

FOR SALE

1.83 AC ON INTERSTATE 37 S

PLEASANTON, TX

OFFERING MEMORANDUM



URIAH
REAL ESTATE ORGANIZATION LLC

EXCLUSIVELY MARKETED BY:

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URIAH
REAL ESTATE ORGANIZATION LLC
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PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY PHOTOS



PROPERTY OVERVIEW

PROPERTY SUMMARY

This 1.83-acre pad site, located adjacent to the intersection of Highway 97 and Interstate 37 S in Pleasanton, Texas, presents a prime development opportunity. This pad site is ideal for a quick-service restaurant (QSR) Coffee or any other service related businesses, this lot benefits from high visibility and traffic, situated next to a brand new Ford dealership, Travel Centers of America truck stop, and Wendys. Its strategic location offers excellent access and exposure, making it an ideal spot for businesses seeking to capitalize on the bustling commercial activity in the area.

PROPERTY SUMMARY

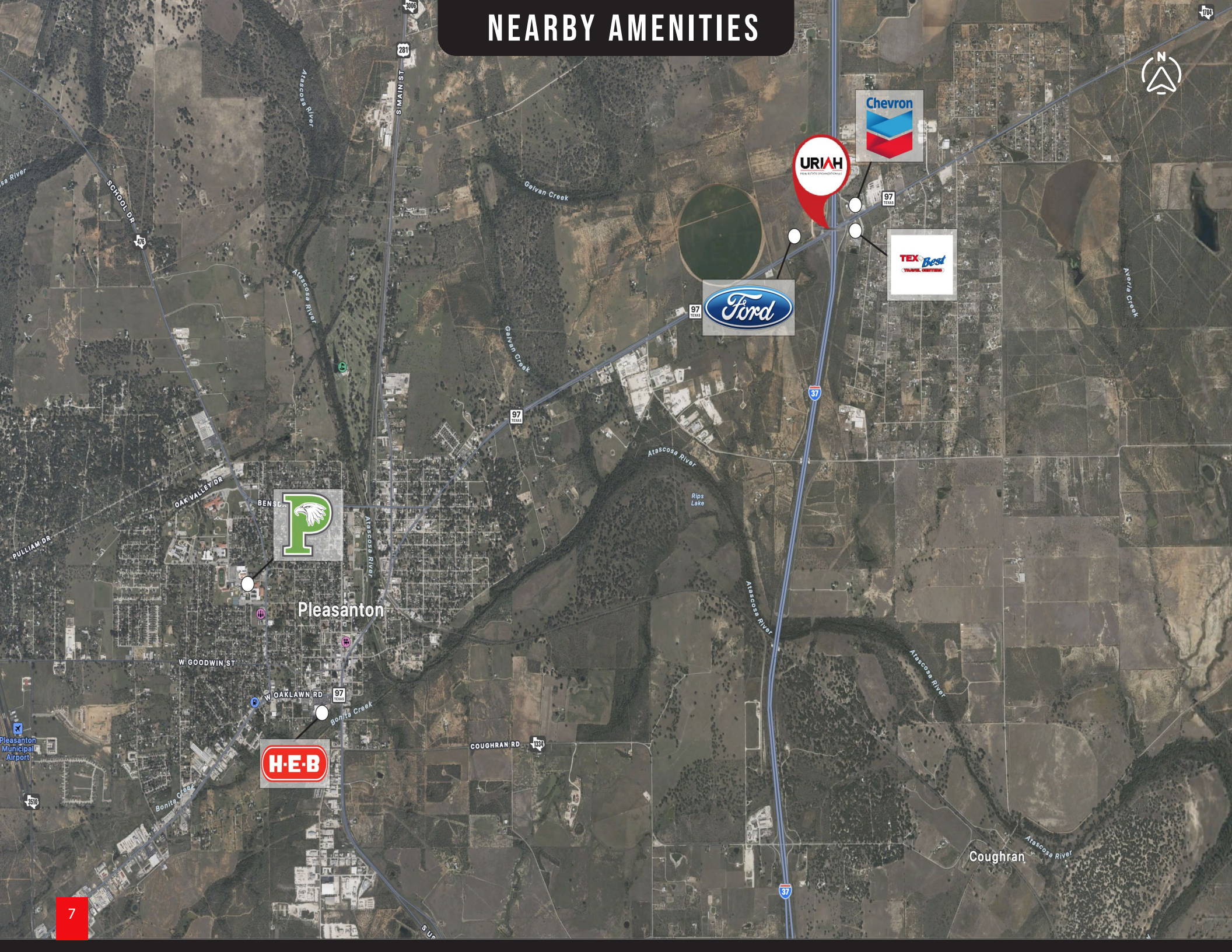
LEASE RATE:	CONTACT BROKER
ZONING:	OCL
LAND SIZE:	1.81 +/- AC

