

2402 E Houston St



EXCLUSIVELY MARKETING BY

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URIAH
REAL ESTATE ORGANIZATION LLC

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San Antonio, Texas

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EXECUTIVE SUMMARY

Uriah Real Estate Organization has been exclusively retained to market and lease 2402 E Houston located on the hard corner of N Gevers St. Discover a prime leasing opportunity situated just a short drive from vibrant Downtown San Antonio. This property boasts a hard corner location, offering exceptional visibility in a high-traffic area. Ideally positioned near the AT&T Center, it captures the energy and footfall of the center's numerous events and visitors. A perfect spot for businesses seeking high exposure and easy access in a bustling part of the city.



PROPERTY DETAILS

ASKING PRICE:

CONTACT BROKER

LAND SIZE:

.43 +/- ACRES

BUILDING SIZE:

18,750 +/- SQFT

10,010 +/- SQFT

SUITE A 1,365 SQFT

SUITE B 1,300 SQFT

ZONING:

C-2

UTILITIES AVAILABLE:

WATER,SEWER AND ELECTRICAL

FRONTAGE:

152 +/- Linear Feet

DEPTH:

125 +/- Linear Feet

PROPERTY HIGHLIGHTS

- SHORT DRIVE TO DOWNTOWN SAN ANTONIO
- HARD CORNER WITH A LOT OF VISIBILITY
- CLOSE TO AT&T CENTER WHICH ATTRACTS A LOT OF VISITORS

PARKING RATIO:

