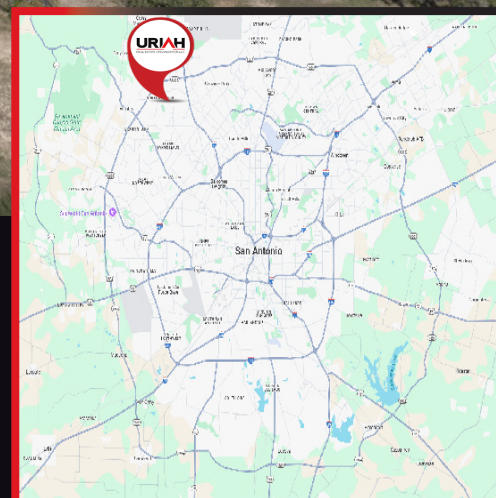
W HAUSMAN RD VPD: 43,900 +/-



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BABCOCK RD VPD: 14,934 +/-

Walgreens



RICARDO PENA

VP of Investment Sales

M: (210) 781.3777

Ricardo@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 - 7307 W HAUSMAN RD

PROPERTY SUMMARY

This ±3.30-acre tract (±2.45 usable acres) presents a prime development opportunity in one of San Antonio's most active areas. Strategically positioned just ±0.8 miles (approximately a 2-minute drive) from University of Texas at San Antonio (UTSA), the property benefits from strong surrounding density, including multiple student housing communities, established apartment complexes, and nearby residential neighborhoods. The site offers approximately 425 linear feet of frontage along W Hausman Rd, with traffic counts of ±43,900 vehicles per day, ensuring excellent exposure and traffic for a variety of commercial or mixed-use developments. Additionally, the property is just a short ±6-minute drive from The Shops at La Cantera and Six Flags Fiesta Texas, placing it near some of the area's top retail and entertainment destinations.