PROPERTY HIGHLIGHTS

- PRIME DEVELOPMENT SITE: IDEAL FOR A PAD SITE OR QUICK-SERVICE RESTAURANT (QSR) WITH AMPLE SPACE FOR CUSTOMIZATION.
- HIGH VISIBILITY: LOCATED NEXT TO A BRAND NEW FORD DEALERSHIP AND A TRAVEL CENTERS OF AMERICA, ENSURING SIGNIFICANT EXPOSURE AND FOOT TRAFFIC.
- STRATEGIC LOCATION: SITUATED AT THE INTERSECTION OF HIGHWAY 97 AND INTERSTATE 37 S, OFFERING EXCELLENT ACCESSIBILITY AND CONVENIENCE.
- THRIVING COMMERCIAL AREA: POSITIONED IN A BUSTLING COMMERCIAL ZONE, BENEFITING FROM THE HIGH VOLUME OF TRAFFIC AND BUSINESS ACTIVITY IN THE VICINITY.

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NEARBY AMENITIES

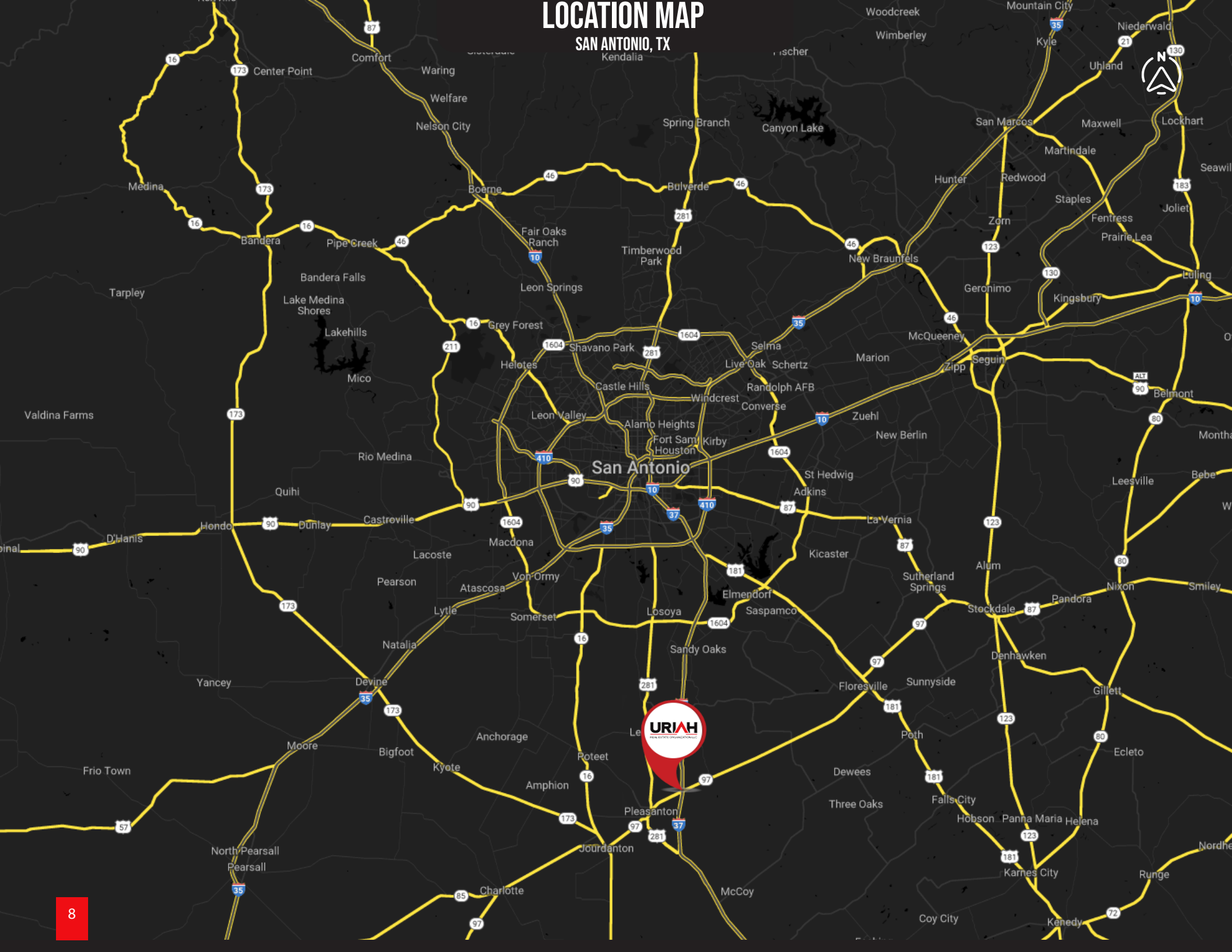


Pleasanton

Coughran

LOCATION MAP

SAN ANTONIO, TX





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



LOCAL DEMOGRAPHICS

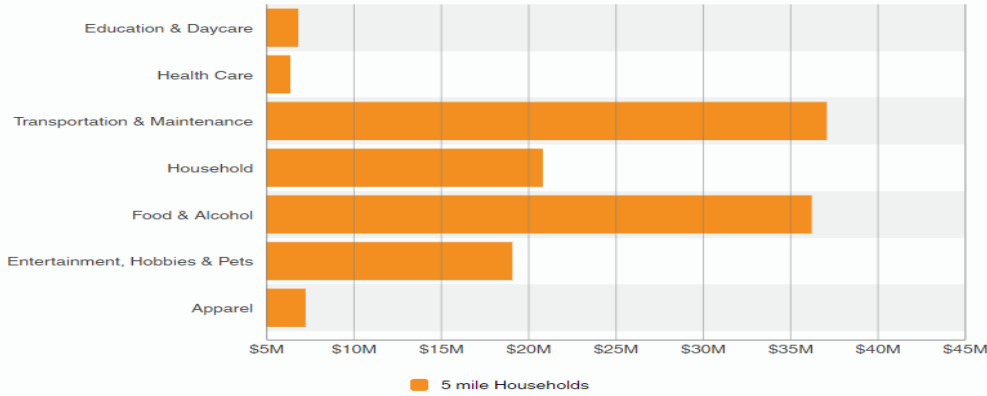
Population

	2 mile	5 mile	10 mile
2010 Population	1,052	10,974	23,321
2023 Population	1,159	12,303	25,346
2028 Population Projection	1,153	12,277	25,174
Annual Growth 2010-2023	0.8%	0.9%	0.7%
Annual Growth 2023-2028	-0.1%	0%	-0.1%
Median Age	38.6	36.9	37
Bachelor's Degree or Higher	12%	16%	14%
U.S. Armed Forces	0	0	0

