

FOR SALE

3.47 +/- AC IN MISSION DEL LAGO

SAN ANTONIO, TX

OFFERING MEMORANDUM



CLUB HOUSE BLVD
VPD 1.131 +/-



INTERACTIVE MARKETING
BROCHURE



EXCLUSIVELY MARKETED BY:

BROKER OF RECORD

URI URIAH

Broker of Record

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URIAH

REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



URIAH
REAL ESTATE ORGANIZATION LLC

MISSION GRANDE

CLUB HOUSE BLVD
VPD 1.131 +/-

VPD 30.191

281

PROPERTY PHOTOS

TJ-maxx
DISTRIBUTION

VPD 30,191

281

CLUB HOUSE BLVD VPD 1,131 +/-

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MISSION GRANDE


MISSION
del LAGO
GOLF COURSE

NAVISTAR

VPD 30,191

281

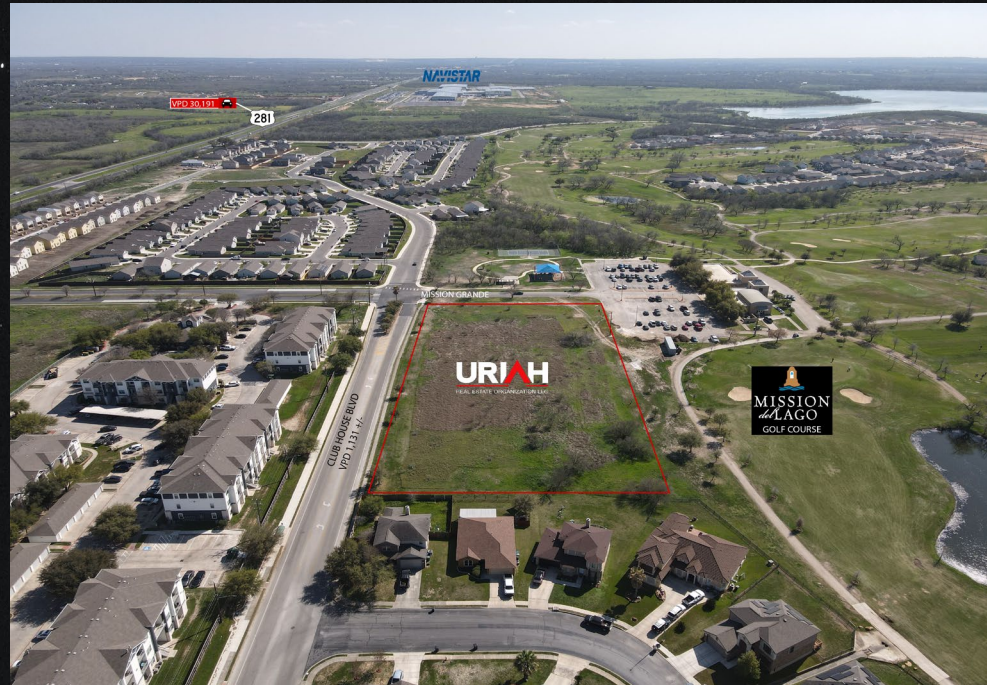
MISSION GRANDE

CLUB HOUSE BLVD
VPD 1,131 +/-

URIAH
REAL ESTATE ORGANIZATION LLC



PROPERTY PHOTOS



PROPERTY OVERVIEW

PROPERTY SUMMARY

Nestled beside the Mission Del Lago golf Course and surrounded by several new housing developments, this 3.47 acre piece of land presents a prime multi-family development opportunity in San Antonio's booming South Side. Its advantageous location next to TJMaxx distribution center, Navistar, Texas A&M, and combined with easy accessibility to Highway 281, positions it perfectly for a multitude of development projects, whether residential, multi-family or high density duplexes and 4plexes. The land comes fully equipped with utilities, ensuring it is development-ready and poised for transformation into a vibrant community hub or a peaceful residential enclave.

