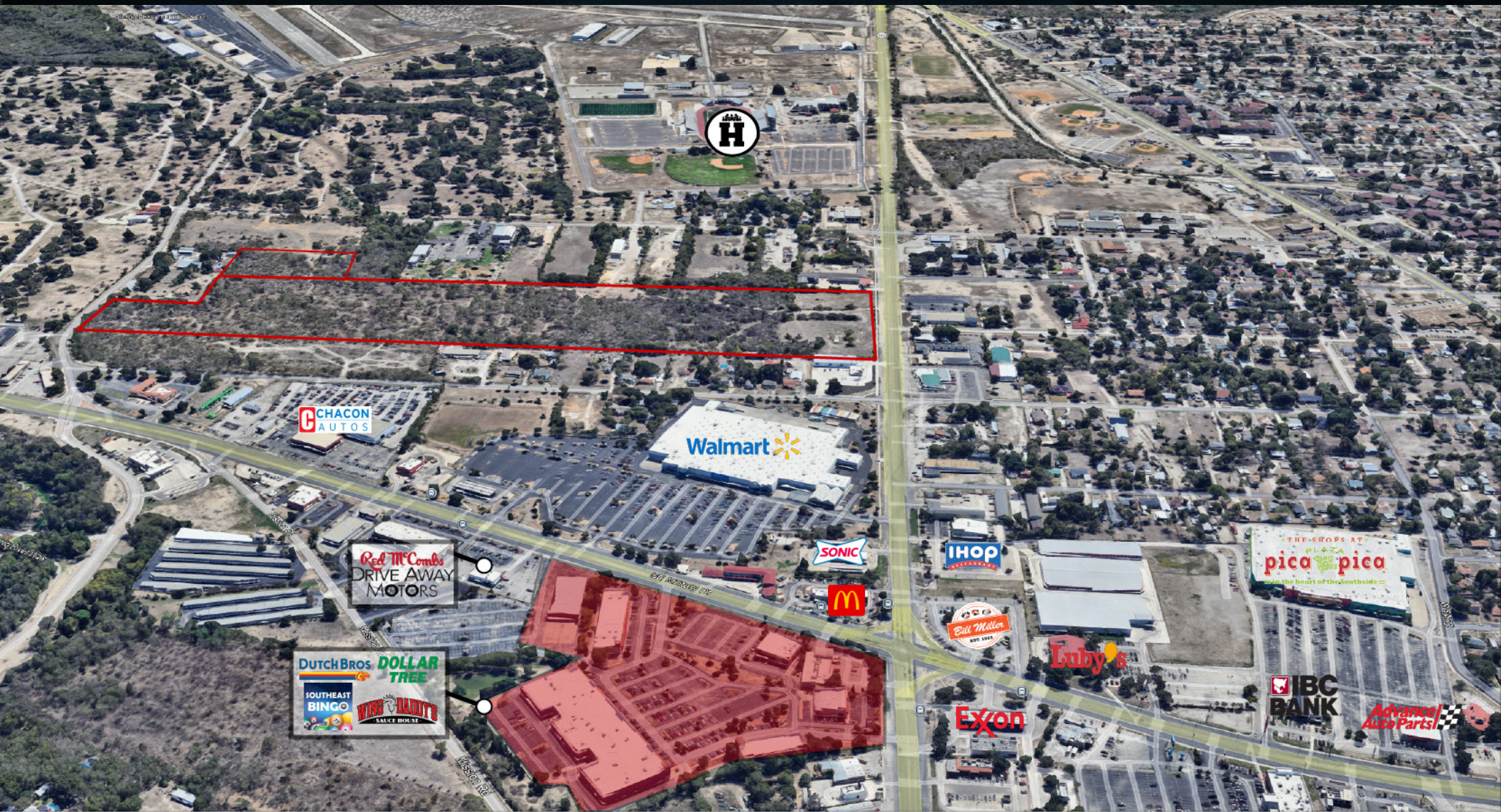


FOR SALE

# 3730 ROOVELT AVE

## SAN ANTONIO, TX

OFFERING MEMORANDUM





**EXCLUSIVELY MARKETED BY:**

**MEAGHAN HENDERSON**

Investment Specialist

Mobile (210.776.6664)

