

FOR SALE

8.66 +/- AC ON US HWY 281

SAN ANTONIO, TX

OFFERING MEMORANDUM



EXCLUSIVELY MARKETED BY:

EDGAR CASAS

Investment Specialist

Mobile (726.500.2305)

Edgar@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

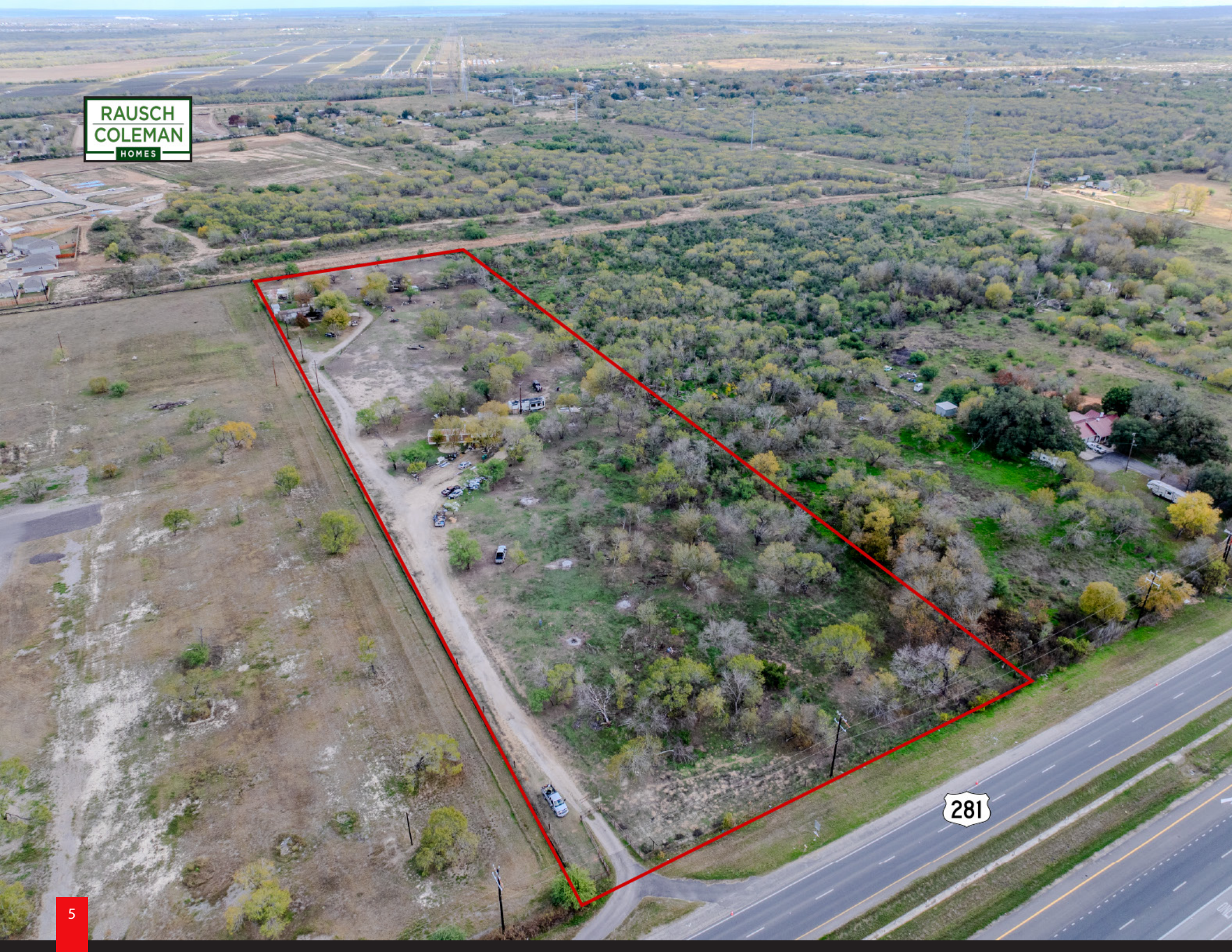


PROPERTY PHOTOS



281

**RAUSCH
COLEMAN**
HOMES



PROPERTY OVERVIEW

PROPERTY SUMMARY

Discover an exceptional opportunity with this 8.66-acre lot adjacent to US Highway 281 S, offering excellent visibility and strategic placement in San Antonio's fast-growing south side. Positioned near major economic hubs like the TJ Maxx Distribution Center and