

OFFERING MEMORANDUM

# FOR SALE



11 ± AC ON US HIGHWAY 281 N, SAN ANTONIO, TX

EXCLUSIVELY MARKETED BY

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**URIAH**  
REAL ESTATE ORGANIZATION LLC



# EXECUTIVE SUMMARY



# Property Overview

ASKING PRICE:

CALL BROKER

LAND SIZE:

11 +/- AC

ZONING:

C-2

FRONTAGE:

834 +/- LINEAR FT ON US HIGHWAY 281 N

UTILITIES:

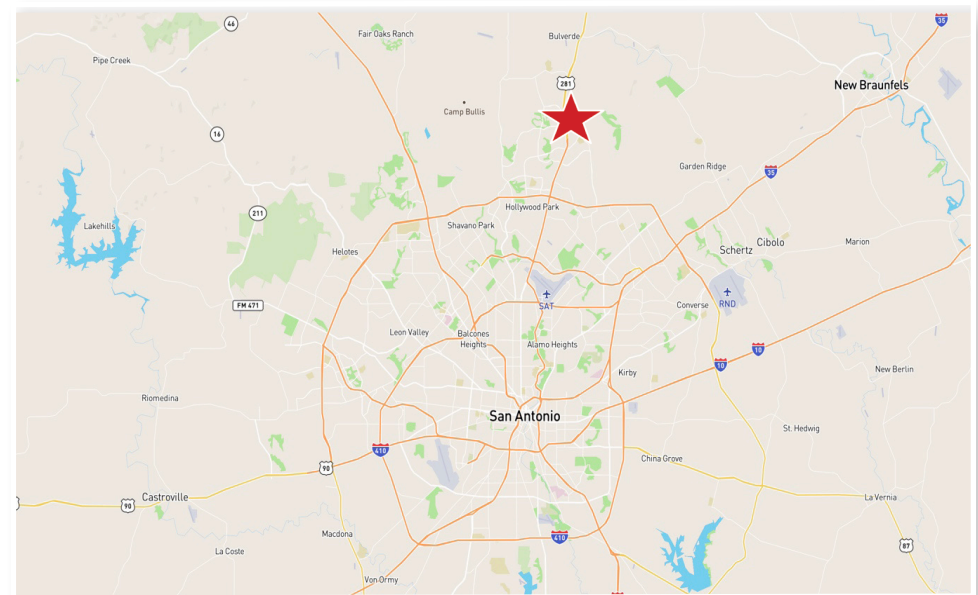
ELECTRICAL | WATER | SEWER AVAILABLE  
NEARBY

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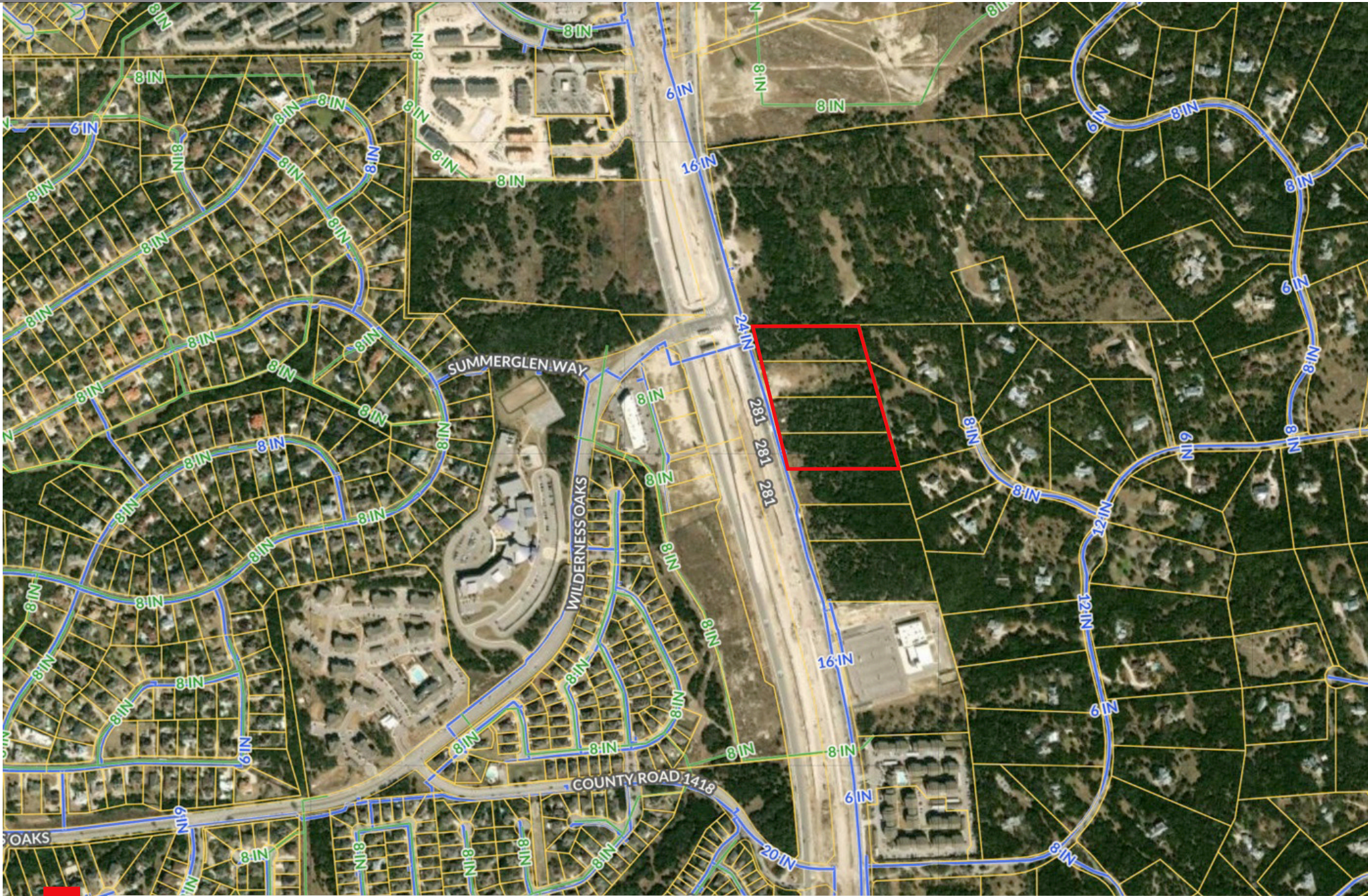
# Property Highlights

