

FOR SALE

1629 S PRESA

SAN ANTONIO, TX

OFFERING MEMORANDUM



URIAH
REAL ESTATE ORGANIZATION LLC

EXCLUSIVELY MARKETED BY:

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REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY OVERVIEW

PROPERTY SUMMARY

Uriah Real Estate has been exclusively retained to market and sell 1629 S Presa a versatile commercial property just 10 minutes from the heart of downtown San Antonio. Located near iconic landmarks such as the Alamodome and Tower of the Americas, this property is surrounded by new condominium developments and is in close proximity to Breckenridge High School, ensuring a steady flow of potential customers. Previously a restaurant, this C-3NA and NCD-1 zoned property is perfect for multiple uses, including dining, retail, or office space. It also features a spacious warehouse attached to the restaurant with direct access, offering additional storage or operational space. This property provides the flexibility and prime location to support your business goals.

PROPERTY SUMMARY

ASKING PRICE:

CONTACT BROKER

LAND SIZE: 0.2250 +/- AC
9,800 +/- SQFT

BUILDING SIZE: 4,893 +/- SQFT

ZONING: C-3NA | NCD-1

FRONTAGE: 102 +/- Linear Feet on S Presa St
100 +/- Linear Feet on Jacob St

PROPERTY HIGHLIGHTS

• PRIME LOCATION: JUST 10 MINUTES FROM DOWNTOWN SAN ANTONIO, WITH CLOSE PROXIMITY TO THE ALAMODOME AND TOWER OF THE AMERICAS.

• VERSATILE ZONING: ZONED C-3 AND NCD-1, MAKING IT IDEAL FOR A VARIETY OF USES INCLUDING DINING, RETAIL, OR OFFICE SPACE.

• HIGH FOOT TRAFFIC: SURROUNDED BY NEW CONDOMINIUM DEVELOPMENTS AND NEAR BRECKENRIDGE HIGH SCHOOL, ENSURING A STEADY FLOW OF POTENTIAL CUSTOMERS.

• ADDITIONAL SPACE: FEATURES A SPACIOUS WAREHOUSE ATTACHED TO THE RESTAURANT WITH DIRECT ACCESS, PERFECT FOR STORAGE OR ADDITIONAL OPERATIONAL NEEDS.

