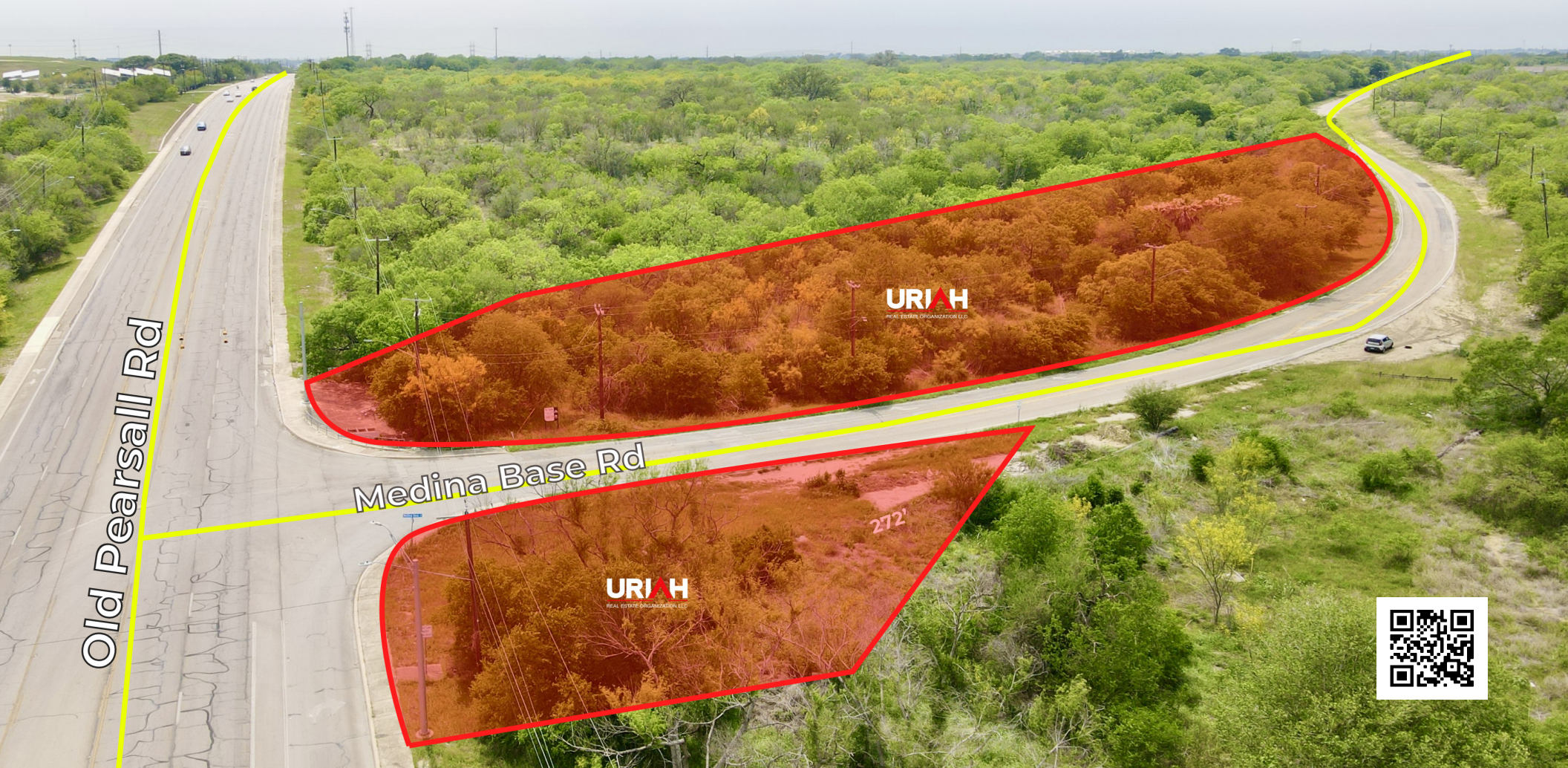


OFFERING MEMORANDUM

AVAILABLE FOR SALE



Old Pearsall Rd

Medina Base Rd

URIAH
REAL ESTATE ORGANIZATION LLC

URIAH
REAL ESTATE ORGANIZATION LLC



5070 Old Pearsall Rd, San Antonio TX 78242

EXCLUSIVELY MARKETING BY

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URIAHREALSTATE.COM

URIAH
REAL ESTATE ORGANIZATION LLC

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URIAH
REAL ESTATE ORGANIZATION LLC