PROPERTY INFORMATION

LOT SIZE

TOTAL: 3.11 +/- AC
USABLE: 2.45 +/- AC

UTILITIES

WATER, SEWER, & ELECTRIC

ZONING

C-3

FRONTAGE

250 +/- LINEAR FT ON
W HAUSMAN RD

PROPERTY HIGHLIGHTS

PRIME LOCATION ±0.8 MILES FROM UNIVERSITY OF TEXAS AT SAN ANTONIO (UTSA) WITH STRONG STUDENT HOUSING NEARBY

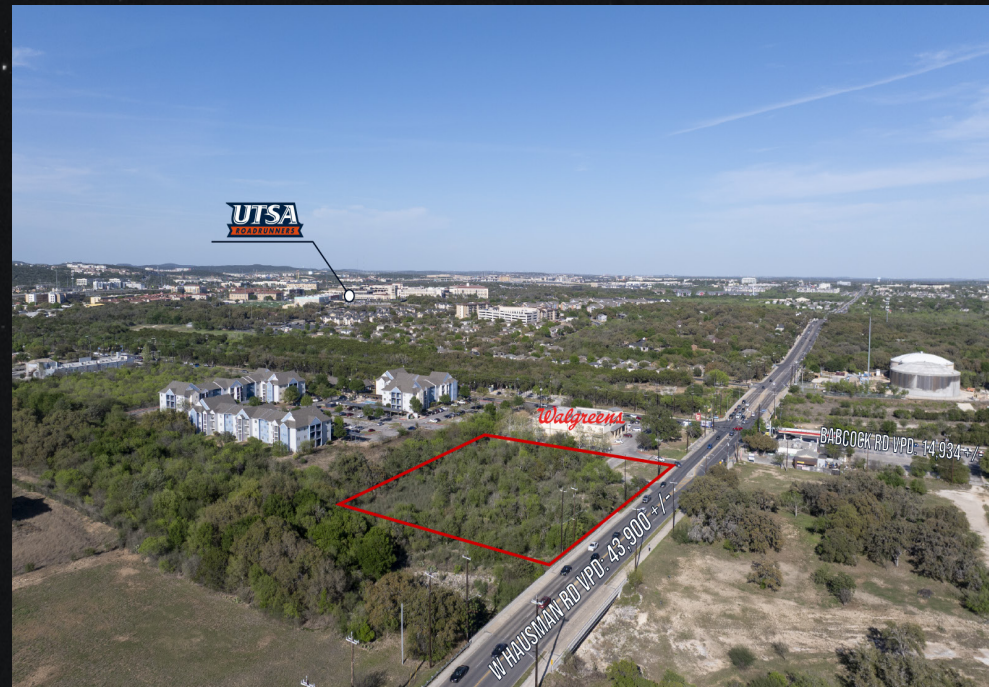
±43,900 VPD ON HAUSMAN RD

PLATTED LOT WITH WATER AND SEWER UTILITIES AVAILABLE ON-SITE

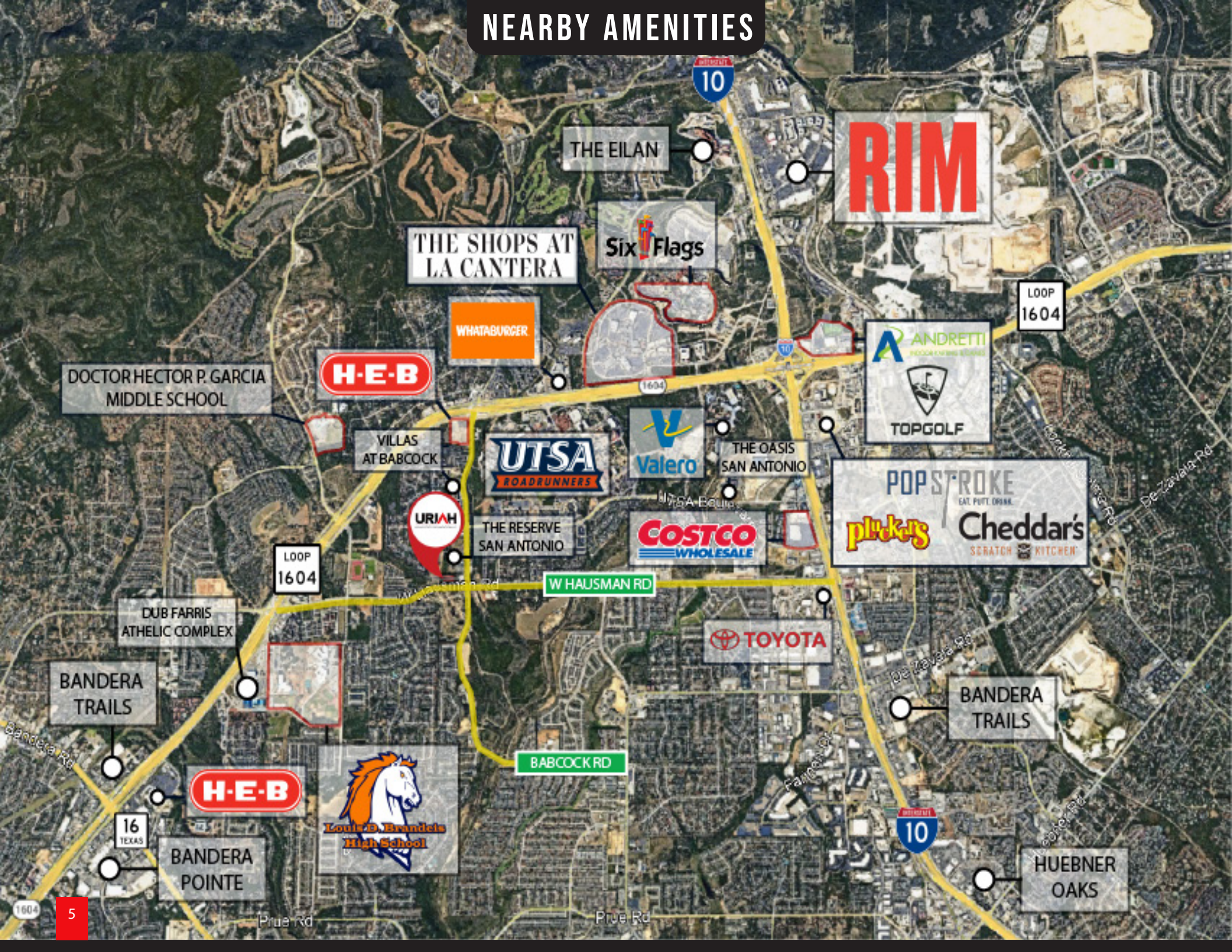
WITHIN CLOSE PROXIMITY TO THE SHOPS AT LA CANTERA AND SIX FLAGS FIESTA TEXAS, WHICH ATTRACTS APPROXIMATELY 2.8 MILLION VISITORS ANNUALLY

