

FOR SALE

# 2.41 AC ON HIGHWAY 97

## PLEASANTON, TX

OFFERING MEMORANDUM



## EXCLUSIVELY MARKETED BY:

**RICARDO PENA**

Vice President Of Investment Sales  
Mobile (210.781.3777)  
Ricardo@uriahrealestate.com

## BROKER OF RECORD:

**URI URIAH**

Broker of Record  
Mobile (210.315.8885)  
Uri@uriahrealestate.com



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



# PROPERTY PHOTOS



# PROPERTY PHOTOS



# PROPERTY PHOTOS



97



# PROPERTY OVERVIEW

## PROPERTY SUMMARY

This 2.41-acre pad site, situated near the intersection of Highway 97 and Interstate 37 S in Pleasanton, Texas, offers a prime development opportunity. Perfect for a quick-service restaurant (QSR), coffee shop, or other service-related businesses, this lot boasts high visibility and significant traffic. It is strategically located adjacent to a brand new Ford dealership, Travel Centers of America truck stop, and Wendy's. With excellent access and exposure, this site is ideal for businesses looking to take advantage of the bustling commercial activity in the area.

### PROPERTY SUMMARY

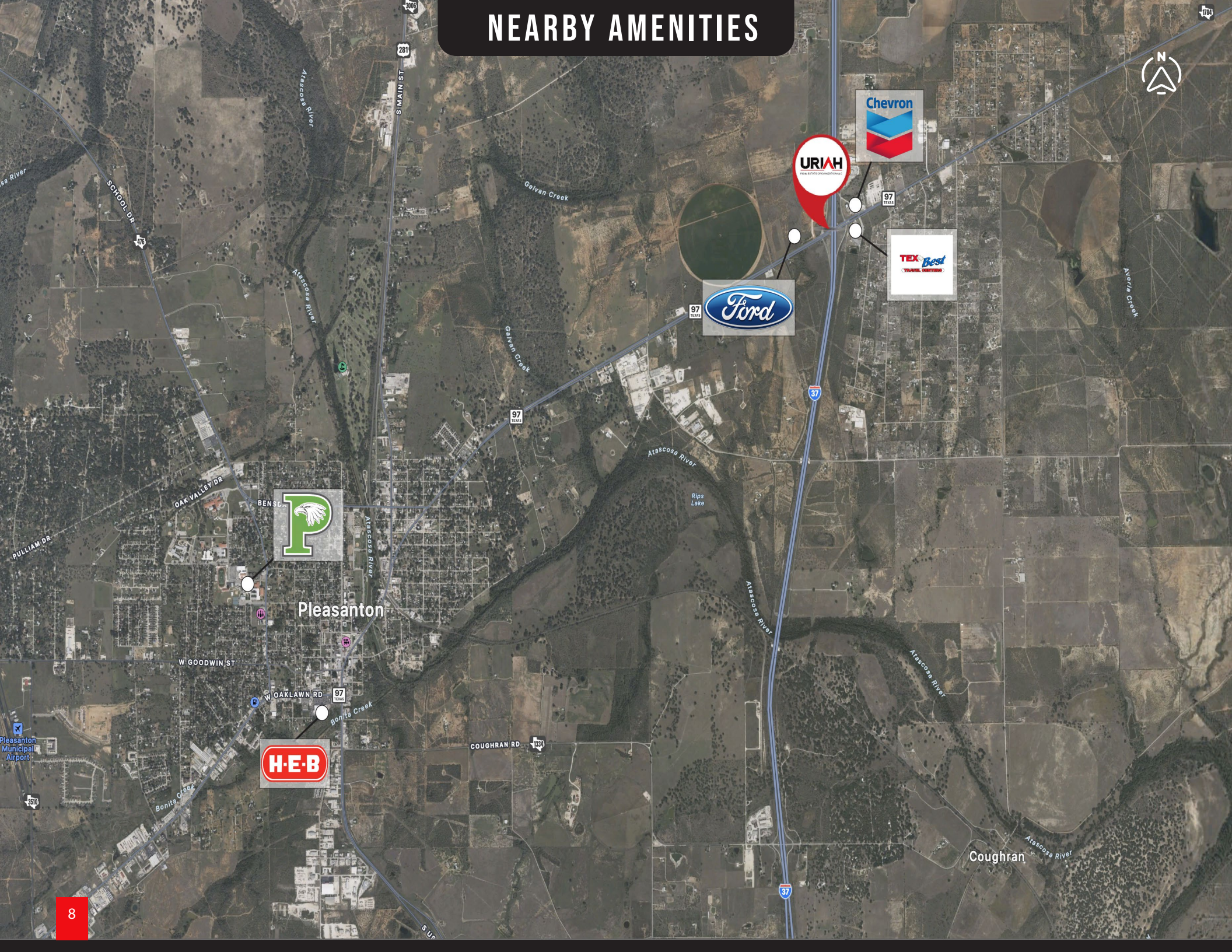
LEASE RATE:	CONTACT BROKER
ZONING:	OCL
LAND SIZE:	2.41 +/- AC

