

AVAILABLE

1123 N MAIN AVE

SAN ANTONIO, TX

OFFERING MEMORANDUM



URIAH
REAL ESTATE ORGANIZATION LLC

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URIAH

REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



EPOLAR ST

W MAPLE ST

DOWNTOWN SA



N MAIN AVE

E POLAR ST

PROPERTY OVERVIEW

PROPERTY SUMMARY

This two-story office building offers approximately 37,708 RSF, featuring both surface and rooftop parking. Recent improvements include upgrades to the building lobby as well as the mechanical and electrical systems. The tenant mix primarily consists of medical services, including cardiology, renal care, and physical therapy. Available spaces are flexible, with options for subdivision to accommodate general office use or medical ancillary services. Originally constructed in 1929 as a Packard Automobile Dealership, the property underwent a complete renovation and transformation into a modern medical office building in 2004.

PROPERTY SUMMARY

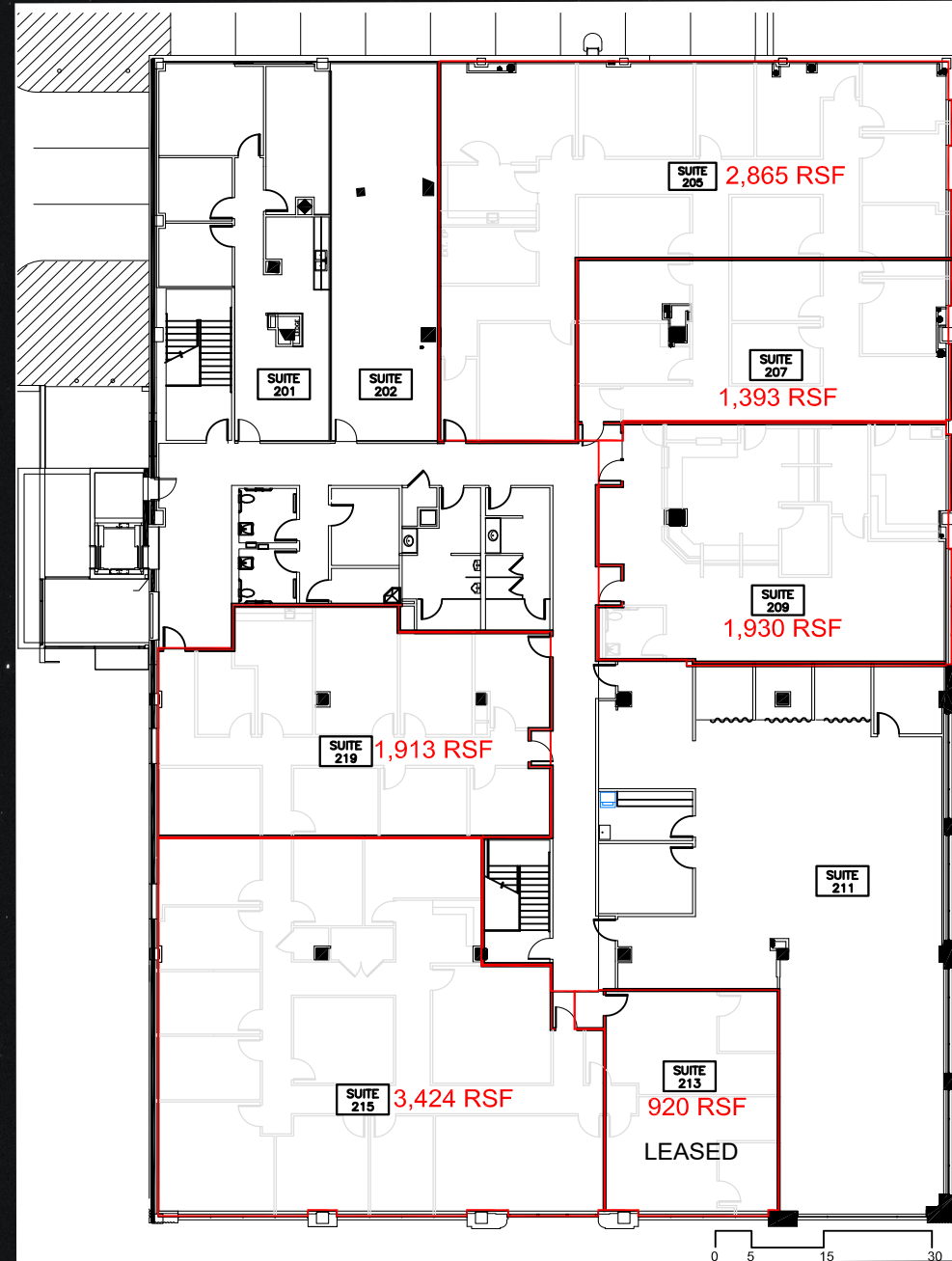
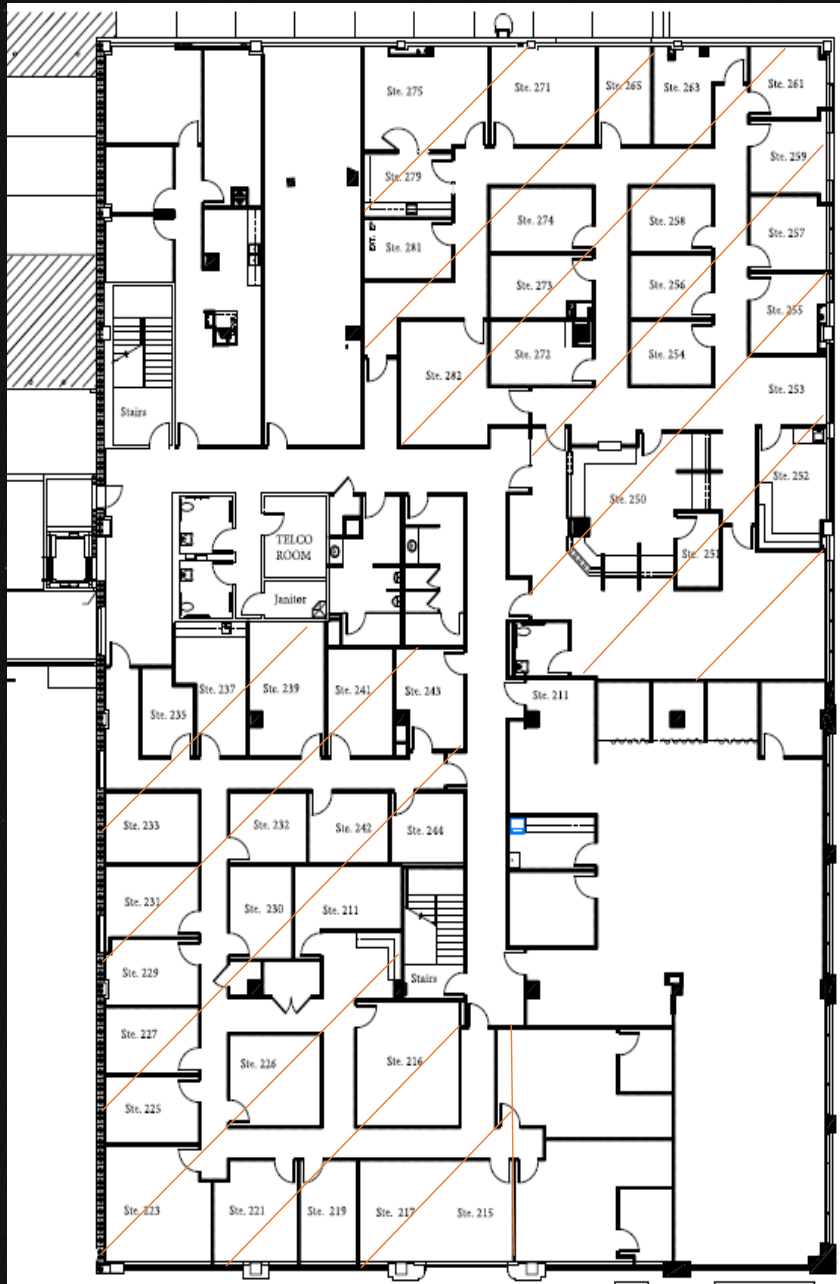
ASKING PRICE:	CONTACT BROKER
LAND SIZE:	1.1114 +/- ACRES 48,412.58 +/- SQFT
UNIT SQFT AVAILABLE:	1,393 SQFT - 13,000 SQFT
BUILDING SIZE:	37,708 +/-SQFT
ZONING:	C-2
UTILITIES AVAILABLE:	WATER , ELECTRICITY, AND SEWER
FRONTAGE:	223' Linear Feet On W Maple St 338' Linear Feet On N Main Ave
PARKING AVAILABLE:	131 SURFACE SPACES

