

FOR SALE

US HWY 281

SAN ANTONIO, TX

OFFERING MEMORANDUM



SITE

HWY 281 N VPD 46,989

URIAH
REAL ESTATE ORGANIZATION LLC

EXCLUSIVELY MARKETED BY:

RICARDO PENA

Vice President Of Investment Sales
Mobile (210.781.3777)
Ricardo@uriahrealestate.com

JENNIFER CORPUS

Investment Specialist
Mobile (210.852.6857)
Jennifer@uriahrealestate.com

BROKER OF RECORD:

URI URIAH

Broker of Record
Mobile (210.315.8885)
Uri@uriahrealestate.com



URIAH
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URIAHREALSTATE.COM



PROPERTY PHOTOS



PROPERTY PHOTOS



SITE

281

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PROPERTY PHOTOS

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SITE

PROPERTY OVERVIEW

PROPERTY SUMMARY

This 2.85-acre commercial property, zoned C-2 and located within the highly-regarded Comal ISD, offers a versatile opportunity for a variety of developments. Its zoning allows for retail, office, or mixed-use projects, making it ideal for businesses seeking to establish a presence in a growing and vibrant community. The property is strategically positioned with excellent accessibility to major highways, ensuring high visibility and steady traffic from nearby residential neighborhoods. The expansive lot provides ample space for creative development, whether for retail centers, office complexes, or a combination of uses. With the surrounding area experiencing significant growth, this property stands as a prime investment opportunity for developers looking to capitalize on the increasing demand for commercial services in the region.

PROPERTY SUMMARY

LEASE RATE:	CONTACT BROKER
LAND SIZE:	2.8507 AC 124,176.49 SQFT
FRONTAGE: WIDTH:	241 +/- Linear Feet on HWY 281 443 +/- Linear Feet
ZONING:	C-2

PROPERTY HIGHLIGHTS

- PRIME LOCATION: POSITIONED IN THE HIGHLY-REGARDED COMAL ISD, ENSURING PROXIMITY TO A GROWING AND VIBRANT COMMUNITY.
- ZONING FLEXIBILITY: ZONED C-2, ALLOWING FOR RETAIL, OFFICE, OR MIXED-USE DEVELOPMENTS, OFFERING VERSATILE BUSINESS OPPORTUNITIES.
- EXCELLENT ACCESSIBILITY: CLOSE TO MAJOR HIGHWAYS, PROVIDING HIGH VISIBILITY AND STEADY TRAFFIC FROM NEARBY RESIDENTIAL NEIGHBORHOODS.

UTILITIES

- NOTES:**
1. PROPERTY BOUNDARY SHOWN IS FROM BOAD PARCELS AND WAS NOT ESTABLISHED FROM A FIELD VERIFIED SURVEY.
 2. THE ACCURACY OF BOAD PARCELS IS NOT KNOWN AND A FIELD VERIFIED SURVEY WILL BE NEEDED PRIOR TO FINALIZING ANY SITE PLAN.
 3. CONTOURS SHOWN ARE FROM SARA LEAKR AND WAS NOT ESTABLISHED FROM A FIELD VERIFIED SURVEY.
 4. THE ACCURACY OF LEAKR IS NOT KNOWN AND A FIELD VERIFIED SURVEY WILL BE NEEDED PRIOR TO FINALIZING ANY SITE PLAN.
 5. SEWER AND WATER MAINS ARE FROM SAWS GIS DATA AND HAVE NOT BEEN FIELD VERIFIED. THE ACCURACY OF DATA IS NOT KNOWN AND A FIELD VERIFIED SURVEY WILL BE NEEDED PRIOR TO VERIFY.

