

AVAILABLE FOR SALE



505 N Loop 1604, San Antonio TX 78253

EXCLUSIVELY MARKETING BY

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URIAH
REAL ESTATE ORGANIZATION LLC

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EXECUTIVE
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MARKET
OVERVIEW

San Antonio, Texas

Location Attractions

Demographics



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EXECUTIVE SUMMARY

Uriah Real Estate Organization has been exclusively retained to market and sell 5.45 +/- acres on N Loop 1604 in San Antonio, TX. Located on the booming North West side and perfectly situated on Loop 1604, this property offers an investor or developer flexibility to develop different asset classes. Zoned C3, 221 +/- linear feet of frontage, water on site and sewer close by, this property is ready to be developed. Perfect site for any retail use, car lot, office or stand-alone building.

Property Overview

ASKING PRICE:

CALL BROKER FOR DETAILS

LOT SIZES:

5.45 ± acres

ZONING::

C-3

FRONTAGE:

221 ± Linear Ft on Loop 1604

UTILITIES:

Electricity | Sewer

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.

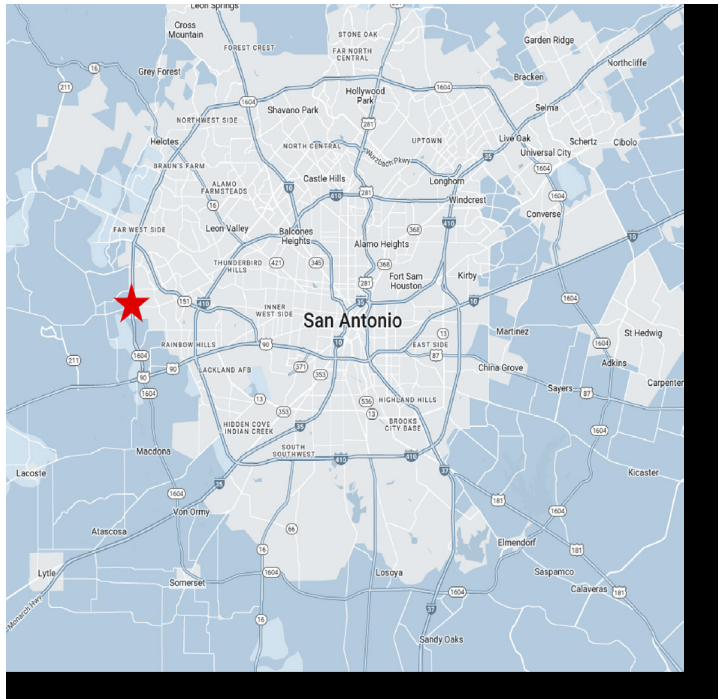
CONTACT US



Property Highlights

- NEAR WALMART, COSTCO, HEB, KOHL'S, STARBUCKS AND OTHER MAJOR NATIONAL RETAILER'S
- BOOMING NORTHWEST SIDE
- FRONTAGE ON LOOP 1604
- HIGH VISIBILITY AND HIGH TRAFFIC COUNTS

