

FOR SALE

# 405 WATTS LN

CANYON LAKE, TX

OFFERING MEMORANDUM



**EXCLUSIVELY MARKETING BY:  
BROKER OF RECORD:**

**URI URIAH**

Broker of Record

Mobile (210.315.8885)

Uri@uriahrealestate.com



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



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



FAIRWAY DR

GALLAGHER DR

CANYON BEND

# PROPERTY OVERVIEW

## PROPERTY SUMMARY

URIAH Real Estate Organization, LLC has been exclusively retained to market and sell 405 Watts Lane located in Canyon Lake, TX. One of a kind opportunity to purchase holes 5 & 6 from Lakeside Golf Club. 6.36 +/- acres that prime for any residential subdivision. Excellent opportunity to purchase and develop in a well established area a short distance from Canyon Lake.

### PROPERTY SUMMARY

LEASE RATE:	CONTACT BROKER
ZONING:	OCL
LAND SIZE:	6.28 AC 273,556.8 SQFT
UTILITIES AVAILABLE:	WATER

### PROPERTY HIGHLIGHTS

- UNIQUE OPPORTUNITY: PURCHASE INCLUDES HOLES 5 & 6 OF THE LAKESIDE GOLF CLUB, PROVIDING A RARE DEVELOPMENT CHANCE IN A SCENIC GOLF COURSE SETTING.
- DEVELOPMENT POTENTIAL: 6.36 +/- ACRES IDEAL FOR A RESIDENTIAL SUBDIVISION OR PRIVATE ESTATE IN AN ESTABLISHED COMMUNITY.
- PROXIMITY TO CANYON LAKE: LOCATED A SHORT DISTANCE FROM CANYON LAKE, OFFERING POTENTIAL HOMEOWNERS EASY ACCESS TO RECREATIONAL ACTIVITIES AND NATURAL BEAUTY.

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.