### PROPERTY HIGHLIGHTS

- PRIME DEVELOPMENT SITE: IDEAL FOR A PAD SITE OR QUICK-SERVICE RESTAURANT (QSR) WITH AMPLE SPACE FOR CUSTOMIZATION.
- HIGH VISIBILITY: LOCATED NEXT TO A BRAND NEW FORD DEALERSHIP AND A TRAVEL CENTERS OF AMERICA, ENSURING SIGNIFICANT EXPOSURE AND FOOT TRAFFIC
- STRATEGIC LOCATION: SITUATED AT THE INTERSECTION OF HIGHWAY 97 AND INTERSTATE 37 S, OFFERING EXCELLENT ACCESSIBILITY AND CONVENIENCE.
- THRIVING COMMERCIAL AREA: POSITIONED IN A BUSTLING COMMERCIAL ZONE, BENEFITING FROM THE HIGH VOLUME OF TRAFFIC AND BUSINESS ACTIVITY IN THE VICINITY.

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.

# NEARBY AMENITIES



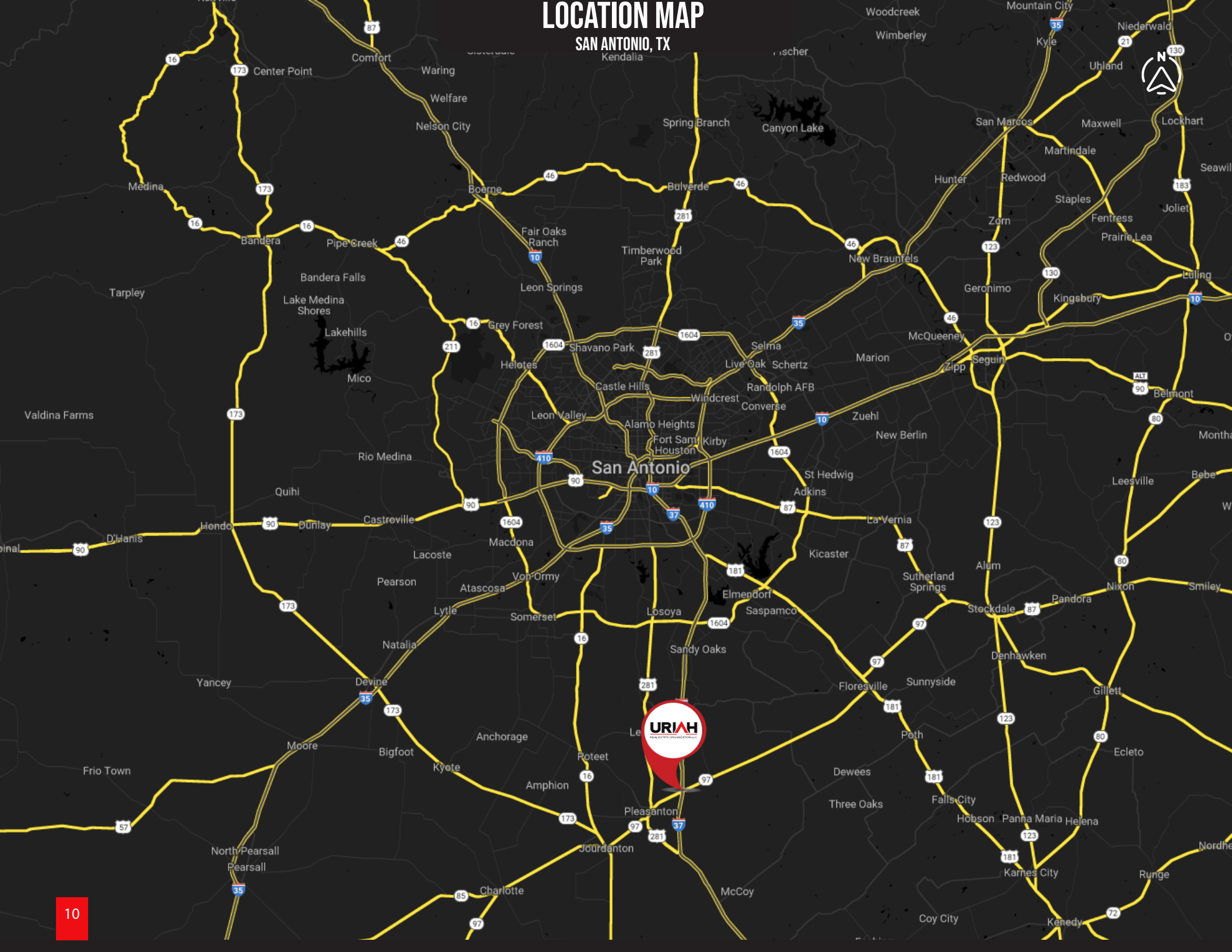
# DRIVE TIME

TEXAS MAP



# 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.



# LOCAL DEMOGRAPHICS

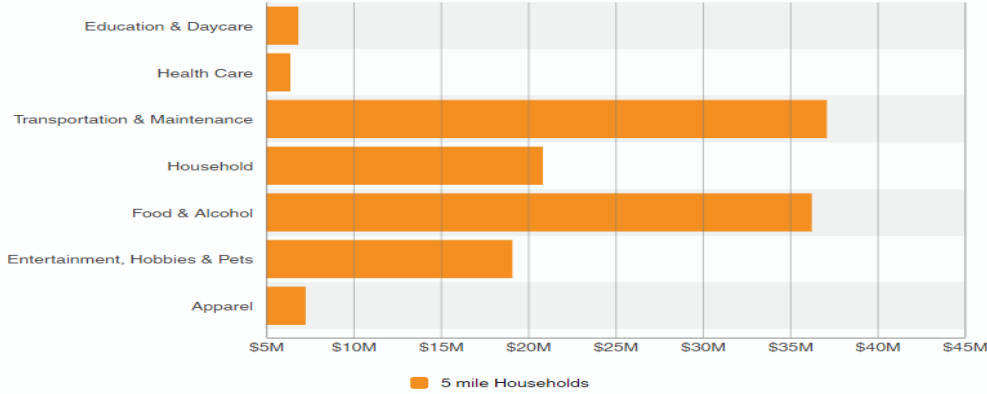
## Population

	2 mile	5 mile	10 mile
2010 Population	1,052	10,974	23,321
2023 Population	1,159	12,303	25,346
2028 Population Projection	1,153	12,277	25,174
Annual Growth 2010-2023	0.8%	0.9%	0.7%
Annual Growth 2023-2028	-0.1%	0%	-0.1%
Median Age	38.6	36.9	37
Bachelor's Degree or Higher	12%	16%	14%
U.S. Armed Forces	0	0	0