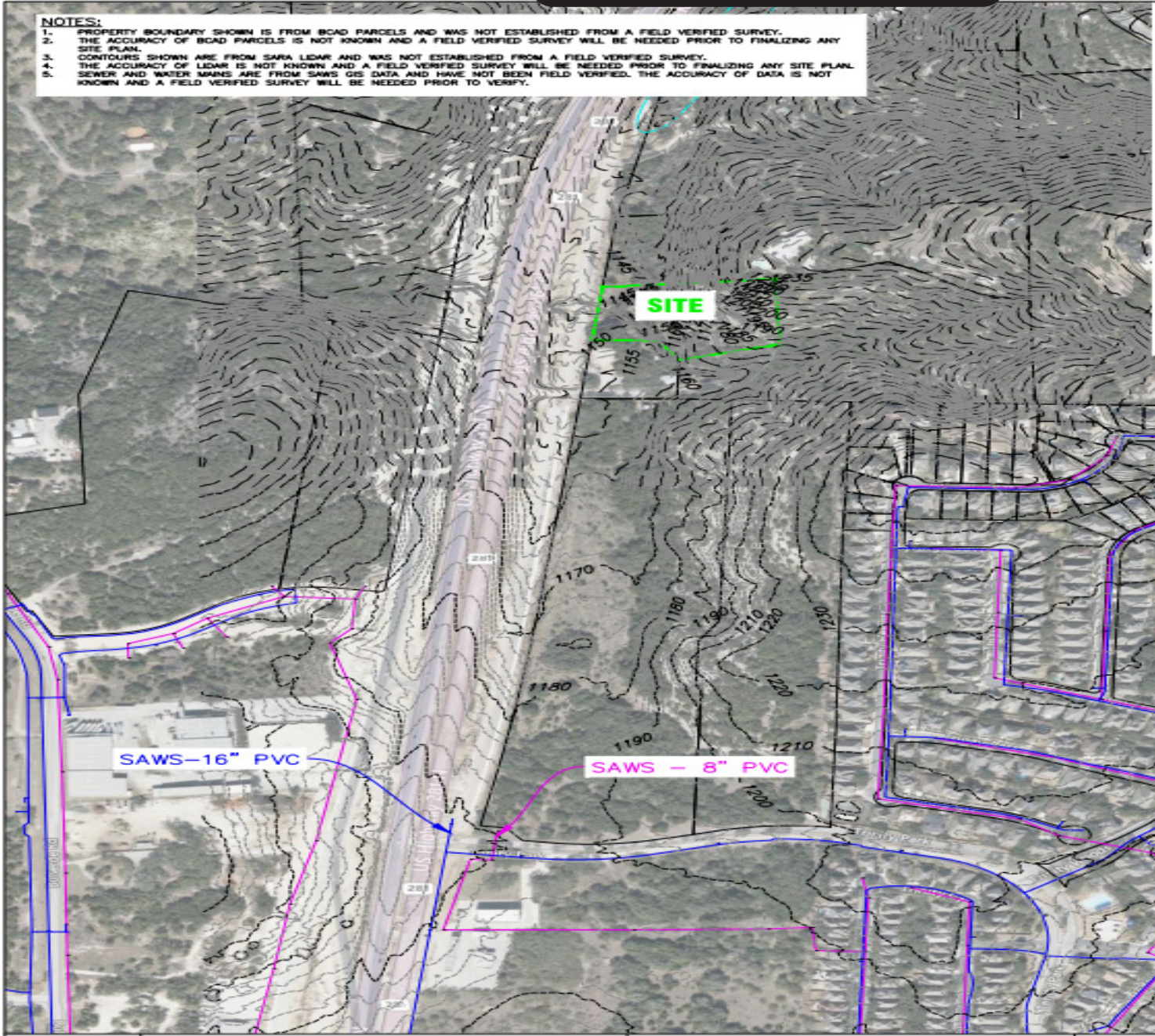


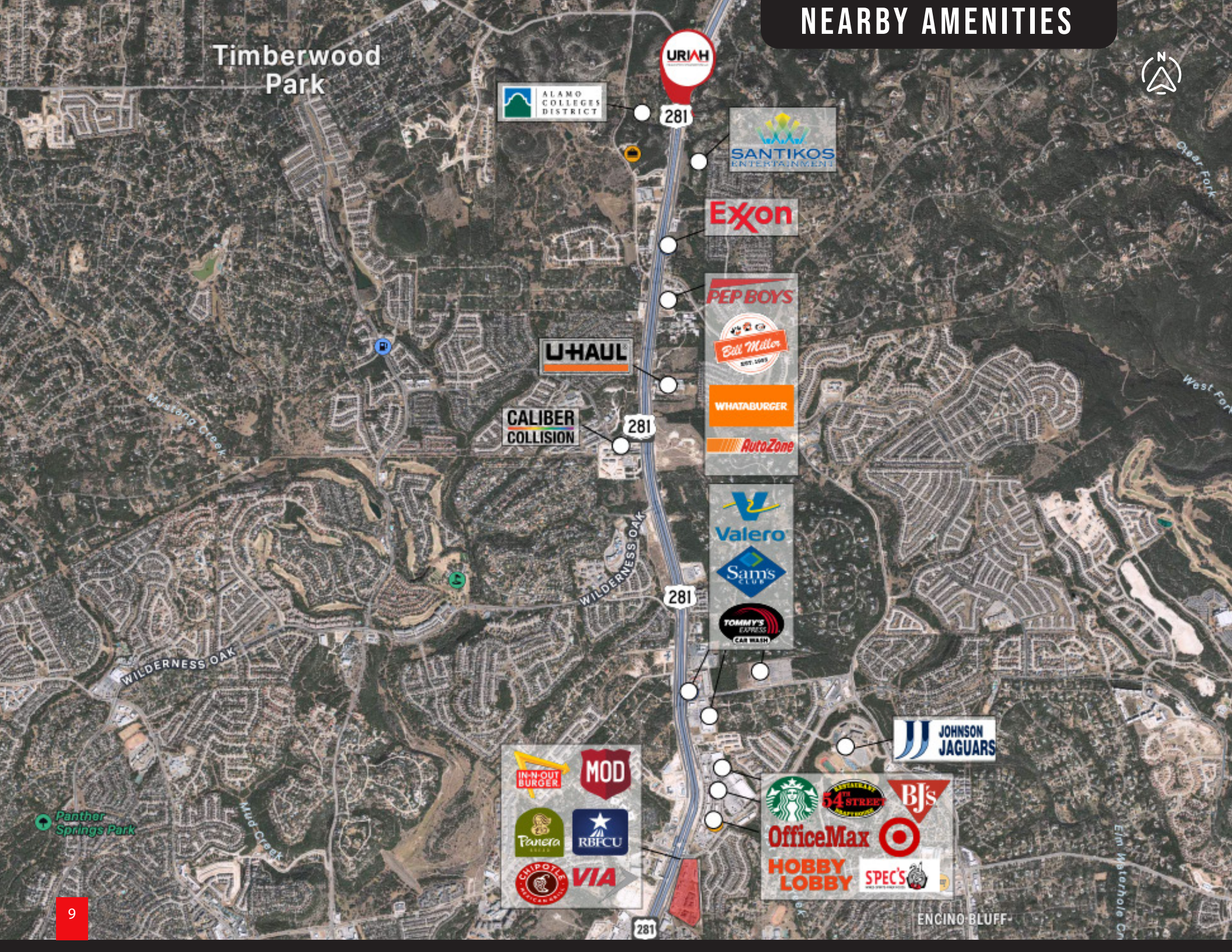
EXHIBIT
1.A

LAND 281
SAN ANTONIO, TX

AERIAL EXHIBIT

11903 J
SAN ANT
WWW.US

NEARBY AMENITIES



Timberwood Park



281



281

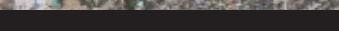


WILDERNESS OAK

281



WILDERNESS OAK



