

AVAILABLE FOR SALE



10503 Roosevelt Ave, San Antonio, TX 78224

EXCLUSIVELY MARKETING BY

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URIAH
REAL ESTATE ORGANIZATION LLC

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San Antonio

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URIAH
REAL ESTATE ORGANIZATION LLC

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EXECUTIVE
SUMMARY

Property Overview

Property Highlights

Property Site Outline

Nearby Amenities

Location Map

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MARKET
OVERVIEW

San Antonio, Texas

Location Attractions



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EXECUTIVE SUMMARY

Uriah Real Estate Organization has been exclusively retained to market and sell 3.5+/- acres, zoned MF-33 with a 2,788+/- stand-alone building on Highway 281 South. Located in San Antonio's booming Southside and in close proximity to Texas A&M University, T-j Maxx, NuStar and Navistar. This site is ideal for any high-density housing, commercial or residential development. All utilities on site and ready to be developed. Adjacent 7.39 +/- acres available for sale, also zoned MF-33.

Property Overview

ASKING PRICE:

CALL BROKER FOR DETAILS

LOT SIZE:

3.5 ± Acres

BUILDING SIZE:

2,788 ± SQFT

ZONING:

Mf-33

FRONTAGE:

110 ± Linear Ft on Roosevelt Ave and 281

UTILITIES ON SITE:

Electricity | Water | Sewer

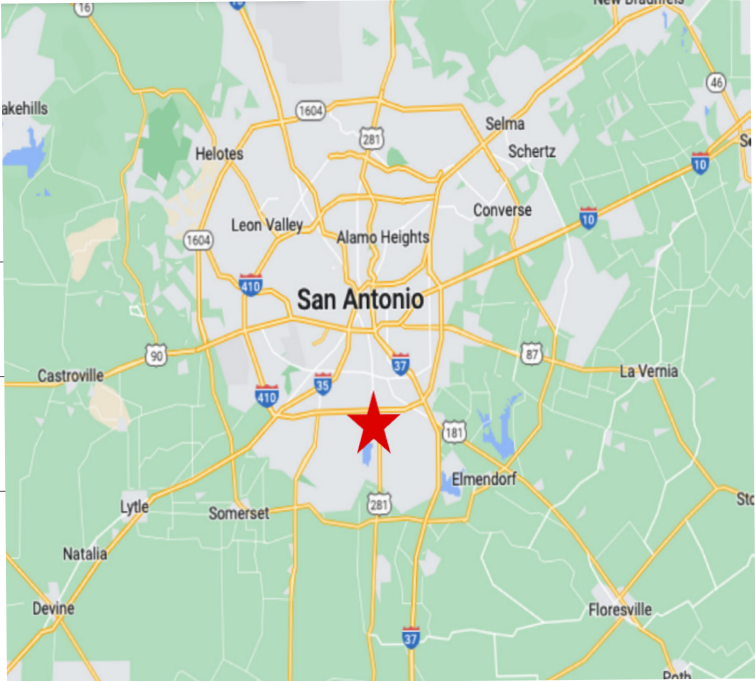
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CONTACT US