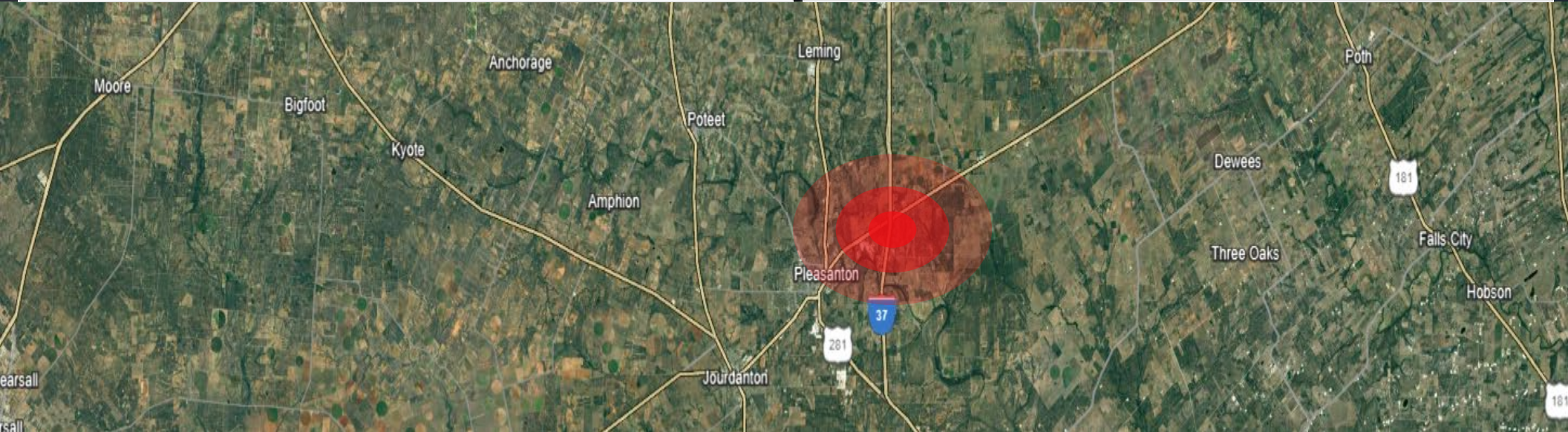
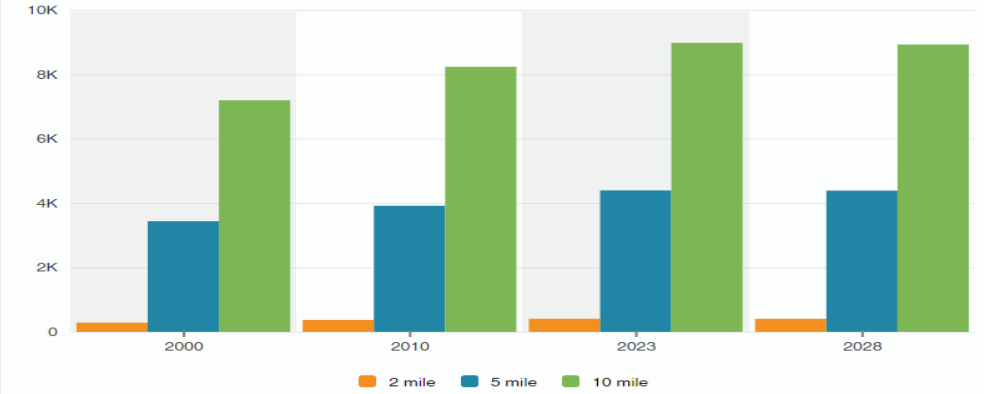
## Income

	2 mile	5 mile	10 mile
Avg Household Income	\$78,884	\$79,195	\$79,647
Median Household Income	\$59,880	\$65,692	\$64,297
< \$25,000	85	936	1,757
\$25,000 - 50,000	76	642	1,683
\$50,000 - 75,000	67	894	1,713
\$75,000 - 100,000	59	560	1,323
\$100,000 - 125,000	48	631	992
\$125,000 - 150,000	38	325	601
\$150,000 - 200,000	14	244	513
\$200,000+	18	161	394

## Consumer Spending



## Households



# CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Uriah Real Estate and should not be made available to any other person or entity without the written consent of Uriah Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Uriah Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Uriah Real Estate has not verified, and will not verify, any of the information contained herein, nor has Uriah Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. © 2022 Uriah Real Estate. All rights reserved.

## 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 or 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.

# 2.41 AC ON HIGHWAY 90

PLEASANTON, TX

OFFERING MEMORANDUM

EXCLUSIVELY MARKETING BY:

**RICARDO PENA**

Vice President Of Investment Sales

Mobile (210.781.3777)

Ricardo@uriarealestate.com



# URIAH

REAL ESTATE ORGANIZATION LLC