

FOR SALE

7951 INTERSTATE 35 S

SAN ANTONIO, TX

OFFERING MEMORANDUM





GMC



HONDA

YARROW BLVD

CASCADE PKWY

URI URIAH

Broker

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EDGAR CASAS

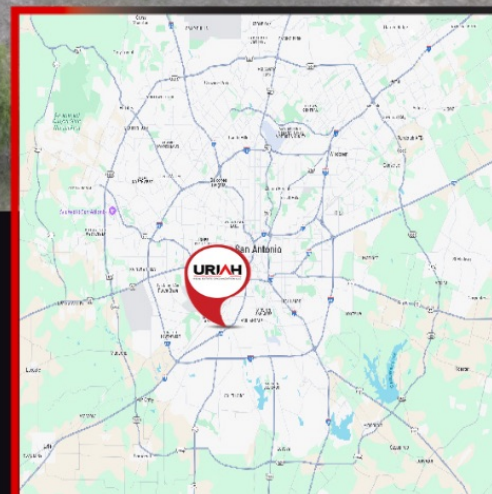
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URIAH
REAL ESTATE ORGANIZATION LLC

The information contained herein was obtained from sources believed to be 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.



PROPERTY OVERVIEW - 7951 INTERSTATE 35 S

PROPERTY SUMMARY

Positioned at 7951 Interstate 35 S, this ± 7.69 -acre corner tract offers a rare opportunity for commercial development in one of San Antonio's most active growth corridors. The property is strategically located adjacent to Mac Haik's Southway Ford and surrounded by a strong concentration of established automotive dealerships and national retailers, driving consistent traffic and visibility. The site benefits from $\pm 1,200$ linear feet of combined frontage along Yarrow Blvd and Cascabe Parkway, providing excellent accessibility and exposure. With immediate access to Interstate 35, the property is well-positioned for regional connectivity and high traffic counts. Located in close proximity to Joint Base San Antonio, the area experiences strong daytime population and economic activity, further enhancing its commercial appeal.

PROPERTY INFORMATION

LOT SIZE

7.69 +/- AC

UTILITIES

WATER & SEWER
ON SITE

ZONING

C-3

FRONTAGE

600 $\pm$ LINEAR FEET ON YARROW BVD
600 $\pm$ LINEAR FEET ON CASCABE PKWY

PROPERTY HIGHLIGHTS

± 7.69 -ACRE HARD CORNER SITE WITH EXCELLENT VISIBILITY AND ACCESS

$\pm 1,200$ LF OF FRONTAGE ALONG YARROW BLVD & CASCABE PKWY

IMMEDIATE ACCESS TO INTERSTATE 35 IN A HIGH-TRAFFIC CORRIDOR

ADJACENT TO MAC HAIK'S SOUTHWAY FORD AND SURROUNDED BY MAJOR DEALERSHIPS & RETAILERS

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PROPERTY PHOTOS | 7951 INTERSTATE 35 S



NEARBY AMENITIES



SW MILITARY DR



SW MILITARY DR



SOUTH PARK MALL



SOUTH SAN ANTONIO HIGH SCHOOL



BAPTIST UNIVERSITY OF THE AMERICAS



BENAVIDEZ ELEMENTARY SCHOOL

ROBERT C ZAMORA MIDDLE SCHOOL

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