

9612 Dewberry Path, Boerne



URIAH
REAL ESTATE ORGANIZATION LLC

EXCLUSIVELY MARKETED BY

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URIAHREALESTATE.COM

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EXECUTIVE SUMMARY

Property Overview

Property Highlights

Accessibility / Ingress and Egress

Property Site Outline

Utilities

Location Map



MARKET OVERVIEW

San Antonio, Texas

Nearby Amenities

Location Attractions

Demographics

RIM

THE SHOPS AT
LA CANTERA



EXECUTIVE SUMMARY



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The property benefits from its convenient location with easy access to Interstate 10 South, making it a short drive to Boerne, Fair Oaks Ranch, and Leon Springs. The nearby service road has a traffic count of 3,435 AADT, while Interstate 10 itself has a traffic count of 61,620 AADT. Surrounding the property are commercial and industrial businesses. Overall, this property presents an opportunity for various commercial or industrial purposes with its favorable location and the economic growth on the main corridor between San Antonio and Boerne.

Property Overview



COMING SOON



COMING SOON



ASKING PRICE:

LOT SIZE

UTILITIES AVAILABLE:

FRONTAGE:

DEPTH:

ZONING:

CONTACT BROKER

0.92+/- Acres

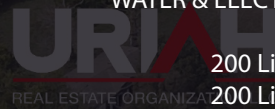
40,036+/- SQFT

WATER & ELECTRICITY

200 Linear Ft

200 Linear Ft

OCL



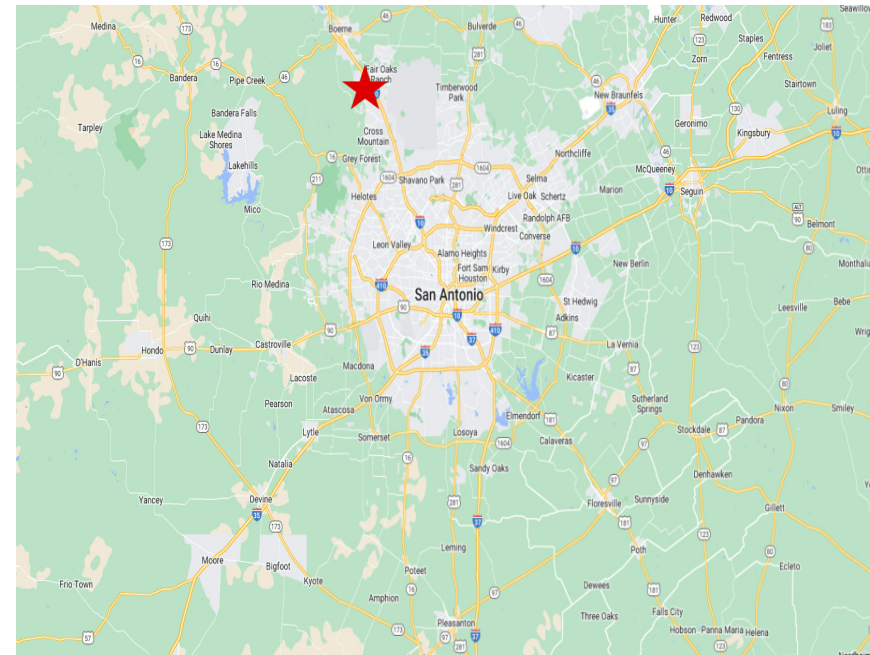
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CONTACT US



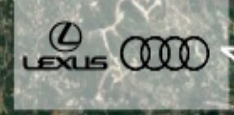
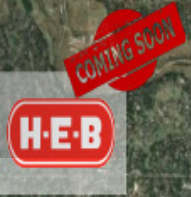
Property Highlights

- OUTSIDE CITY LIMITS WITH NO ZONING RESTRICTIONS
- QUICK ACES TO INTERSTATE 10
- SHORT DRIVE TO BOERNE, FAIR OAKS, LEON SPRINGS
- ALAMO COLLEGES, HEB, BUCEES DEVELOPMENT NEARBY



