

FOR SALE

11235 SHAENFIELD ROAD

SAN ANTONIO, TX 78254

OFFERING MEMORANDUM



EXCLUSIVELY
MARKETED BY:

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BROKER OF RECORD

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URIAH

REAL ESTATE ORGANIZATION LLC

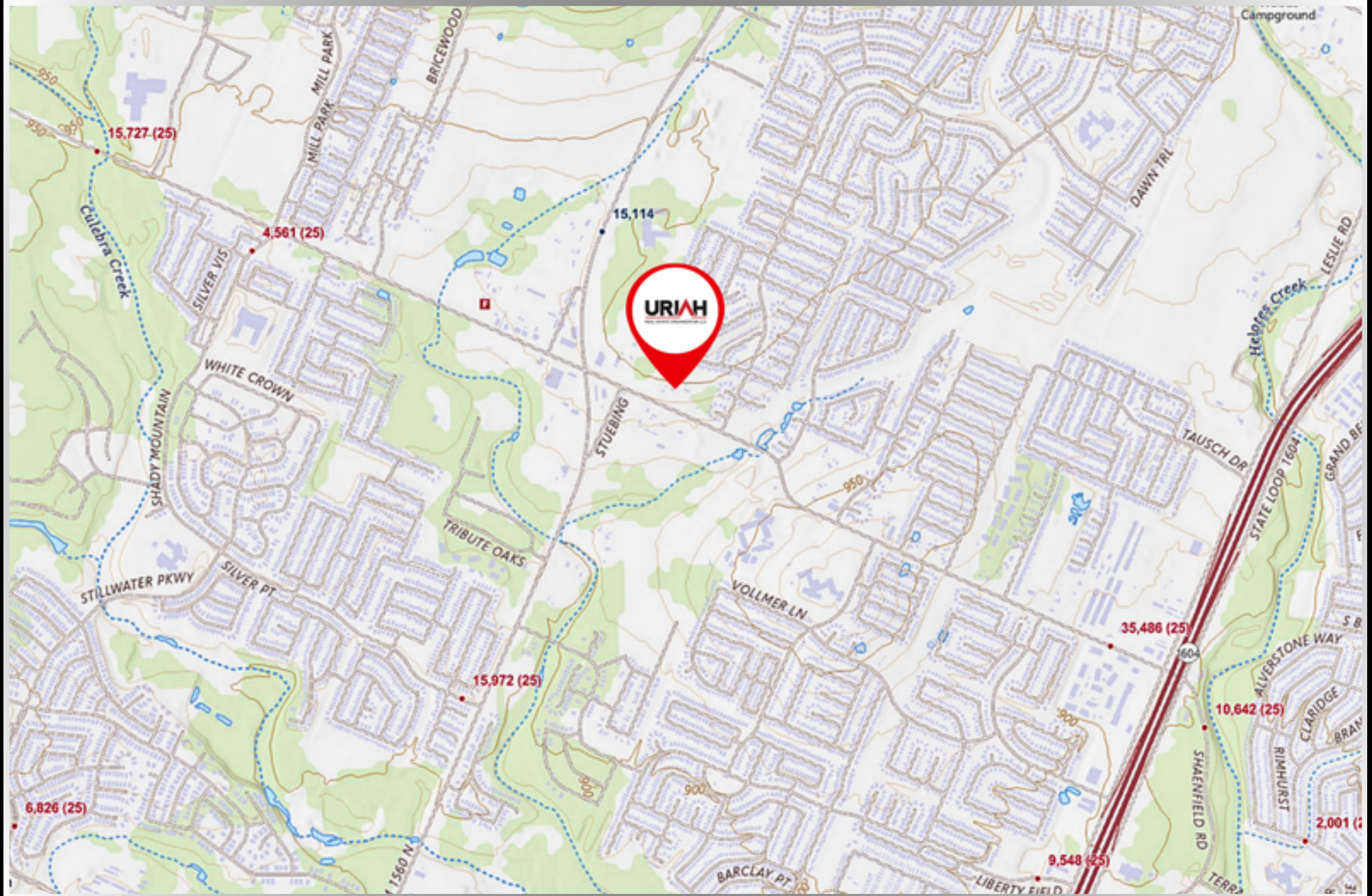
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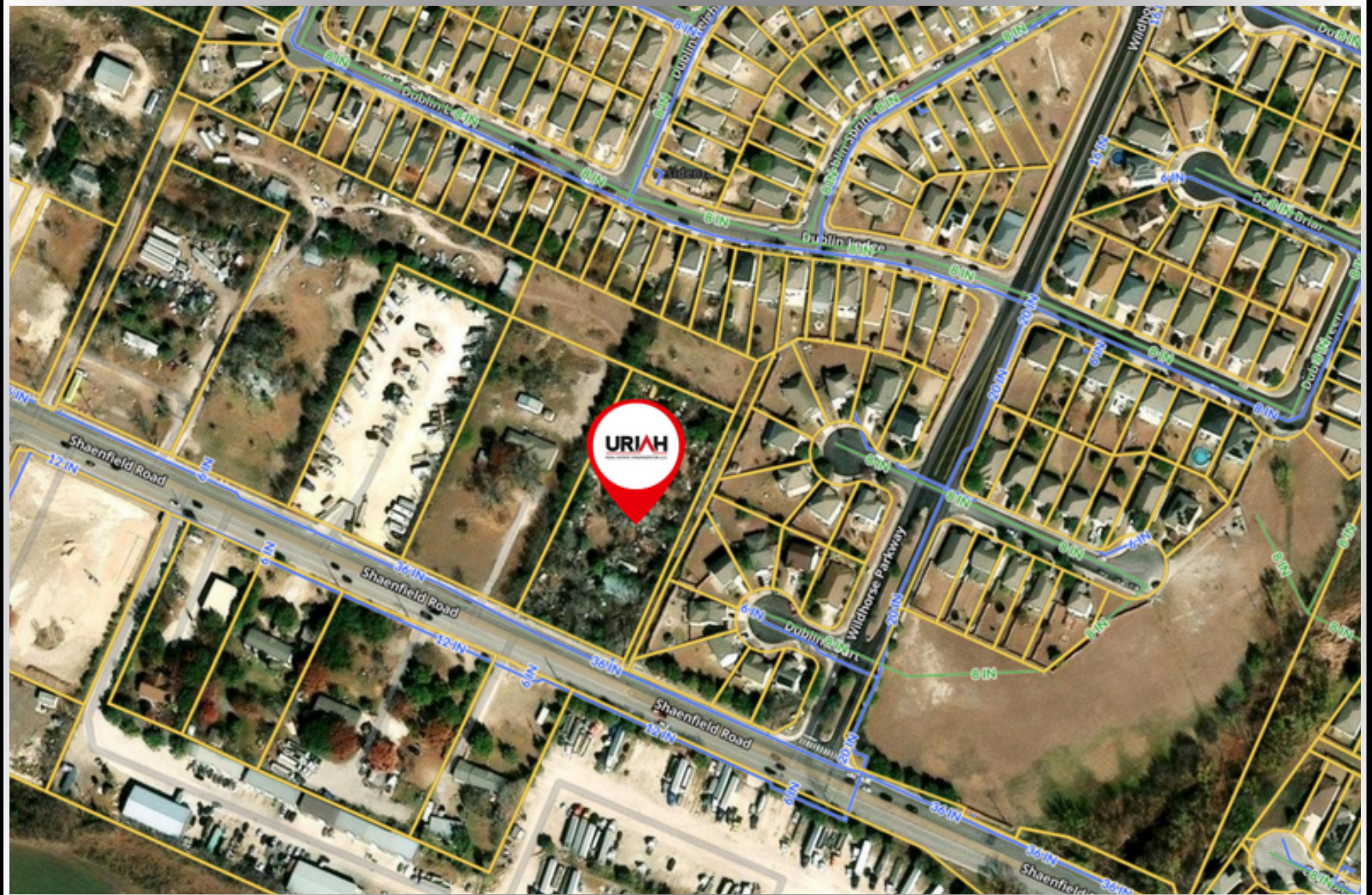
PROPERTY PHOTOS