- ZONED C-2
- SITUATED IN FRONT OF A SIGNALIZED TRAFFIC LIGHT
- GREAT TRAFFIC COUNTS AND DEMOGRAPHICS
- FRONTAGE ON US HIGHWAY 281
- EXCELLENT VISIBILITY



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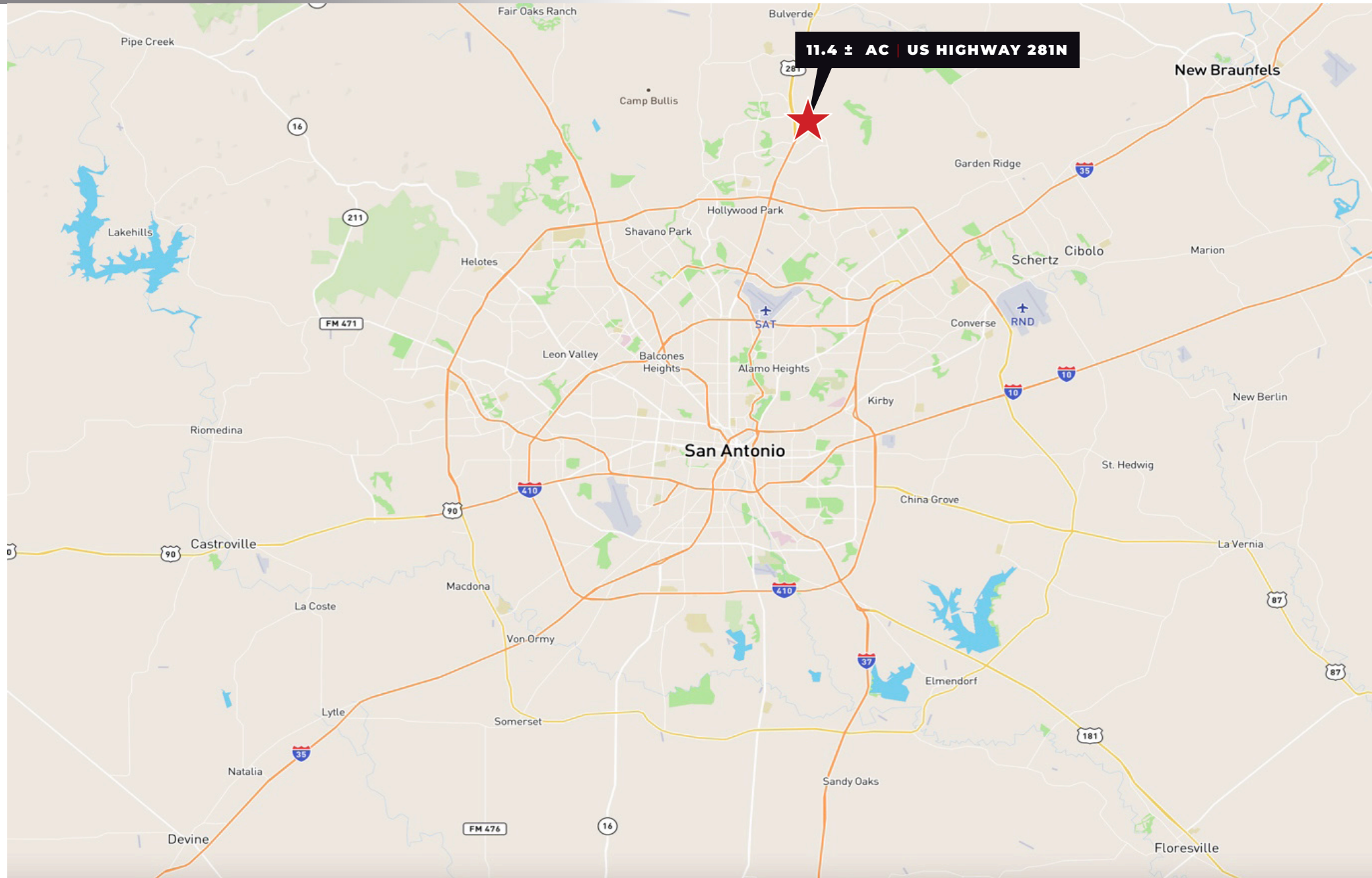
# UTILITIES