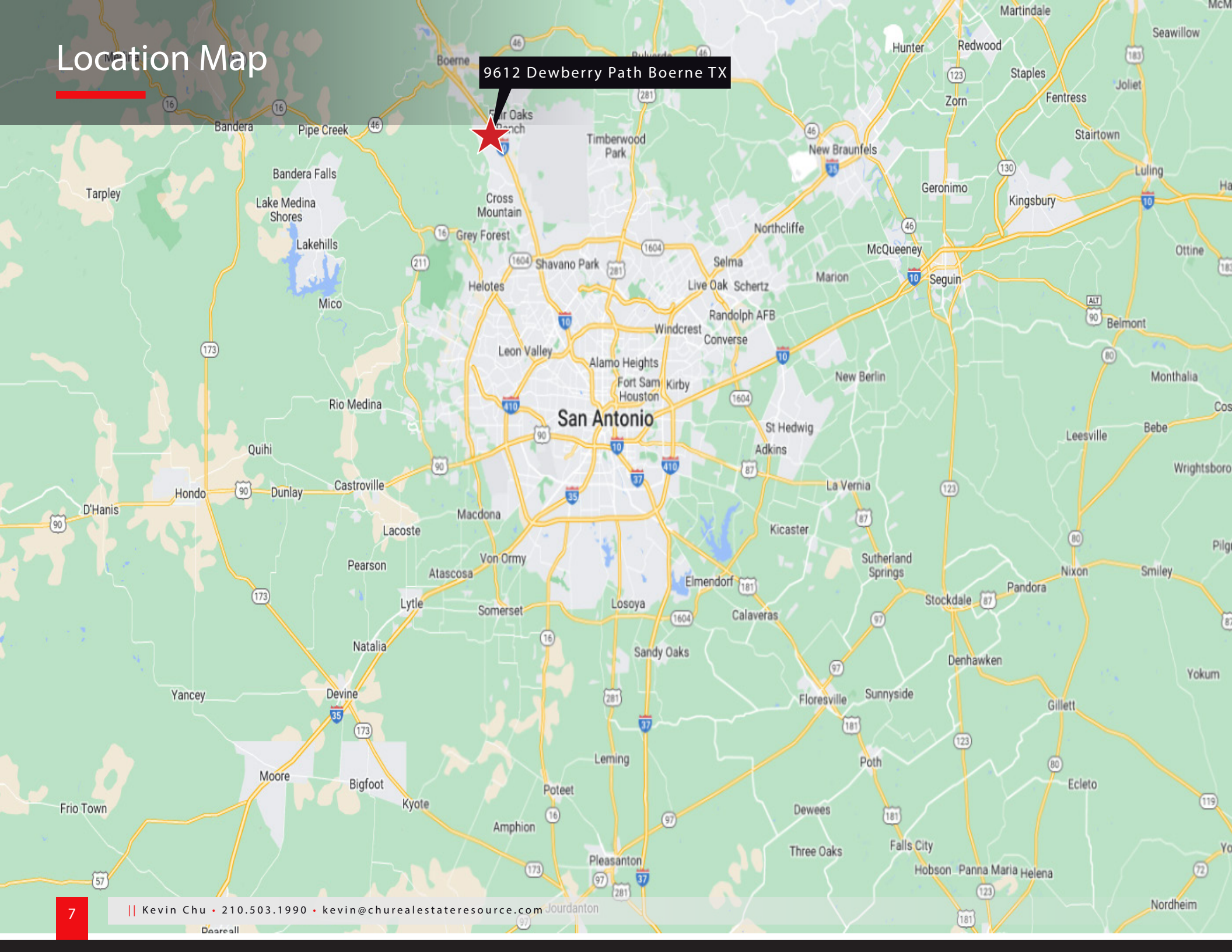
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Nearby Amenities



Location Map

9612 Dewberry Path Boerne TX



An aerial photograph showing a multi-lane road on the left side, bordered by a dense forest of green trees. In the background, a city skyline is visible under a clear sky. A red rectangular overlay is positioned on the left side of the image, containing a large white number '2'.

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

Local Attractions



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.