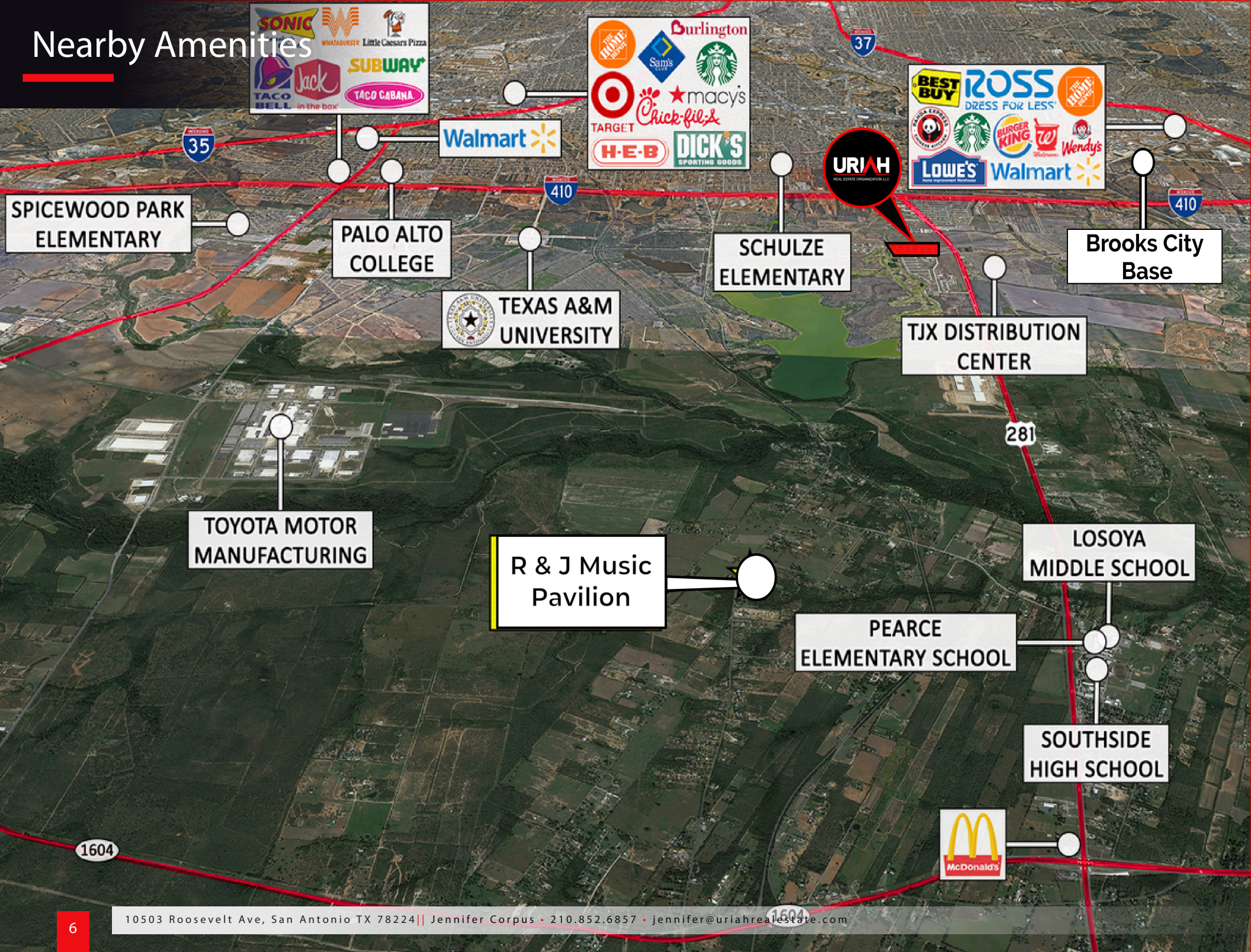
Property Highlights

- Near Southside ISD, TJ Maxx Distribution Center, Navistar, Brooks City Base, Highway 281 and many more amenities
- Additional 7.39 ± acres For Sale
- Commercial I Multi-family
- High Traffic Counts and High Visibility
30,939 VPD on Roosevelt Ave and 281