52,598 VPD ON 1604 | 33,575 VPD ON POTRANCO RD



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Nearby Amenities



Site

PONTRANCO RD 157

33,575 VPD

52,598 VPD

LOOP 1604

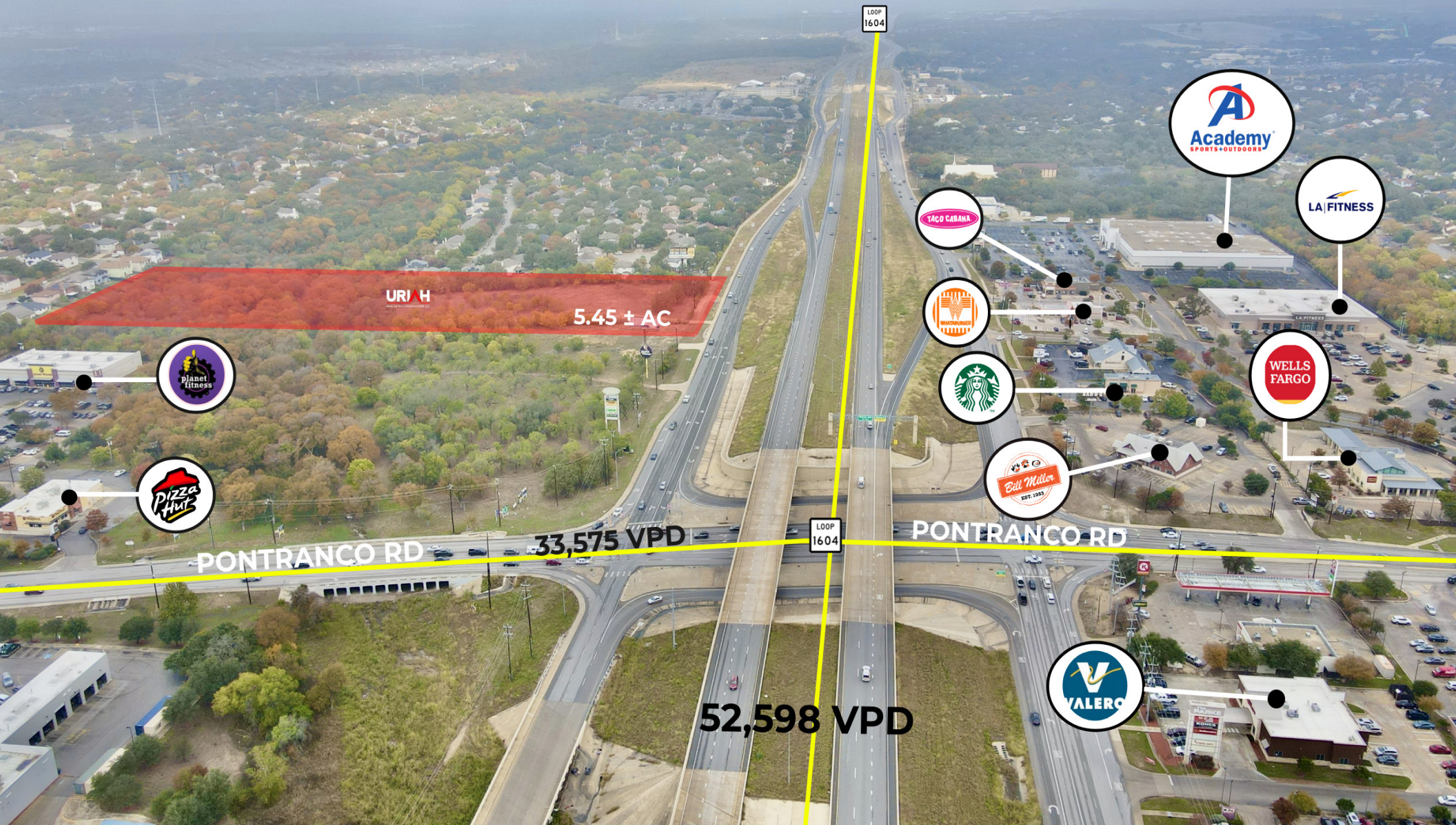
Walmart
ROSS DRESS FOR LESS
T.J. MAXX
Olive Garden
PETSMART
COSTCO WHOLESALE
Michaels Made by you
CHIPOTLE MEXICAN GRILL
Bath & Body Works