Meaghan@UriahRealEstate.com

**BROKER OF RECORD:**

**URI URIAH**

Broker of Record

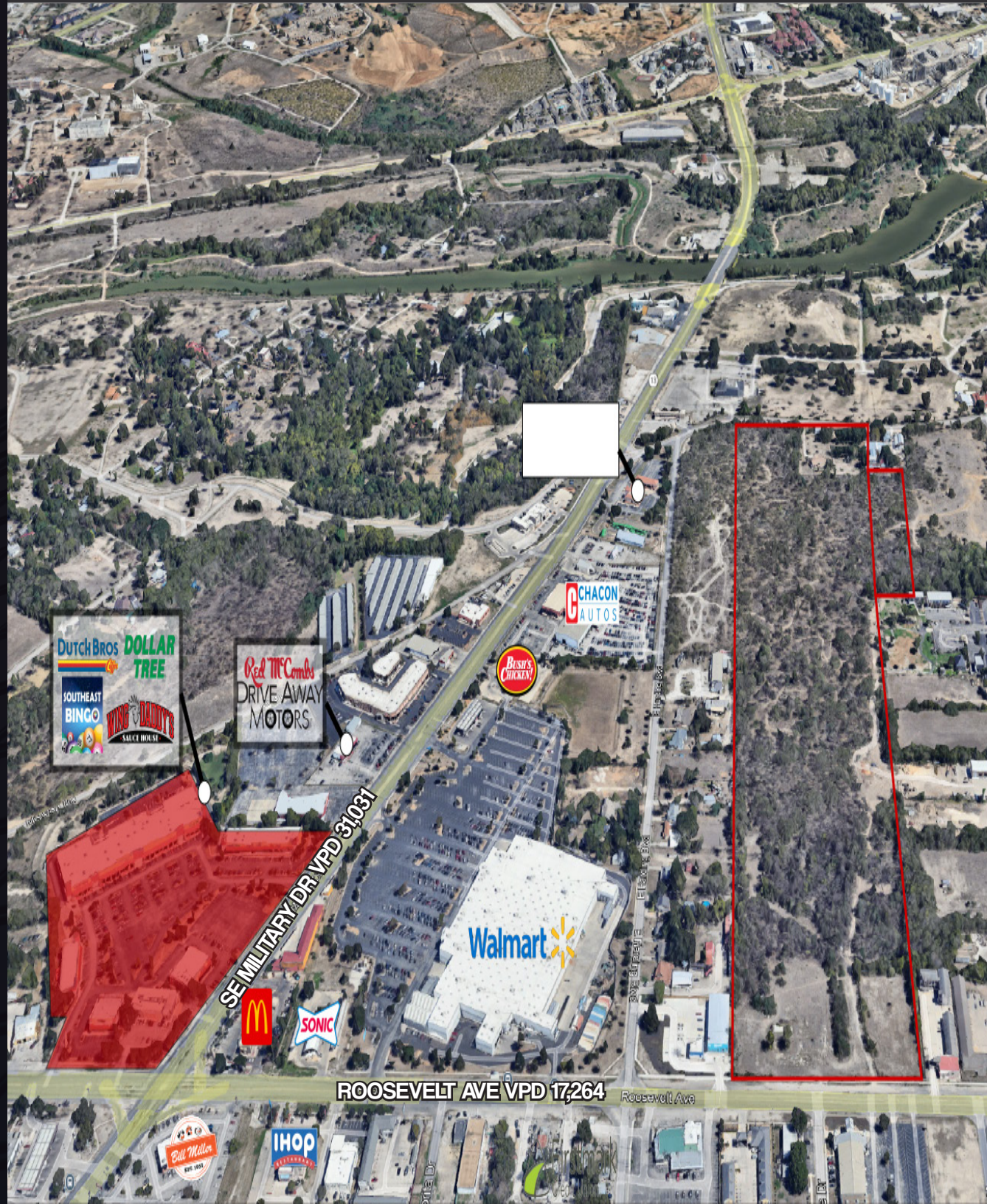
Mobile (210.315.8885)

