

FOR SALE

# 0.9 AC | HUEBNER & 1604

## SAN ANTONIO, TX

OFFERING MEMORANDUM



LOOP  
1604

LOOP  
1604

FAS

BURGER  
KING

Walgreens

NextCare  
URGENT CARE

**URIAH**  
REAL ESTATE ORGANIZATION LLC

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**URIAH**  
REAL ESTATE ORGANIZATION LLC  
URIAHREALESTATE.COM



# PROPERTY PHOTOS



BLU  
Prime  
STEAKHOUSE

Walgreens

BURGER  
KING

NextCare  
URGENT CARE

FAS

# PROPERTY PHOTOS





Walgreens

BURGER KING

LOOP 1604

FAS

NextCare URGENT CARE

# PROPERTY OVERVIEW

## PROPERTY SUMMARY

Uriah Real Estate Organization has retained the right to sell and market 0.91-acre commercial lot, zoned C-2, is ideally located on the 1604 Frontage Road, offering excellent visibility and accessibility. Positioned adjacent to a variety of national brands including Walgreens, Burger King, F45, Starbucks, and Broadway Bank, this location benefits from significant traffic and high consumer activity. The lot's strategic placement makes it an ideal site for a quick-service restaurant (QSR) or other retail ventures looking to capitalize on the bustling commercial environment.

### PROPERTY SUMMARY

ASKING PRICE:	CONTACT BROKER
ZONING:	C-2
TOTAL LAND SIZE:	0.91 +/- AC
UTILITIES AVAILABLE:	WATER AND SEWER

### PROPERTY HIGHLIGHTS

- PRIME LOCATION: SITUATED ON THE 1604 FRONTAGE ROAD, OFFERING EXCELLENT VISIBILITY AND EASY ACCESSIBILITY FOR CUSTOMERS.
- HIGH-TRAFFIC AREA: SURROUNDED BY NATIONAL BRANDS SUCH AS WALGREENS, BURGER KING, F45, STARBUCKS, AND BROADWAY BANK, ENSURING A STEADY FLOW OF CONSUMER TRAFFIC.
- ZONING ADVANTAGE: ZONED C-2, PROVIDING FLEXIBLE OPTIONS FOR VARIOUS COMMERCIAL USES, ESPECIALLY IDEAL FOR A QUICK-SERVICE RESTAURANT (QSR).
- DEVELOPMENT POTENTIAL: THE 0.91-ACRE LOT PRESENTS A FANTASTIC OPPORTUNITY FOR RETAIL VENTURES TO THRIVE IN A BUSTLING COMMERCIAL ENVIRONMENT.

