

FOR LEASE / SALE

3.3+/- AC CORNER LOT ON TALLEY RD

SAN ANTONIO, TX

OFFERING MEMORANDUM





KEVIN CHU

Real Estate Investment Specialist

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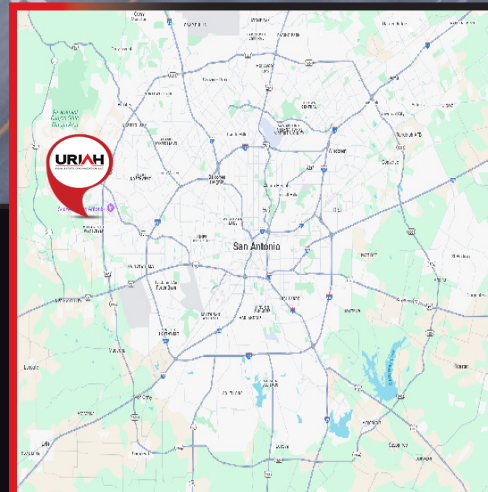
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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW - 3.3+/- AC ON TALLEY RD

PROPERTY SUMMARY

Uriah Real Estate proudly presents a prime ground lease or sale opportunity on the corner of Talley Road and Earl Roberts Drive. A tenant has the option to take the entire 3.3-acre lot or lease a 0.8-acre quadrant. This hard corner lot has approximately 370 linear feet of frontage along Talley Rd, offering excellent visibility in a rapidly growing area that has seen a 49% population increase since 2019. The surrounding community features high-income demographics, with median household income exceeding \$118,000. The area is also experiencing significant residential development, with new communities being built by prominent homebuilders such as Meritage Homes, Perry Homes, Pulte Homes, and Highland Homes. Due to scarcity of nearby shopping, this location is ideal for retail development such as a gas station, a retail strip, or QSR to meet local demand.

