

OFFERING MEMORANDUM

AVAILABLE FOR SALE



5353 Santa Clara Rd, New Berlin ,TX 78155

EXCLUSIVELY MARKETED BY

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URIAH
REAL ESTATE ORGANIZATION LLC

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URIAH
REAL ESTATE ORGANIZATION LLC

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EXECUTIVE
SUMMARY

Property Overview

Property Highlights

Property Site Outline

Nearby Amenities

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MARKET
OVERVIEW

San Antonio, Texas

Location Attractions

Demographics

An aerial photograph of a rural landscape, showing a road, fields, and some buildings in the distance. The image is slightly faded and serves as a background for the text.

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EXECUTIVE SUMMARY

Uriah Real Estate Organization has been exclusively retained to market and sell 112 +/- acres located in New Berlin, TX.. The property is conveniently located just three minutes from I-10, making it easily accessible to nearby cities such as San Antonio and Austin. The land is currently undeveloped and offers a blank canvas for a variety of potential uses such as commercial, residential or agricultural. The property boasts stunning views of the surrounding countryside. The land is flat and well-maintained with access to utilities. The surrounding community is experiencing growth and development, Come see this beautiful piece of land that's perfect for any commercial or residential development.

Property Overview

ASKING PRICE:

CALL BROKER FOR DETAILS

LOT SIZE

112 ± acres

ZONING::

No Zoning

FRONTAGE::

1,681 ± Linear ft on Santa Clara Rd

UTILITIES ON SITE:

Electricity, Water

PROPOSED UTILITIES:

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

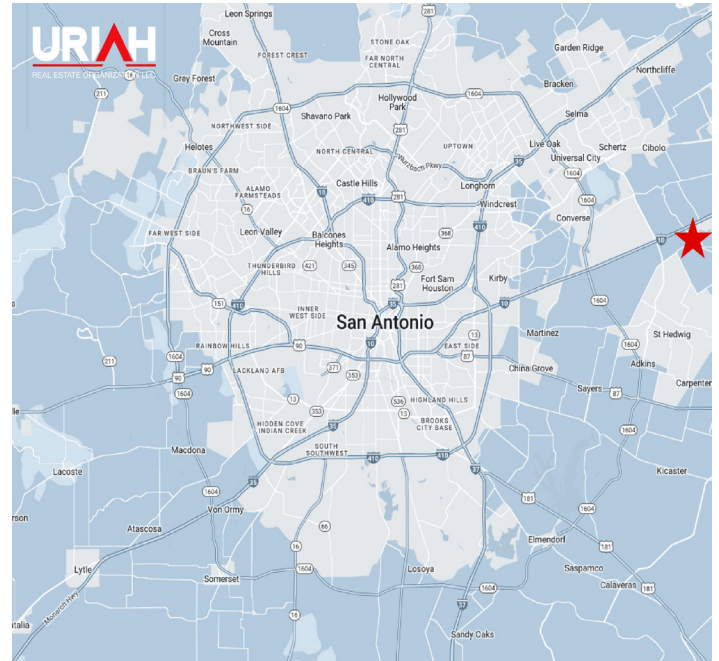
• NEAR I-10, SAN ANTONIO RACEWAY, SEGUIN, SAN ANTONIO, NEW BRAUNFELS AND MANY OTHER TOP ATTRACTIONS.

