

OFFERING MEMORANDUM

FOR SALE



15602 NACOGDOCHES RD, SAN ANTONIO, TX 78233

EXCLUSIVELY MARKETED BY

Ricardo Pena | [210.781.3777](tel:210.781.3777) | [ricardo@uriahrealestate.com](mailto:ricardo@uriahrealestate.com)

[URIAHREALESTATE.COM](http://URIAHREALESTATE.COM)

**URIAH**  
REAL ESTATE ORGANIZATION LLC

# Property Overview

ASKING PRICE:

**CALL BROKER**

LAND SIZE:

5.62 +/- AC

ZONING:

C-2 NA

FRONTAGE:

535 +/- LINEAR FT ON NACOGDOCHES RD  
448 +/- LINEAR FT ON TOEPFERWEIN RD

UTILITIES:

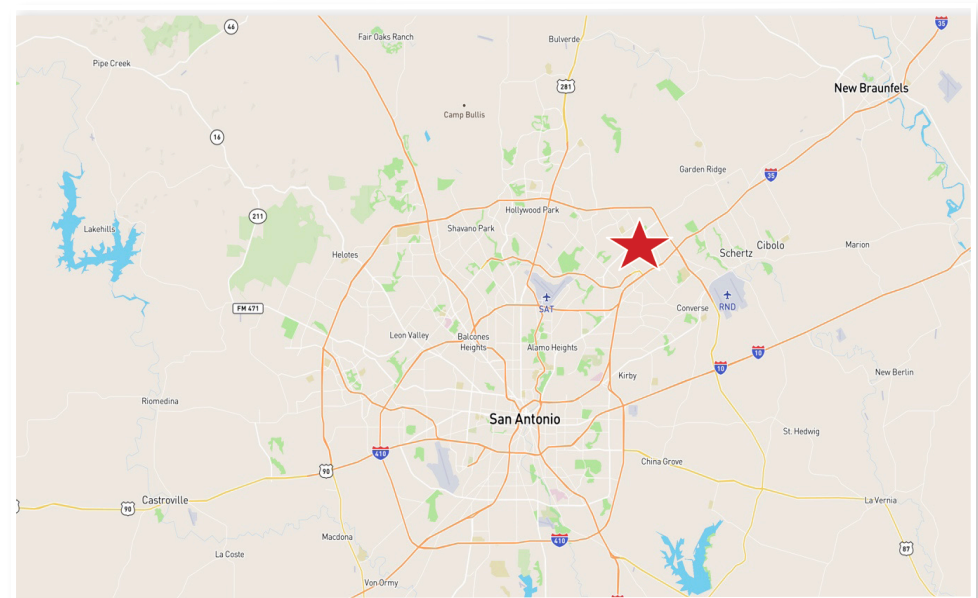
ELECTRICAL | WATER | SEWER AVAILABLE

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

- PROPERTY SITS ON A HARD CORNER
- SITUATED IN FRONT OF A SIGNALIZED TRAFFIC LIGHT
- WITHIN 1 +/- MILE FROM LOOP 1604
- GREAT VISIBILITY
- READY FOR DEVELOPMENT