PROPERTY INFORMATION

LOT SIZE

3.3 AC +/-
143,234 +/- SQ-FT

BUILDING

1,230+/- SQ-FT BUILDING ON LOT 11
UTILITIES ON SITE: ELECTRICITY AND WATER AVAILABLE

ZONING

OCL

FRONTAGE

370+/- FT ON TALLEY RD
370+/- FT ON ARVIE ST
387+/- FT ON EARL ROBERTS AVE

PROPERTY HIGHLIGHTS

HARD CORNER LOT

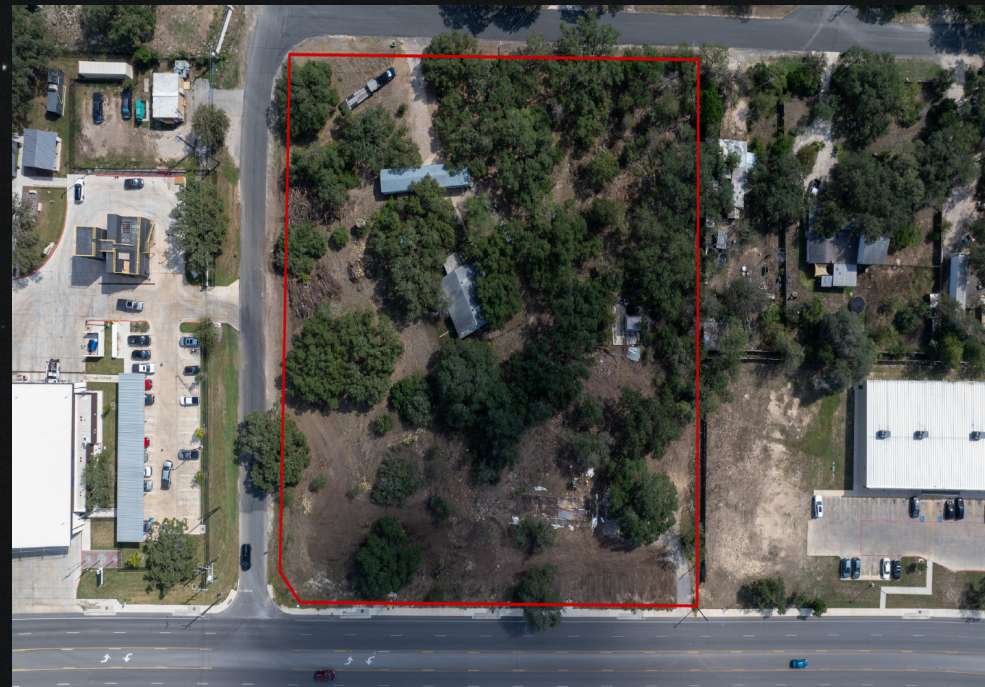
HIGH INCOME DEMOGRAPHICS

VISIBILITY ON TALLEY ROAD

STRONG GROWTH AREA

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PROPERTY PHOTOS | 3.3+/- AC ON TALLEY RD



PROPERTY DEMOGRAPHICS | 3.3+/- AC ON TALLEY RD

Population

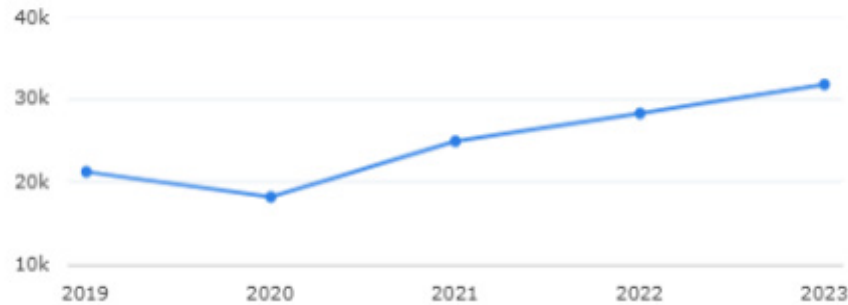
31.9k

↑ 12%

Compared to 28.4k in 2022

↑ 49%

Compared to 21.3k in 2019



Household Income

\$118.4k

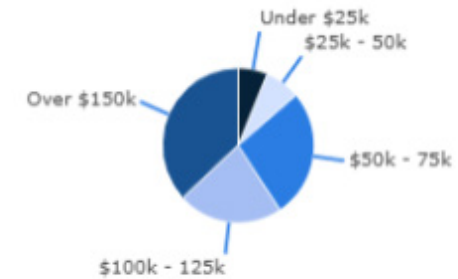
Median Income

\$135.3k

2028 Estimate

↑ 14%

Growth Rate



Age Demographics

35

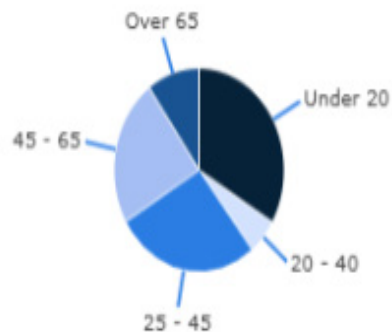
Median Age

35

2028 Estimate

↑ 1%

Growth Rate



Number of Employees

23.4k

Top Employment Categories

Management, business, s...