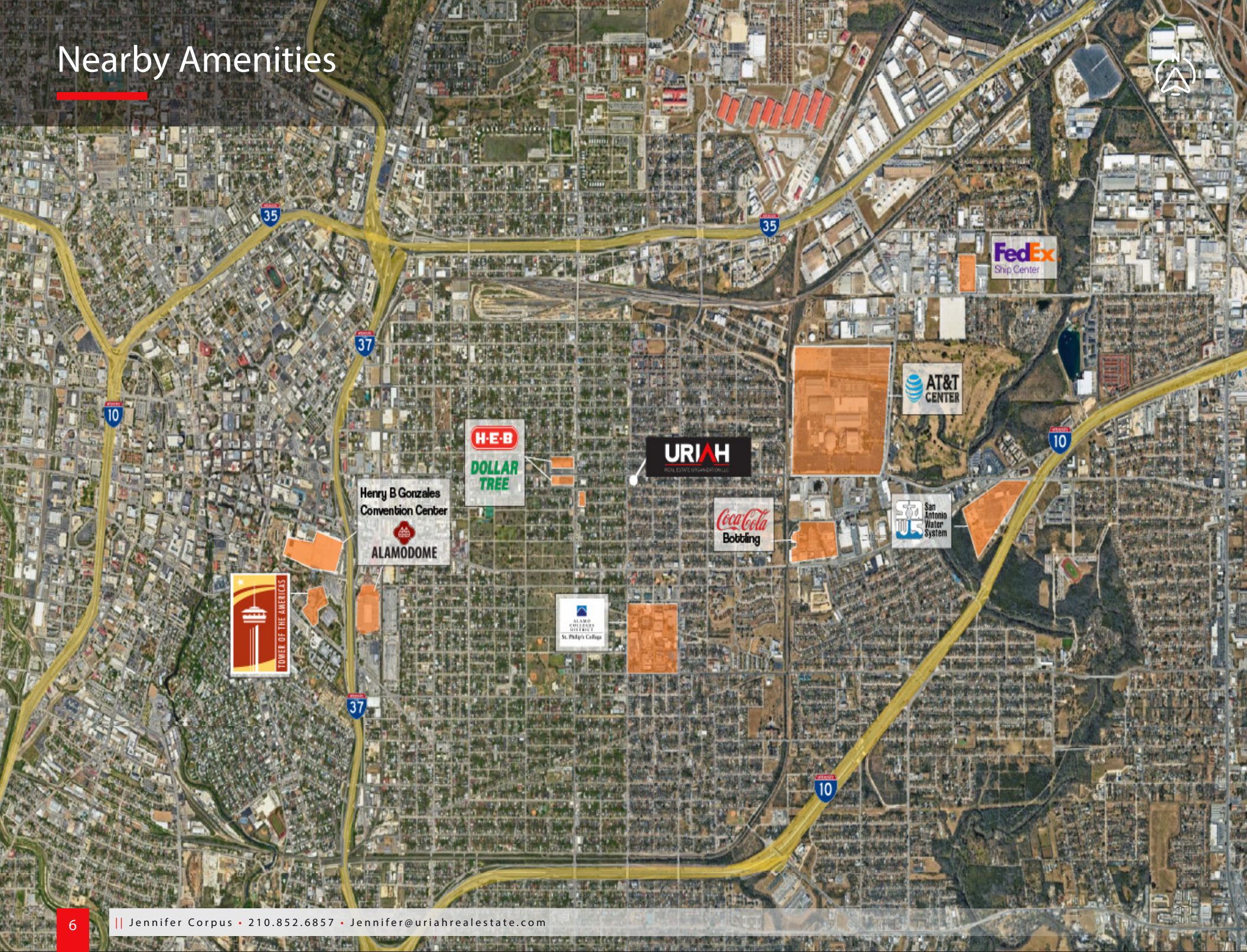
1.14/1,000 SQFT

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Property Photos



Nearby Amenities



An aerial photograph showing a multi-lane road on the left side, bordered by a dense forest of green trees. In the background, a city skyline is visible under a clear sky. A red rectangular overlay is positioned on the left side of the image, containing a large white number '2'.

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MARKET
OVERVIEW

San Antonio, Texas

San Antonio is the seventh most populous city in the U.S. and the second most populous city in the State of Texas, with a population of 1,436,697. The city serves as the seat of Bexar County and is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. The metropolitan area, commonly referred to as Greater San Antonio, has a population of over 2.51 million based on recent estimates. San Antonio has a diversified economy with about a \$96.8 billion metropolitan Gross Domestic Product. This ranks the city fourth among Texas metropolitan areas and 38th in the United States. San Antonio's economy is focused primarily within military, health care, government civil service, financial services, oil and gas, and tourism sectors. San Antonio is a popular tourist destination; over twenty million tourists visit the city and its attractions every year, contributing substantially to the city's economy, primarily due to the Alamo and the River Walk. The Alamo is Texas' top tourist attraction and one of the most popular historic sites in the U.S. SeaWorld, San Antonio's third most popular attraction, is located roughly six miles from the subject property.

Within the past twenty years, San Antonio has become a significant location for American-based call centers and has added a significant automobile manufacturing sector. San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp, USAA, Clear Channel Communications, NuStar Energy and CST Brands, Inc. H-E-B, the 14th largest private company in the United States, is also headquartered in San Antonio. Other companies headquartered in San Antonio include Bill Miller Bar-B-Q Enterprises, Carenet Healthcare Services, Eye Care Centers of America, Frost Bank, Harte-Hanks, Kinetic Concepts, NewTek, Rackspace, Taco Cabana, and Whataburger. Other large companies that operate regional headquarters in the city include Nationwide Mutual Insurance Company, Kohl's, Allstate, Chase Bank, Philips, Wells Fargo, Toyota, Medtronic, Sysco, Caterpillar Inc., AT&T, West Corporation, Citigroup, Boeing, QVC, and Lockheed Martin.

- The city is home to one of the largest concentrations of military bases in the United States, and has become known as "Military City, USA." The city is home to several active military installations: Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base, and Fort Sam Houston. Lackland Air Force Base is the only location for basic training in the Air Force; over 35,000 new recruits go through basic training at Lackland Air Force Base each year. The defense industry in San Antonio employs over 89,000 and provides a \$5.25 billion impact to the city's economy.
- San Antonio hosts over 100,000 students across its 31 higher-education facilities which include the University of Texas at San Antonio, Texas A&M University-San Antonio, and the Alamo Community College District's five colleges.
- San Antonio's population growth ranked 2nd largest in the U.S. in 2019

Local Attractions



THE ALAMO

The Alamo Mission, commonly called the Alamo and originally known as the Misión San Antonio de Valero, is a historic Spanish mission and fortress compound founded in the 18th century by Roman Catholic missionaries in what is now San Antonio, Texas.

NATURAL BRIDGE CAVERNS

The caverns were discovered just before the turn of the twentieth century and opened to the public in 1977, descend more than 34 stories deep within the Earth to get to the magnificent natural display.



MISSION TRAIL

National Historical Park and part of a UNESCO World Heritage Site preserving four of the five Spanish frontier missions in San Antonio, Texas, USA.

