

AVAILABLE FOR SALE



10,614 VPD

Prue Rd

245'

5.63 ± Acres

1,020'

Southwell Rd

13,064 VPD

245'

714 VPD Lockhill Rd



5.63 ± acres on Prue Rd and Southwell Rd, San Antonio TX 78245

EXCLUSIVELY MARKETING BY

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REAL ESTATE ORGANIZATION LLC

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1

EXECUTIVE
SUMMARY

Property Overview

Property Highlights

Property Site Outline

Nearby Amenities

Location Map

2

MARKET
OVERVIEW

San Antonio, Texas

Location Attractions

1

EXECUTIVE SUMMARY

Uriah Real Estate Organization has been exclusively retained to market and sell 5.63 ± acres on Prue Rd, Southwell Rd and Lockhill Rd. 5.63+/- acres with frontage on Prue Rd, Southwell Rd and Lockhill Rd. Located in a highly desirable area, with two hard corners and in close proximity to IH-10 and the Medical Center. 2.83 +/- acres on the hard corner of Prue Rd and Southwell Rd are zoned C-3 and would be an ideal site for any retail, quick service restaurant or gas station development. The additional 2.79 +/- acres are zoned O-2, perfect site for any garden style office. The owner is willing to sell both together and subdivide.

Property Overview

ASKING PRICE:

CALL BROKER FOR DETAILS

LOT 1 SIZE: 2.838 ± acres
LOT 2 SIZE: 2.799 ± acres
LOT COMBINED SIZE: 5.63 ± acres

ZONING LOT 1: C-3
ZONING LOT 2: O-2

FRONTAGE LOT 1: 245 ± Linear Ft on Prue Rd
510 ± Linear Ft Southwell Rd
FRONTAGE LOT 2: 245 ± Linear Ft on Lockhill Rd
510 ± Linear Ft Southwell Rd

UTILITIES ON SITE: Electricity | Water

UTILITIES AVAILABLE: 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 of price, or conditions, prior to sale or lease, or withdrawal without notice.