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 PHOTOS



S PRESA ST VPD 4,393 +/-

VITRA ST

JACOBS ST





VITRA ST

JACOBS ST



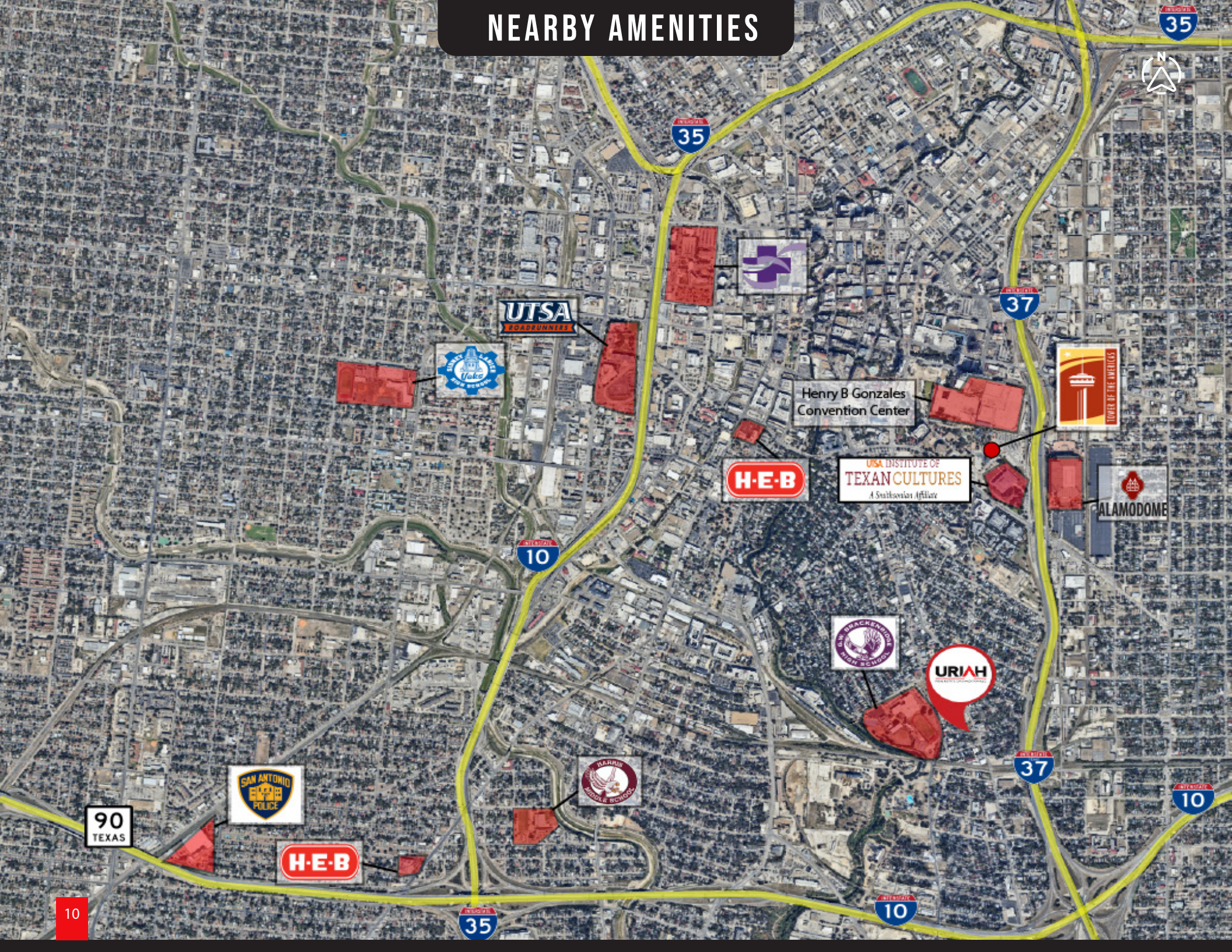
S PRESA ST VPD 4,393 +/-



JACOBS ST

S PRESA ST VPD 4,393 +/-

NEARBY AMENITIES



UTSA
ROADRUNNERS



Henry B Gonzales
Convention Center



USA INSTITUTE OF
TEXAN CULTURES
A Smithsonian Affiliates





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.



