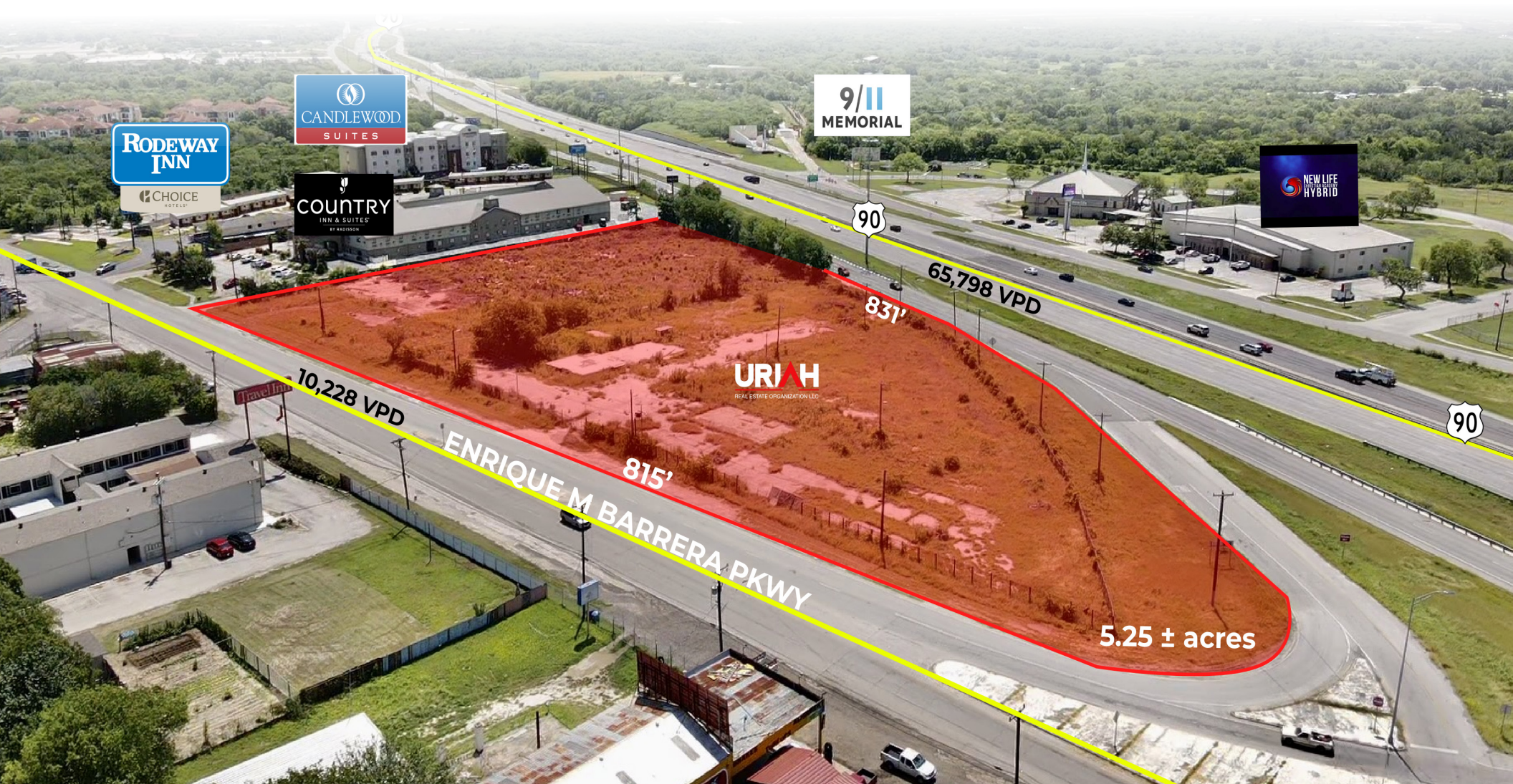


AVAILABLE FOR SALE



6546 Historic Old Highway 90, San Antonio TX 78230

EXCLUSIVELY MARKETING BY

Uri Uriah | 210.315.8885 | uri@uriahrealestate.com

URIAHREALSTATE.COM

US HIGHWAY 281 | Ricardo Peña - 210.781.3777 - Ricardo@Uriahrealestate.com

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REAL ESTATE ORGANIZATION LLC

