

79 +/- AC | S INTERSTATE 37



Great opportunity to purchase 79 +/- acres of raw land located on the southside of San Antonio. Property has great visibility and frontage on S IH 37. The front 12 +/- acres are currently zoned MF-25 and remaining 67 +/- acres are zoned OCL. All utilities on site and ready to be developed.

EXCLUSIVELY MARKETED BY

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URIAH
REAL ESTATE ORGANIZATION LLC

An aerial photograph of a landscape. In the foreground, there are rows of solar panels on the left, a road with a few cars, and some trees. In the middle ground, there's a large open field with some structures and a small pond. In the background, there's a dense line of trees and more distant structures under a clear sky.

1

EXECUTED SUMMARY

Property Overview



LOOP 410

INTERSTATE 37 S | 70,000 +/- VPD

ASKING PRICE: **CALL BROKER**

LAND SIZE: 79 +/- ACRES

ZONING: C-2

FRONTAGE: 1,092 +/- LINEAR FT ON S IH 37 FRONTAGE RD
1,848 +/- LINEAR FT ON BLUE WING RD

UTILITIES: ELECTRICAL | WATER | SEWER

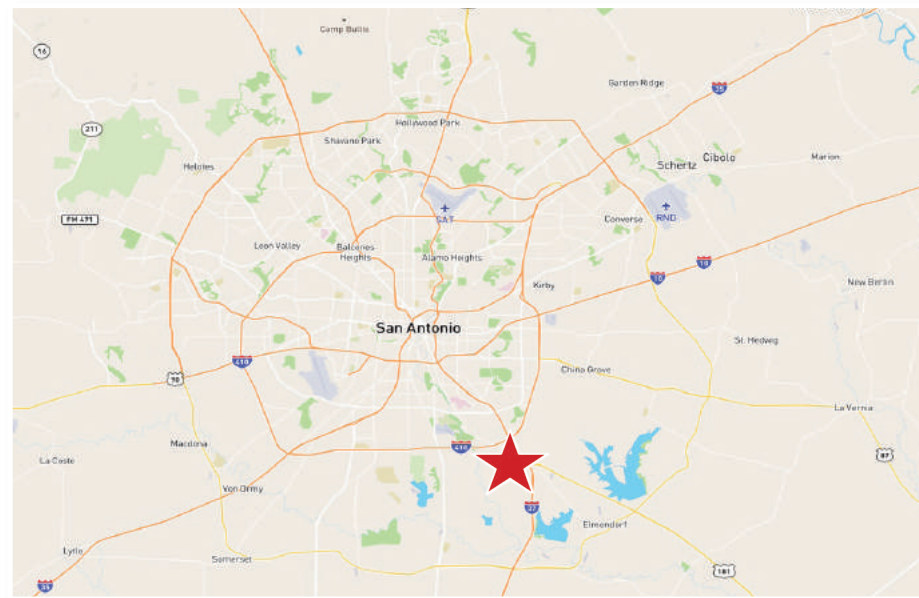
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CONTACT US



Property Highlights

- FRONTAGE ON S IH 37 FRONTAGE RD
- SEWER AND WATER ON SITE
- COMMERCIAL/RESIDENTIAL DEVELOPMENT POTENTIAL
- HIGHWAY VISIBILITY



