

# 7411 & 7407 GLEN MONT DR 7019 BRANCHING CT

FOR LEASE | FOR SALE

SAN ANTONIO, TX

OFFERING MEMORANDUM



## EXCLUSIVELY MARKETED BY:

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## BROKER OF RECORD:

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Broker of Record  
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Uri@uriahrealestate.com



**URIAH**

REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



# PROPERTY PHOTOS



# PROPERTY PHOTOS





GLEN MONT DR VPD 3,524

7407 Glen Mont Dr

BRANCHING CT

7411 Glen Mont Dr

7019 Branching Ct

WALZEM RD VPD 21,333

# PROPERTY OVERVIEW

## PROPERTY INFORMATION

Uriah Real Estate has been exclusively retained to market 3 adjacent properties for sale or lease. 7019 Branching Court, 7411 Glen Mont Drive, and 7407 Glen Mont Drive may be purchased or leased together or separately. The owner receives monthly stable income from the cell phone tower on 7407 Glen Mont Drive. The properties are located outside city limits, offering flexible use options. The location is within short distance of the cities of San Antonio, Converse, Universal City, Windcrest, and Kirby. Access to major highways such as I-10, I-35, I-410, and Hwy 1604 are all within a 5-mile drive.

### PROPERTY SUMMARY

ASKING PRICE:

[CONTACT BROKER](#)

BUILDING SIZE:

7019 Branching Ct  
7407 Glen Mont Dr

2,400 +/- SQFT  
2,200 +/- SQFT

LAND SIZE:

7019 Branching Ct  
7411 Glen Mont Dr  
7407 Glen Mont Dr

0.35 +/- AC | 15,159 +/- SQFT  
0.52 +/- AC | 22,477 +/- SQFT  
0.54 +/- AC | 23,697 +/- SQFT

ZONING:

OCL

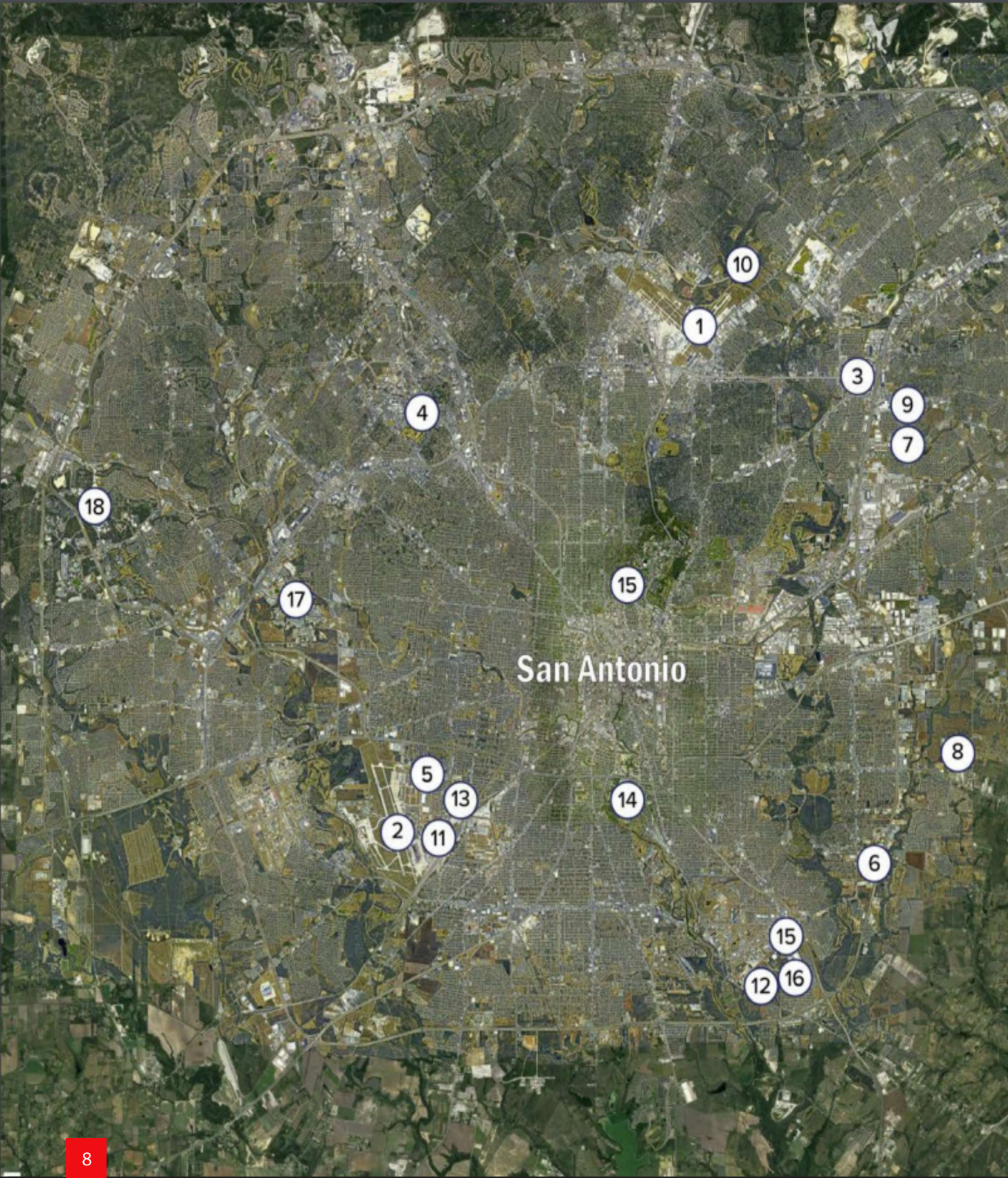
### PROPERTY HIGHLIGHTS

- OCL (OUTSIDE CITY LIMITS) ALLOWS FOR FLEXIBLE USE.
- SHORT DISTANCE TO CONVERSE, UNIVERSAL CITY, WINDCREST, AND KIRBY
- ACCESS TO I-10, I-35, I-410, AND HWY 1604 ALL WITHING A 5-MILE DRIVE