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Nearby Amenities



SPICEWOOD PARK
ELEMENTARY

PALO ALTO
COLLEGE

TEXAS A&M
UNIVERSITY

SCHULZE
ELEMENTARY

Brooks City
Base

TJX DISTRIBUTION
CENTER

TOYOTA MOTOR
MANUFACTURING

R & J Music
Pavilion

LOSOYA
MIDDLE SCHOOL

PEARCE
ELEMENTARY SCHOOL

SOUTHSIDE
HIGH SCHOOL



1604

1604



Roosevelt Ave

30,989 VPD



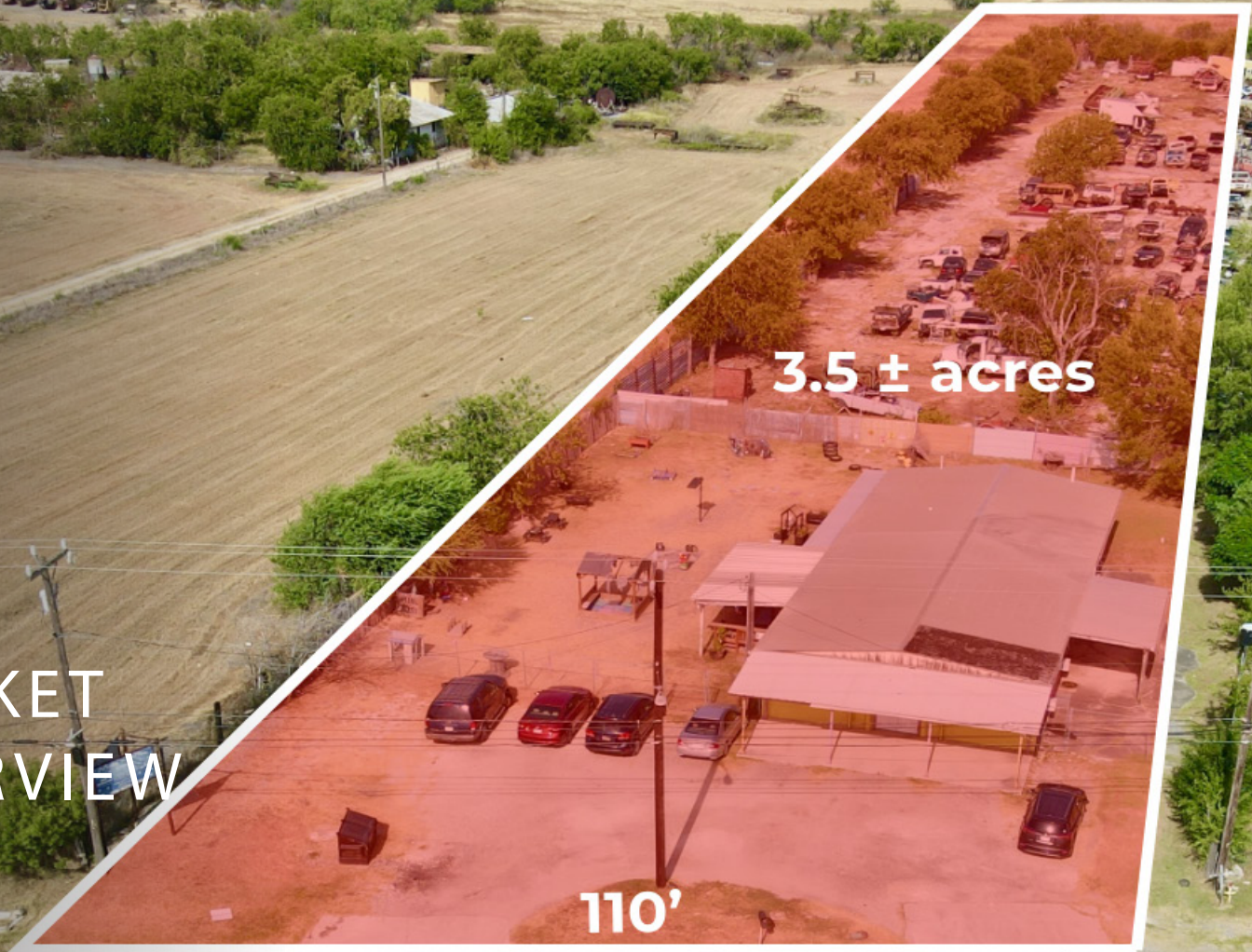
3.5 ± acres

Additional 7.39 ± acres
For Sale

110'