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Property Outline



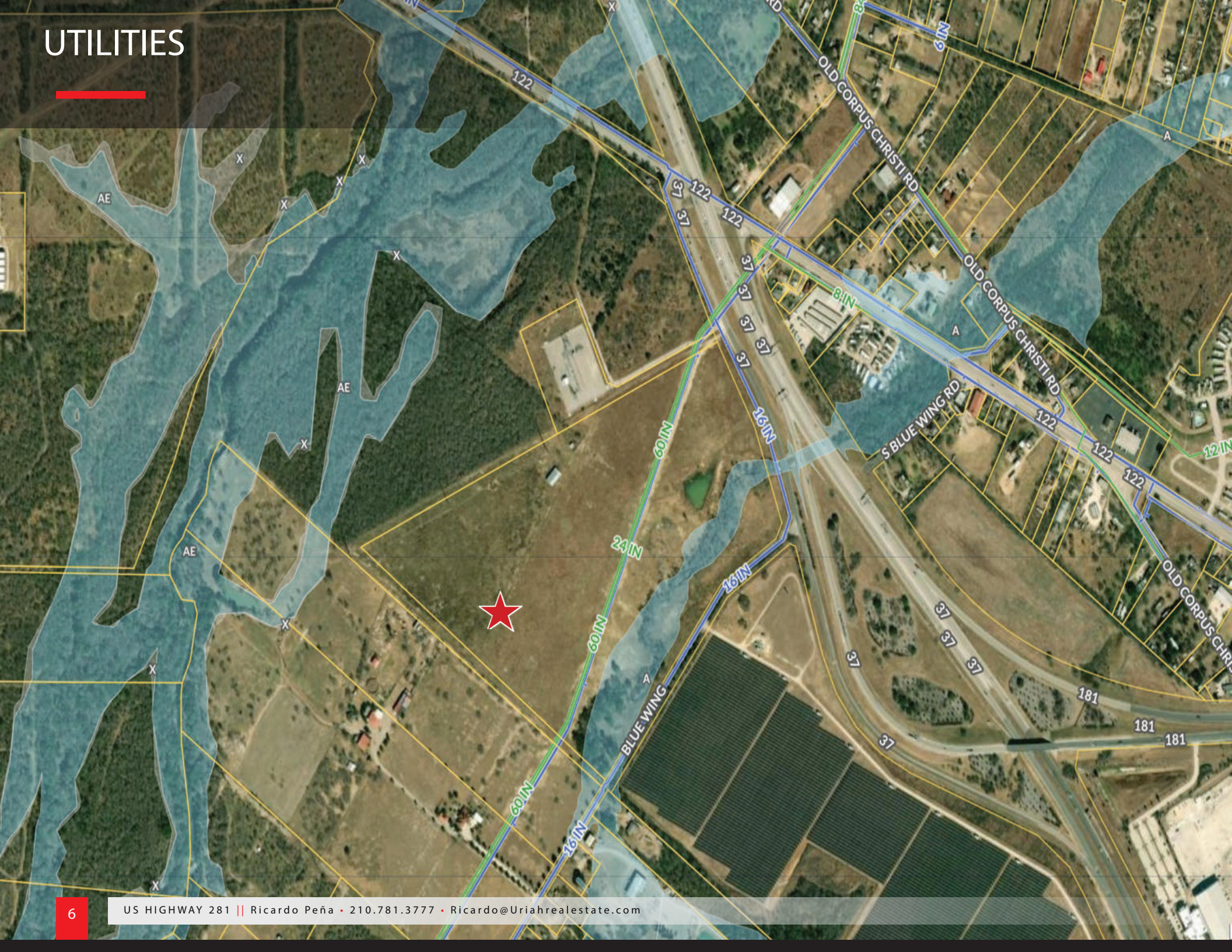
LOOP 410

INTERSTATE 37 S | 70,000 +/- VPD

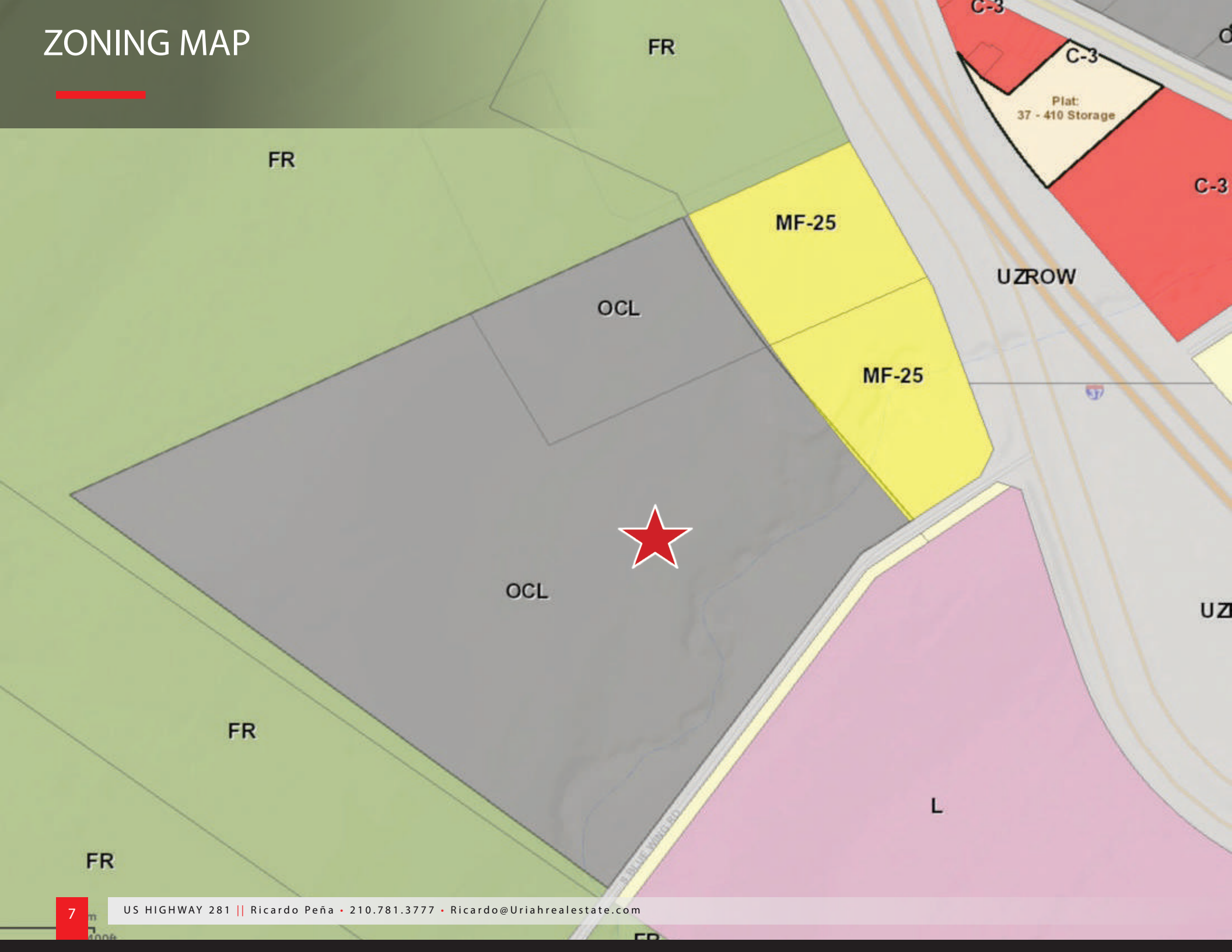
BLUE WING RD



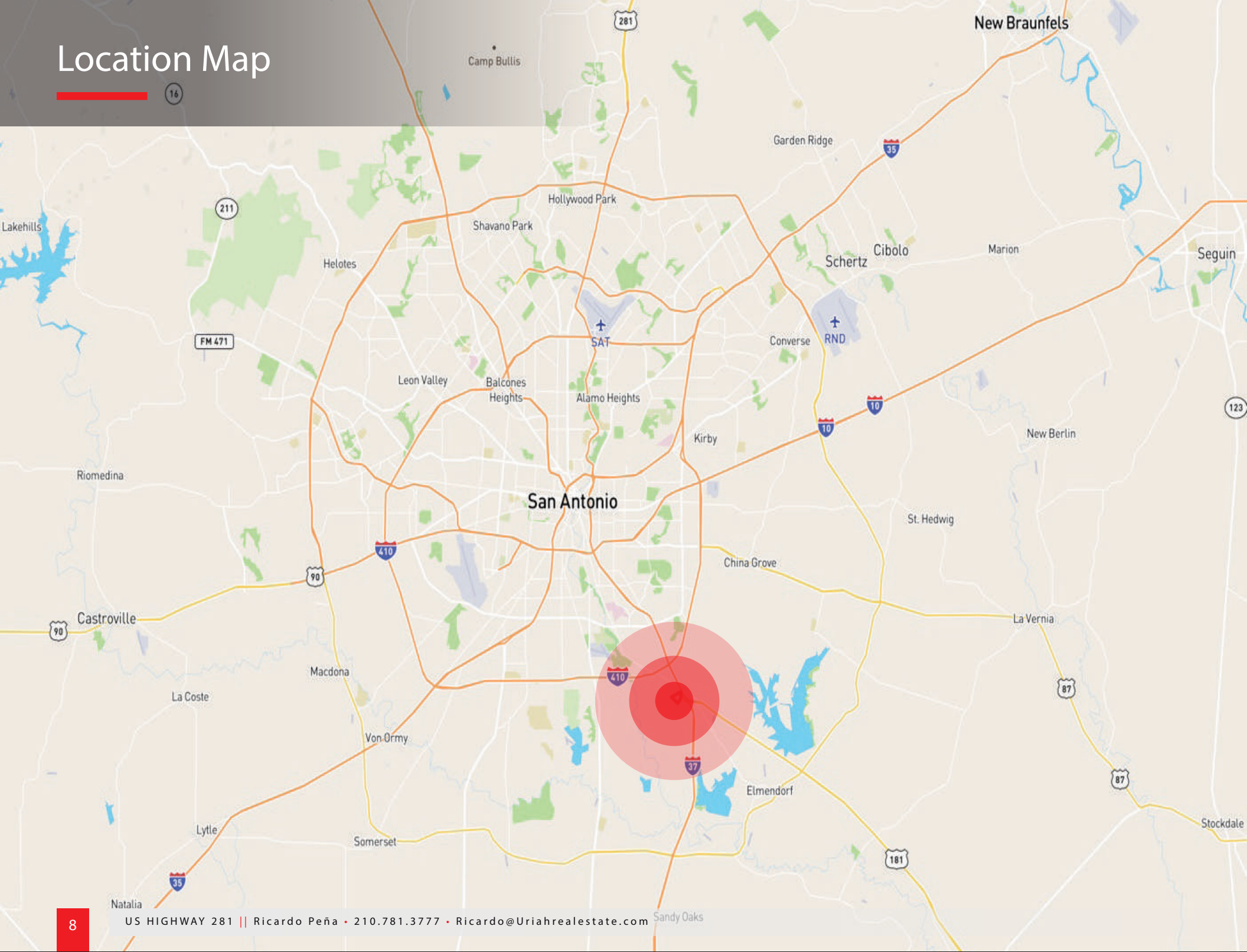
UTILITIES