# AERIAL VIEW



Spring Branch



Startzville

Canyon Lake

York Creek

281

46  
TEXAS

46  
TEXAS

Bulverde

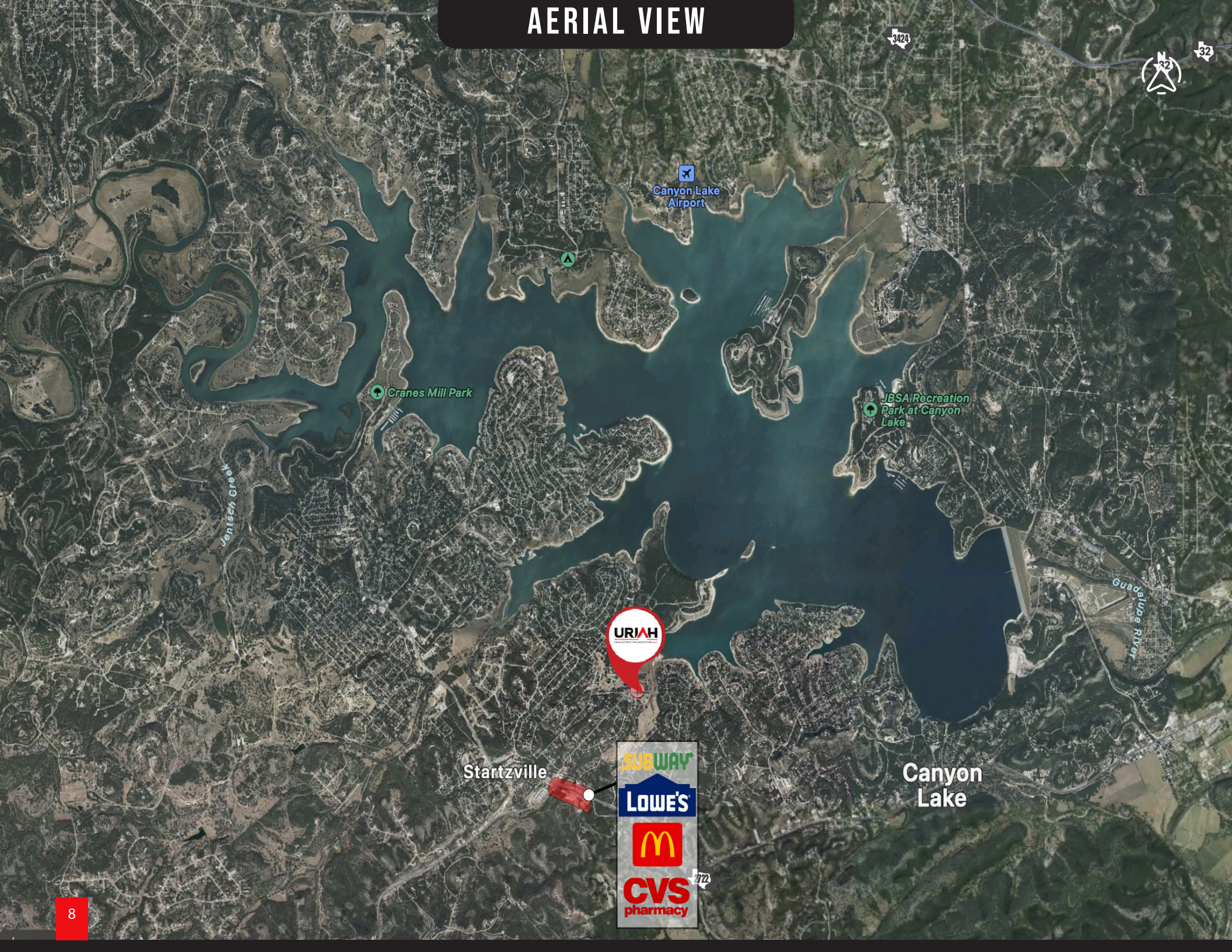
281

35

Timberwood Park

New Braunfels

# AERIAL VIEW



Canyon Lake Airport

Cranes Mill Park

JBSA Recreation Park at Canyon Lake

Ventisey Creek

Guadalupe River

URIAH

Startzville

Canyon Lake

SUBWAY  
LOWE'S  
McDonald's  
CVS pharmacy



# UTILITIES VIEW



30 IN

30 IN

# 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
2020 Population	5,726	18,654	50,284
2024 Population	8,791	27,119	67,339
2029 Population Projection	12,326	37,886	93,476
Annual Growth 2020-2024	13.4%	11.3%	8.5%
Annual Growth 2024-2029	8.0%	7.9%	7.8%
Median Age	53.4	50	48.5
Bachelor's Degree or Higher	33%	32%	35%
U.S. Armed Forces	19	96	229

