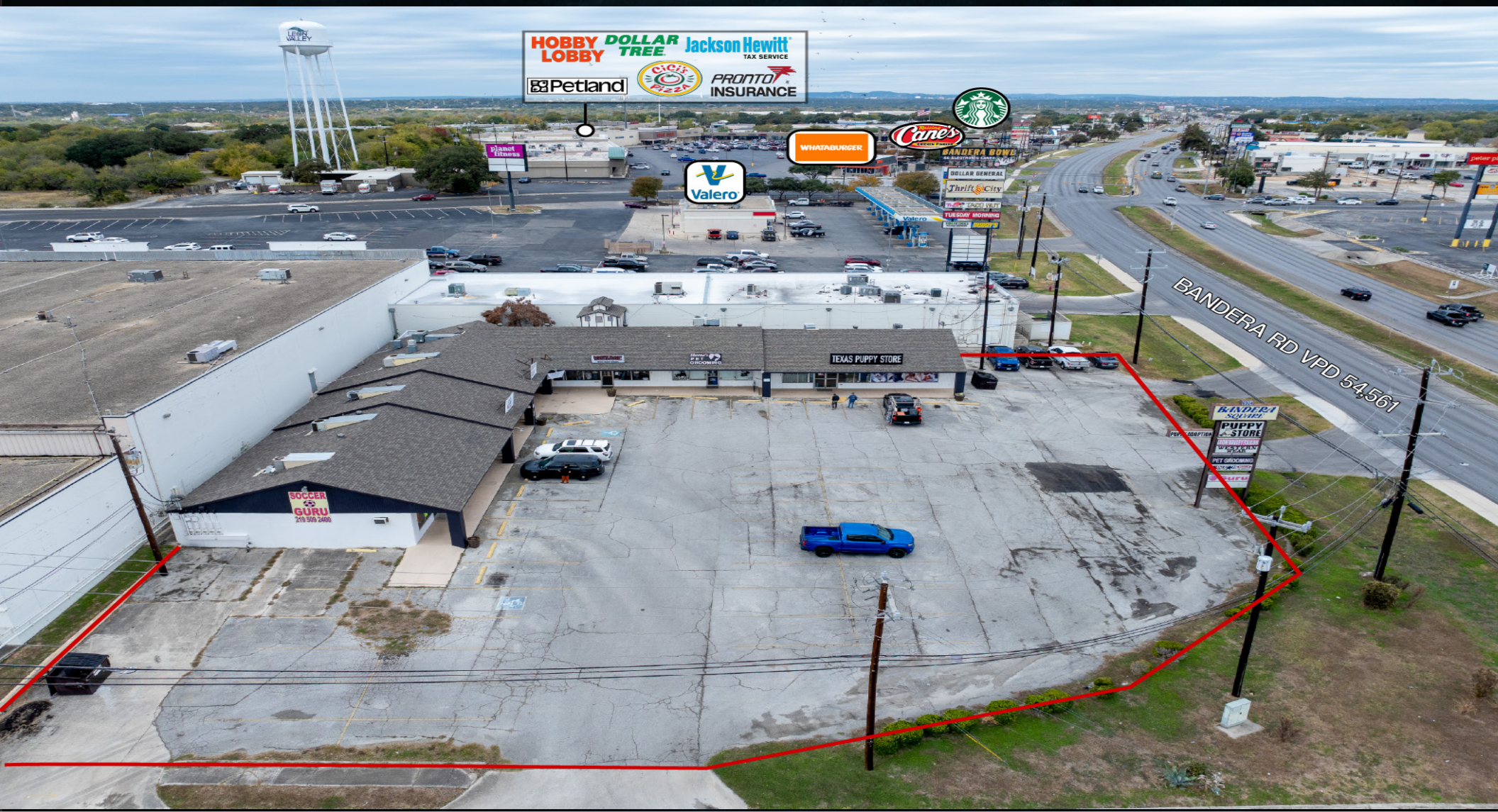


FOR LEASE

6904 BANDERA RD

SAN ANTONIO, TX

OFFERING MEMORANDUM



CONTACTS:

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URIAH

REAL ESTATE ORGANIZATION LLC

URIAHREALESTATE.COM



PROPERTY PHOTOS



PROPERTY OVERVIEW

PROPERTY SUMMARY

Located at 6904 Bandera Rd, this retail center offers an excellent opportunity for businesses seeking a high-visibility location with 54,561 vehicles per day (VPD). Situated near a major retail intersection in Leon Valley, this center is undergoing remodeling to provide updated and versatile spaces. With multiple units available for lease, the property is ideal for a variety of business types, offering prime exposure and proximity to a thriving commercial hub. Don't miss this chance to establish or expand your business in a growing area with heavy traffic flow and strong market demand.

PROPERTY SUMMARY

ASKING PRICE:

CONTACT BROKER

ZONING:

B-2

UNITS AVAILABLE:

CONTACT BROKER

FRONTAGE:

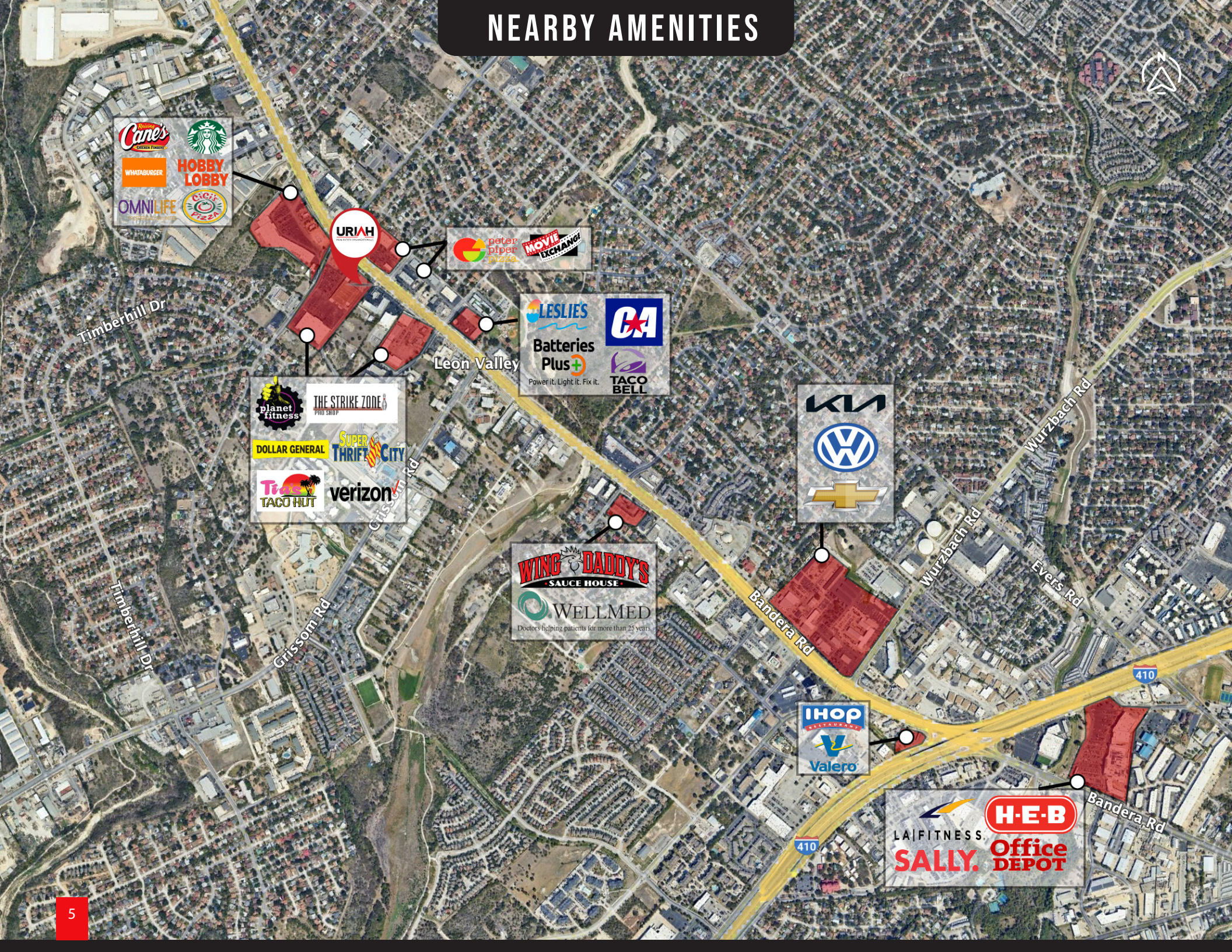
494 +/- Linear Feet On Bandera Rd
201 +/- Linear Feet On Sawyer Rd