• RESIDENTIAL, COMMERCIAL, INDUSTRIAL , AGRICULTURAL

112 ± ACRES

• HIGH VISIBILITY WITH OUTSTANDING TRAFFIC COUNTS

100,000 VPD ON IH-10



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Aerial Map

AISIN Texas Corporation

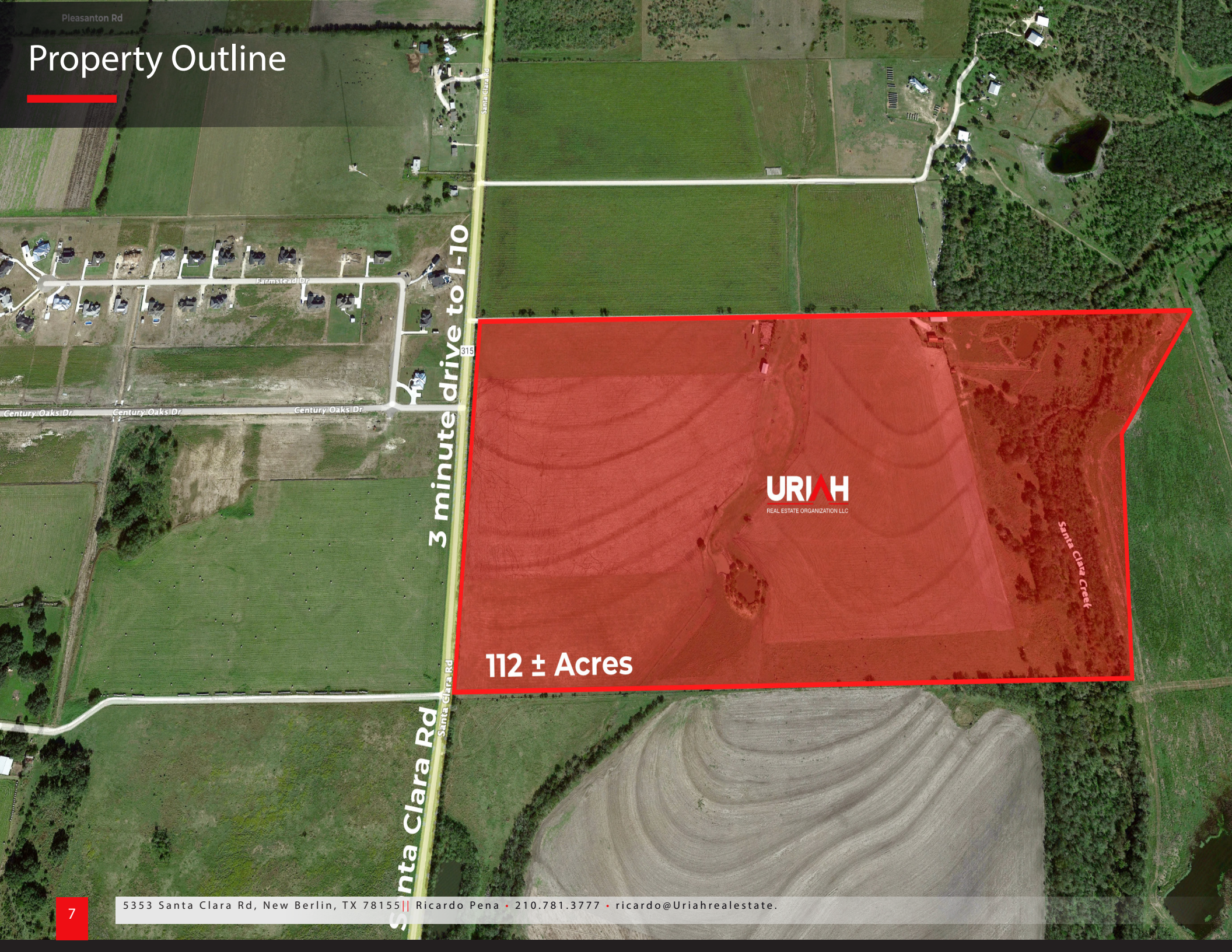
San Antonio Raceway

3 minute drive to I-10

URI H
REAL ESTATE ORGANIZATION LLC
112 ± Acres

Santa Clara Rd