PROPERTY SUMMARY

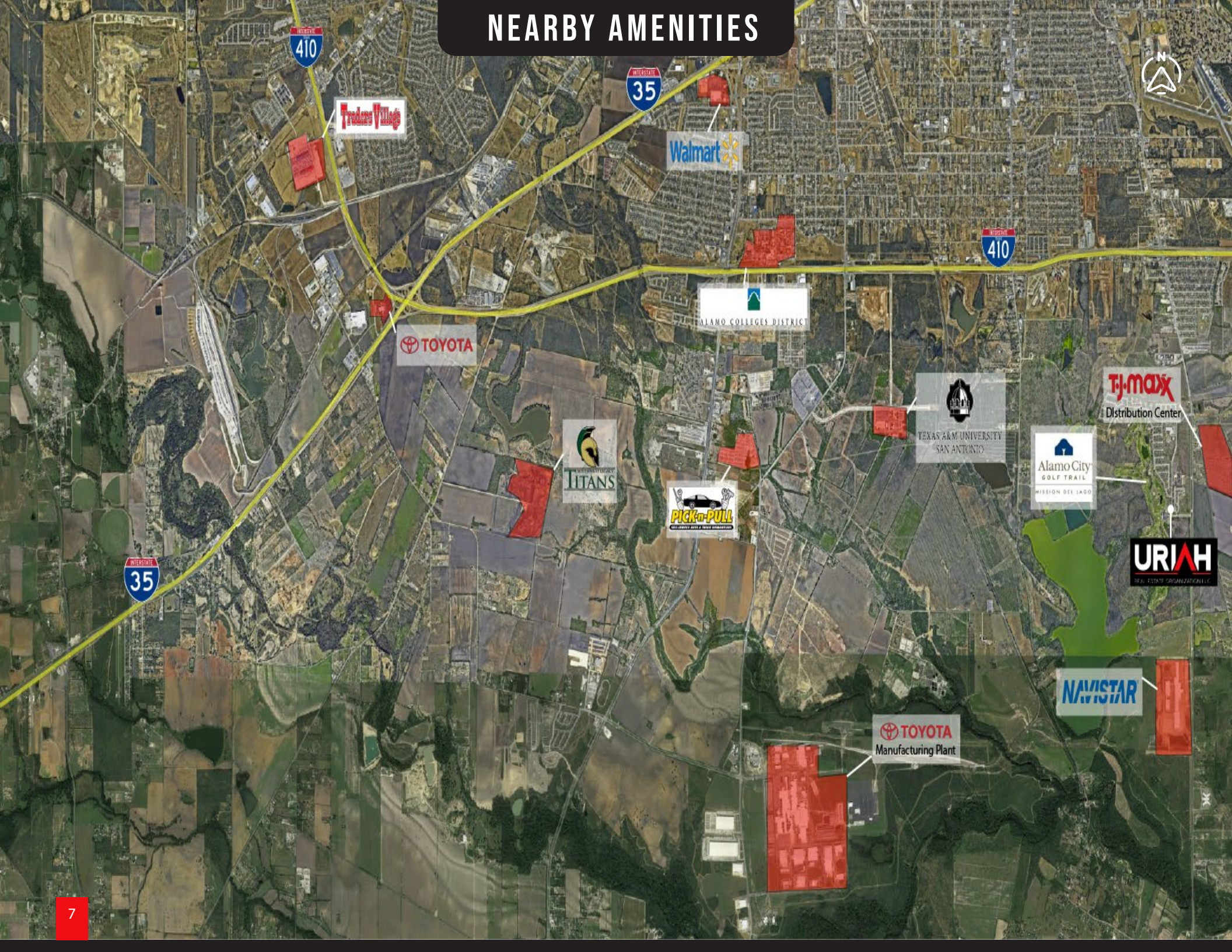
ASKING PRICE:	CONTACT BROKER
LAND SIZE:	3.47 ACRES 151,545.24 SQFT
ZONING:	MF-18
UTILITIES AVAILABLE: UTILITIES ON SITE:	SEWER WATER AND ELECTRICITY
FRONTAGE:	377 +/- Linear Feet on Clubhouse BLVD 273 +/- Linear Feet on Mission Grande