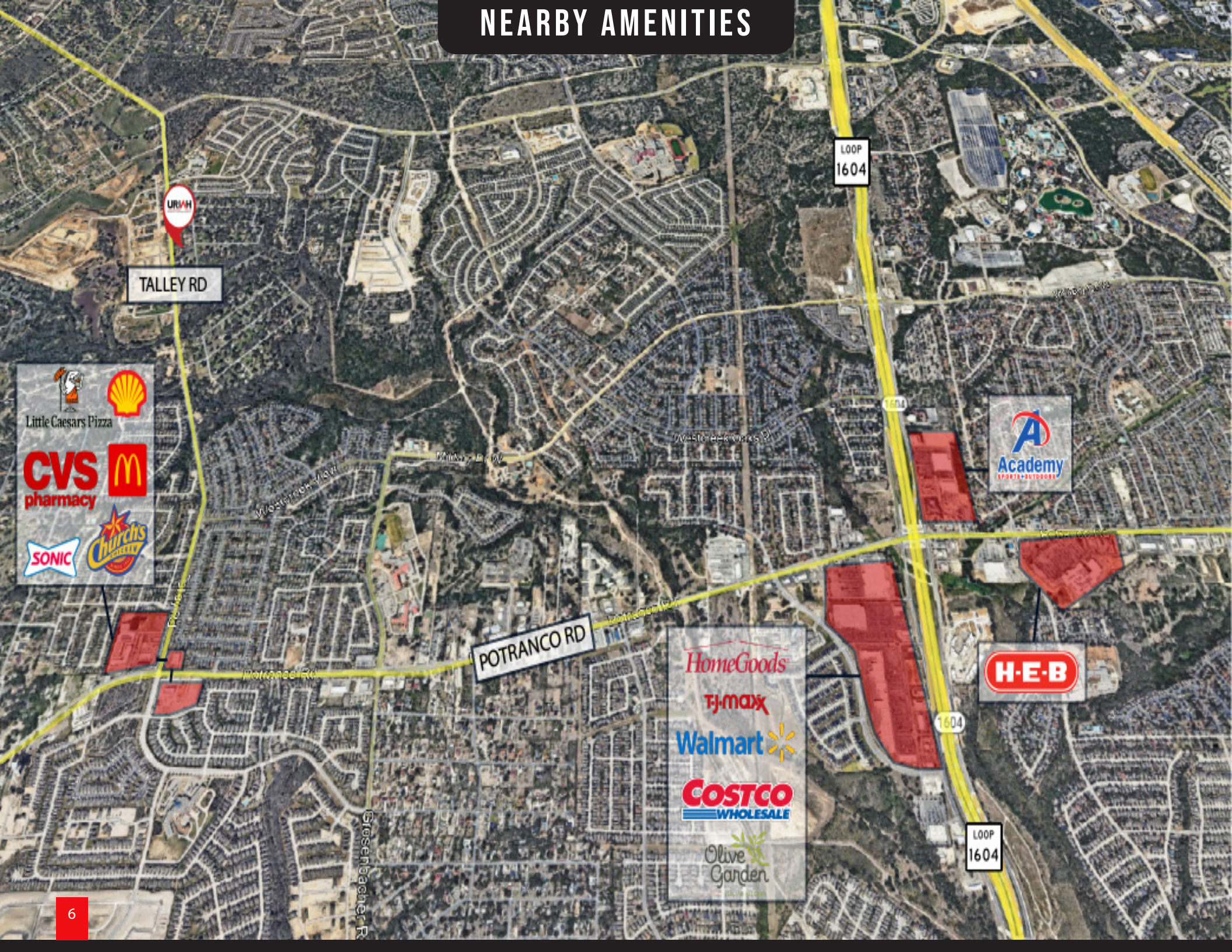
Educational services, and ...

Professional, scientific, an...

Public administration

Detail trade

NEARBY AMENITIES



URAH

TALLEY RD

LOOP 1604


Little Caesars Pizza




CVS pharmacy




SONIC


Church's Chicken

Academy
SPORTS + OUTDOORS

POTRANCO RD

HomeGoods

TJ-maxx

Walmart

COSTCO
WHOLESALE

Olive Garden

H-E-B

LOOP 1604

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URIAH
REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Uriah Real Estate Organization

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

Uri Uriah

Designated Broker of Firm

Uri Uriah

Licensed Supervisor of Sales Agent/
Associate

Kevin Chu

Sales Agent/Associate's Name

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Buyer/Tenant/Seller/Landlord Initials

Date