PROPERTY HIGHLIGHTS

- CONVENIENTLY LOCATED NEAR ALL CBD AMENITIES, MAJOR HOSPITAL SYSTEMS, AND HIGHWAY NETWORKS, INCLUDING IH-35, HIGHWAY 281, IH-37, AND IH-10.
- FIRST FLOOR CORNER UNIT WITH AN OPEN-CONCEPT LAYOUT, PERFECT FOR MEDICAL OR RETAIL USE. SECOND FLOOR CLINICAL SUITES DESIGNED TO SUPPORT MEDICAL PROFESSIONALS OR RELATED BUSINESSES.
- BENEFIT FROM BEING LOCATED IN A HUBZONE TO SUPPORT GROWTH AND DEVELOPMENT OPPORTUNITIES.

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FLOOR PLANS



NEARBY AMENITIES



San Pedro Springs Park

ALAMO COLLEGES DISTRICT
San Antonio College

PEARL BAKERY
LORRAINE
PULLMAN MARKET
Car Plant
RESIDENCES AT PEARL
HOTEL EMMA

15 ACRE HOTEL, RETAIL, AND APARTMENT DEVELOPMENT



URIAH
REAL ESTATE ORGANIZATION

H-E-B
Methodist
HOSPITAL | METROPOLITAN

CATTLEMAN SQUARE
University Health

BAPTIST HEALTH SYSTEM

UNIVERSITY HEALTH SYSTEM

Frost

Marriott
HOTELS & RESORTS SUITES



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



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