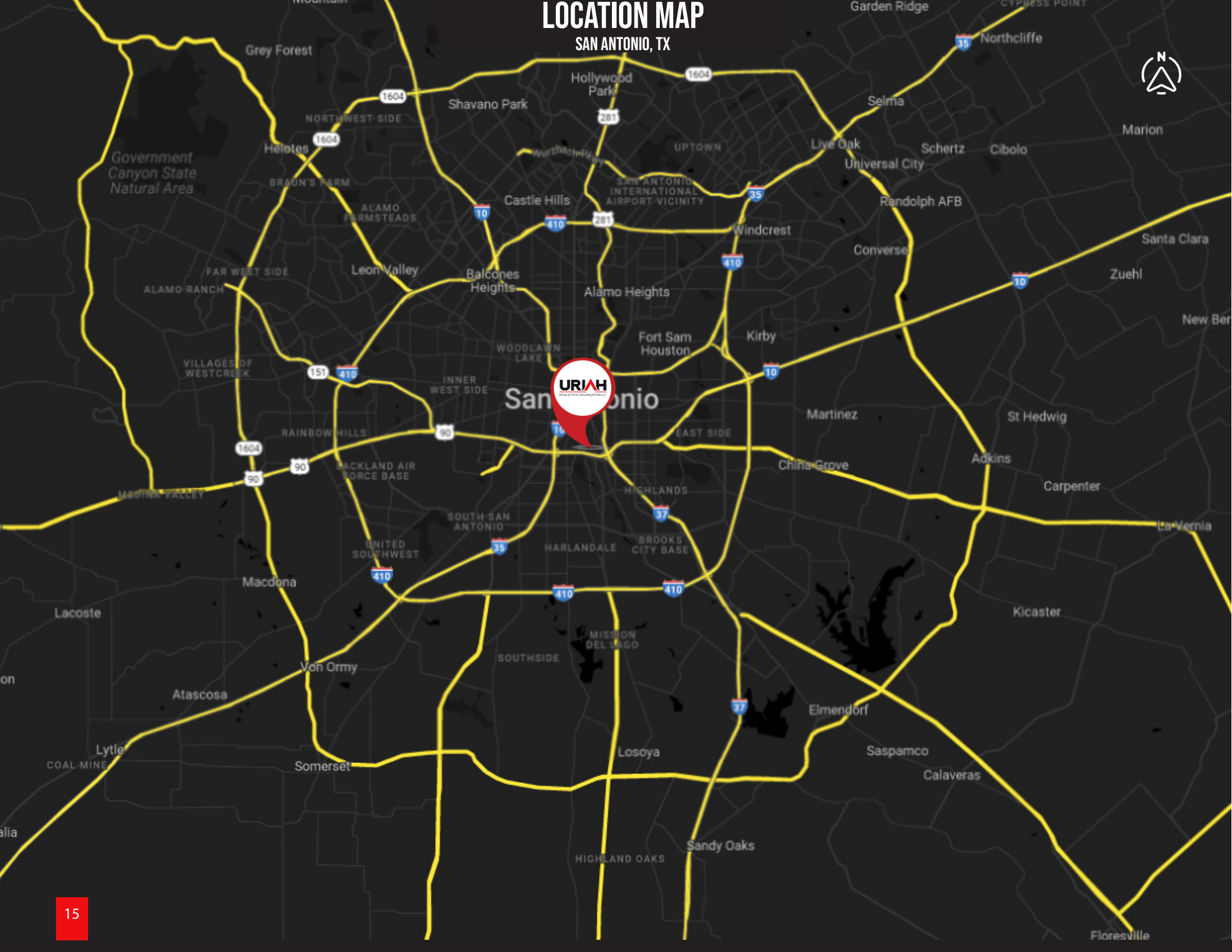
DRIVE TIME

TEXAS MAP



LOCATION MAP

SAN ANTONIO, TX

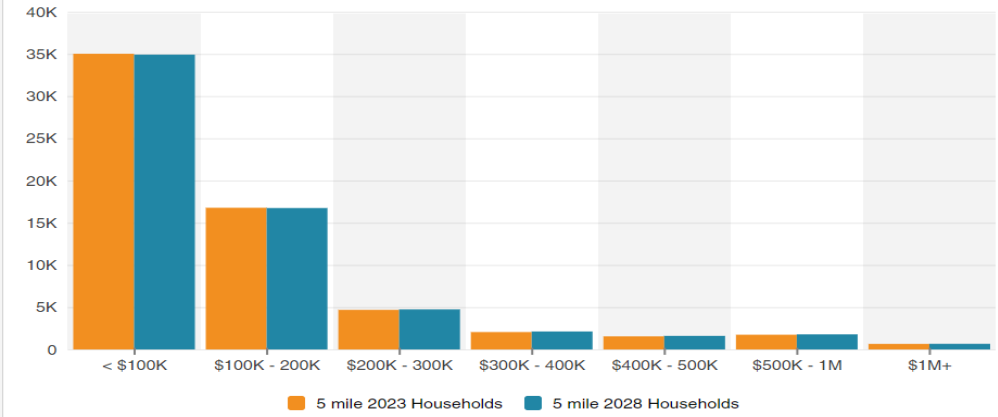


LOCAL DEMOGRAPHICS

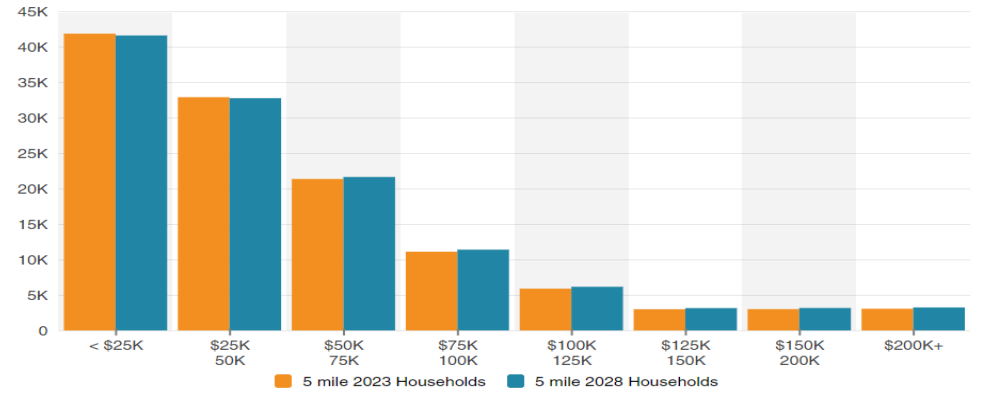
Population

	2 mile	5 mile	10 mile
2010 Population	54,254	340,143	853,508
2023 Population	62,563	362,495	924,703
2028 Population Projection	63,679	364,767	932,839
Annual Growth 2010-2023	1.2%	0.5%	0.6%
Annual Growth 2023-2028	0.4%	0.1%	0.2%
Median Age	36.6	35.1	34.7