PROPERTY HIGHLIGHTS

- **PRIME LOCATION:** ADJACENT TO THE MISSION DEL LAGO GOLF COURSE, OFFERING PICTURESQUE VIEWS AND RECREATIONAL AMENITIES RIGHT AT YOUR DOORSTEP, ENHANCING THE APPEAL OF ANY DEVELOPMENT.
- **RAPIDLY GROWING AREA:** SITUATED BESIDE SEVERAL NEW HOUSING DEVELOPMENTS, INDICATING A STRONG GROWTH TRAJECTORY AND INCREASING DEMAND IN THE AREA.
- **THIS LAND COMES WITH THE ESSENTIAL UTILITIES OF WATER AND ELECTRICITY ON-SITE,** STREAMLINING THE DEVELOPMENT PROCESS BY REMOVING INITIAL BARRIERS AND POTENTIALLY LOWERING UPFRONT COSTS. SEWER SERVICES ARE ALSO AVAILABLE, ENSURING FULL UTILITY COVERAGE FOR ANY PROJECT

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NEARBY AMENITIES



INTERSTATE
410

INTERSTATE
35

INTERSTATE
410

INTERSTATE
35

Traders Village

Walmart

TOYOTA

ALAMO COLLEGES DISTRICT

UNIVERSITY OF
TITANS

PICK-**n**-PULL
GET ABOVE REST & TRUCK REPAIRS

TEXAS A&M UNIVERSITY
SAN ANTONIO

Alamo City
GOLF TRAIL
MISSION DEL LAGO

T.J. Maxx
Distribution Center

UR|AH
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NAVISTAR

TOYOTA
Manufacturing Plant



SAN ANTONIO INDUSTRY

1. SAN ANTONIO INTL. AIRPORT
2. JB SA KELLY FIELD ANNEX
3. BROOKS ARMY MEDICAL CENTER
4. METHODIST HOSPITAL
5. TEXAS DEPT. OF PUBLIC SAFETY
6. HOLT CAT EQUIPMENT SUPPLIER
7. AMAZON WAREHOUSE
8. HEB DISTRIBUTION CENTER
9. DOLLAR GENERAL DISTRIBUTION CENTER
10. SOUTHWESTERN MOTOR TRANSPORT
11. BOEING CENTER AT TECH PORT
12. STINSON - MISSION MUN. AIRPORT
13. TINDALL CORP. SAN ANTONIO
14. CPS ENERGY
15. MISSION TRAIL BAPTIST HOSPITAL
16. MISSION SOLAR ENERGY
17. SOUTHWEST RESEARCH INSTITUTE
18. MICROSOFT

OVERVIEW

SAN ANTONIO, TX

San Antonio, a vibrant city rich in history and culture, is an economic powerhouse in the heart of Texas. Home to four Fortune 500 companies, it boasts a diverse and robust economy with strengths in healthcare, bioscience, and technology. Renowned for its iconic Alamo and scenic River Walk, the city melds historical charm with modern innovation. San Antonio's commitment to business growth, combined with its cultural attractions and educational institutions, makes it a dynamic and thriving place to live and work.

ECONOMY



2ND LARGEST
IN TEXAS



34.8 MILLION
TOURISTS EACH YEAR



\$168 BILLION
GROSS DOMESTIC PRODUCT



2ND BEST
PLACE TO LIVE IN TEXAS



4 FORTUNE 500
CORPORATE COMPANY



1.5 MILLION
PEOPLE LIVING IN SA





ATTRACTIONS:

San Antonio, a city rich in history and bursting with cultural vibrancy, offers an array of unforgettable attractions. Home to the iconic Alamo and the enchanting River Walk, the city melds historical significance with modern charm. Visitors and residents alike enjoy SeaWorld and Six Flags Fiesta Texas, alongside the San Antonio Zoo, creating a diverse array of entertainment options. The city's cultural tapestry is further adorned by a myriad of museums, art galleries, and the annual Fiesta San Antonio, a celebration of heritage and community.

ECONOMY

San Antonio's economy is a robust and diverse engine, driving the city towards a prosperous future. As one of the fastest-growing cities in the nation, it boasts a strong military presence, being home to several major bases. The city's economic landscape is also heavily influenced by its booming healthcare, bioscience, and financial services sectors. Additionally, San Antonio is a hub for tourism, with millions visiting annually, contributing significantly to the local economy. This blend of industries ensures a stable and dynamic economic environment, offering vast opportunities for businesses and individuals alike.