2

MARKET
OVERVIEW



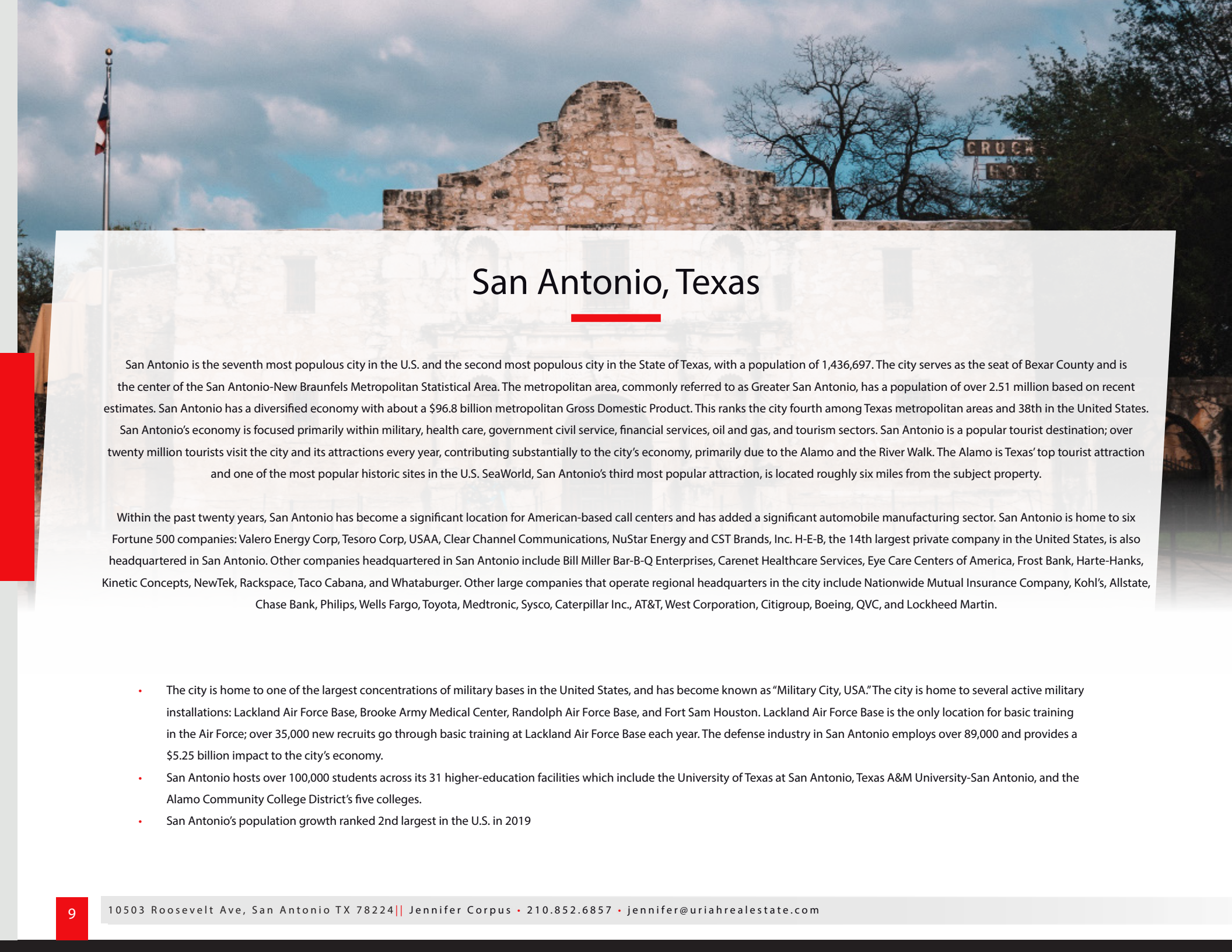
3.5 ± acres

110'



30,989 VPD

Ro



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.