Property Outline



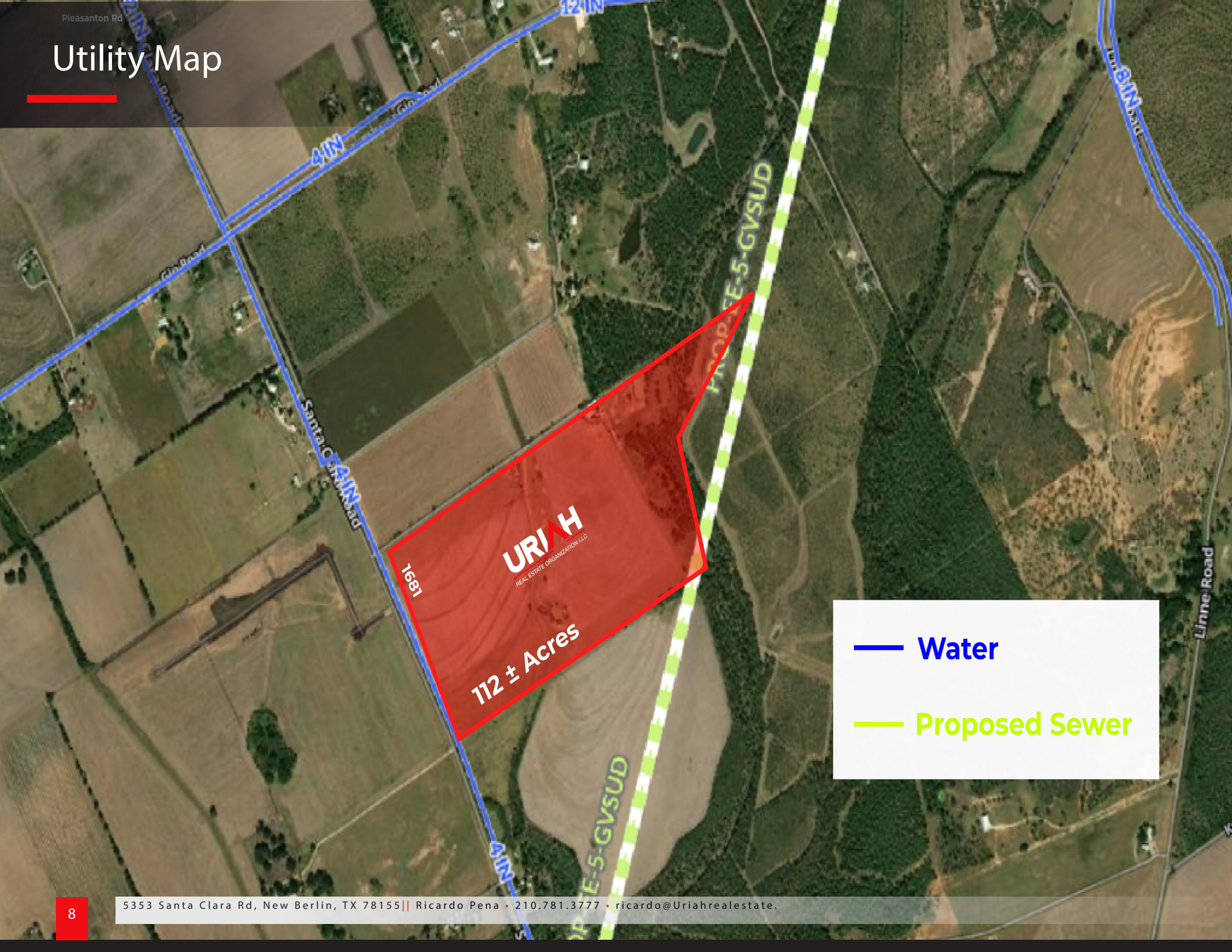
3 minute drive to I-10

112 ± Acres

URIAH
REAL ESTATE ORGANIZATION L.L.C.

Santa Clara Creek

Utility Map



1681

URIAH
REAL ESTATE ORGANIZATION LLC

112 ± Acres

— Water

— Proposed Sewer



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MARKET
OVERVIEW

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