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PROPERTY PHOTOS | 7307 W HAUSMAN RD



NEARBY AMENITIES



RIM

THE EILAN

THE SHOPS AT LA CANTERA

Six Flags

WHATABURGER

H-E-B

DOCTOR HECTOR P. GARCIA MIDDLE SCHOOL

ANDRETTI
TOPGOLF

LOOP 1604

VILLAS AT BABCOCK

UTSA ROADRUNNERS

Valero

THE OASIS SAN ANTONIO

POPSTROKE
Cheddar's
SCRATCH KITCHEN

URIAH

THE RESERVE SAN ANTONIO

COSTCO WHOLESALE

LOOP 1604

W HAUSMAN RD

DUB FARRIS ATHLETIC COMPLEX

TOYOTA

BANDERA TRAILS

BANDERA TRAILS

H-E-B

Louis B. Brandeis High School

BABCOCK RD

16 TEXAS

BANDERA POINTE

10

HUEBNER OAKS

UTILITIES VIEW



PLAT LAYOUT



LOCATION MAP
NOT TO SCALE

LEGEND

AC	ADDRESS	VOL.	VOLUME
BLK	BLOCK	PG.	PARAGRAPH
DRN.	DRAINAGE AND PLAT RECORDS	ROW	RIGHT-OF-WAY
STZ	STATE ZONING JURISDICTION	+	ADJUTIVE BEARING
FRS	FINISHED FLOOR ELEVATION	●	ROUND 1/2" IRON ROD (UNLESS NOTED OTHERWISE)
NCR	NEW CITY BLOCK	○	SET 1/2" IRON ROD (PD)
OPR.	OFFICIAL PUBLIC RECORDS	○	SET 1/2" IRON ROD (PD)-ROW
	OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS		
---	1140	---	EXISTING CONTOURS
---	1140	---	PROPOSED CONTOURS

- ① 14 GA. ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
- ② VARIABLE WIDTH PERMISSIBLE DRAINAGE EASEMENT
- ③ 2 ROW DESIGNATION FOR STREET (WIDE) (0.020 AC)
- ④ PERMISSIBLE EASEMENT WATER & SANITARY SEWER (PARCEL: P11-043, 0.017 AC) VOL. 1855, PG. 188, C.P.R.
- ⑤ VARIABLE WIDTH PERMISSIBLE SANITARY SEWER EASEMENT (PARCEL: P11-043, 0.017 AC) VOL. 1855, PG. 188, C.P.R.
- ⑥ PERMISSIBLE WATER EASEMENT (PARCEL: P11-043, 0.017 AC) VOL. 1855, PG. 1783, C.P.R.
- ⑦ RECIPROCAL EASEMENT AGREEMENT WITH COVENANTS, CONDITIONS AND RESTRICTIONS (SHARED ACCESS EASEMENT) VOL. 13472, PG. 888, C.P.L.
- ⑧ INGRESS/EGRESS & FIRE LAMP EASEMENT (0.880 OF AN ACRES) VOL. 9698, PG. 7, D.P.R.
- ⑨ 14 GA. ELECTRIC, TELEPHONE & CABLE TV EASEMENT VOL. 9898, PG. 7, D.P.R.
- ⑩ PERMISSIBLE VARIABLE WIDTH DRAINAGE EASEMENT VOL. 9898, PG. 7, D.P.R.
- ⑪ NCB, 1400 TRACT 28 CALLED L-409 ACRES VOL. 17085, PG. 853, C.P.R. VOL. 18295, PG. 1894, C.P.R. CITY OF SAN ANTONIO
- ⑫ LOT 1, BLK 13, NCB 16880 THE PLACE AT BABCOCK/HAUSMAN VOL. 9898, PG. 7, D.P.R.

LINE #	BEARING	LENGTH
11	S24°11'29"W	77.02'

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT, TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNITED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY PAPE-DAWSON ENGINEERS, INC.