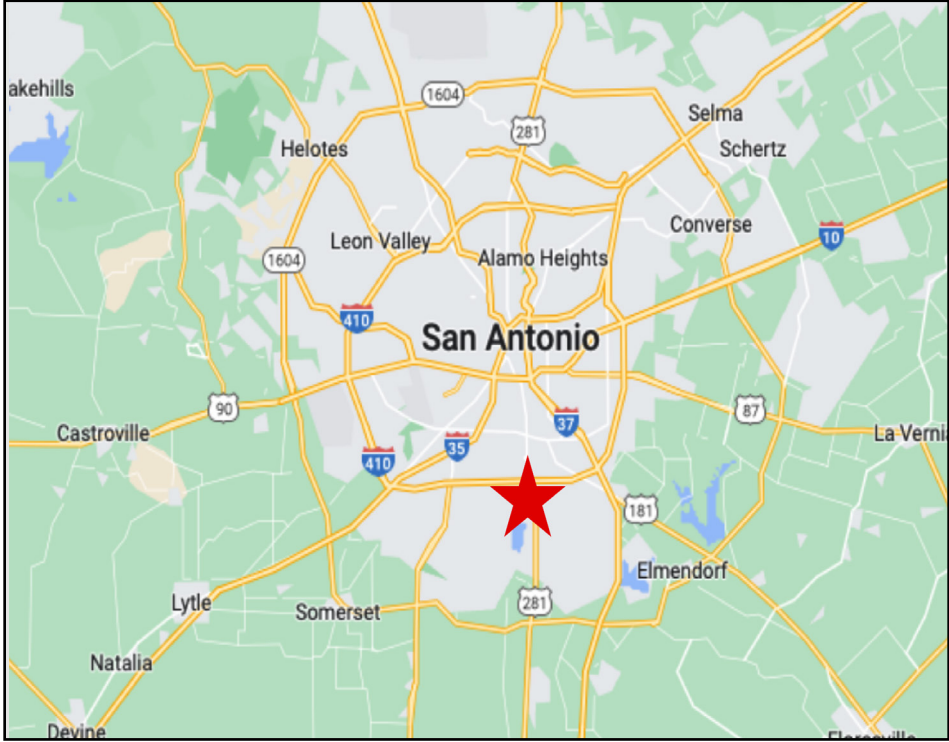
Within the past twenty years, San Antonio has become a significant location for American-based call centers and has added a significant automobile manufacturing sector. San Antonio is home to six Fortune 500 companies: Valero Energy Corp, Tesoro Corp, USAA, Clear Channel Communications, NuStar Energy 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

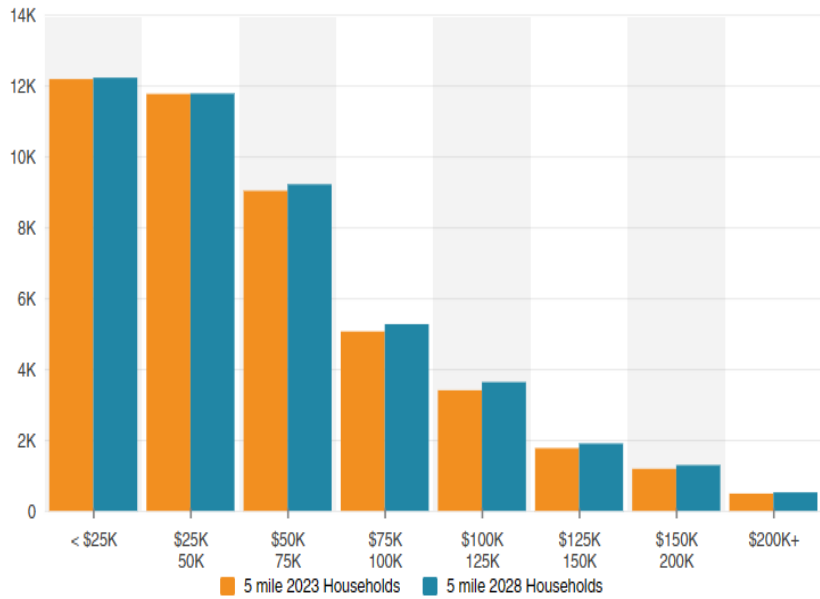
DEMOGRAPHICS

	1 Mile	5 Miles	10 Miles
2023 POPULATION	11,548	124,875	459,292
Average Household Income	\$72,839	\$57,300	\$56,412
Households	3,544	40,136	145,092
Average Household Size	3.2	3.1	3
Median Age	32.9	33.7	34.1