1

EXECUTIVE
SUMMARY

Property Overview

Property Highlights

Property Site Outline

Nearby Amenities

Location Map

2

MARKET
OVERVIEW

San Antonio, Texas

Location Attractions

1

EXECUTIVE SUMMARY

Two lots with easy access to Loop 410 with close proximity to Interstate 35 & Hwy

90. Perfect opportunity for light Industrial, sand & gravel, service & storage, auction, etc.

**Nearby features include Lackland Air Force Base, Pearsall Park, Boeing Company, South
Park Mall, Target, Academy, HEB Plus, Sam's Club and many more.**

Property Overview

ASKING PRICE:

CALL BROKER FOR DETAILS

LOT SIZE 1:

3.28 ± Acres

LOT SIZE 2:

.59 ± Acres

ZONING:

I-1

FRONTAGE LOT 1:

1461 ± Linear ft on Medina Base Rd
and Old Peearsal Rd

FRONTAGE LOT 2:

1461 ± Linear ft on Medina Base Rd
and Old Peearsal Rd

UTILITIES

Electricity | Water | Sewer

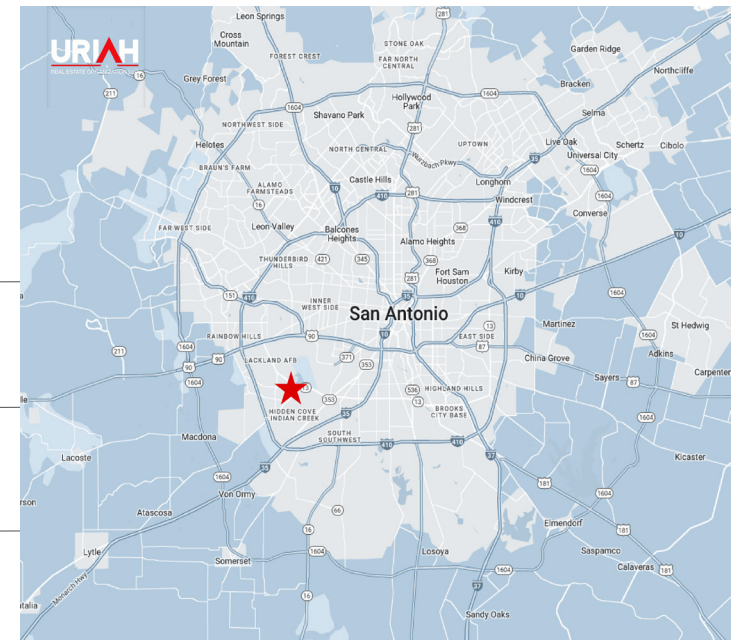
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CONTACT US



Property Highlights

- Nearby features include Lackland Air Force Base, Pearsall Park, Boeing Company, South Park Mall, Target, Academy, HEB Plus, Sam's Club and many more.
- Hard Corner Lots
- Easy Highway Access
- Outside of Flood Zones



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Nearby Amenities



Lackland AFB

SITE

5070 Old Pearsall, San Antonio TX 78242 | Alyssa Jenson • 424.386.5717 • alyssa@uriharealestate.com

Property Outline

TECH PORT SA

PORT SAN ANTONIO

BOEING

Old Pearsall Rd

URIAH
REAL ESTATE ORGANIZATION LLC

Medina Base Rd

Property Outline



Old Pearsall Rd

Medina Base Rd

272'

URIAH
REAL ESTATE ORGANIZATION LLC



2

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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