FOR RECORD: THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR REPRODUCED AS A FINAL PUBLIC DOCUMENT.

REGISTERED PROFESSIONAL LAND SURVEYOR

CPS/SAWS/COSA UTILITY:

1. THE CITY OF SAN ANTONIO IS PART OF ITS ELECTRICITY DELIVERY SYSTEM (SAWS) AND IS RESPONSIBLE FOR THE PROVISION OF SERVICE TO THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO IS RESPONSIBLE FOR THE PROVISION OF SERVICE TO THE CITY OF SAN ANTONIO. THE CITY OF SAN ANTONIO IS RESPONSIBLE FOR THE PROVISION OF SERVICE TO THE CITY OF SAN ANTONIO.

CLEAR VISION:

CLEAR VISION AREAS MUST BE FREE OF VISUAL OBSTRUCTIONS IN ACCORDANCE WITH THE AMERICAN ASSOCIATION OF STATE HIGHWAY AND TRANSPORTATION OFFICIALS (AASHTO) POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS, OR LATEST REVISION THEREOF, PER USDOT 360-36-4.

INGRESS/EGRESS:

NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTIONS SHALL BE PLACED WITHIN THE LIMITS OF THE INGRESS/EGRESS EASEMENT SHOWN ON THIS PLAT.

EDWARDS RECHARGE ZONE:

THIS SUBDIVISION IS WITHIN THE EDWARDS AQUIFER ZONE. DEVELOPMENT WITHIN THIS SUBDIVISION IS SUBJECT TO CHAPTER 34, ARTICLE VI, SECTIONS 9 OF THE SAN ANTONIO CITY CODE ENTITLED "AQUIFER RECHARGE ZONE AND WATER-BED PROTECTION" OR LATEST REVISIONS THEREOF.

SAWS WASTEWATER EDU:

THE NUMBERS OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU) FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

FIRE:

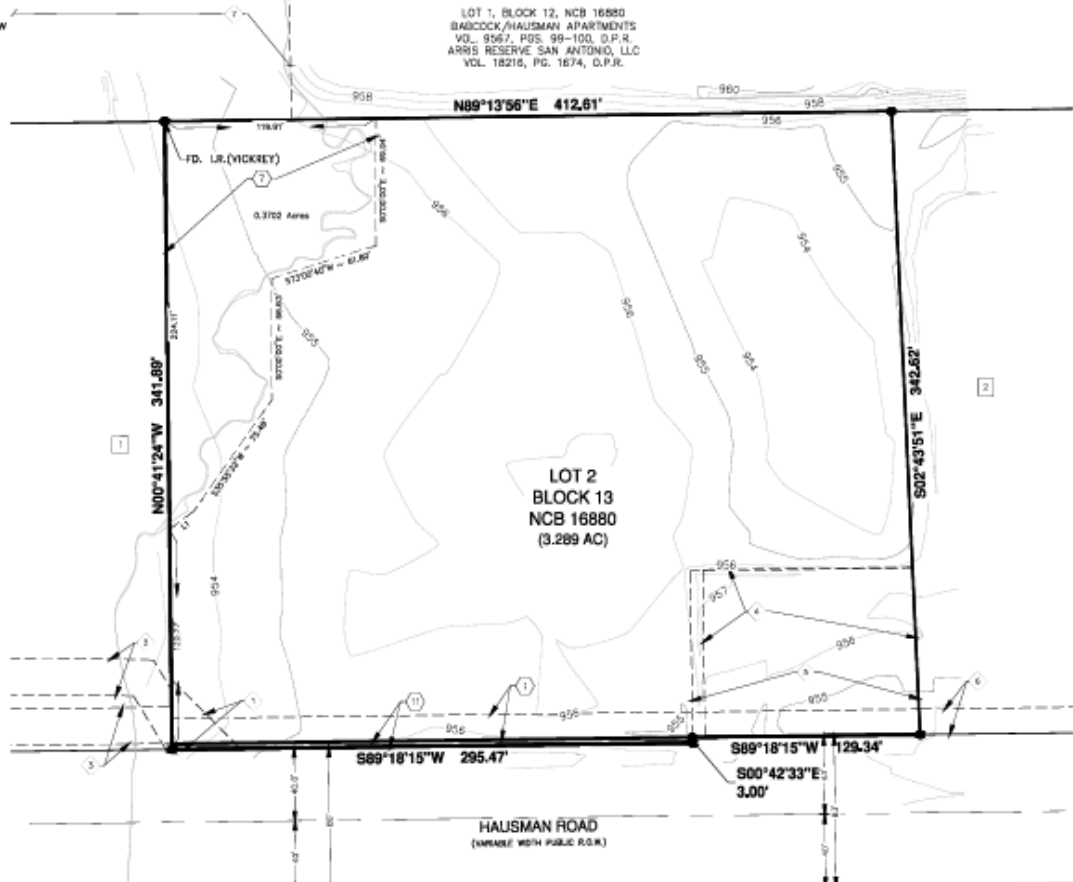
INGRESS AND EGRESS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS FOR ASSOCIATE FIRE DEPARTMENT VEHICLE ACCESS FOR THE CITY OF SAN ANTONIO FIRE PREVENTION CODE. ANY CROSS ACCESS SHALL NOT BE BLOCKED NOR MAY THIS NOTE BE REMOVED FROM THE PLAT WITHOUT WRITTEN PERMISSION FROM THE CITY OF SAN ANTONIO DIRECTOR OF DEVELOPMENT SERVICES AND THE SAN ANTONIO FIRE DEPARTMENT FIRE MARSHAL.

