

FOR SALE

# 9630 DEWBERRY PATH

## BOERNE, TX

OFFERING MEMORANDUM



INTERACTIVE MARKETING  
BROCHURE

**URI AH**  
REAL ESTATE ORGANIZATION, LLC

# EXCLUSIVELY MARKETED BY:

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**URIAH**

REAL ESTATE ORGANIZATION LLC

URIAHREALSTATE.COM



# PROPERTY PHOTOS



# PROPERTY PHOTOS

RIM

THE SHOPS AT  
LA CANTERA

Six Flags





**H-E-B**



**URI H**  
MULTI-UNIT OFFICES

**QUALITY COMMERCIAL SYSTEMS**  
FURNITURE & SUPPLIES

# FINANCIAL OVERVIEW

## PROPERTY SUMMARY

Uriah Real Estate has been exclusively retained to market and sell 9630 Dewberry Path, Boerne, TX 78006. 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 SUMMARY

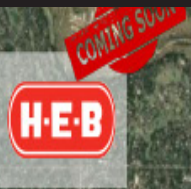
ASKING PRICE:	<b>CONTACT BROKER</b>
LAND SIZE:	.23 +/- ACRES 10,019 +/- SQFT
BUILDING SIZE:	
MOBILE HOME A:	1,216 SQFT
MOBILE HOME B:	672SQFT
ZONING:	OCL
UTILITIES AVAILABLE:	Water and Electricity
FRONTAGE:	100 +/- Linear Feet
DEPTH:	100 +/- Linear Feet

### PROPERTY HIGHLIGHTS

- 0.23 ACRE +/- OUTSIDE CITY LIMITS WITH NO ZONING RESTRICTIONS
- QUICK ACCESS TO INTERSTATE 10
- SHORT DRIVE TO BOERNE, FAIR OAKS RANCH, AND LEON SPRINGS
- ALAMO COLLEGES CAMPUS AND H-E-B DEVELOPMENT NEARBY