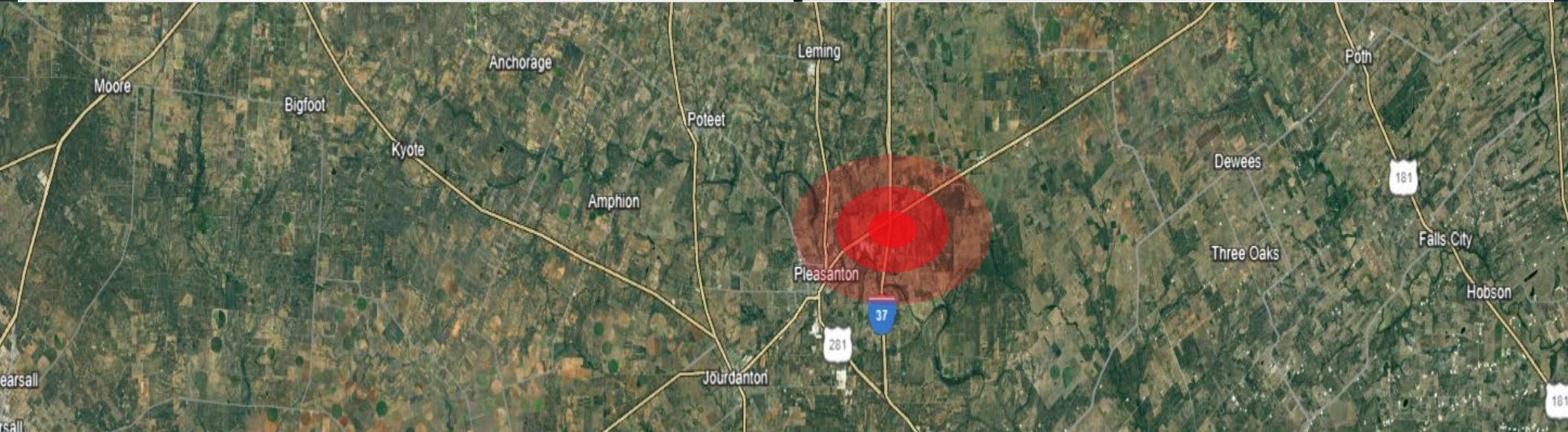
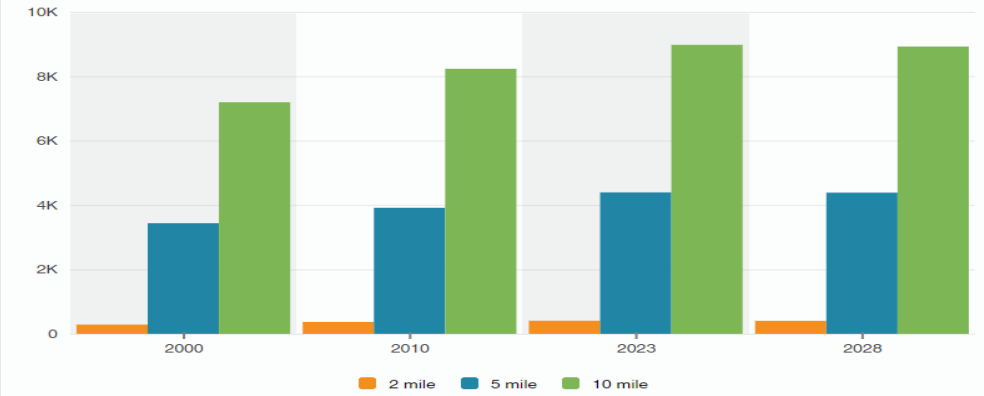
Income

	2 mile	5 mile	10 mile
Avg Household Income	\$78,884	\$79,195	\$79,647
Median Household Income	\$59,880	\$65,692	\$64,297
< \$25,000	85	936	1,757
\$25,000 - 50,000	76	642	1,683
\$50,000 - 75,000	67	894	1,713
\$75,000 - 100,000	59	560	1,323
\$100,000 - 125,000	48	631	992
\$125,000 - 150,000	38	325	601
\$150,000 - 200,000	14	244	513
\$200,000+	18	161	394

Consumer Spending



Households



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