PROPERTY HIGHLIGHTS

- HIGH TRAFFIC LOCATION: POSITIONED ON BANDERA RD WITH AN IMPRESSIVE 54,561 VEHICLES PER DAY (VPD).
- PRIME RETAIL INTERSECTION: LOCATED NEAR A MAJOR RETAIL HUB IN THE HEART OF LEON VALLEY.
- MULTIPLE UNITS AVAILABLE: FLEXIBLE SPACES TO ACCOMMODATE A VARIETY OF BUSINESS TYPES.
- UNDERGOING REMODELING: UPGRADED FACILITIES TO ENHANCE FUNCTIONALITY AND APPEAL FOR TENANTS.

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.

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.



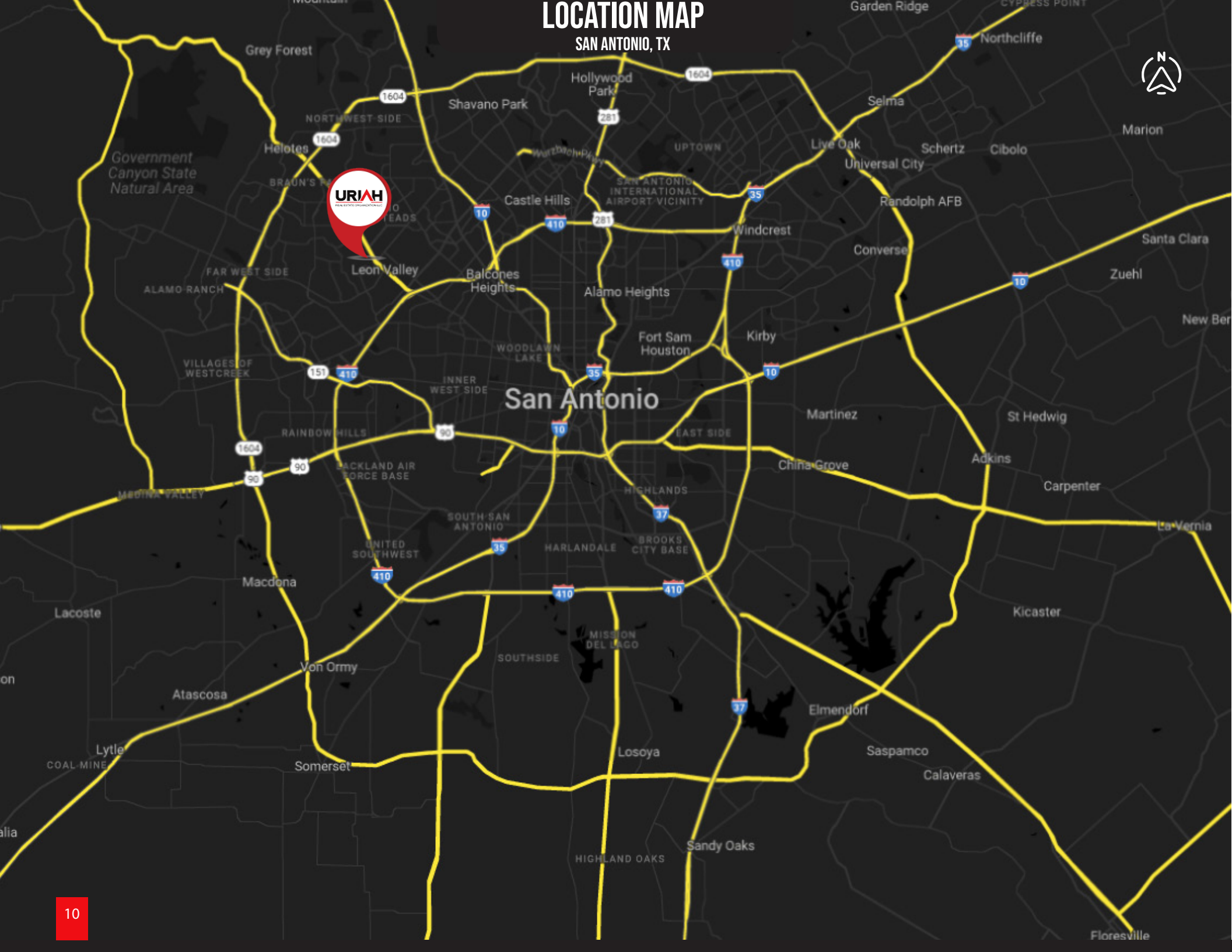
DRIVE TIME

TEXAS MAP



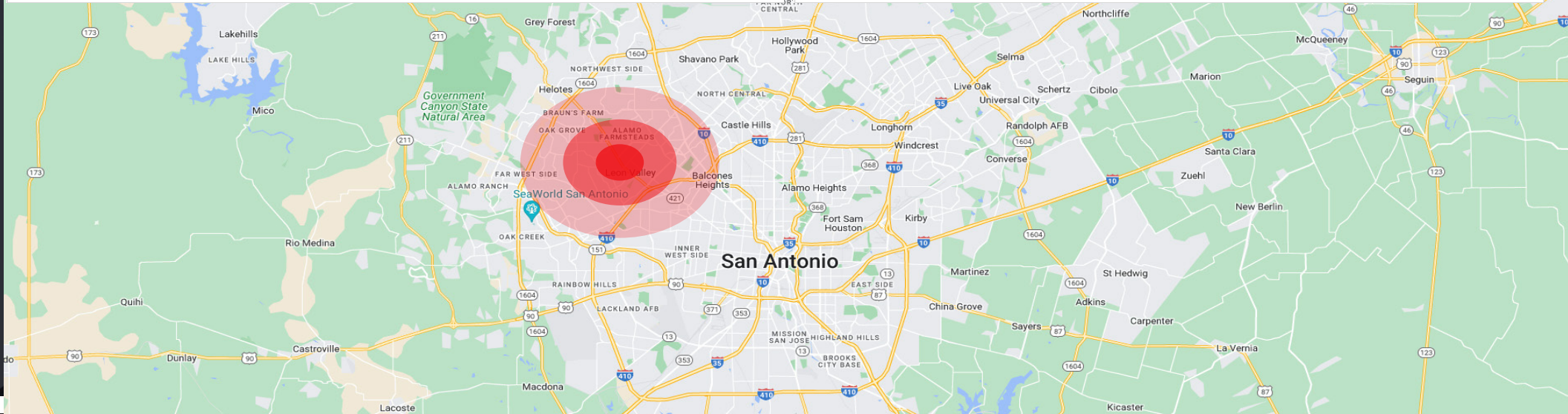
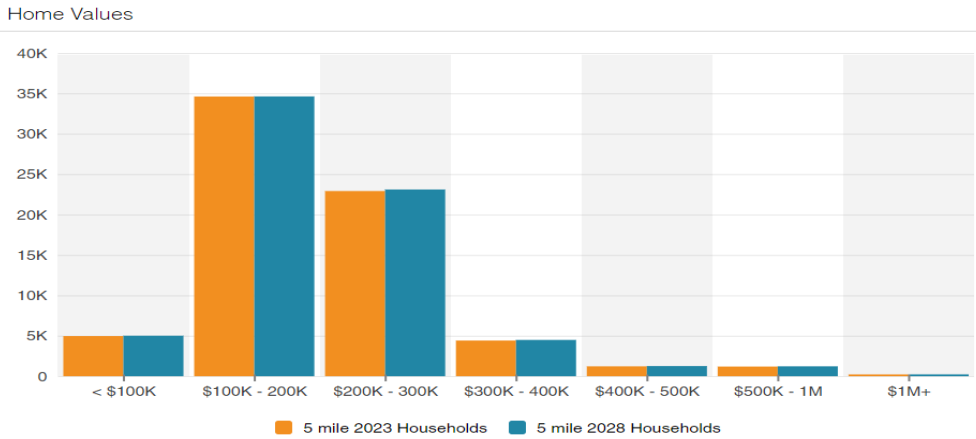
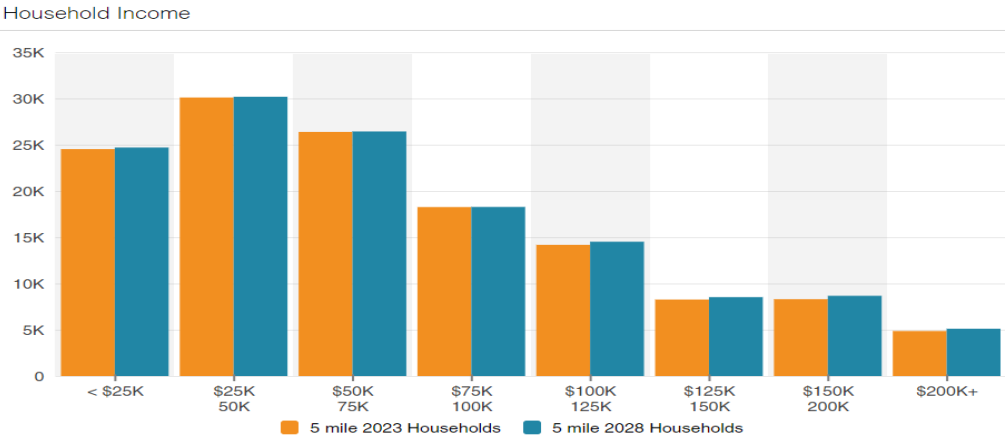
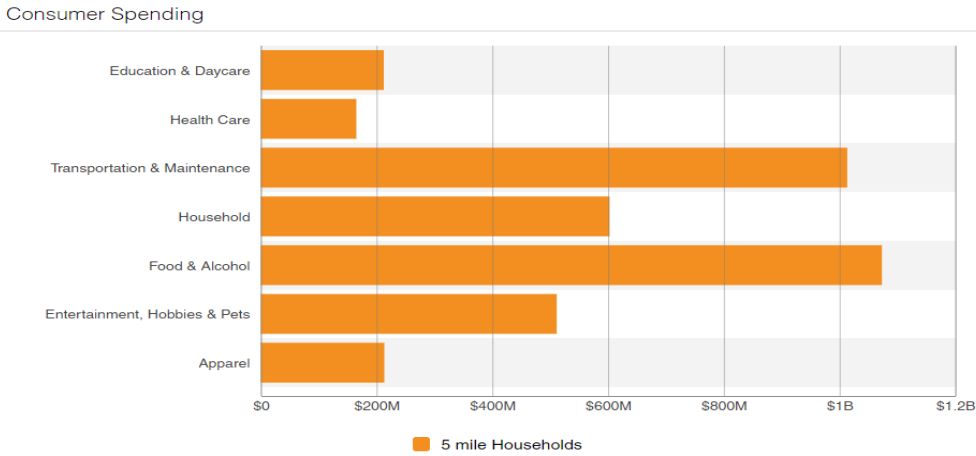
LOCATION MAP

SAN ANTONIO, TX



LOCAL DEMOGRAPHICS

	2 mile	5 mile	10 mile
2010 Population	48,053	318,398	850,102
2023 Population	49,131	348,934	985,994
2028 Population Projection	49,112	352,555	1,004,503
Annual Growth 2010-2023	0.2%	0.7%	1.2%
Annual Growth 2023-2028	0%	0.2%	0.4%
Median Age	37.5	34.6	34.8
Bachelor's Degree or Higher	33%	31%	29%
U.S. Armed Forces	229	1,877	12,921



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