Bachelor's Degree or Higher	18%	14%	17%
U.S. Armed Forces	243	3,369	12,898

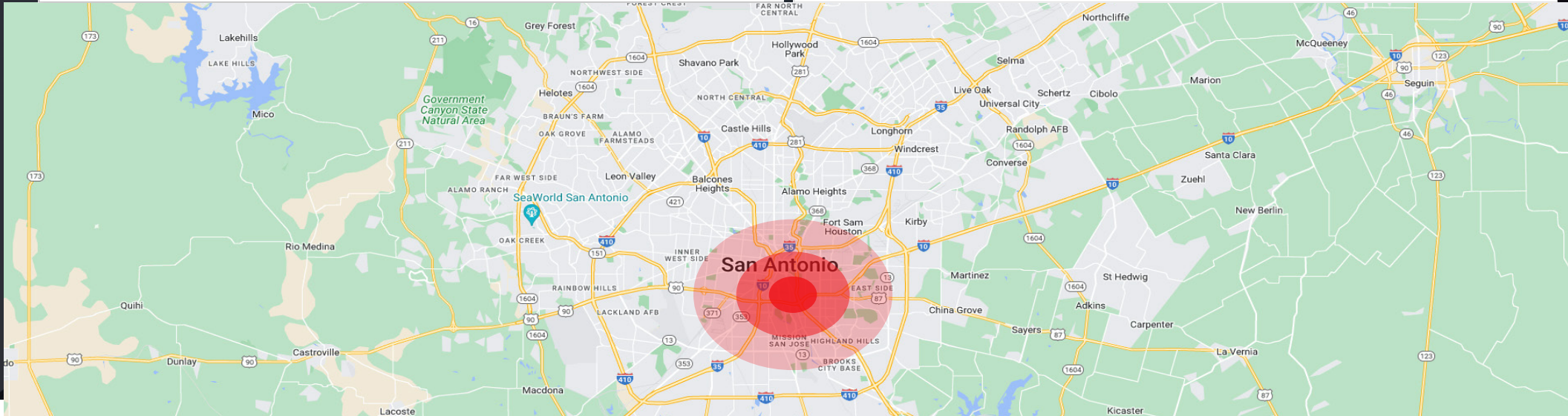
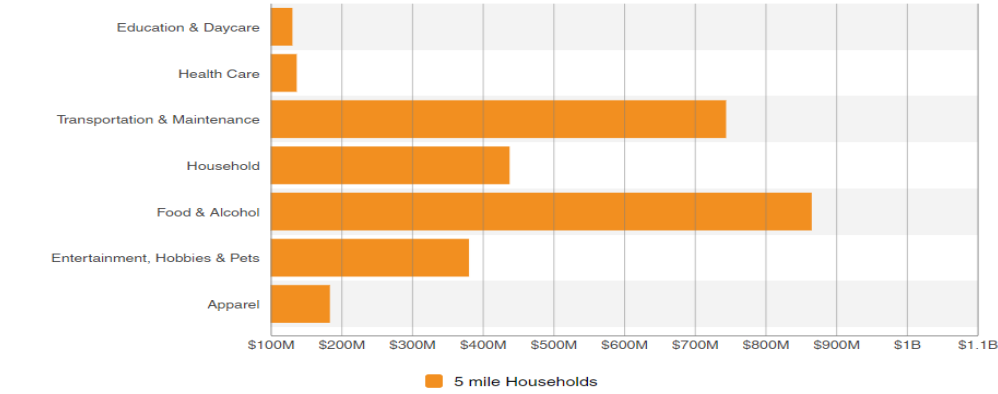
Home Values



Household Income



Consumer Spending



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Uriah Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Uriah Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Uriah Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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