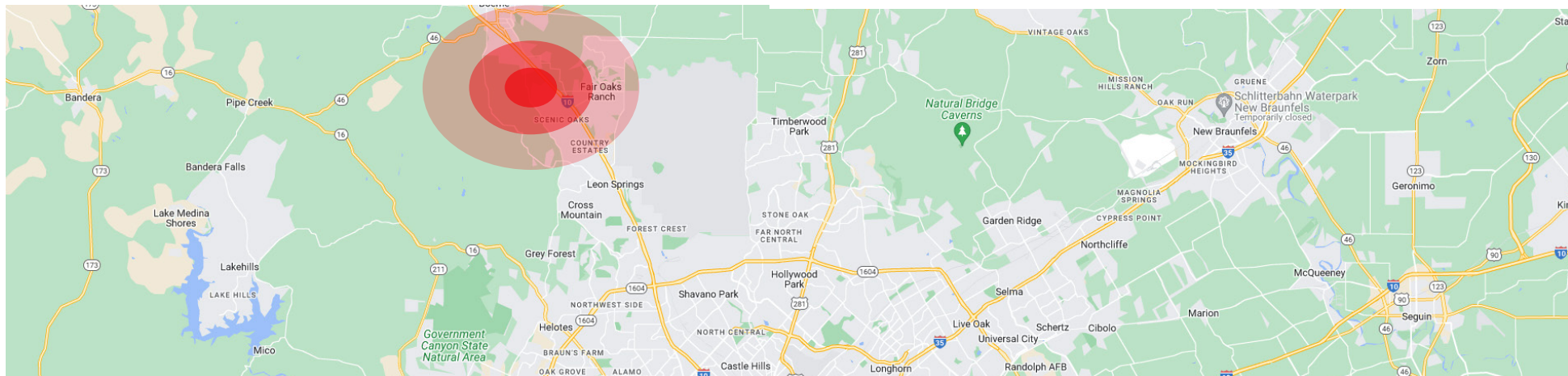
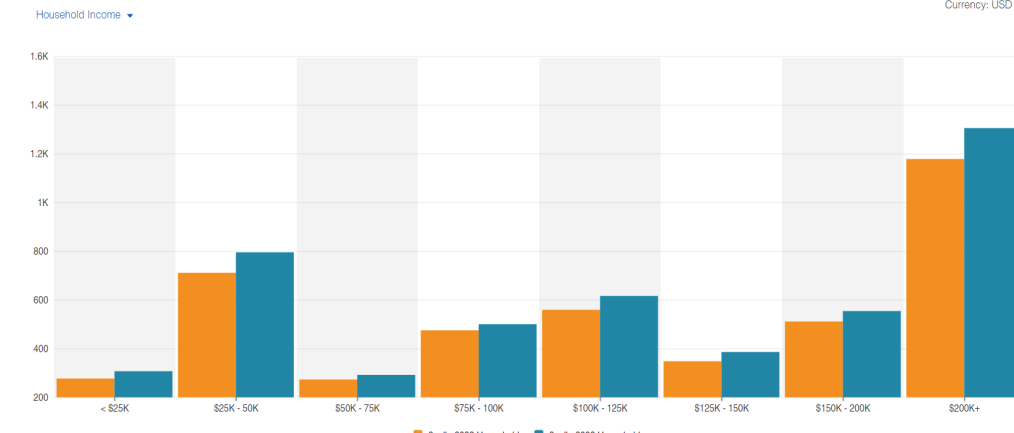
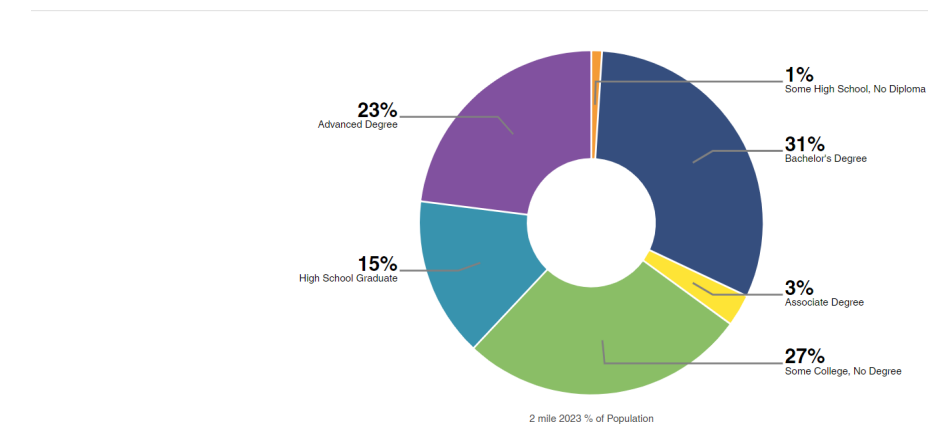
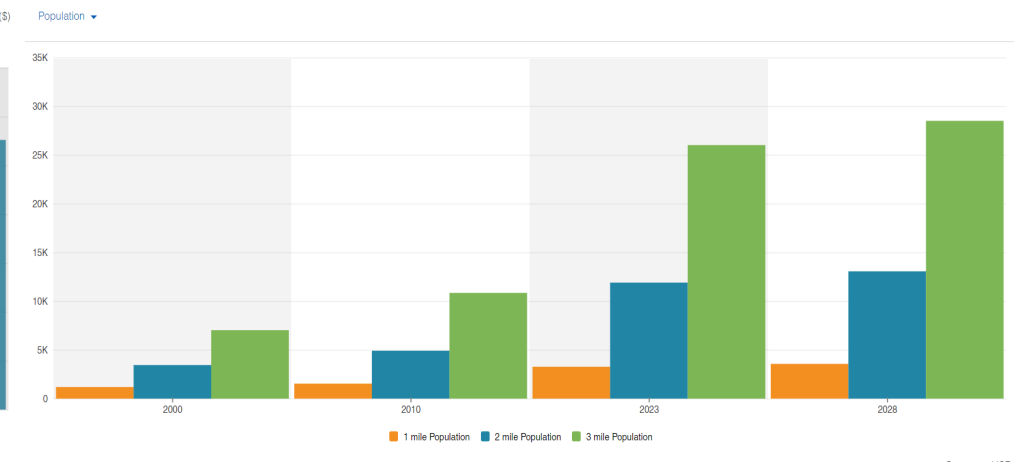
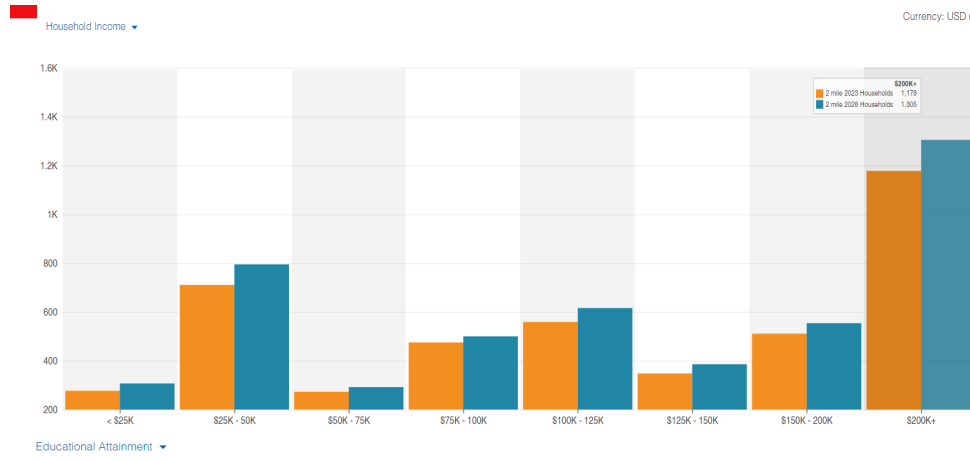


MISSION TRAIL

National Historical Park and part of a UNESCO World Heritage Site preserving four of the five Spanish frontier missions in San Antonio, Texas, USA.



Demographics



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