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# NEARBY AMENITIES



MOD  
Target  
Sizzler  
J-PRIME  
LA FITNESS  
Spec's  
ROSS

WHATABURGER  
Chick-fil-A  
TACO PALENQUE  
WELLS FARGO

LOOP 1604

LOOP 1604

URiAH

BURGER KING  
NextCare URGENT CARE  
Walgreens  
BROADWAY BANK  
FAS

COVER 3  
BLU  
Eddie's  
Starbucks

LOWE'S  
Thai SURI  
Frost  
H-E-B  
TACO CABANA  
CHASE

P. TERRY'S BURGER STAND  
eggspection  
GO CARWASH  
EXTREME ESCAPE GAMES

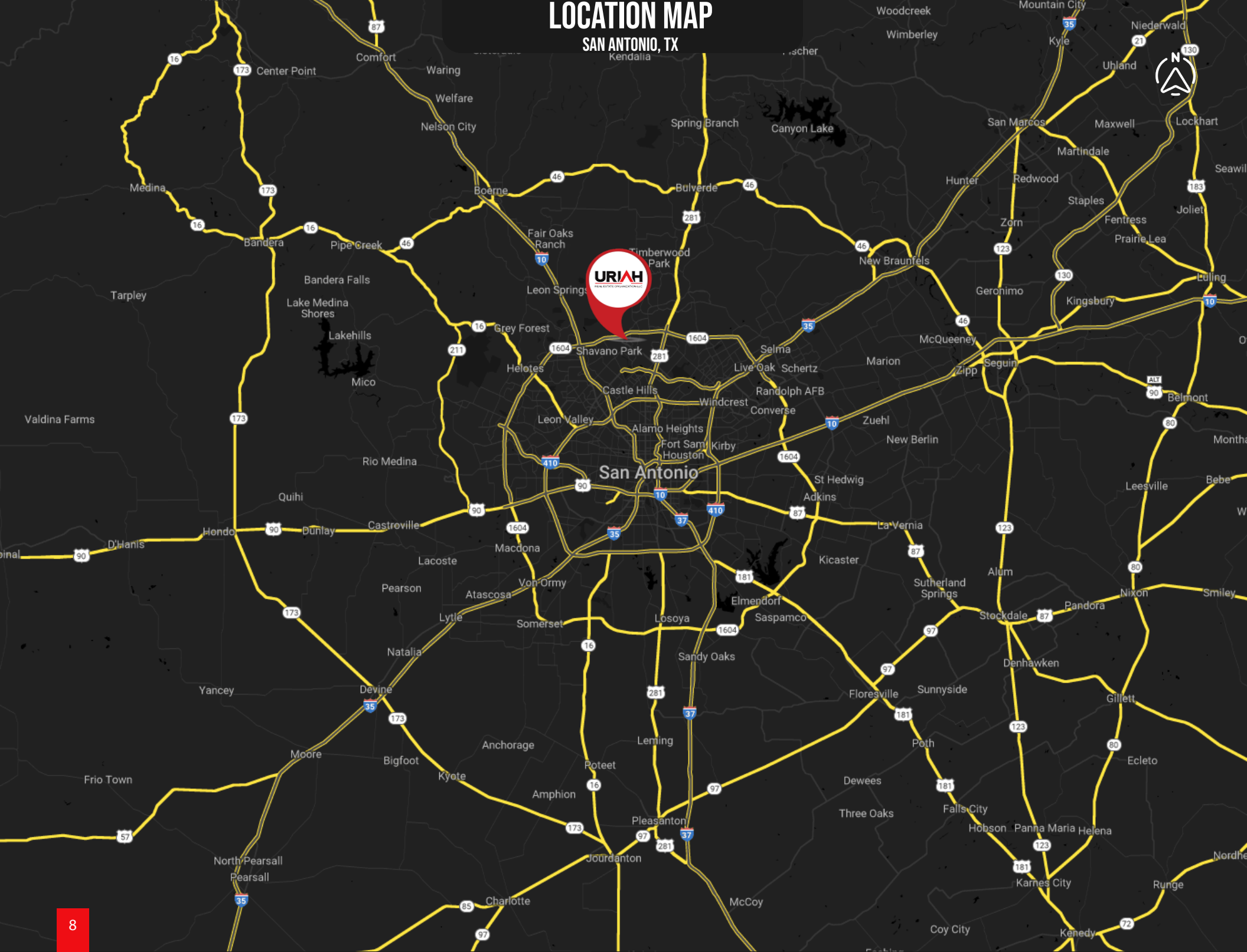
RBCU  
GALPÃO GAUCHO  
KCI TECHNOLOGIES  
AMERICAN MOMENTUM BANK  
CAPITAL FARM CREDIT

WOODS OF DEERFIELD

CANYON CREEK ESTATES

# LOCATION MAP

SAN ANTONIO, TX







## 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

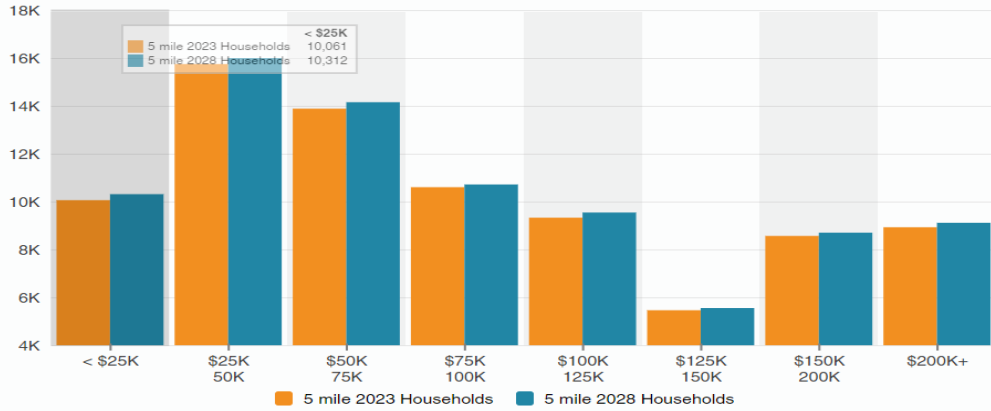
## Population

	2 mile	5 mile	10 mile
2010 Population	30,431	169,488	663,806
2023 Population	31,723	196,077	761,146
2028 Population Projection	31,809	199,657	774,113
Annual Growth 2010-2023	0.3%	1.2%	1.1%
Annual Growth 2023-2028	0.1%	0.4%	0.3%
Median Age	39.5	37.9	36.8
Bachelor's Degree or Higher	61%	49%	38%
U.S. Armed Forces	126	971	3,240