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# NEARBY AMENITIES





## 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

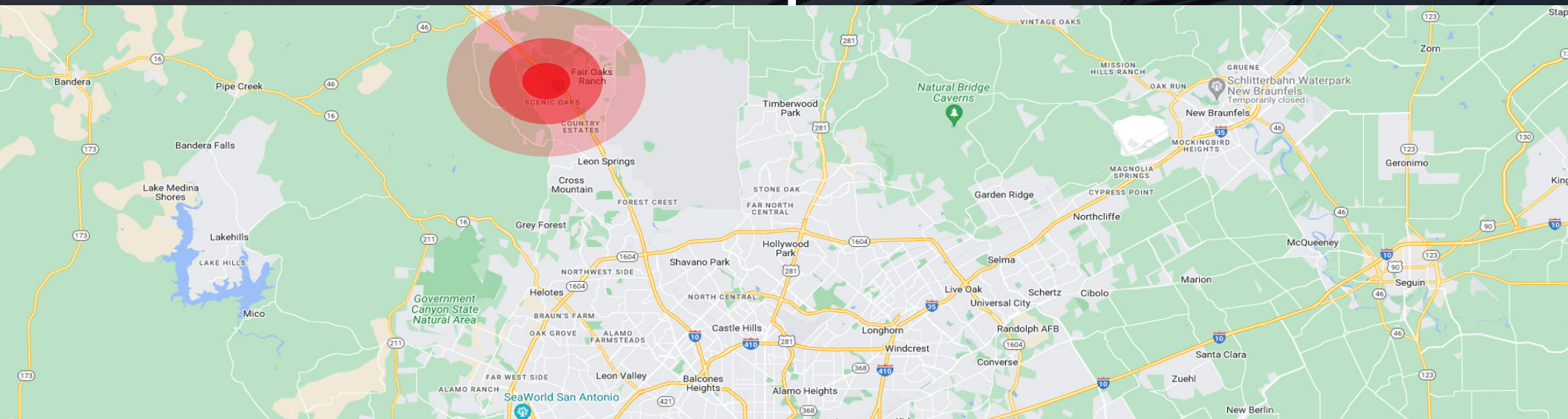
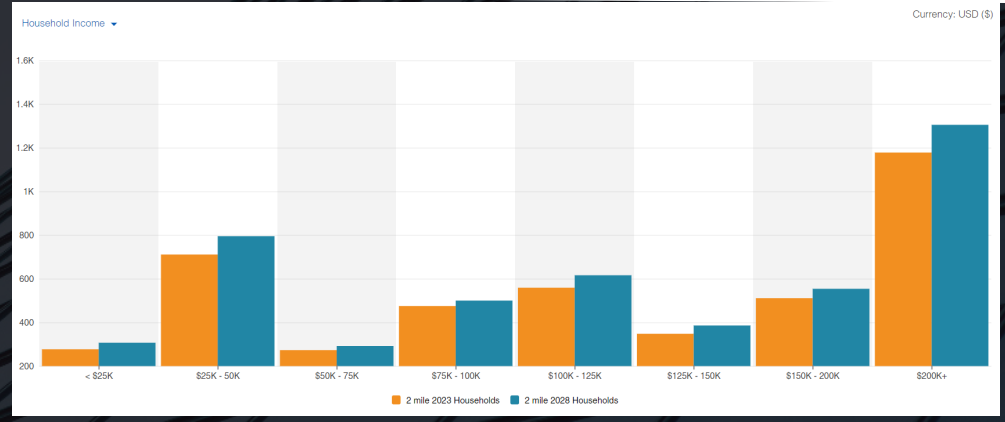
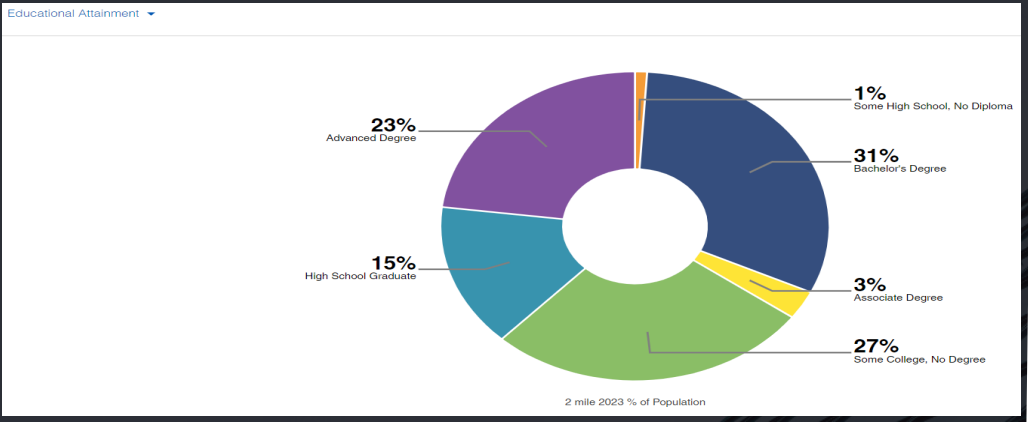
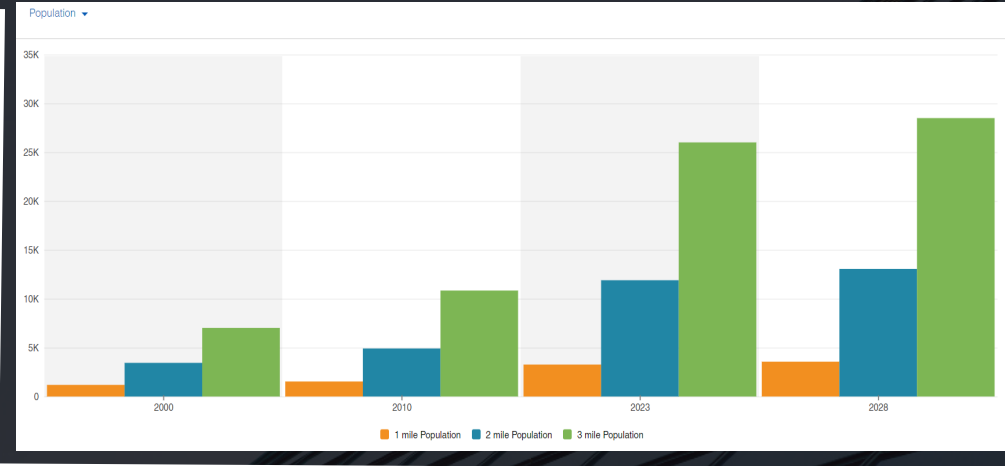
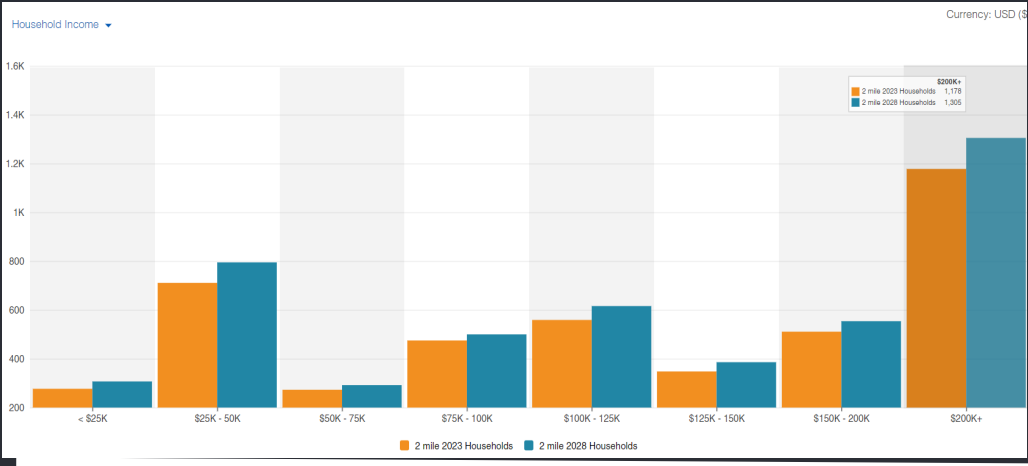


# SHIPPING RADIUS

SAN ANTONIO, TX



# LOCAL DEMOGRAPHICS



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