Demographics

Population

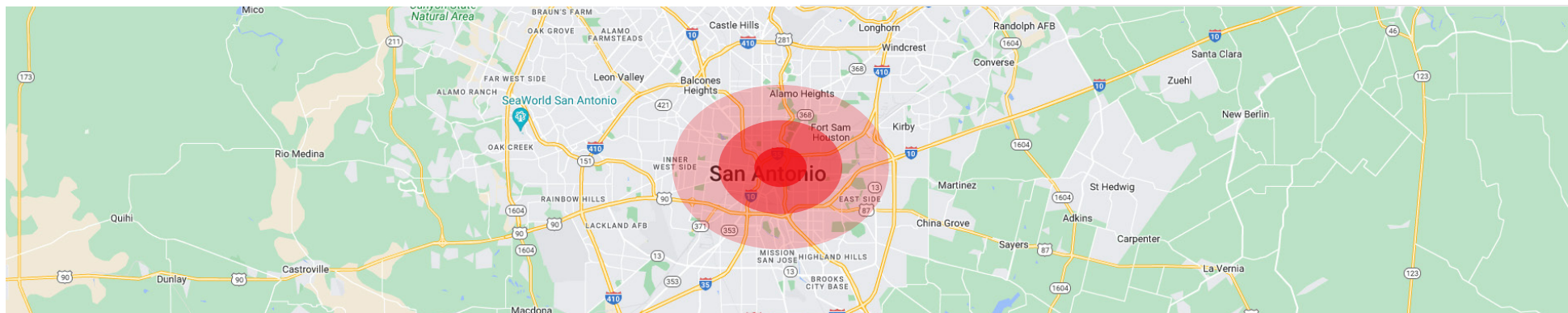
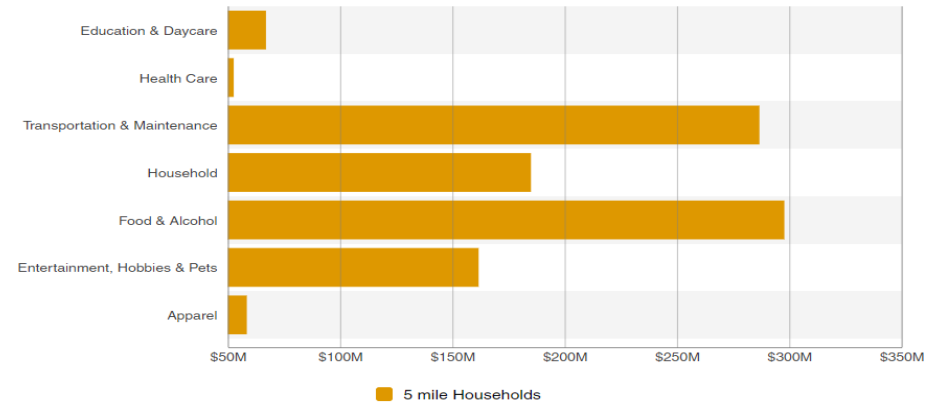
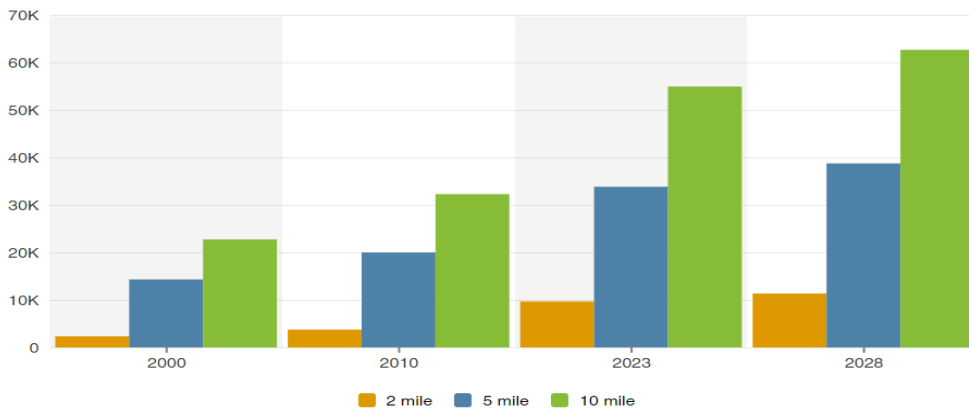
	2 mile	5 mile	10 mile
2010 Population	10,545	54,070	89,315
2023 Population	26,521	89,265	148,879
2028 Population Projection	31,072	101,996	169,379
Annual Growth 2010-2023	11.7%	5.0%	5.1%
Annual Growth 2023-2028	3.4%	2.9%	2.8%
Median Age	36.2	38	38.9
Bachelor's Degree or Higher	23%	27%	29%
U.S. Armed Forces	3	145	364

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$84,685	\$95,657	\$104,153
Median Household Income	\$67,500	\$75,589	\$82,771
< \$25,000	791	4,079	5,927
\$25,000 - 50,000	2,445	6,933	9,893
\$50,000 - 75,000	1,978	5,761	8,938
\$75,000 - 100,000	2,358	5,792	8,700
\$100,000 - 125,000	449	3,060	5,730
\$125,000 - 150,000	495	2,380	4,603
\$150,000 - 200,000	648	3,025	5,687
\$200,000+	517	2,789	5,447

Households

Consumer Spending



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