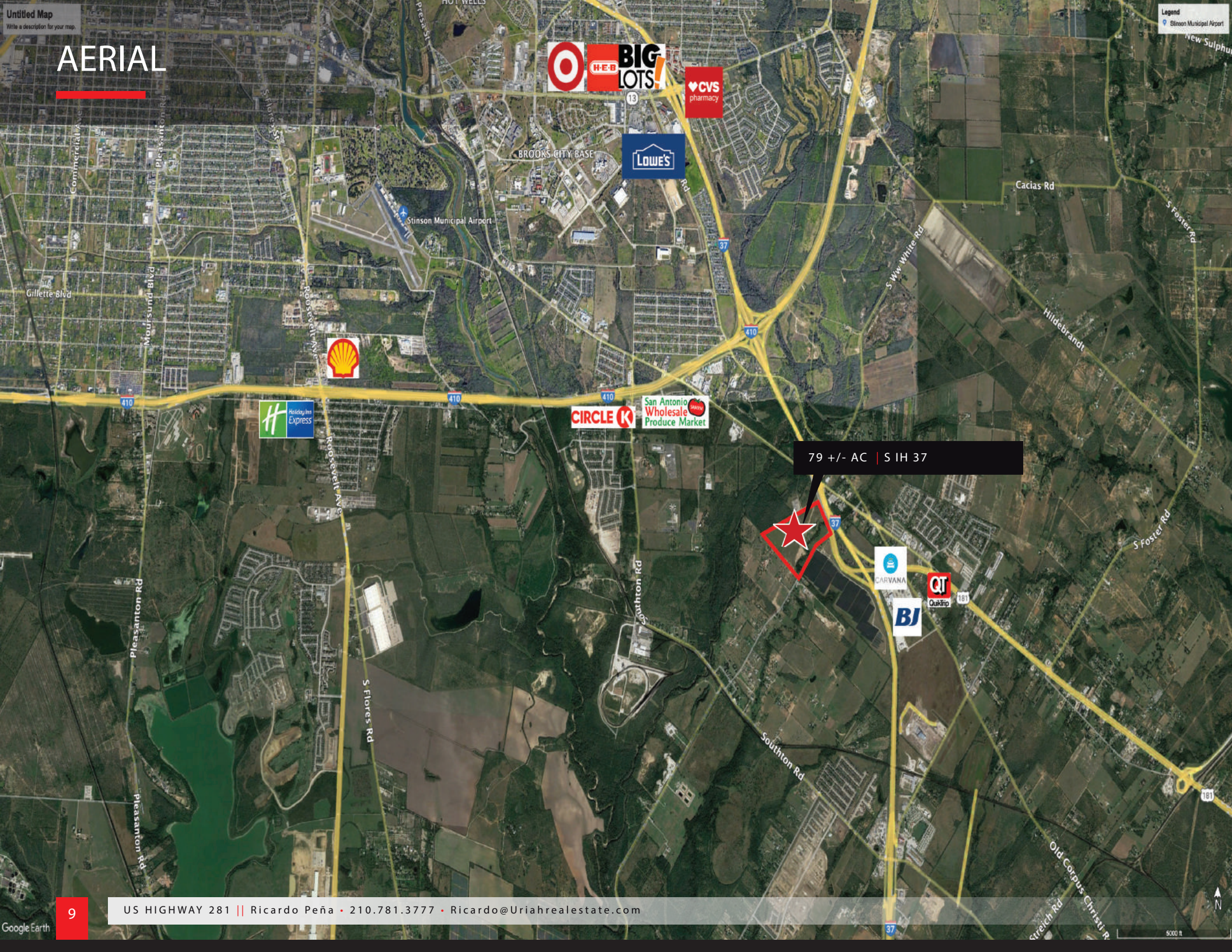
ZONING MAP



Location Map



AERIAL



79 +/- AC | S IH 37

An aerial photograph showing a landscape with solar panels in the foreground, a road with traffic, and a large area of trees and open land in the background. A red banner with the number '2' is overlaid on the left side.

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

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.

Demographics

	1 Mile	5 Miles	10 Miles
2022 POPULATION	1,365	16,434	68,463
Households	438	5,119	22,528
Families	2,928	27,943	73,285
Average Household Size	2.9	2.8	2.8
Owner Occupancy Households	348	4,454	14,905
Renter Occupancy Households	108	1,079	9,609
Median Age	34.2	32.7	33.6
Average Household Income	\$86,229	\$80,898	\$64,038
2027 ESTIMATE			
Population	1,431	18,212	74,856



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