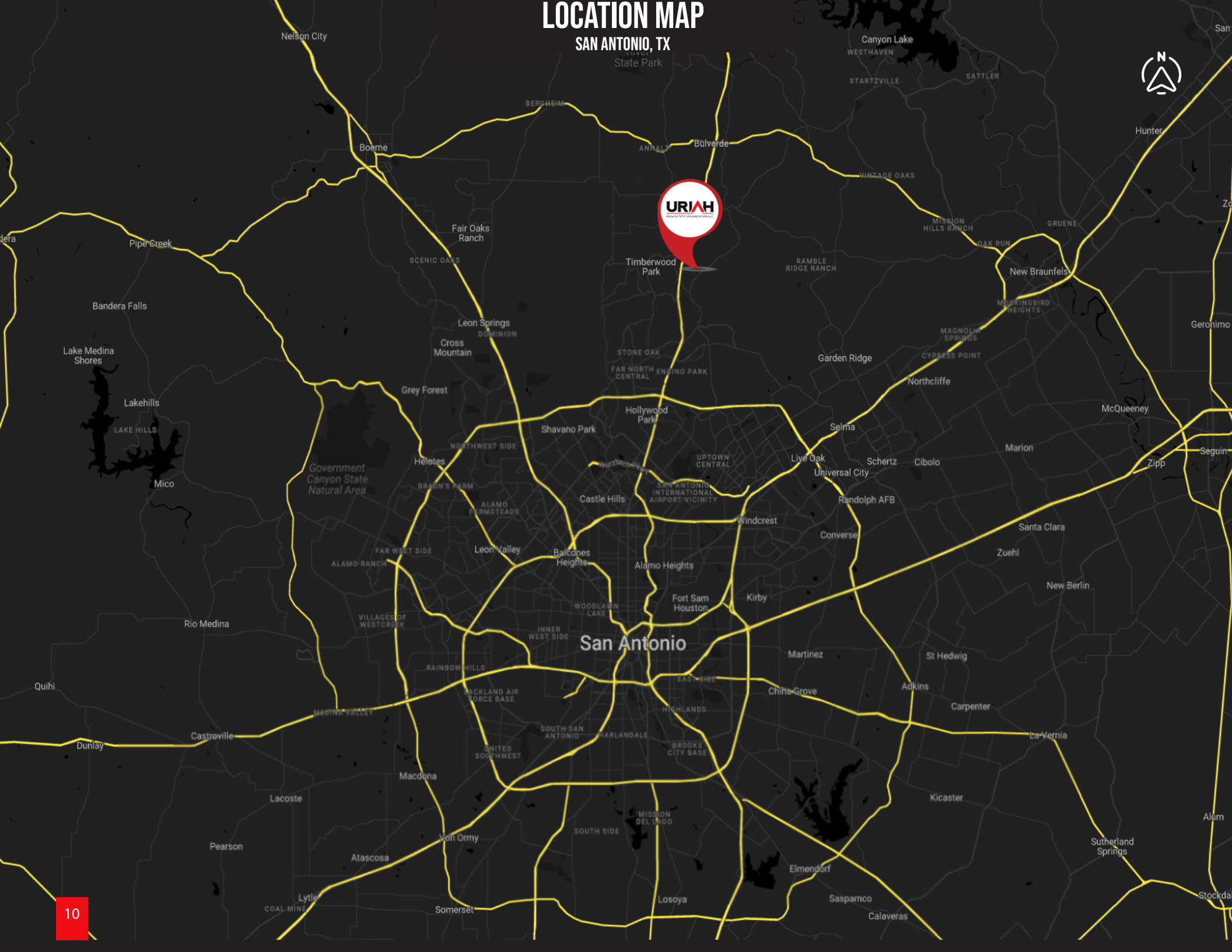
Panther Springs Park

Mud Creek

Engino Bluff

LOCATION MAP

SAN ANTONIO, TX
State Park





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



LOCAL DEMOGRAPHICS

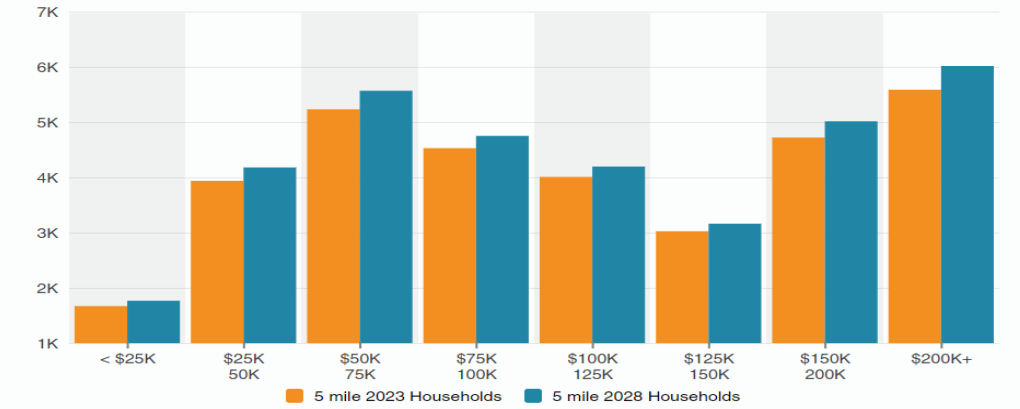
Population

	2 mile	5 mile	10 mile
2010 Population	10,137	62,285	220,415
2023 Population	16,132	92,962	273,010
2028 Population Projection	17,057	98,164	283,174
Annual Growth 2010-2023	4.5%	3.8%	1.8%
Annual Growth 2023-2028	1.1%	1.1%	0.7%
Median Age	35.9	36.9	38.5
Bachelor's Degree or Higher	45%	49%	46%
U.S. Armed Forces	40	474	1,390