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1

EXECUTIVE
SUMMARY

Property Overview

Property Highlights

Property Site Outline

Nearby Amenities

Inside Pictures

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MARKET
OVERVIEW

San Antonio, Texas

Location Attractions

Demographics



1

EXECUTIVE SUMMARY

Uriah Real Estate Organization has been exclusively retained to market and sell 5.25 ± acres on Old Highway 90. Located on the booming westside of San Antonio this property has 830 ± linear ft of frontage on Old Highway 90 and 815 ± linear ft of frontage on Enrique M Barreara Pkwy. Zoned C-3, all utilities on site, hard corner lot, and ready to be developed for any commercial use.

Property Overview

ASKING PRICE:

CALL BROKER FOR DETAILS

LOT SIZE:

5.25 ± Acres

ZONING::

C-3

FRONTAGE:

830 ± Linear Ft on Highway 90
815 ± Linear Ft on Enrique M Barrera Pkwy

UTILITIES

All on Site

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

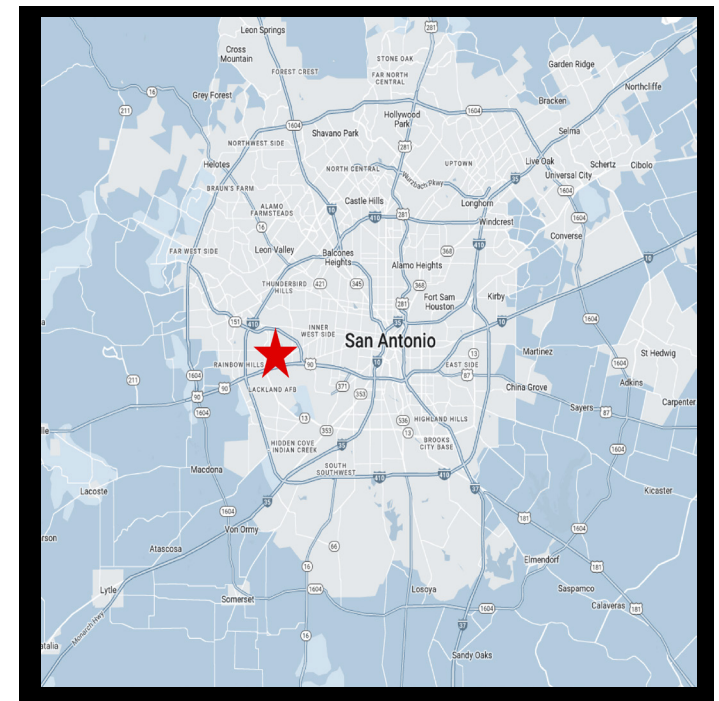
• Near Lackland Airforce Base, Port of San Antonio, Loop 410, Mcdonalds, adjacent to numerous hotels and many more amenities.