Uri@uriahrealestate.com

**URIAH**

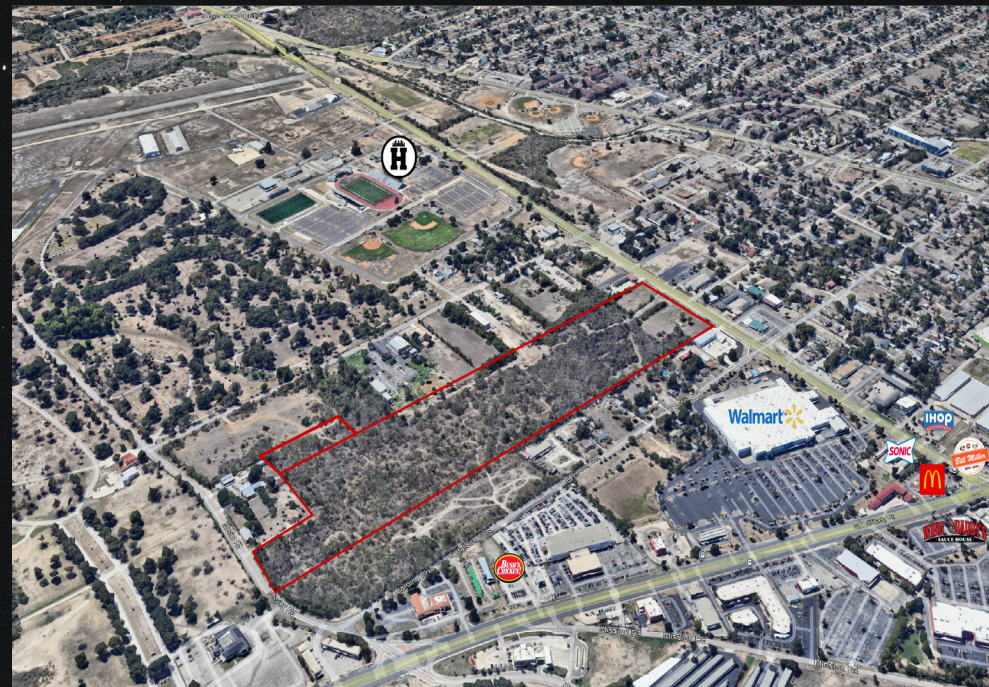
REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