INDUSTRY AND BUSINESS ENVIRONMENT:

San Antonio stands tall as a powerhouse in the business world, underscored by the presence of four Fortune 500 companies. This impressive concentration of large corporations speaks to the city's strength and stability in the corporate sector. These industry giants, along with a plethora of other businesses, contribute significantly to the city's economic diversity and resilience. San Antonio's business-friendly climate, bolstered by supportive local policies and a skilled workforce, attracts a wide range of industries from healthcare and finance to technology and manufacturing. The city's commitment to fostering a robust business environment makes it an ideal destination for companies seeking growth and innovation.



DRIVE TIME

TEXAS MAP



SHIPPING RADIUS

SAN ANTONIO, TX



12 HOURS

8 HOURS

4 HOURS

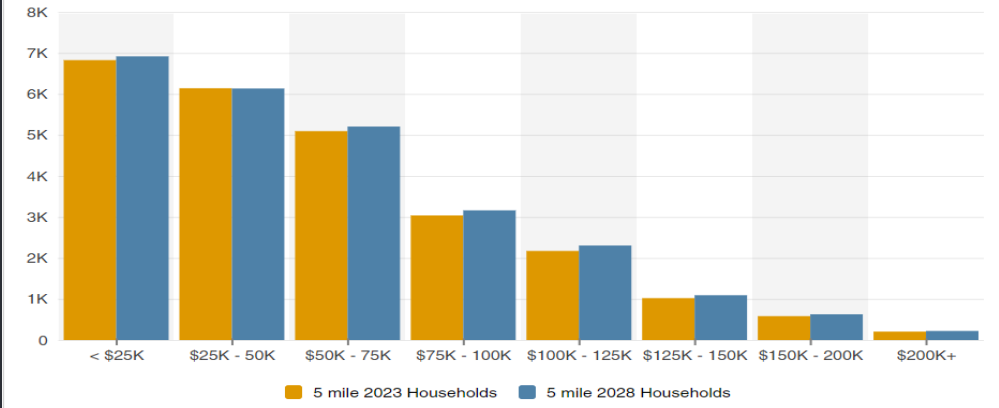
SAN ANTONIO, TX

LOCAL DEMOGRAPHICS

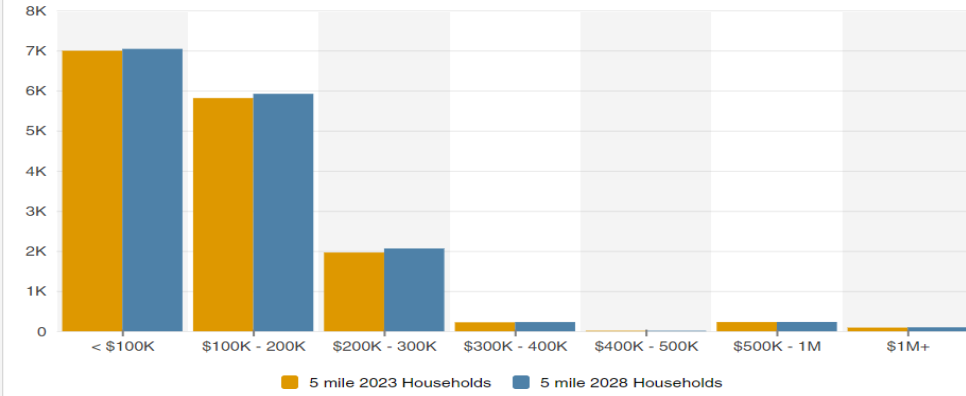
Population

	2 mile	5 mile	10 mile
2010 Population	4,923	66,611	396,813
2023 Population	7,867	79,826	437,924
2028 Population Projection	8,319	81,675	443,043
Annual Growth 2010-2023	4.6%	1.5%	0.8%
Annual Growth 2023-2028	1.2%	0.5%	0.2%
Median Age	31.8	33.5	34.1
Bachelor's Degree or Higher	17%	11%	11%
U.S. Armed Forces	26	126	5,739