• Hard Corner Lot

• Commercial Lot

• High Visibility and High Traffic Counts

65,798 VPD on Highway 90 | 10,228 VPD on Enrique M Barrera



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Nearby Amenities



SITE

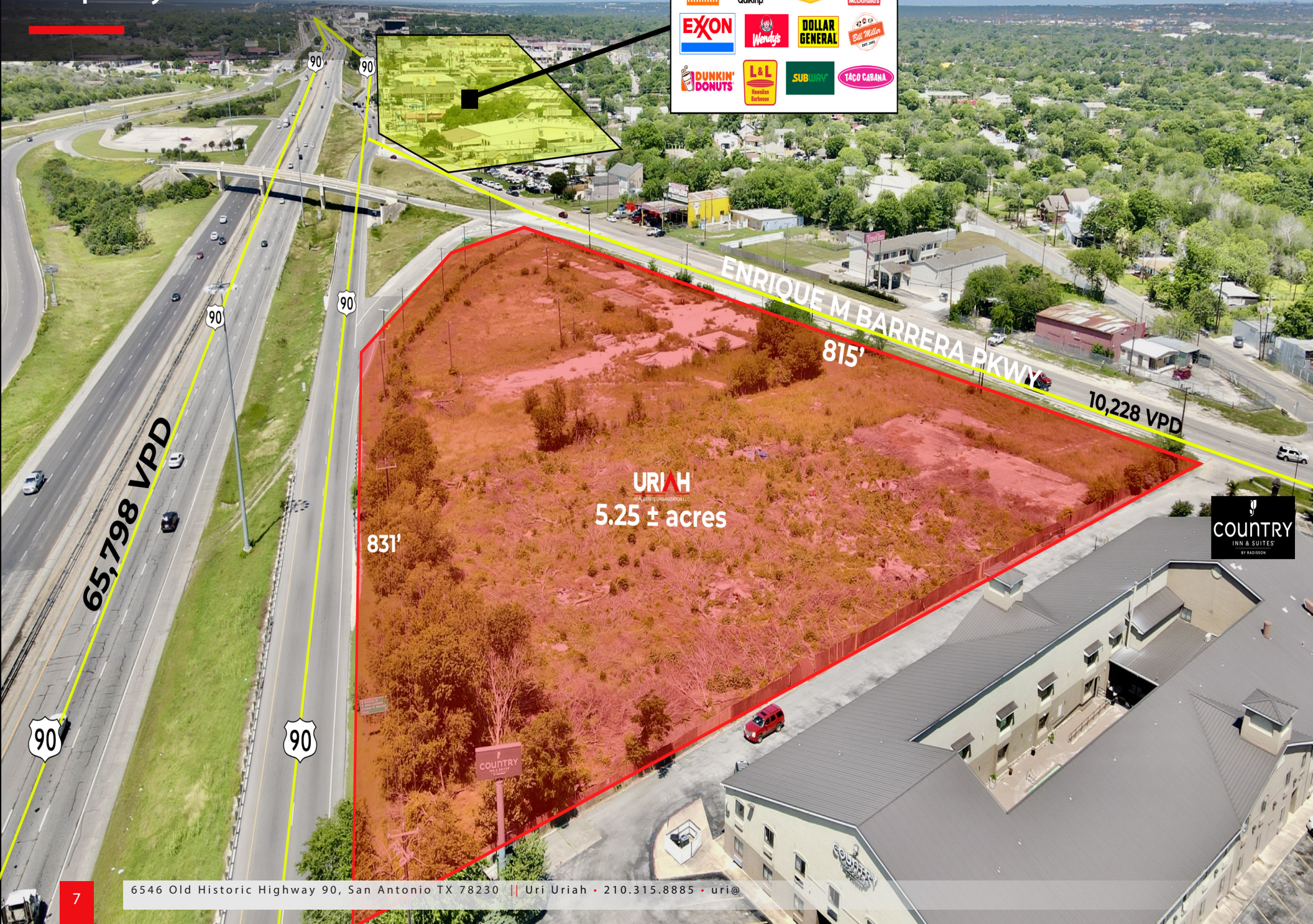
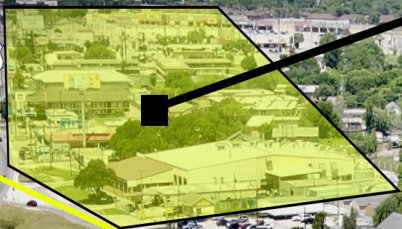
LACKLAND AFB

TECH PORT SA

PORT OF SAN ANTONIO

BOEING

Property Site



65,798 VPD

ENRIQUE M BARRERA PKWY

10,228 VPD

URIAH
5.25 ± acres

831'

815'

COUNTRY
INN & SUITES
BY RADISSON

Lackland's Wilford Hall Ambulatory Surgical Center

9/11
MEMORIAL

NEW LIFE
HYBRID

LA QUINTA
INN & SUITES

90

90

90

65,798 VPD

831'