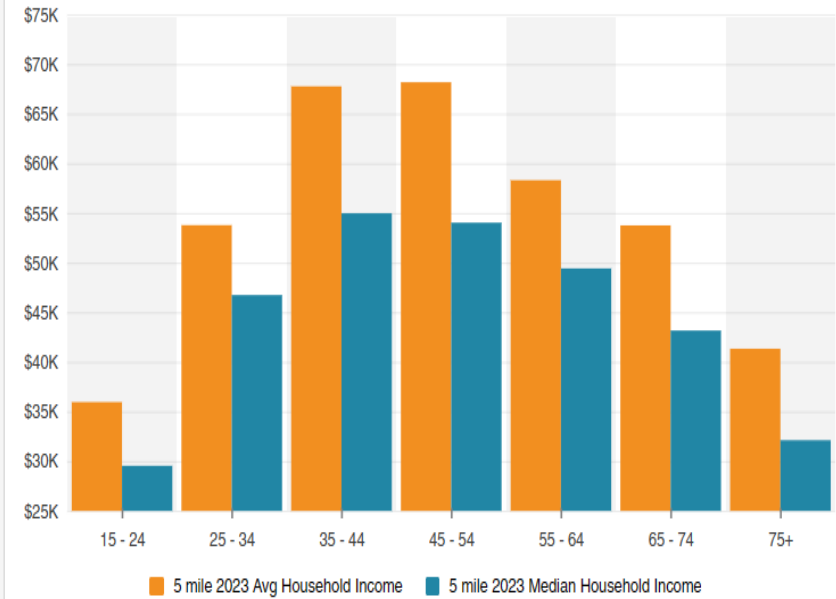
2028 ESTIMATE			
Population	16,537	139,867	508,596
Households	5,087	44,897	162,562