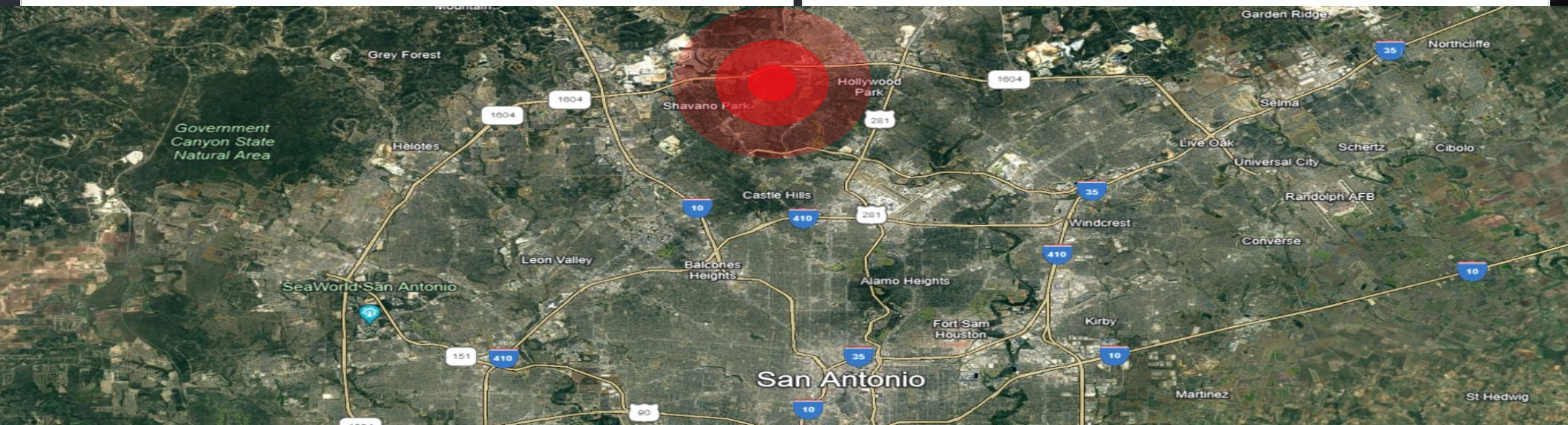
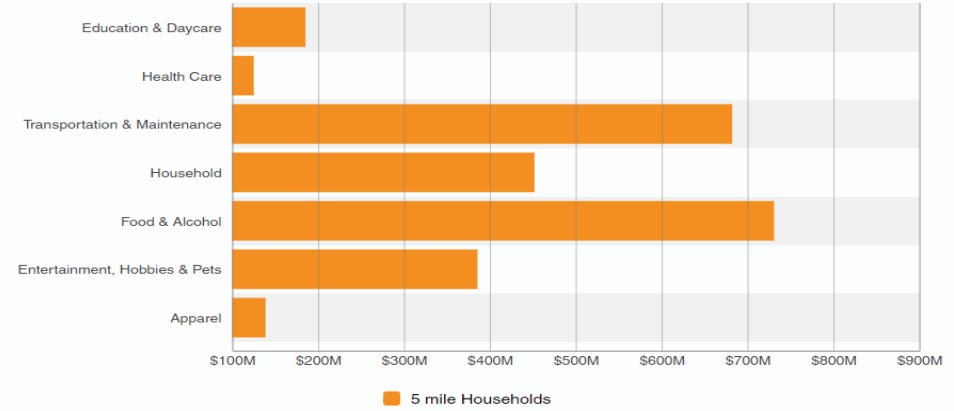
## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$136,604	\$103,950	\$91,712
Median Household Income	\$111,490	\$78,772	\$66,980
< \$25,000	718	10,061	50,646
\$25,000 - 50,000	1,768	15,748	62,885
\$50,000 - 75,000	1,298	13,884	55,904
\$75,000 - 100,000	1,841	10,604	38,416
\$100,000 - 125,000	1,449	9,330	29,614
\$125,000 - 150,000	1,201	5,462	17,859
\$150,000 - 200,000	1,924	8,567	24,189
\$200,000+	2,383	8,930	26,292

## Household Income



## Consumer Spending



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