GameStop
Jack in the Box
Planet Fitness
Pizza Hut

LA FITNESS
Academy SPORTS+OUTDOORS
WELLS FARGO
STARBUCKS
TACO CABANA
Bill Miller EST. 1995

Chick-fil-A
SONIC
McDonald's
H-E-B
Jim's Restaurants
KOHLS

Property Outline



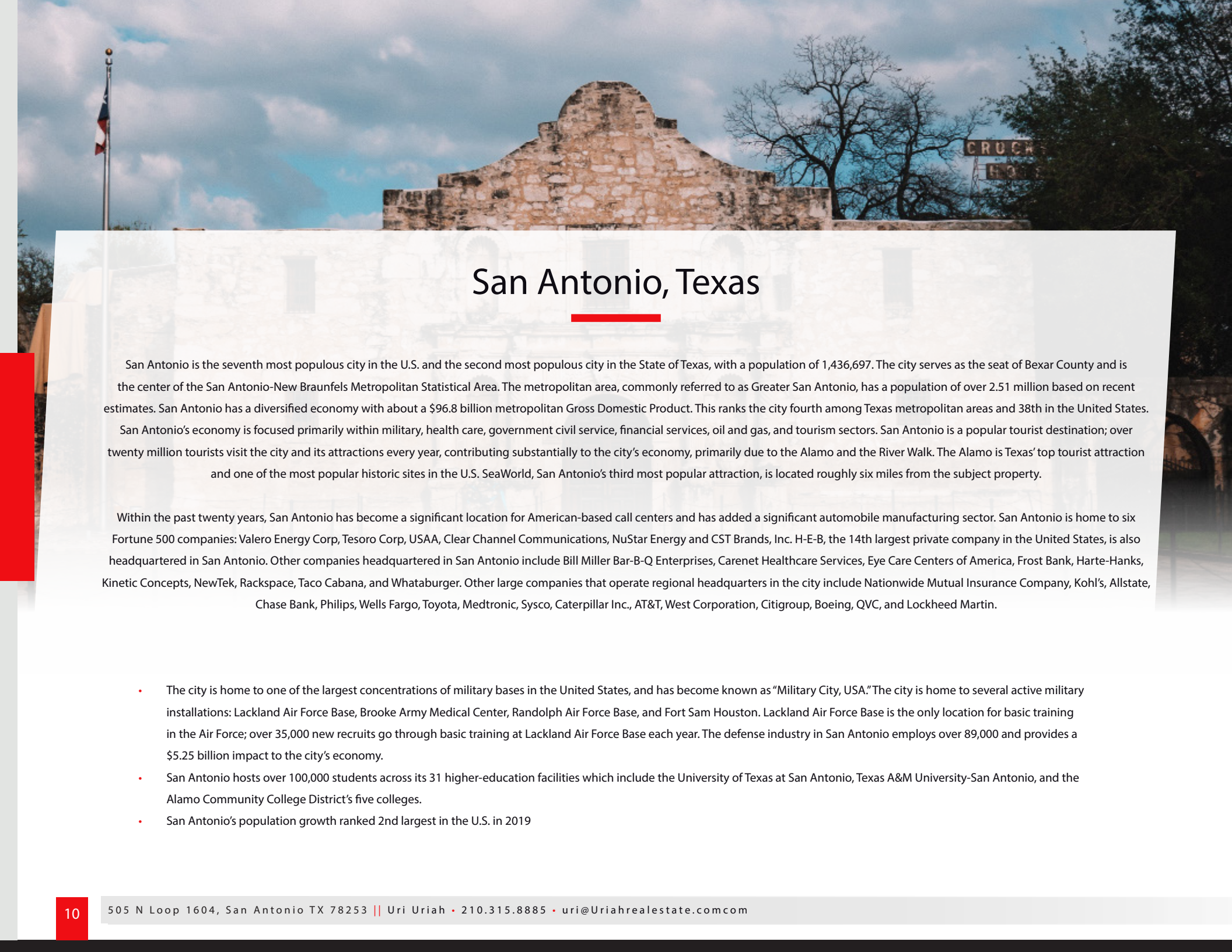
Side View Amenities



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MARKET
OVERVIEW





San Antonio, Texas

San Antonio is the seventh most populous city in the U.S. and the second most populous city in the State of Texas, with a population of 1,436,697. The city serves as the seat of Bexar County and is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. The metropolitan area, commonly referred to as Greater San Antonio, has a population of over 2.51 million based on recent estimates. San Antonio has a diversified economy with about a \$96.8 billion metropolitan Gross Domestic Product. This ranks the city fourth among Texas metropolitan areas and 38th in the United States.

San Antonio's economy is focused primarily within military, health care, government civil service, financial services, oil and gas, and tourism sectors. San Antonio is a popular tourist destination; over twenty million tourists visit the city and its attractions every year, contributing substantially to the city's economy, primarily due to the Alamo and the River Walk. The Alamo is Texas' top tourist attraction and one of the most popular historic sites in the U.S. SeaWorld, San Antonio's third most popular attraction, is located roughly six miles from the subject property.

Within the past twenty years, San Antonio has become a significant location for American-based call centers and has added a significant automobile manufacturing sector. San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp, USAA, Clear Channel Communications, NuStar Energy and CST Brands, Inc. H-E-B, the 14th largest private company in the United States, is also headquartered in San Antonio. Other companies headquartered in San Antonio include Bill Miller Bar-B-Q Enterprises, Carenet Healthcare Services, Eye Care Centers of America, Frost Bank, Harte-Hanks, Kinetic Concepts, NewTek, Rackspace, Taco Cabana, and Whataburger. Other large companies that operate regional headquarters in the city include Nationwide Mutual Insurance Company, Kohl's, Allstate, Chase Bank, Philips, Wells Fargo, Toyota, Medtronic, Sysco, Caterpillar Inc., AT&T, West Corporation, Citigroup, Boeing, QVC, and Lockheed Martin.

- The city is home to one of the largest concentrations of military bases in the United States, and has become known as "Military City, USA." The city is home to several active military installations: Lackland Air Force Base, Brooke Army Medical Center, Randolph Air Force Base, and Fort Sam Houston. Lackland Air Force Base is the only location for basic training in the Air Force; over 35,000 new recruits go through basic training at Lackland Air Force Base each year. The defense industry in San Antonio employs over 89,000 and provides a \$5.25 billion impact to the city's economy.
- San Antonio hosts over 100,000 students across its 31 higher-education facilities which include the University of Texas at San Antonio, Texas A&M University-San Antonio, and the Alamo Community College District's five colleges.
- San Antonio's population growth ranked 2nd largest in the U.S. in 2019

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