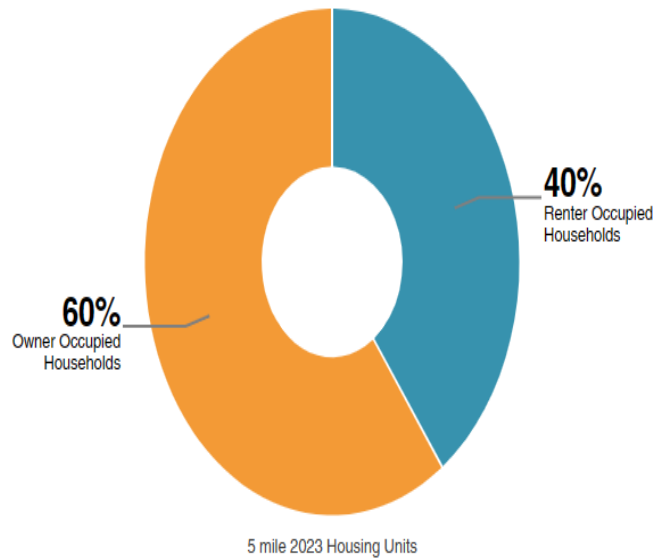
Household Income



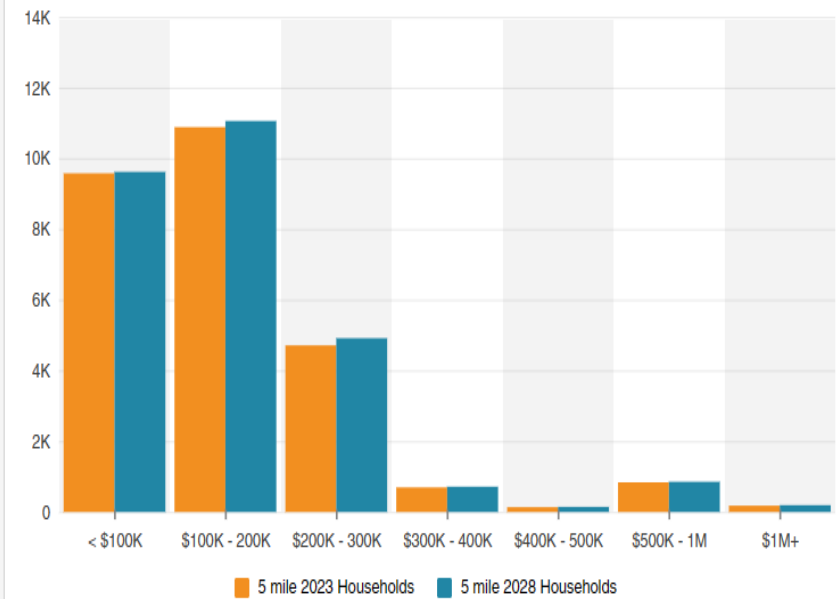
Household Income By Age



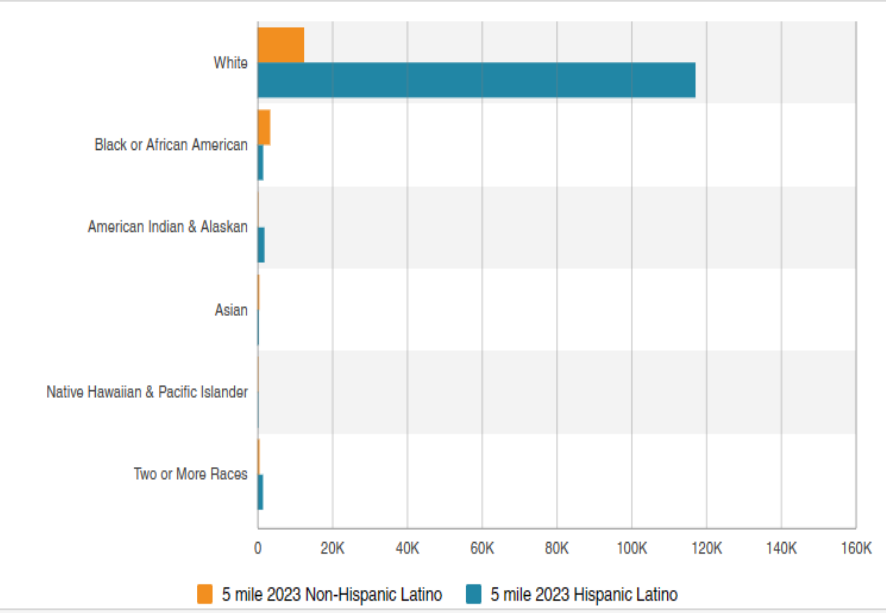
Housing Occupancy



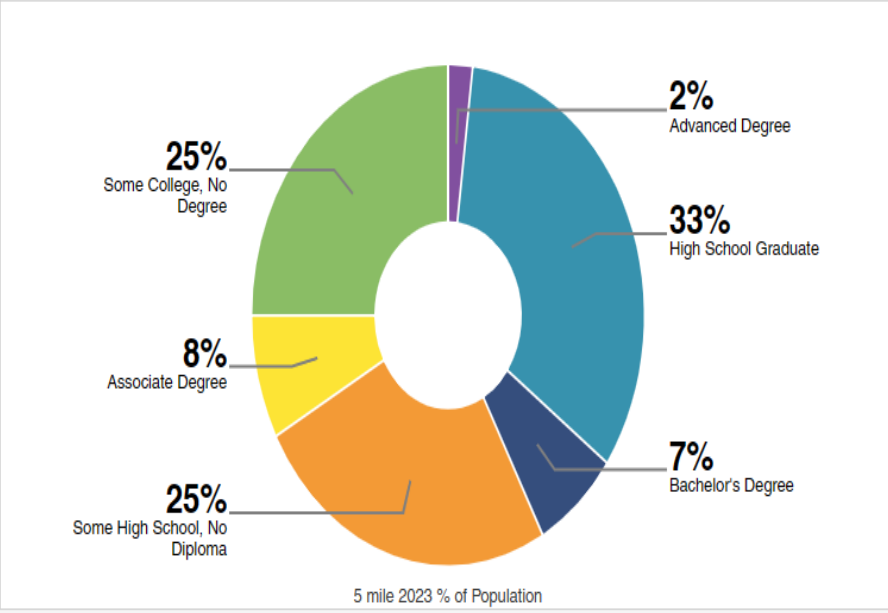
Home Values