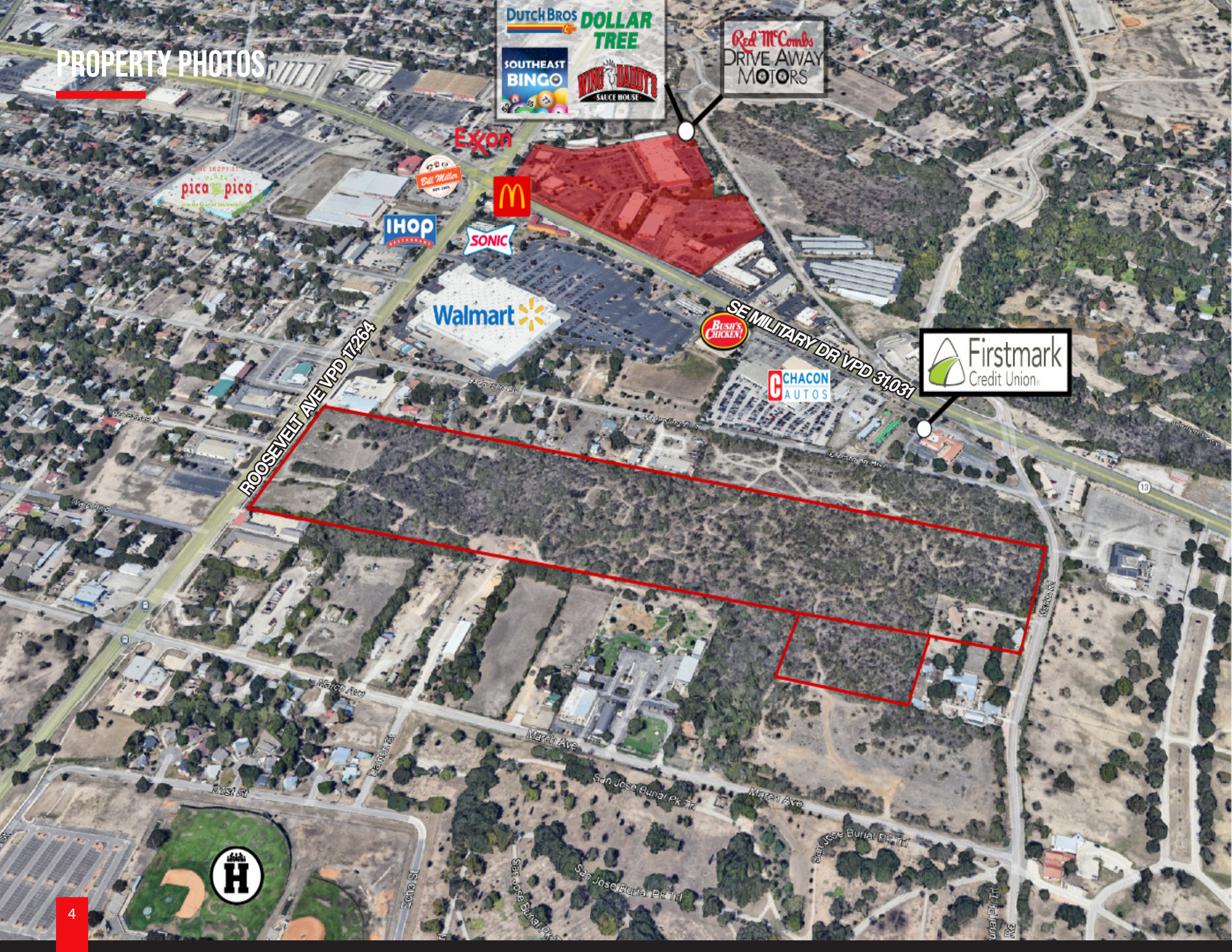


# PROPERTY PHOTOS





# PROPERTY PHOTOS



**DUTCH BROS**  
**DOLLAR TREE**  
**SOUTHEAST BINGO**  
**WING DADDY'S SAUCE HOUSE**

**Red McCombs DRIVE AWAY MOTORS**

**pica pica**

**Exxon**

**Ball Millon**

**McDonald's**

**IHop**

**Sonic**

**Walmart**

**BUSH'S CHICKEN**

**CHACON AUTOS**

**Firstmark Credit Union**

**ROOSEVELT AVE VPD 17264**

**SE MILITARY DR VPD 31031**







Walmart

IHOP

SONIC



Bill Miller

WINE DADDY'S SALICE HOUSE

ROOSEVELT AVE VPD 17264

SE MILITARY DR VPD 31,031

BUSH'S CHICKEN







# PROPERTY OVERVIEW

## PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell 3730 Roosevelt Drive, a 33 +/- acre property located in South San Antonio. The property has a highly sought after zoning of IDZ Manufactured Housing Park District, dual access on Roosevelt Rd and Mission Rd making this a one of a kind investment opportunity. Excellent visibility and traffic counts on Roosevelt drive and located within a block of SE Military Drive. Perfect site for any residential, retail or mixed use development.

### PROPERTY SUMMARY

**ASKING PRICE:** **CONTACT BROKER**

**LAND SIZE:** 33.63 +/- AC  
1,464,922.8 +/- SQFT

**UTILITIES AVAILABLE:** WATER , ELECTRICITY AND SEWER

**ZONING:** IDZ-2  
**FRONTAGE:** Dual Access Roosevelt 550' Linear Feet  
250' Mission Rd Linear Feet

### PROPERTY HIGHLIGHTS

- PRIME LOCATION: DUAL ACCESS ON ROOSEVELT RD AND MISSION RD, OFFERING EXCELLENT VISIBILITY AND ACCESSIBILITY.
- STRATEGIC ZONING: ZONED IDZ MANUFACTURED HOUSING PARK DISTRICT, ALLOWING FOR DIVERSE DEVELOPMENT OPPORTUNITIES.
- HIGH TRAFFIC AREA: LOCATED WITHIN A BLOCK OF SE MILITARY DRIVE WITH SIGNIFICANT TRAFFIC COUNTS ON ROOSEVELT RD.
- DEVELOPMENT POTENTIAL: IDEAL FOR RESIDENTIAL, RETAIL, OR MIXED-USE PROJECTS IN SOUTH SAN ANTONIO.