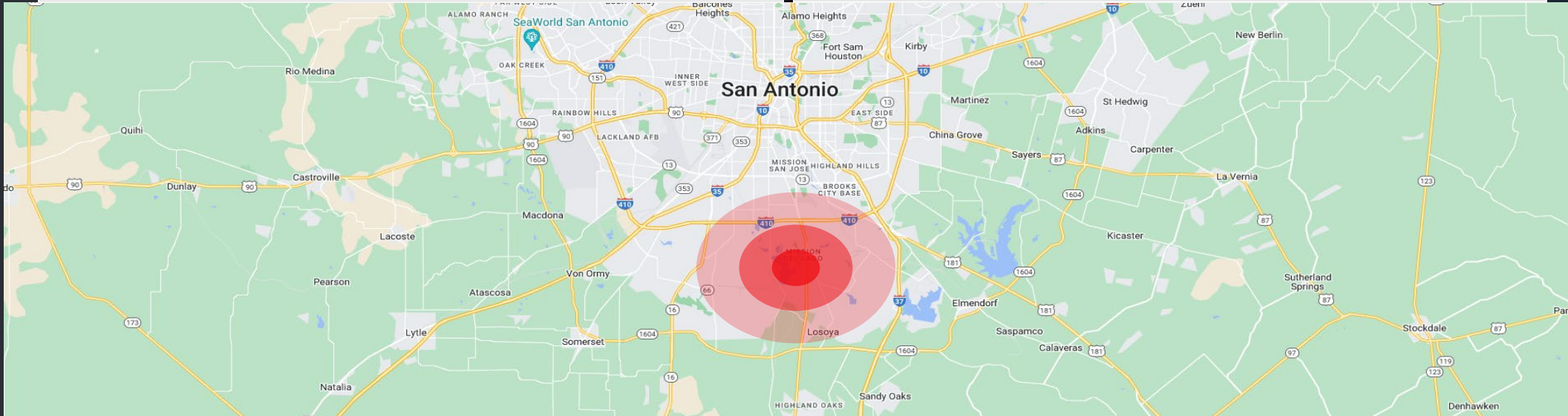
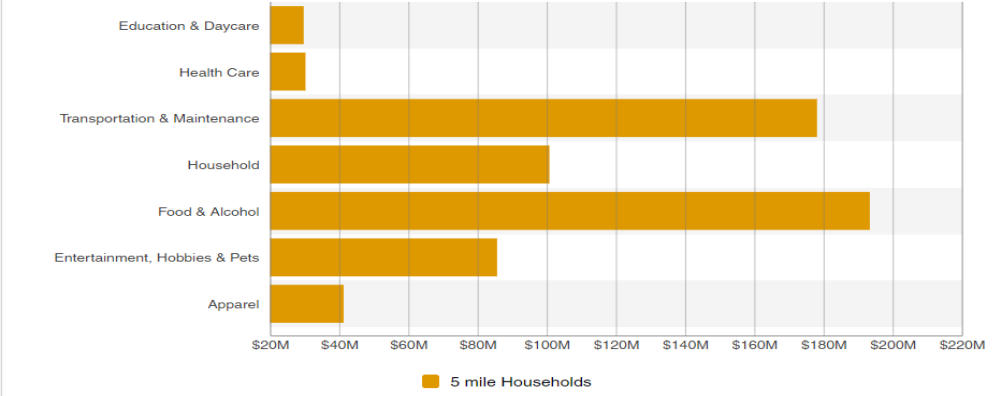
Household Income



Home Values



Consumer Spending



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All potential buyers are strongly advised to take advantage of their opportunities and obligations to conduct thorough due diligence and seek expert opinions as they may deem necessary, especially given the unpredictable changes resulting from the continuing COVID-19 pandemic. Uriah Real Estate has not been retained to perform, and cannot conduct, due diligence on behalf of any prospective purchaser. Uriah Real Estate's principal expertise is in marketing investment properties and acting as intermediaries between buyers and sellers. Uriah Real Estate and its investment professionals cannot and will not act as lawyers, accountants, contractors, or engineers. All potential buyers are admonished and advised to engage other professionals on legal issues, tax, regulatory, financial, and accounting matters, and for questions involving the property's physical condition or financial outlook. Projections and pro forma financial statements are not guarantees and, given the potential volatility created by COVID-19, all potential buyers should be comfortable with and rely solely on their own projections, analyses, and decision-making.

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