Navistar Center, this lot benefits from proximity to key institutions such as the Toyota Plant, Texas A&M San Antonio, and the future University Health Palo Alto Hospital Campus. Surrounded by rapidly expanding subdivisions, this OCL-zoned property offers flexibility for diverse development opportunities. Embrace the potential to contribute to this thriving area with unparalleled growth prospects.

PROPERTY SUMMARY

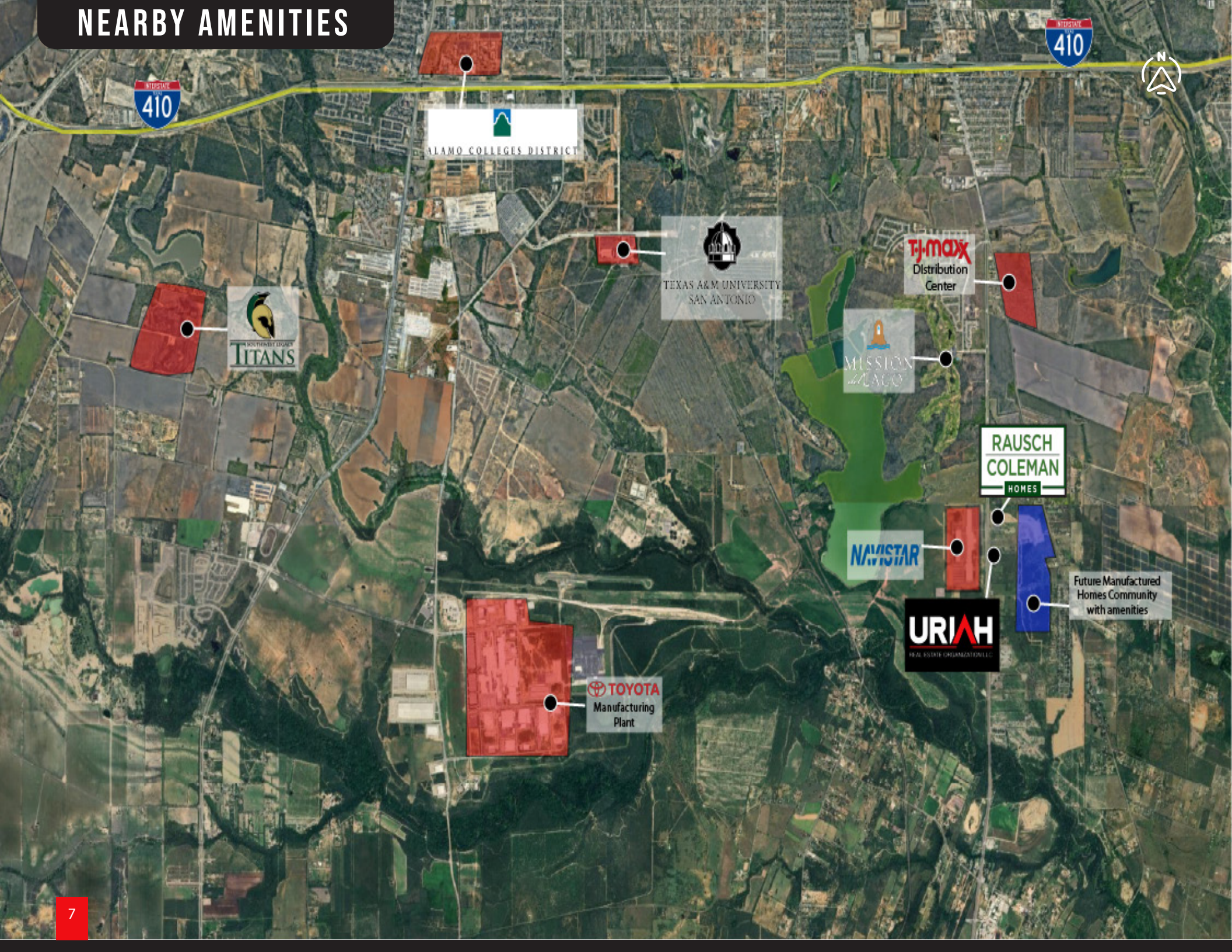
ASKING PRICE:	CONTACT BROKER
LAND SIZE:	8.66 +/- AC 377,403 +/- SQFT
UTILITIES AVAILABLE:	WATER AND SEWER
ZONING:	OCL
FRONTAGE:	322 +/- Linear Feet On US HWY 281