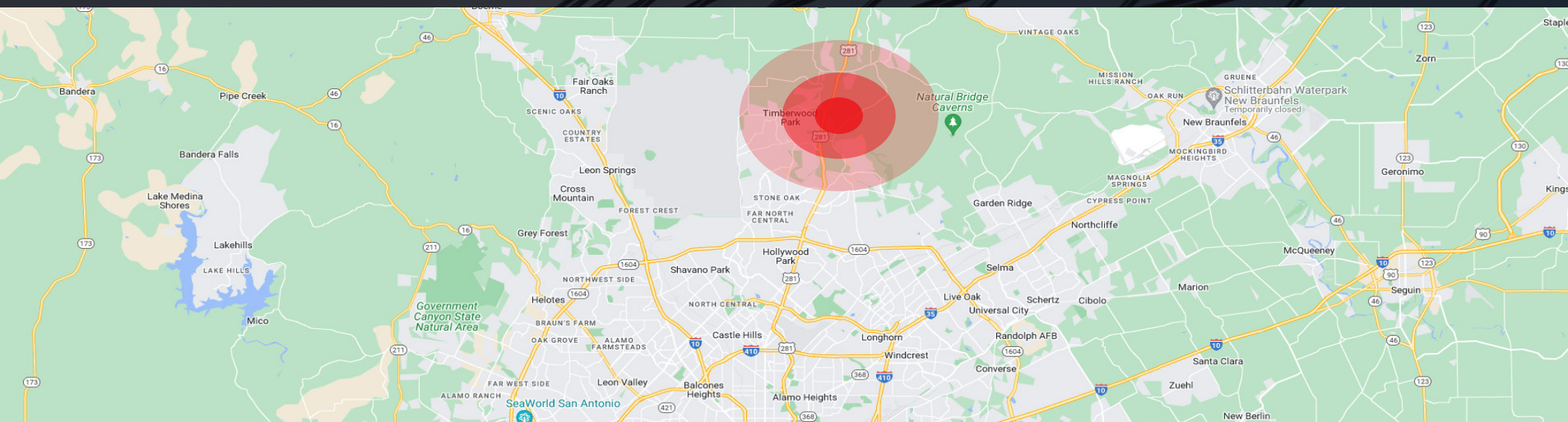
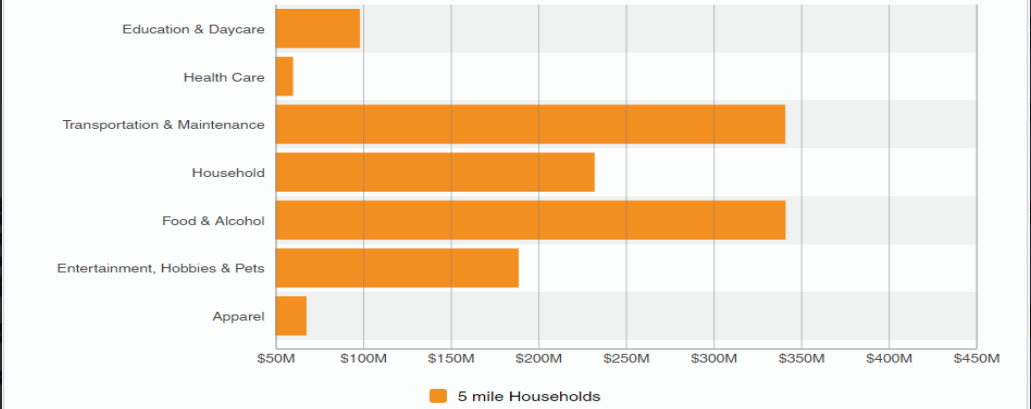
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$130,833	\$132,126	\$118,433
Median Household Income	\$102,475	\$106,152	\$94,872
< \$25,000	293	1,671	8,316
\$25,000 - 50,000	724	3,938	14,401
\$50,000 - 75,000	854	5,232	16,773
\$75,000 - 100,000	831	4,529	14,195
\$100,000 - 125,000	702	4,009	12,350
\$125,000 - 150,000	460	3,025	9,235
\$150,000 - 200,000	703	4,722	12,752
\$200,000+	976	5,587	13,525

Household Income



Consumer Spending



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