TPP STATEWIDE TRAFFIC COUNT MAP



UTILITIES OVERVIEW



LOCAL POINTS OF INTEREST



PROPERTY OVERVIEW

RARE OPPORTUNITY TO ACQUIRE 1.9± ACRES ALONG SHAENFIELD ROAD IN NORTHWEST SAN ANTONIO, OFFERING 200± FEET OF FRONTAGE, TWO EXISTING PAVED ACCESS POINTS, WATER AND ELECTRICITY ON-SITE AND SEWER AVAILABLE. THE PARTIALLY CLEARED TRACT OFFERS A FLEXIBLE DEVELOPMENT SITE WITHIN AN ESTABLISHED COMMERCIAL AND RESIDENTIAL CORRIDOR, WITH CONVENIENT ACCESS TO MAJOR THOROUGHFARES, RETAIL, DINING AND SURROUNDING NEIGHBORHOODS.

LOCATED 1.5± MILES FROM LOOP 1604, THE SITE BENEFITS FROM PROXIMITY TO WALMART NEIGHBORHOOD MARKET, CVS, MCDONALD'S, SONIC, DOMINO'S AND OTHER RETAIL AND DINING OPTIONS WITHIN APPROXIMATELY HALF A MILE. ADDITIONALLY, THE TRACT IS SITUATED LESS THAN A MILE FROM FIELDS ELEMENTARY SCHOOL, JEFFERSON MIDDLE SCHOOL AND WARD ELEMENTARY SCHOOL, WITH ESTABLISHED RESIDENTIAL NEIGHBORHOODS IMMEDIATELY SURROUNDING THE SITE.

THE PROPERTY IS ZONED OCL (OUTSIDE CITY LIMITS), AND IS THE IDEAL LOCATION FOR RETAIL, OFFICE, FLEX, OR HIGH-DENSITY HOUSING DEVELOPMENT. WITH ITS SHAENFIELD ROAD FRONTAGE, EXISTING ACCESS, AVAILABLE UTILITIES AND PROXIMITY TO LOOP 1604, ESTABLISHED RETAIL AND SURROUNDING RESIDENTIAL DENSITY, THIS NORTHWEST SAN ANTONIO SITE OFFERS A COMPELLING OPPORTUNITY FOR INVESTORS AND COMMERCIAL USERS SEEKING A WELL-LOCATED DEVELOPMENT TRACT.

PROPERTY SUMMARY

LAND SIZE	1.94± AC 84,520± SF
ZONING	OCL
FRONTAGE	200± LF ON SHAENFIELD RD
DEPTH	430± LF
UTILITIES	WATER & ELECTRICITY ON-SITE SEWER AVAILABLE

PROPERTY HIGHLIGHTS

- **IDEAL DEVELOPMENT SITE:** 1.9± AC WITH 200± LF OF SHAENFIELD RD FRONTAGE, PERFECT FOR RETAIL, OFFICE, FLEX, OR HIGH-DENSITY HOUSING DEVELOPMENT
- **EXISTING ACCESS & UTILITIES:** TWO PAVED ACCESS POINTS, WATER AND ELECTRICITY ON-SITE, AND SEWER AVAILABLE
- **PRIME NORTHWEST SAN ANTONIO LOCATION:** 1.5± MILES FROM LOOP 1604 AND SURROUNDED BY ESTABLISHED RESIDENTIAL DEVELOPMENT
- **STRONG NEARBY RETAIL & TRAFFIC GENERATORS:** WALMART NEIGHBORHOOD MARKET, CVS, MCDONALD'S, SONIC, DOMINO'S AND MORE WITHIN ±0.5 MILE



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





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.

DRIVE TIME

TEXAS MAP



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