DRAINAGE EASEMENT ENCROACHMENTS:

NO STRUCTURE, FENCE, WALL, OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF ACCENTUATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF TDC OR DIRECTOR OF PUBLIC WORKS, THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANITORY ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

NON-RESIDENTIAL FINISHED FLOOR ELEVATION - CITY ONLY

FINISHED FLOOR ELEVATIONS FOR NON-RESIDENTIAL STRUCTURES SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOD ELEVATION OF THE REGULATORY FLOODPLAIN (CITY OF SAN ANTONIO ULTIMATE DEVELOPMENT FLOODPLAIN). THE LOWEST ADJACENT GRADE SHALL BE AT OR ABOVE THE BASE FLOOD ELEVATION. FLOODPROOFING MAY BE ALLOWED IF ELUIMATED THE STRUCTURE IS NOT FEASIBLE, IF APPROVED BY THE FLOODPLAIN ADMINISTRATOR OF THE CITY OF SAN ANTONIO.



PLAT NO. 22-11800727
SUBDIVISION PLAT
OF
W. HAUSMAN COMMERCIAL

BEING A TOTAL OF 3.289 ACRES TRACT OF LAND, BEING BLK 13 LOT 1 NCB 16880, OUT OF A 7.0 ACRES TRACT OF LAND RECORDED IN VOLUME 7011, PAGE 1887 OF THE OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS, OUT OF THE ANGLICO PUBLIC SURVEY NUMBER 28, ABSTRACT 1/4, COUNTY BLOCK 4768, IN NEW CITY BLOCK 14865, IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.



PAPE-DAWSON ENGINEERS

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
808 NW LOOP 410 | SAN ANTONIO, TX 78215 | 210.378.8608
1876 FIVE POINTS AVENUE, SUITE 100 | FORT WORTH, TEXAS 76104
DATE OF PREPARATION: December 07, 2022

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DECLARES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

OWNER/DEVELOPER: MICHAEL MAJORS
503 DETERRED ST.
HOUSTON, TX 77007
(713) 368-8680

STATE OF TEXAS
COUNTY OF WARRIOR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED MICHAEL MAJORS KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GAVE UNDER MY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, A.D. 20____.

NOTARY PUBLIC, WARRIOR COUNTY, TEXAS

THIS PLAT OF W. HAUSMAN COMMERCIAL HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, BE HEREBY APPROVED IN ACCORDANCE WITH THE CITY OF SAN ANTONIO LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTIONS HAVE BEEN GRANTED.

DATED THIS _____ DAY OF _____, A.D. 20____.
BY _____
DIRECTOR OF DEVELOPMENT SERVICES

SUBDIVISION PLAT NAME HERE
Cvrl-Job No. 12510-02 - Survey Job No. 9102-22

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SAN ANTONIO, TX

OFFERING MEMORANDUM

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URIAH
REAL ESTATE ORGANIZATION LLC