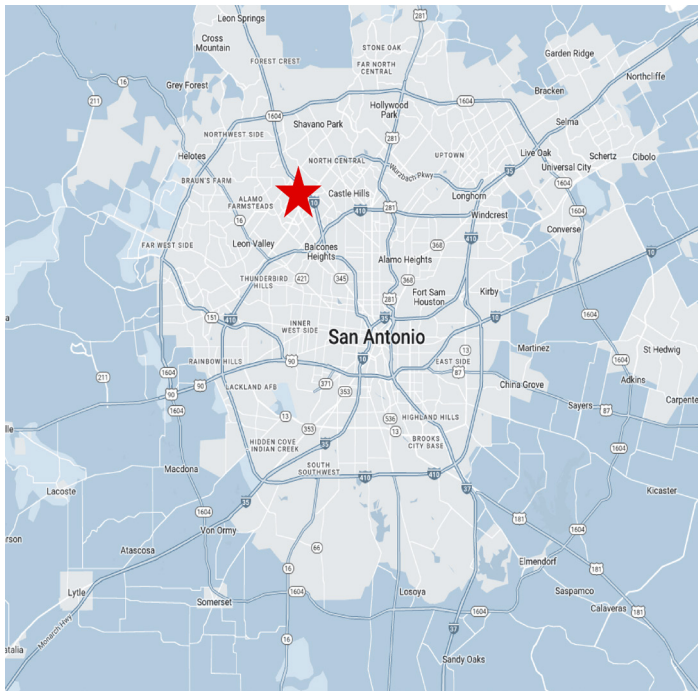
CONTACT US



Property Highlights

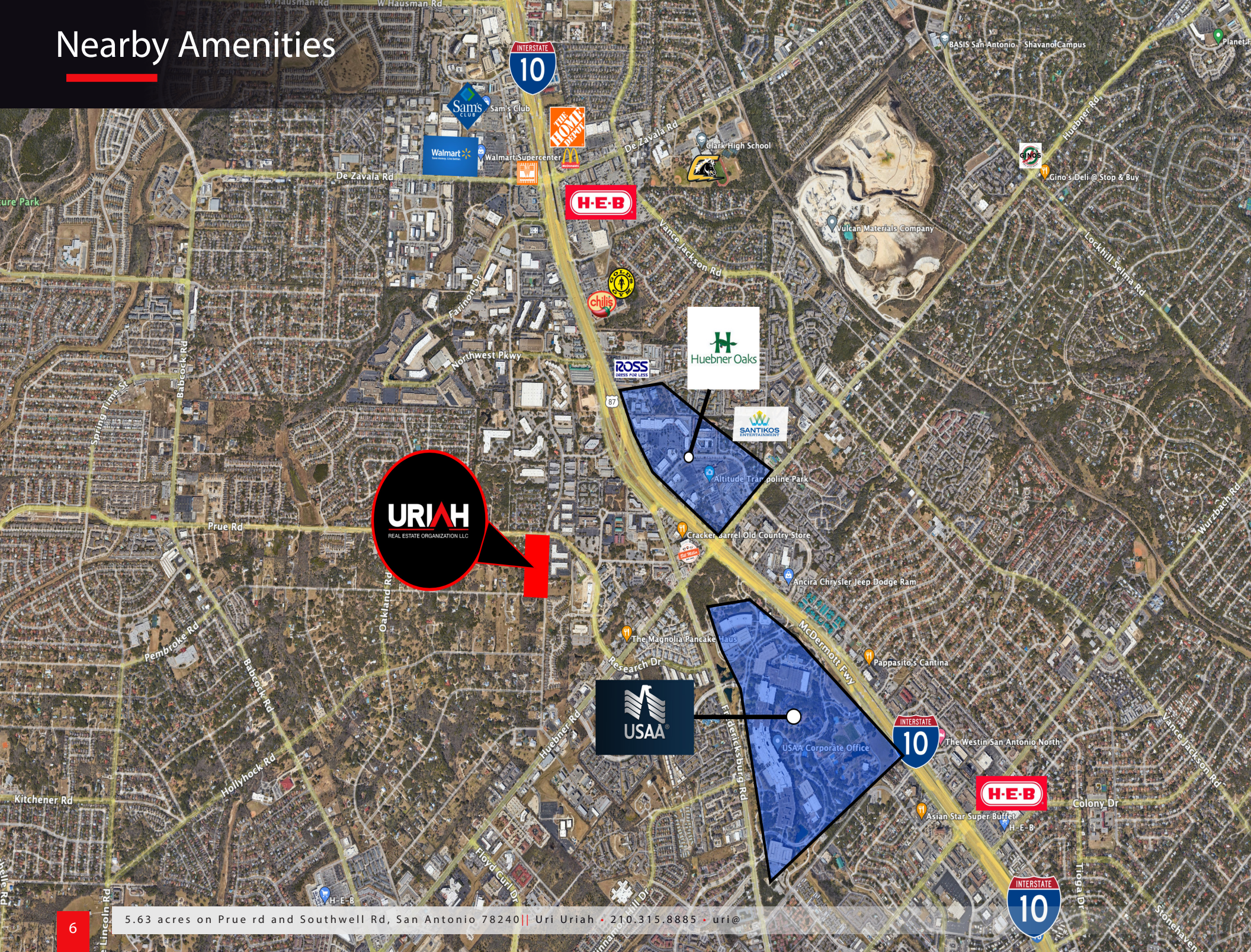
- Near Interstate Highway 10, USAA, Medical Center, Huebner Oaks Shopping Center and many more amenities
- Hard Corner Lot with Frontage on 3 Roads
- Retail | Hospitality | Medical | Gas Station
- Hard Corner Lot with High Traffic Counts and High Visibility

13,064 VPD on Southwell Rd | 10,614 VPD on Prue Rd
 714 VPD on Lockhill Rd



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Nearby Amenities



URIAH
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Huebner Oaks

USAA

SANTIKOS

H-E-B

H-E-B



Utilities





Lockhill Rd

714 VPD

245'

5.63 ± Acres

Prue Rd

10,614 VPD

245'

1,020'

Southwell Rd

13,064 VPD



5.63 acres on Prue rd and Southwell Rd, San Antonio 78240 || Uri Uriah • 210.315.8885 • uri@