PROPERTY HIGHLIGHTS

- PRIME LOCATION: ADJACENT TO US HIGHWAY 281 S WITH EXCELLENT VISIBILITY AND ACCESSIBILITY.
- ECONOMIC HUB: NEAR MAJOR EMPLOYERS LIKE TJ MAXX DISTRIBUTION CENTER AND NAVISTAR CENTER.
- ZONING FLEXIBILITY: OCL ZONING ALLOWS FOR DIVERSE DEVELOPMENT OPPORTUNITIES.
- GROWTH POTENTIAL: SURROUNDED BY EXPANDING SUBDIVISIONS AND KEY INSTITUTIONS LIKE TEXAS A&M SAN ANTONIO AND THE UPCOMING UNIVERSITY HEALTH PALO ALTO HOSPITAL CAMPUS.

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 of price, or conditions, prior to sale or lease, or withdrawal without notice.

NEARBY AMENITIES



ALAMO COLLEGES DISTRICT

TEXAS A&M UNIVERSITY
SAN ANTONIO

TJ-maxx
Distribution
Center



TITANS

MISSION
LAGO



RAUSCH
COLEMAN
HOMES



TOYOTA
Manufacturing
Plant

NAVISTAR



URIAH
REAL ESTATE ORGANIZATION, LLC



Future Manufactured
Homes Community
with amenities



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



SHIPPING RADIUS

SAN ANTONIO, TX

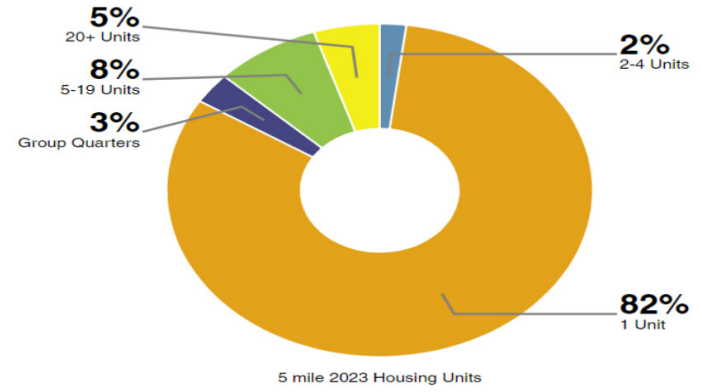


LOCAL DEMOGRAPHICS

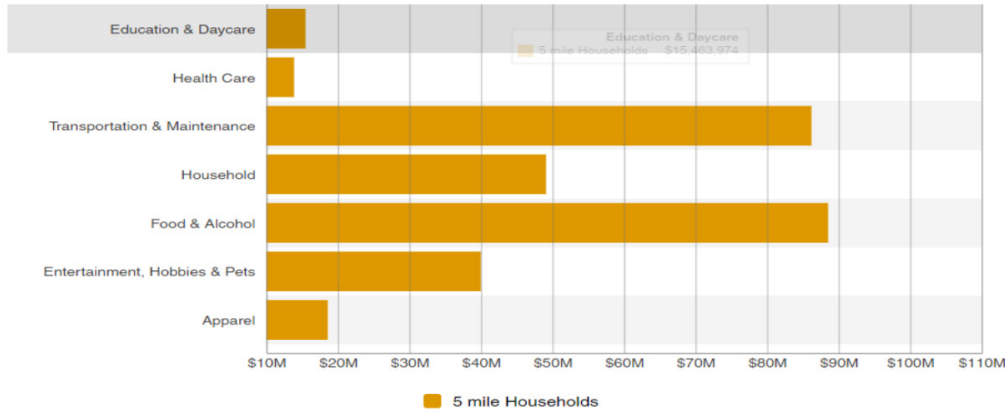
Population

	2 mile	5 mile	10 mile
2010 Population	2,321	26,299	295,486
2023 Population	4,018	34,785	326,922
2028 Population Projection	4,309	36,291	333,127
Annual Growth 2010-2023	5.6%	2.5%	0.8%
Annual Growth 2023-2028	1.4%	0.9%	0.4%
Median Age	32	33	34
Bachelor's Degree or Higher	16%	12%	10%
U.S. Armed Forces	10	48	655