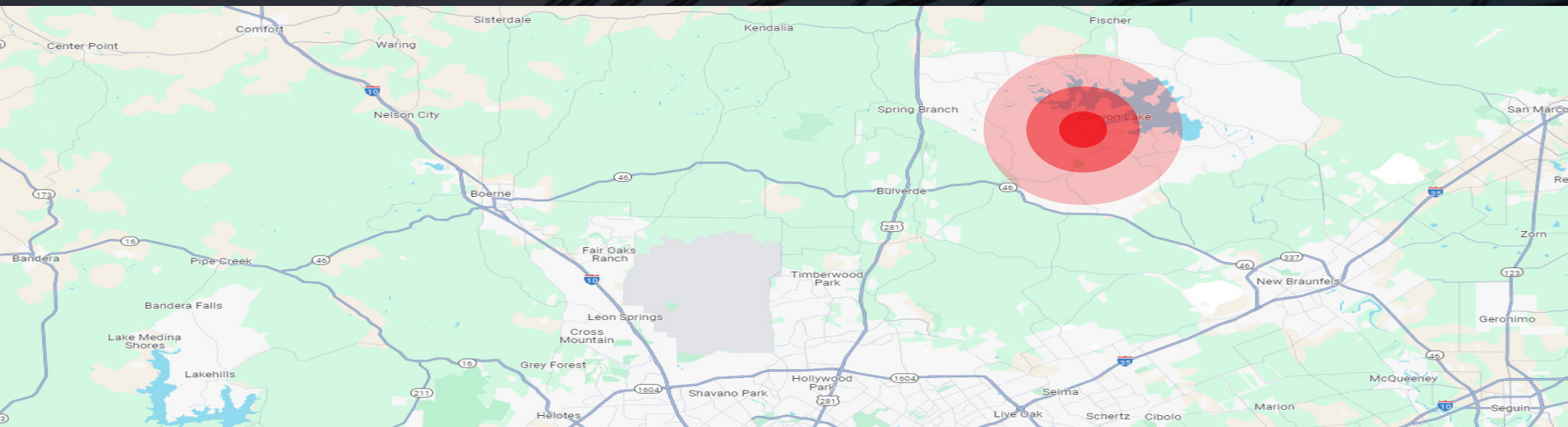
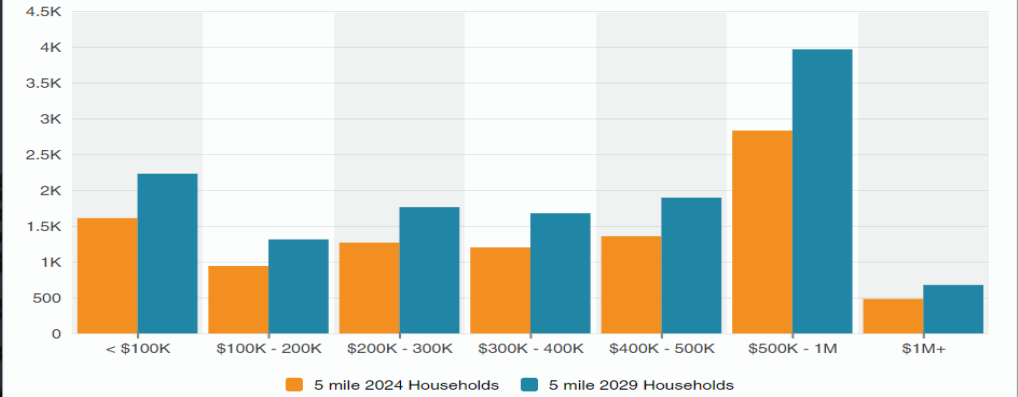
## Households

	2 mile	5 mile	10 mile
2020 Households	2,500	7,885	20,107
2024 Households	3,814	11,363	26,824
2029 Household Projection	5,342	15,852	37,193
Annual Growth 2020-2024	4.2%	4.0%	4.5%
Annual Growth 2024-2029	8.0%	7.9%	7.7%
Owner Occupied Households	4,662	13,517	32,882
Renter Occupied Households	680	2,335	4,311
Avg Household Size	2.2	2.3	2.5
Avg Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$138.5M	\$431.2M	\$1.1B

## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$112,602	\$119,276	\$130,035
Median Household Income	\$87,952	\$90,192	\$99,750
< \$25,000	403	1,168	2,291
\$25,000 - 50,000	457	1,621	3,380
\$50,000 - 75,000	761	1,914	3,918
\$75,000 - 100,000	553	1,611	3,862
\$100,000 - 125,000	490	1,281	2,777
\$125,000 - 150,000	312	831	2,240
\$150,000 - 200,000	352	1,104	3,388
\$200,000+	487	1,834	4,969

## Home Values



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## SPECIAL COVID-19 NOTICE

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.

## NON-ENDORSEMENT NOTICE

Uriah Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Uriah Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Uriah Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.



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**URI URIAH**

BROKER OF RECORD

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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.

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Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)