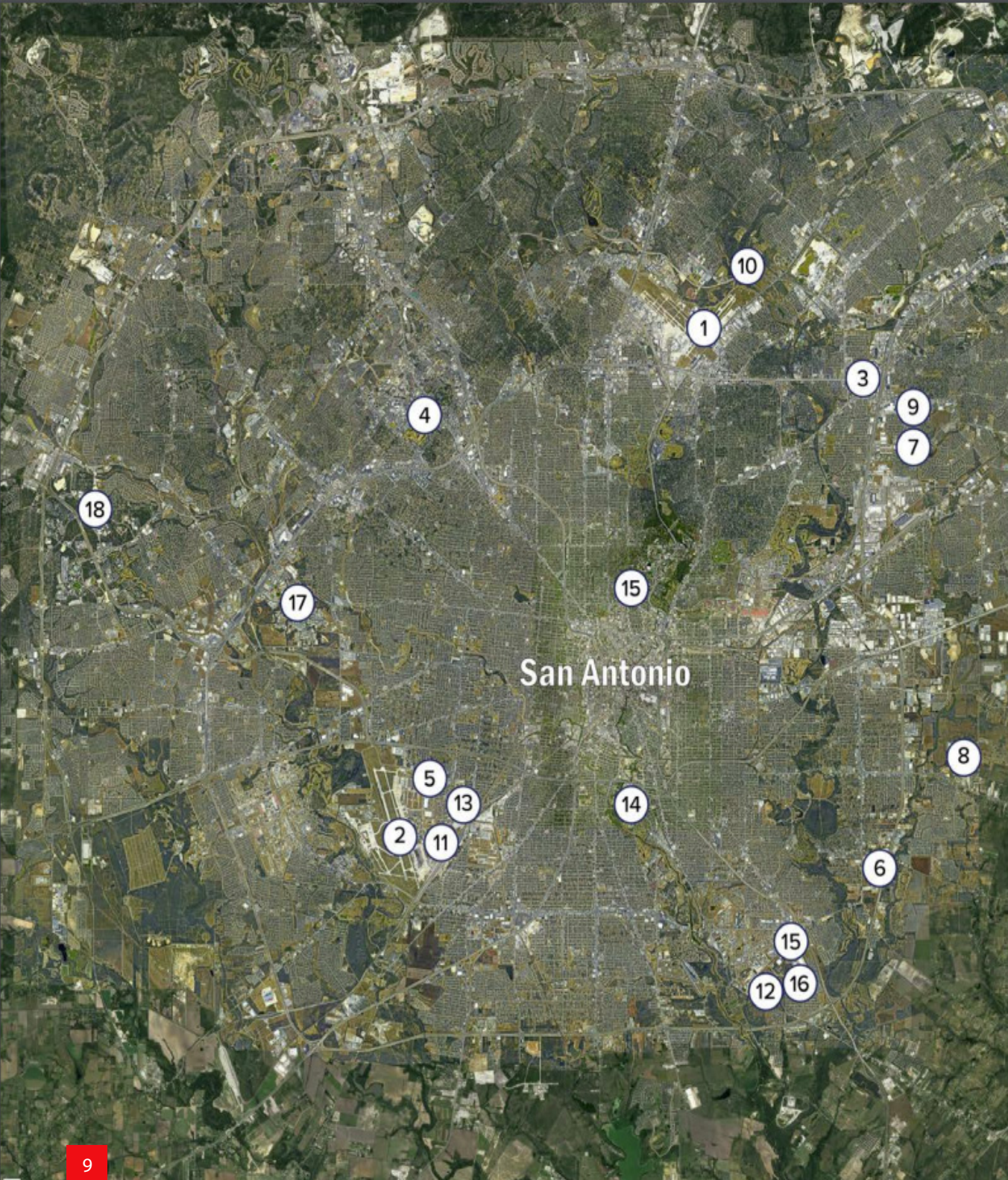
The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.



# NEARBY AMENITIES







## 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.













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