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# SATELLITE VIEW





# 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.



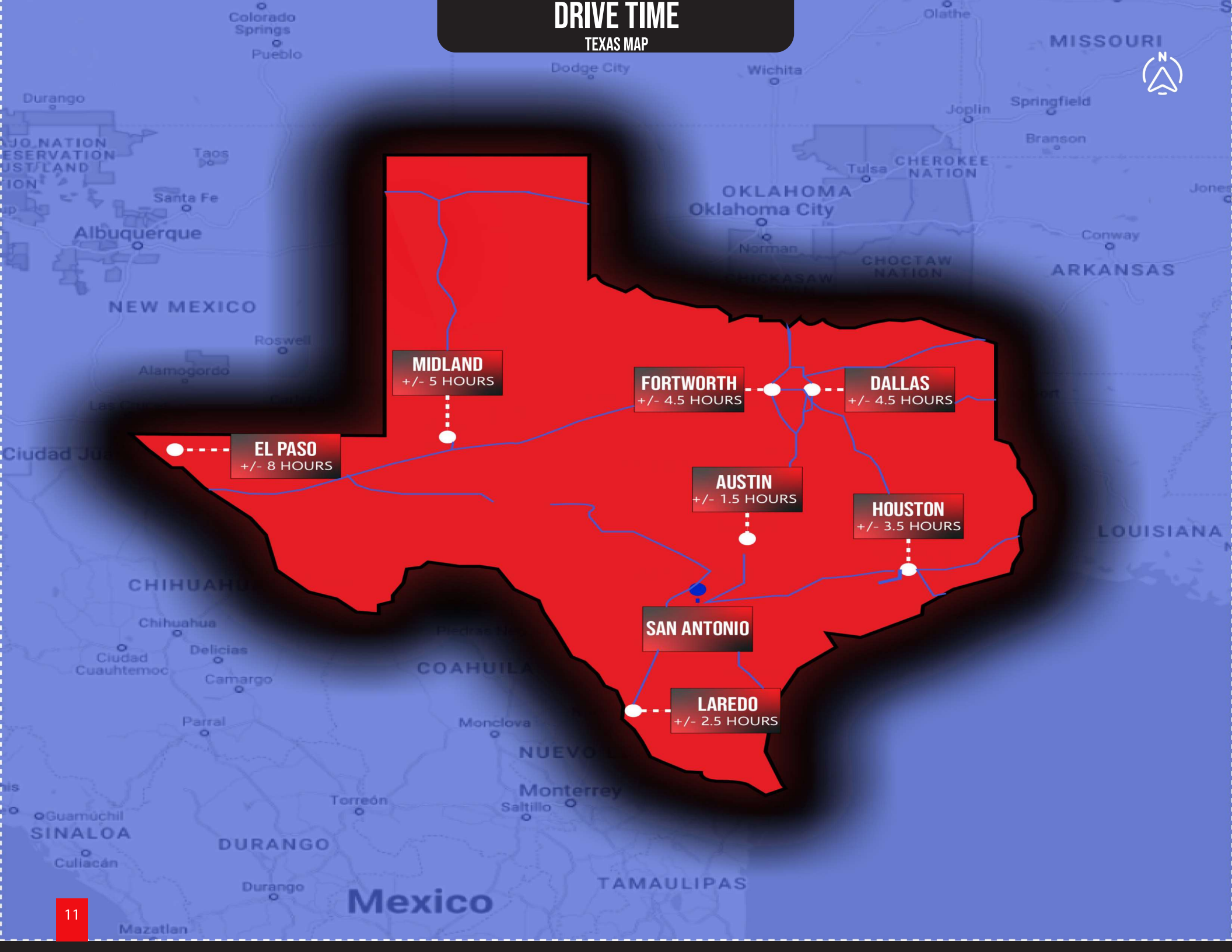
## INDUSTRY AND BUSINESS ENVIRONMENT:

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.



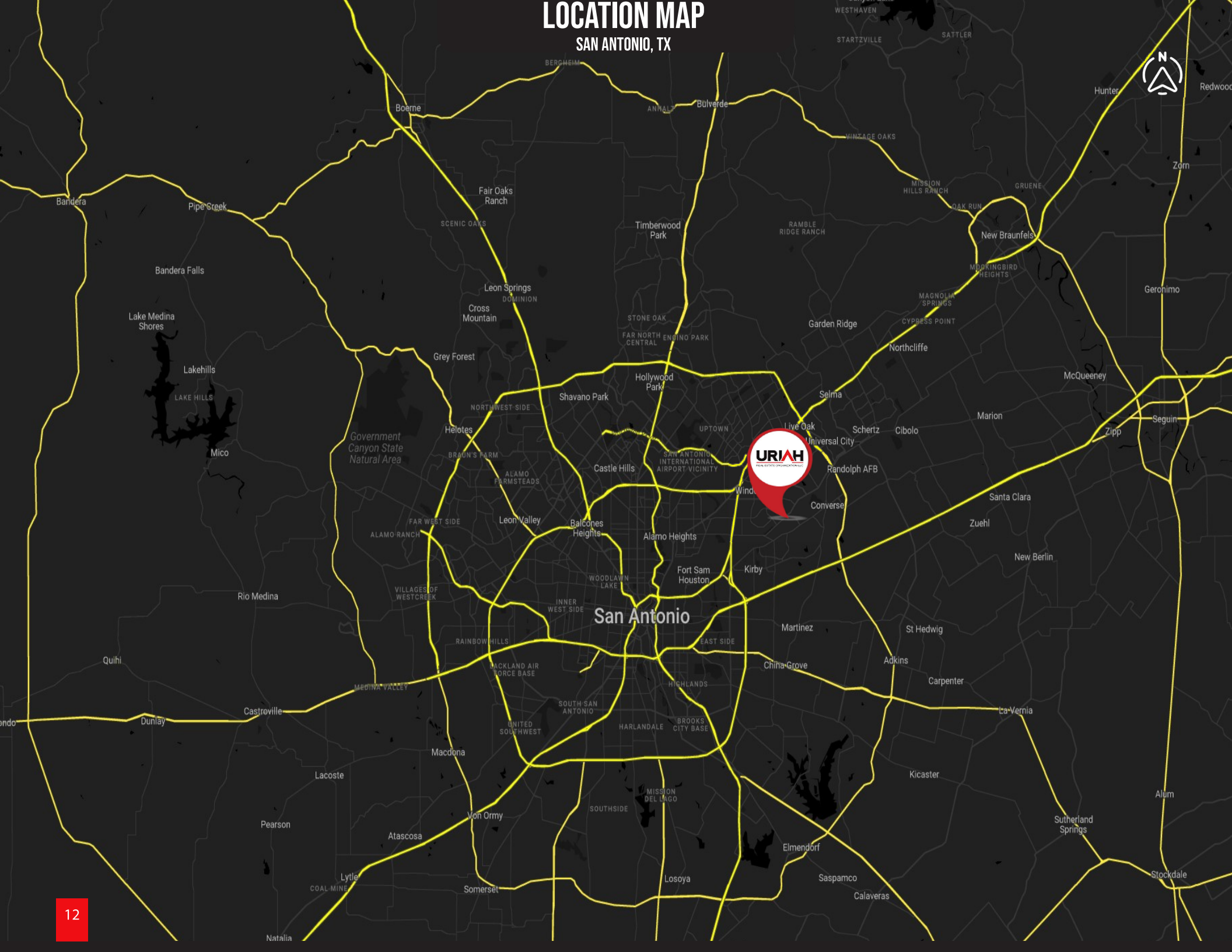
# DRIVE TIME

TEXAS MAP



# LOCATION MAP

## SAN ANTONIO, TX

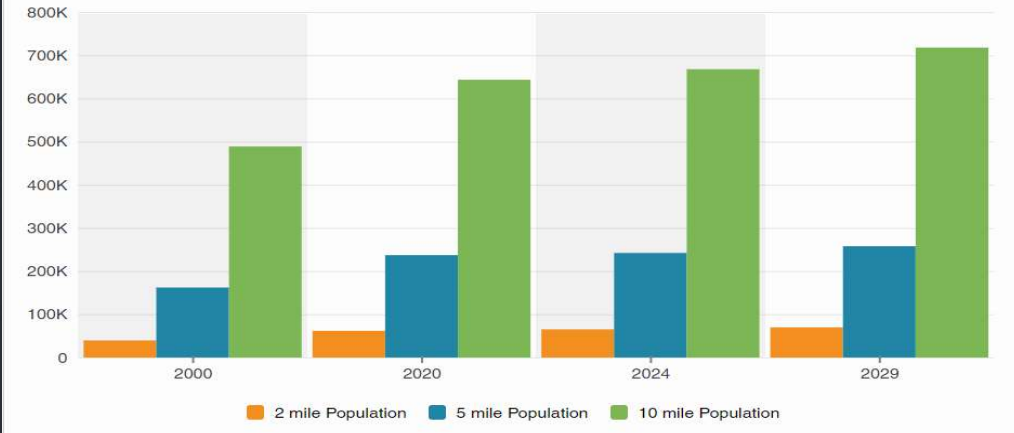


# LOCAL DEMOGRAPHICS

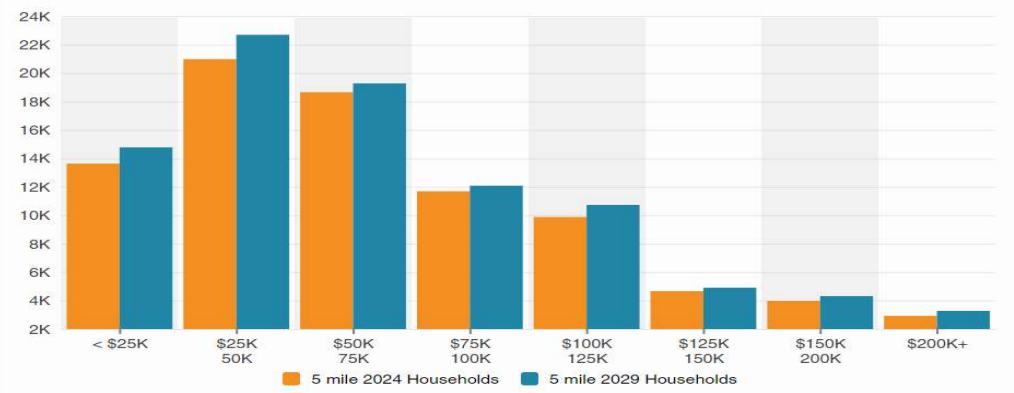
## Population

	2 mile	5 mile	10 mile
2020 Population	61,808	237,093	643,286
2024 Population	65,120	242,132	667,587
2029 Population Projection	69,694	257,772	717,748
Annual Growth 2020-2024	1.3%	0.5%	0.9%
Annual Growth 2024-2029	1.4%	1.3%	1.5%
Median Age	35	35	36.6
Bachelor's Degree or Higher	21%	22%	29%
U.S. Armed Forces	456	4,072	11,059