10,614 VPD

Prue Rd



Southwell Rd

2.799 ± Acres

510'

245'

714 VPD Lockhill Rd

13,064 VPD



10,614 VPD

Prue Rd

245'

2.838 ± Acres

510'

Southwell Rd

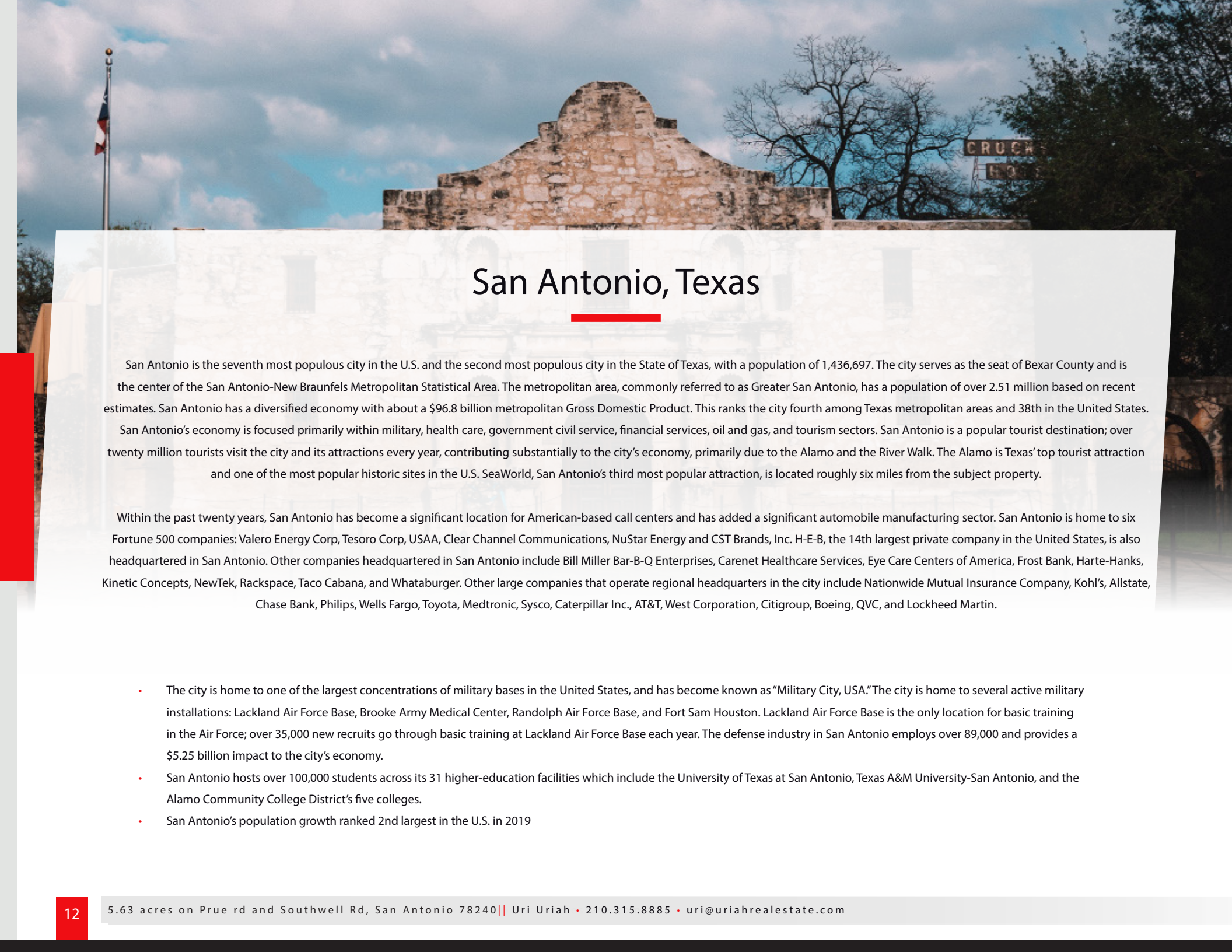
13,064 VPD

714 VPD Lockhill Rd



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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