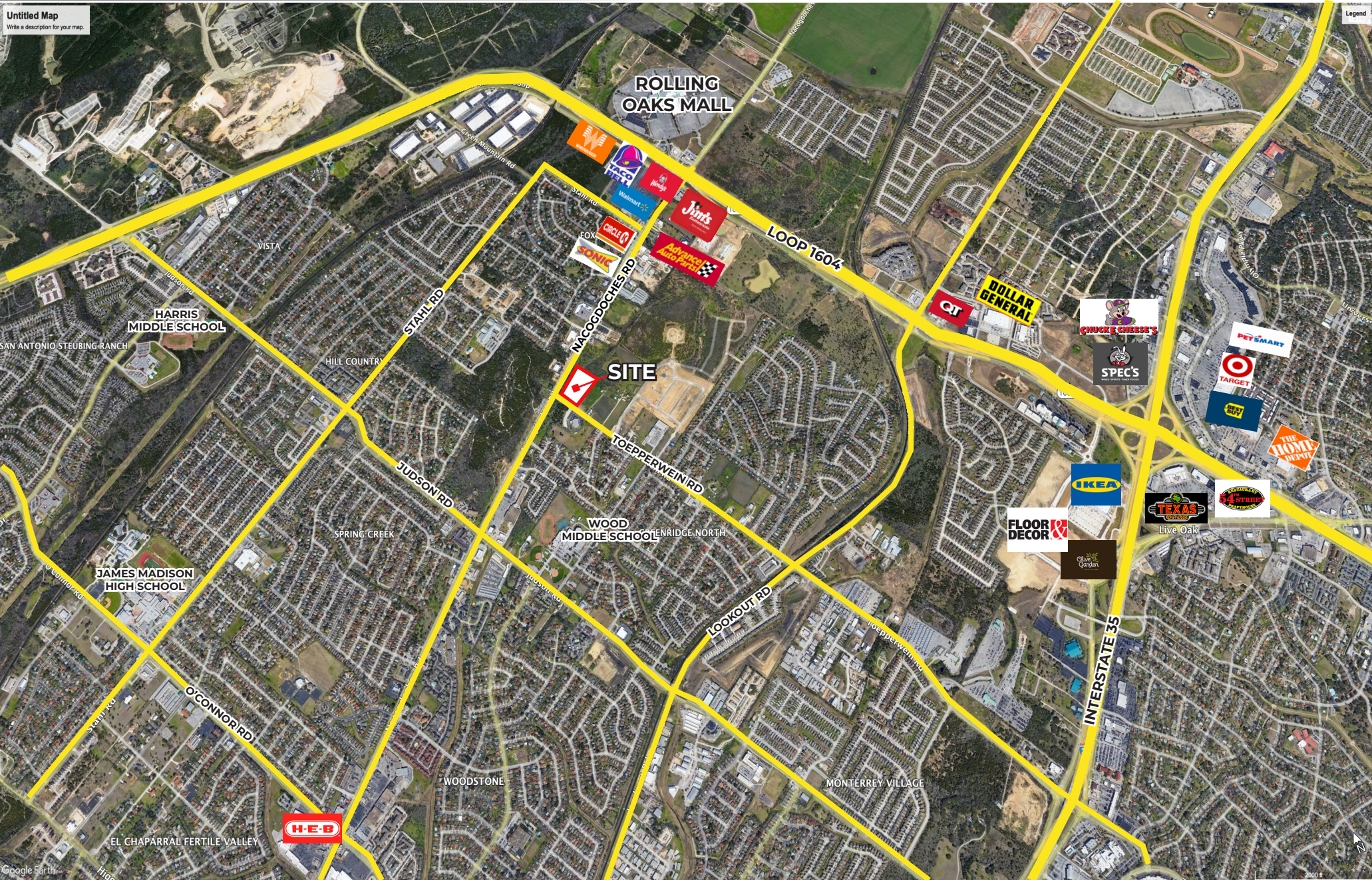


The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

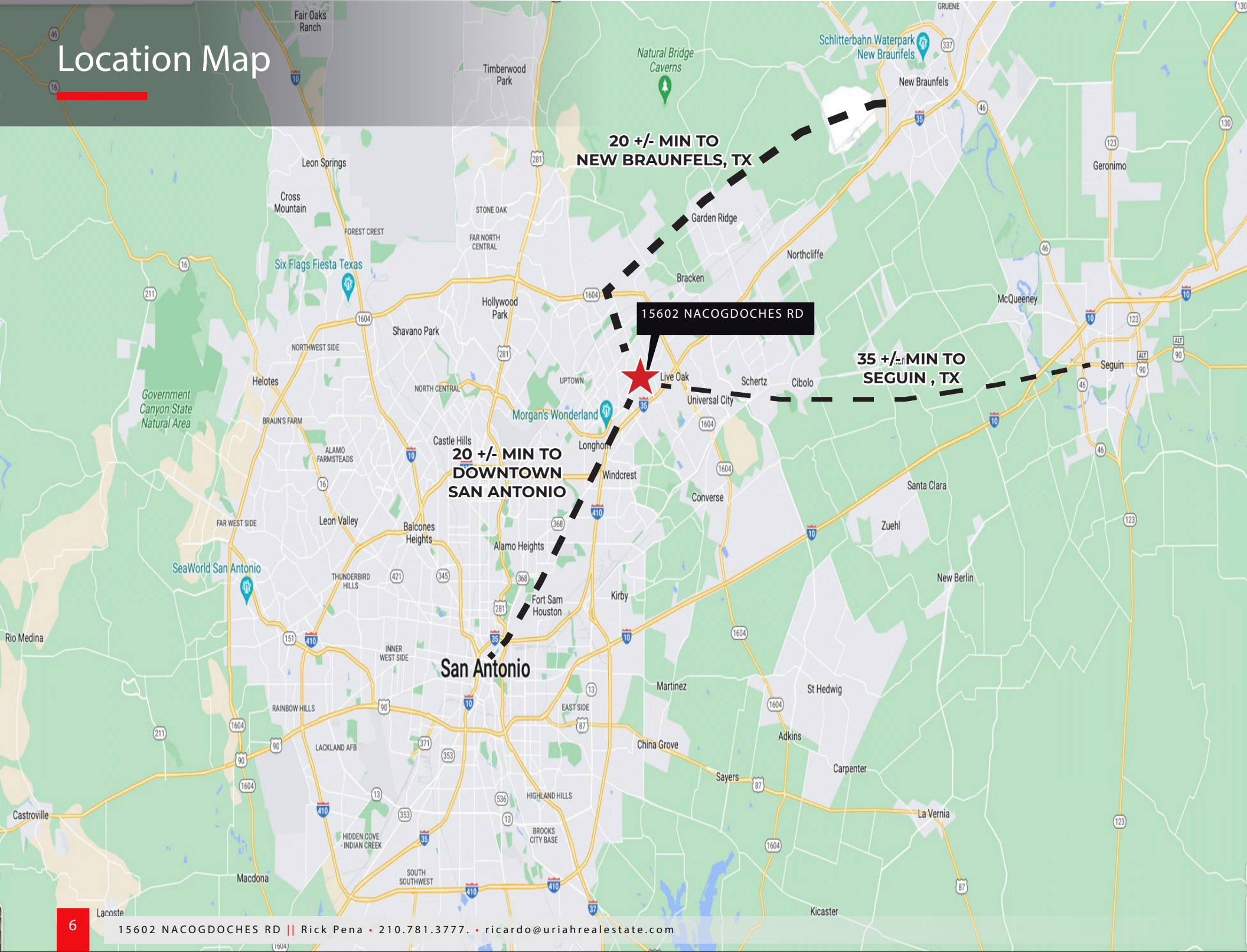
# UTILITIES



# AERIAL MAP



# Location Map



**15602 NACOGDOCHES RD**

**20 +/- MIN TO  
NEW BRAUNFELS, TX**

**35 +/- MIN TO  
SEGUIN, TX**

**20 +/- MIN TO  
DOWNTOWN  
SAN ANTONIO**

**San Antonio**



# 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.



EXCLUSIVELY MARKETED BY

Rick Pena

210.781.3777

ricardo@uriahrealestate.com

Uriah Real Estate Organization

San Antonio

830-600-LAND(5263)

1008 Hoefgen Ave

San Antonio, TX 78210

Uriah Real Estate Organization

Austin

737-773-LAND(5263)

360 Nueces #3801

Austin, TX 78701

URIAHREALESTATE.COM



CONFIDENTIALITY AND DISCLAIMER

The information contained in the following Marketing Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Uriah Real Estate and should not be made available to any other person or entity without the written consent of Uriah Real Estate. This Marketing Brochure has been prepared to provide summary, unverified information to prospective purchasers, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Uriah Real Estate has not made any investigation, and makes no warranty or representation, with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCB's or asbestos, the compliance with State and Federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Uriah Real Estate has not verified, and will not verify, any of the information contained herein, nor has Uriah Real Estate conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. © 2022 Uriah Real Estate. All rights reserved.

SPECIAL COVID-19 NOTICE

All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Uriah Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Uriah Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Uriah Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

NON-ENDORSEMENT NOTICE

Uriah Real Estate is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee identified in this marketing package. The presence of any corporation's logo or name is not intended to indicate or imply affiliation with, or sponsorship or endorsement by, said corporation of Uriah Real Estate, its affiliates or subsidiaries, or any agent, product, service, or commercial listing of Uriah Real Estate, and is solely included for the purpose of providing tenant lessee information about this listing to prospective customers.