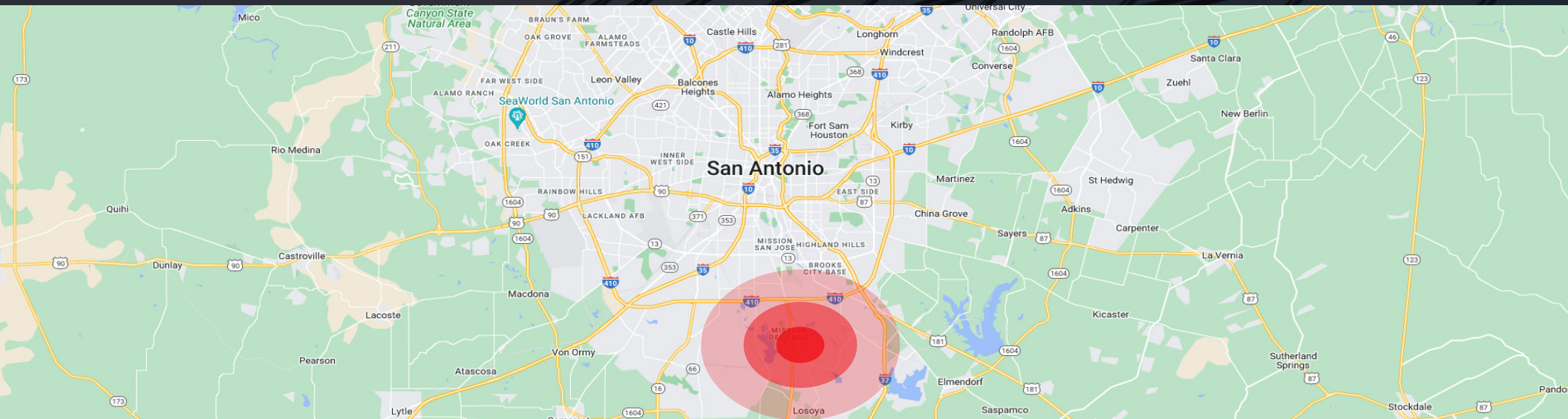
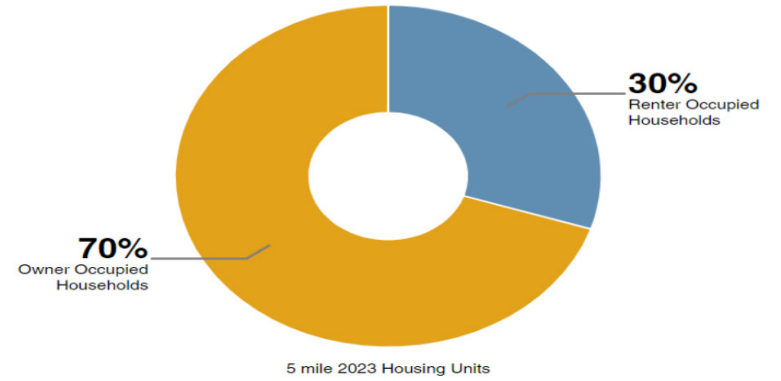
Housing Type



Consumer Spending



Housing Occupancy



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 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.

8.66 +/- AC ON US HWY

SAN ANTONIO, TX

OFFERING MEMORANDUM

EXCLUSIVELY MARKETED BY:

URI URIAH

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

EDGAR CASAS

Investment Specialist
Mobile (726.500.2305)
Edgar@UriahRealEstate.com

URIAH
REAL ESTATE ORGANIZATION LLC