# AERIAL MAP



# Location Map



An aerial photograph of a multi-lane highway interchange. In the foreground, a concrete overpass structure is under construction, with several pieces of heavy machinery, including excavators and trucks, positioned on the road surface. Traffic, including cars and motorcycles, is visible on the lower-level highway lanes. The background is dominated by a dense, green forested area with scattered residential buildings. A red graphic overlay is present on the left side of the image.

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MARKET  
OVERVIEW





# San Antonio, Texas

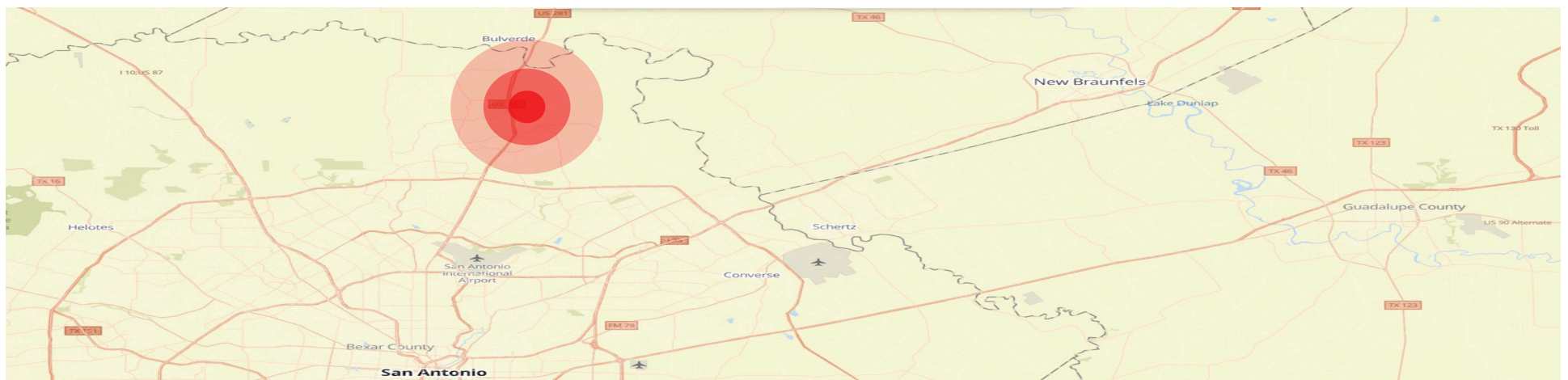
San Antonio is the seventh most populous city in the U.S. and the second most populous city in the State of Texas, with a population of 1,436,697. The city serves as the seat of Bexar County and is the center of the San Antonio-New Braunfels Metropolitan Statistical Area. The metropolitan area, commonly 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

# Demographics

	1 Mile	5 Miles	10 Miles
<b>2021 POPULATION</b>	<b>12,668</b>	<b>124,028</b>	<b>336,387</b>
<b>Households</b>	4,846	48,307	134,261
Families	2,928	27,943	73,285
Average Household Size	2.58	2.48	2.37
Owner Occupancy Housing Units	2,456	25,263	59,011
Renter Occupancy Housing Units	2,390	23,044	75,250
Median Age	36.7	38.4	36.6
<b>Average Household Income</b>	<b>\$55,791</b>	<b>\$79,221</b>	<b>\$72,598</b>
<b>2026 ESTIMATE</b>			
<b>Population</b>	12,935	127,481	349,641
Households	4,951	49,832	140,268
Average Household Size	2,976	28,593	75,817
Owner Occupancy Housing Units	2,58	2,48	2,37
Renter Occupancy Housing Units	2,569	26,397	62,268
Median Age	2,382	23,435	78,000
<b>Average Household Income</b>	<b>\$61,571</b>	<b>\$86,527</b>	<b>\$79,421</b>



# Local Attractions



**THE ALAMO**

The Alamo Mission, commonly called the Alamo and originally known as the Misión San Antonio de Valero, is a historic Spanish mission and fortress compound founded in the 18th century by Roman Catholic missionaries in what is now San Antonio, Texas.

**NATURAL BRIDGE CAVERNS**

The caverns were discovered just before the turn of the twentieth century and opened to the public in 1977, descend more than 34 stories deep within the Earth to get to the magnificent natural display.



**MISSION TRAIL**

National Historical Park and part of a UNESCO World Heritage Site preserving four of the five Spanish frontier missions in San Antonio, Texas, USA.

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