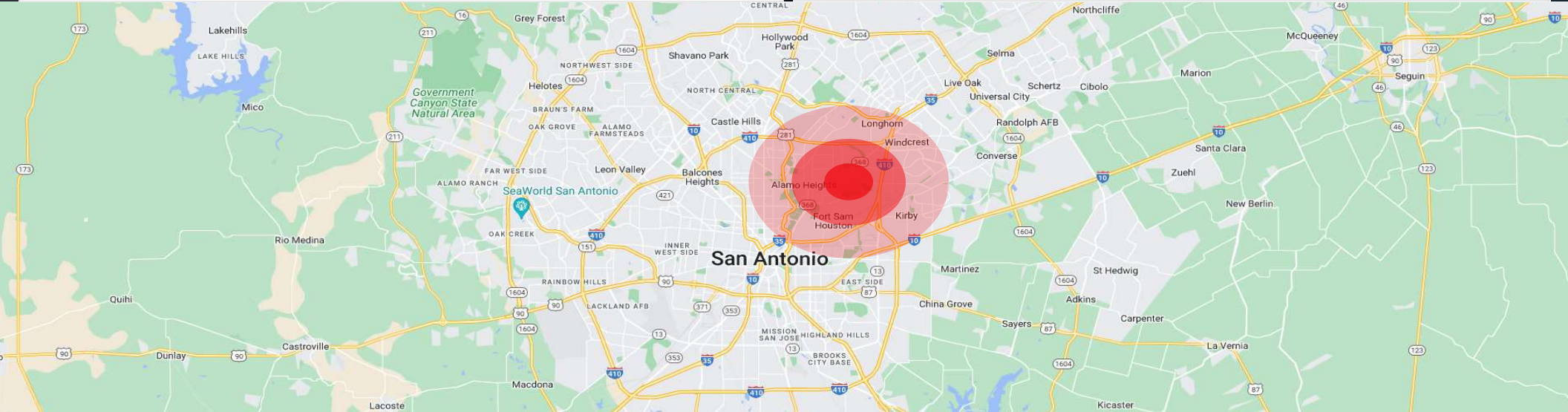
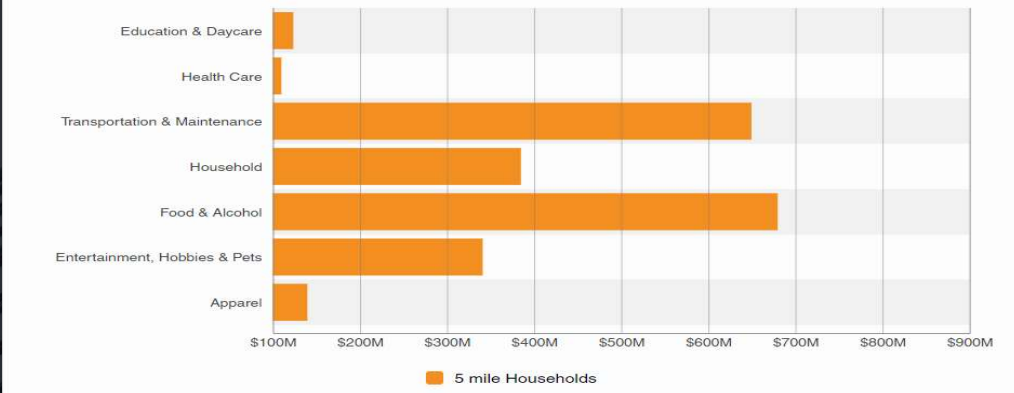
## Population



## Household Income



## Consumer Spending



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