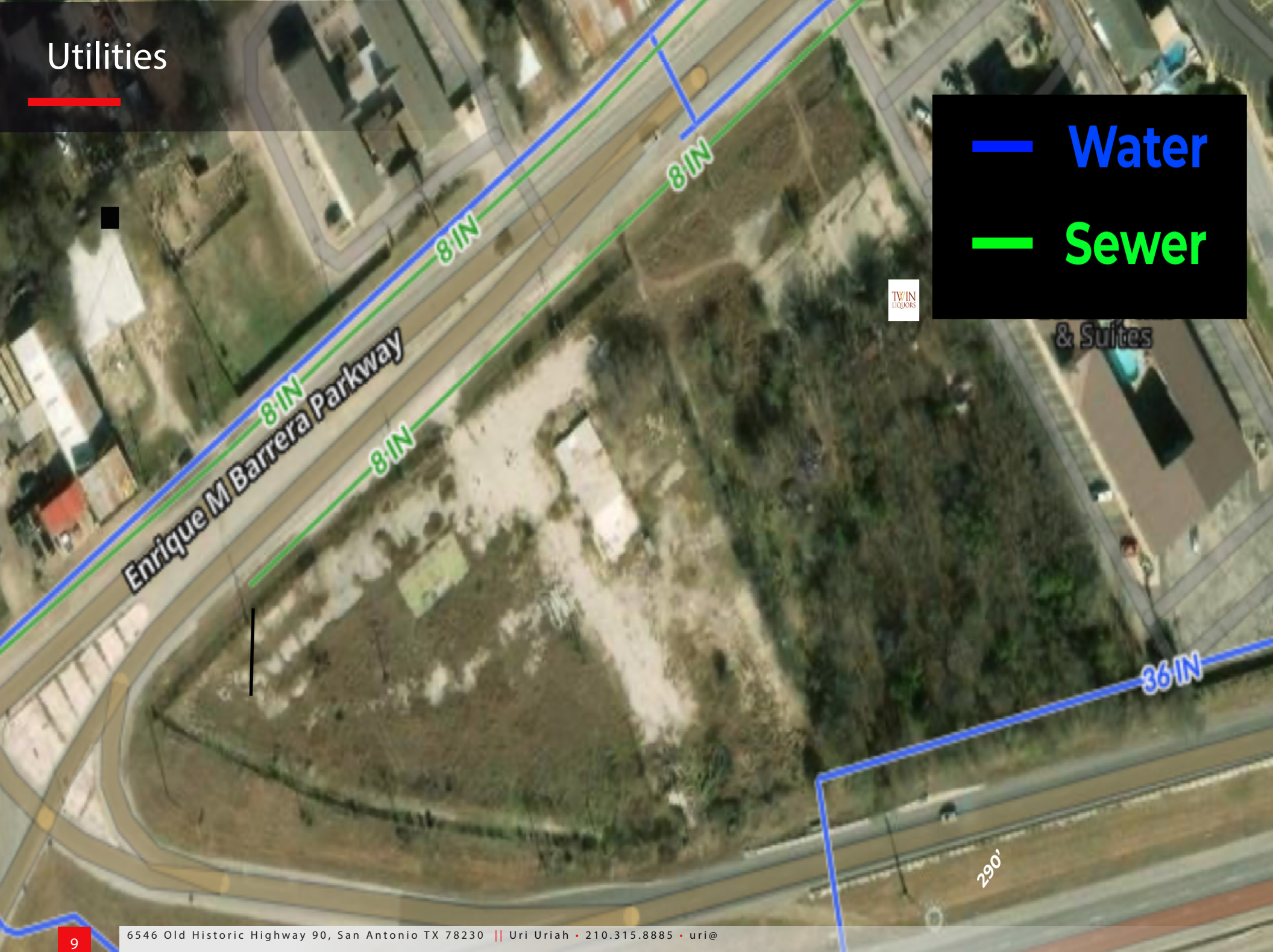
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ENRIQUE M BARRERA PKWY

Travel Inn

10,228 VPD

Utilities



- Water
- Sewer

TWIN LIQUORS

& Suites

Enrique M Barrera Parkway

8 IN

8 IN

8 IN

36 IN

290'



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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