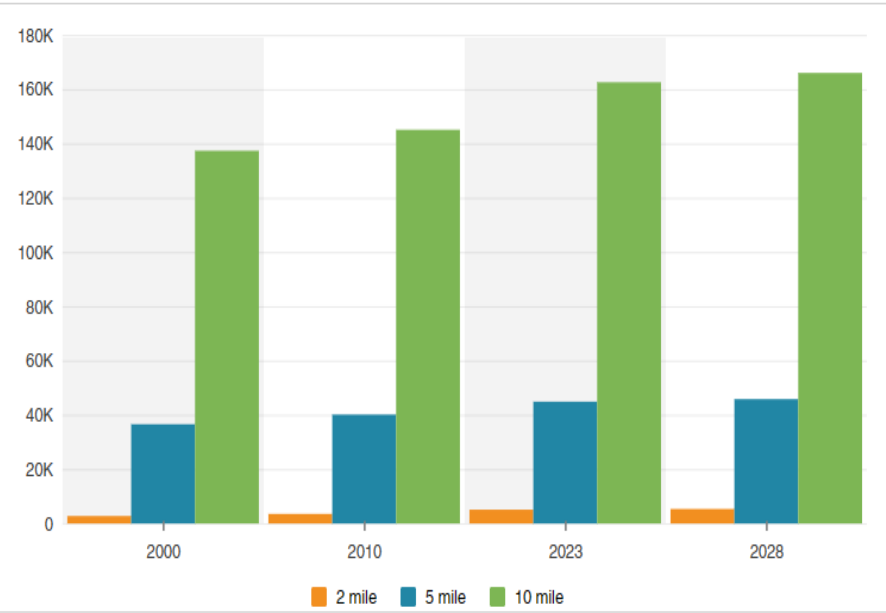
Population By Race & Hispanic Origin



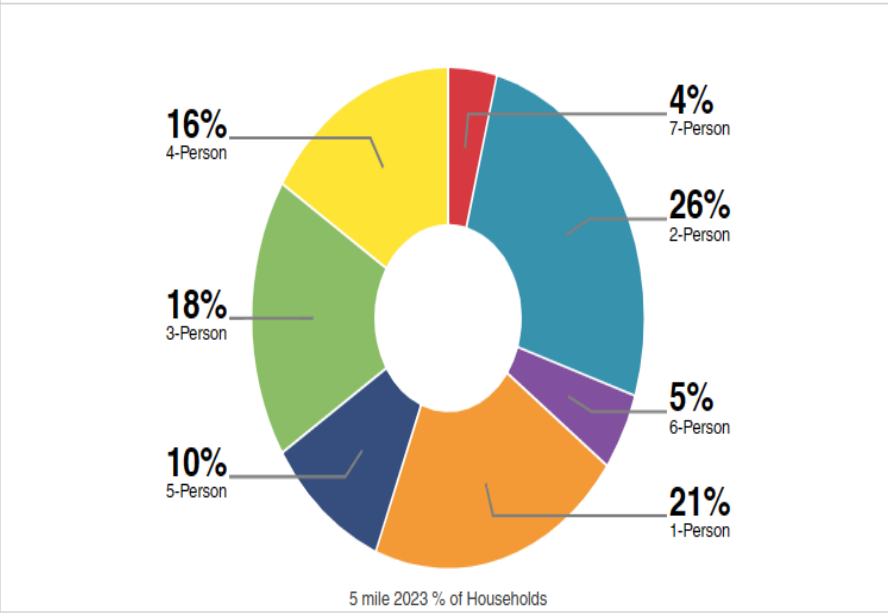
Educational Attainment



Households



Household Size



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