

FOR SALE

5.06 +/- AC ON OLD HWY 90 & S ACME RD SAN ANTONIO, TX

OFFERING MEMORANDUM



90
TEXAS

HWY 90 VPD: 165,295 +/-



151
TEXAS

OLD HWY 90 VPD: 16,318 +/-

LOT 1
LOT 2
LOT 3
LOT 4

SACME RD VPD: 8,521 +/-

90
TEXAS



HWY 151 VPD: 80,139 +/-

151
TEXAS

OLD HWY 90 VPD: 16,318 +/-



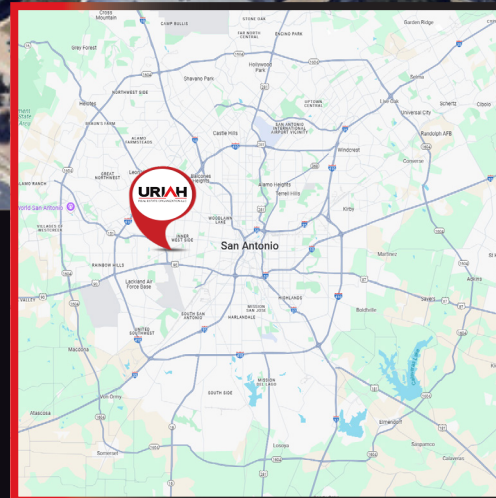
SACME RD VPD: 8,521 +/-

PRESENTED



MICHAEL RAYOS
Investment Specialist
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URI URIAH
Broker
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The information contained herein was obtained from sources believed 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 or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW - 5.06 +/- AC OLD HWY 90 & S ACME

PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell a prime commercial land opportunity located at the signalized 4-way intersection of Old HWY 90 and Acme Rd. Approximately 1 mile from HWY 90, this offering of 4 separate lots, starting from 1.03 +/- acres to 1.88 +/- acres and totaling 5.06 +/- acres (220,370 +/- SF) is primed for strong demand with strategic position in a high growth corridor. The site is surrounded by established and emerging commercial developments, ensuring strong traffic counts and exposure. The zoning offers a rare and highly versatile combination of C-3 (General Commercial) and I-1 (Light Industrial)—a powerful pairing that opens the door to a wide range of development opportunities. Recent investments in the area include a new Alamo College campus and a 67-acre Bill Miller BBQ headquarters. Surrounded by a growing local economy, high traffic counts, and access via major arterials, this is a rare opportunity to secure a highly strategic site in a growth-oriented area of San Antonio.

LOT 1: 1.879 +/- AC | LOT 2: 1.033 +/- AC | LOT 3: 1.072 +/- AC | LOT 4: 1.075 +/- AC

PROPERTY INFORMATION

LOT SIZE

ACRES: 5.06 +/-
SQFT: 220,370.04 +/-

UTILITIES:

ON SITE: WATER, ELECTRICITY;
SEWER

ZONING

C-3
GC-2 | I-2

FRONTAGE

792 +/- FT ON S ACME RD
231 +/- FT ON OLD HWY 90

PROPERTY HIGHLIGHTS

HARD CORNER LOCATION AT SIGNALIZED 4-WAY INTERSECTION

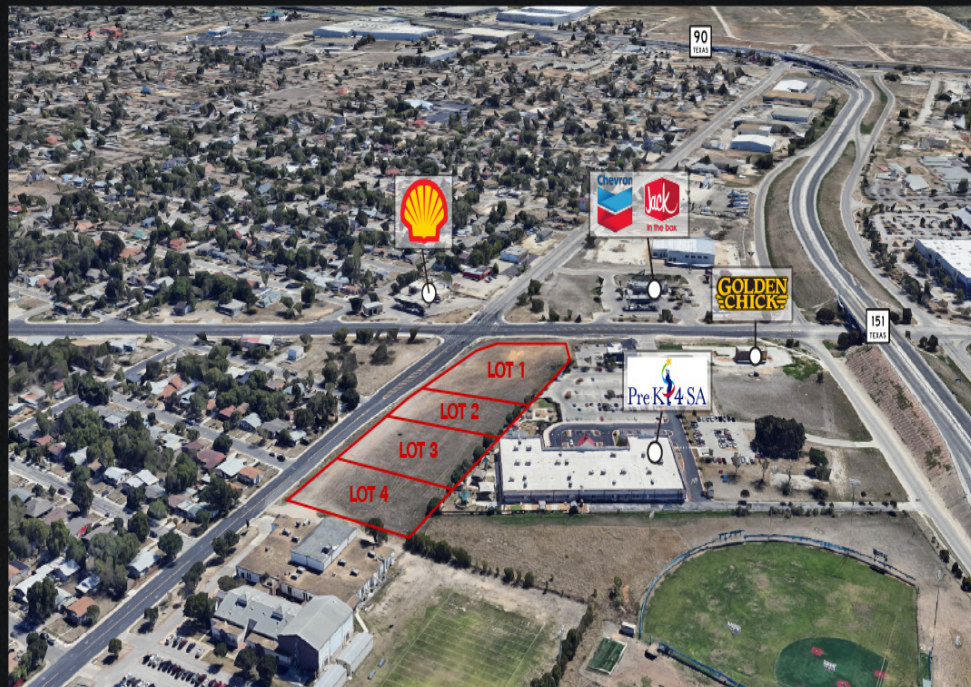
EXCELLENT VISIBILITY AND FRONTAGE ON OLD HWY 90 AND ACME RD.

SURROUNDED BY ESTABLISHED AND EXPANDING COMMERCIAL INVESTMENTS.

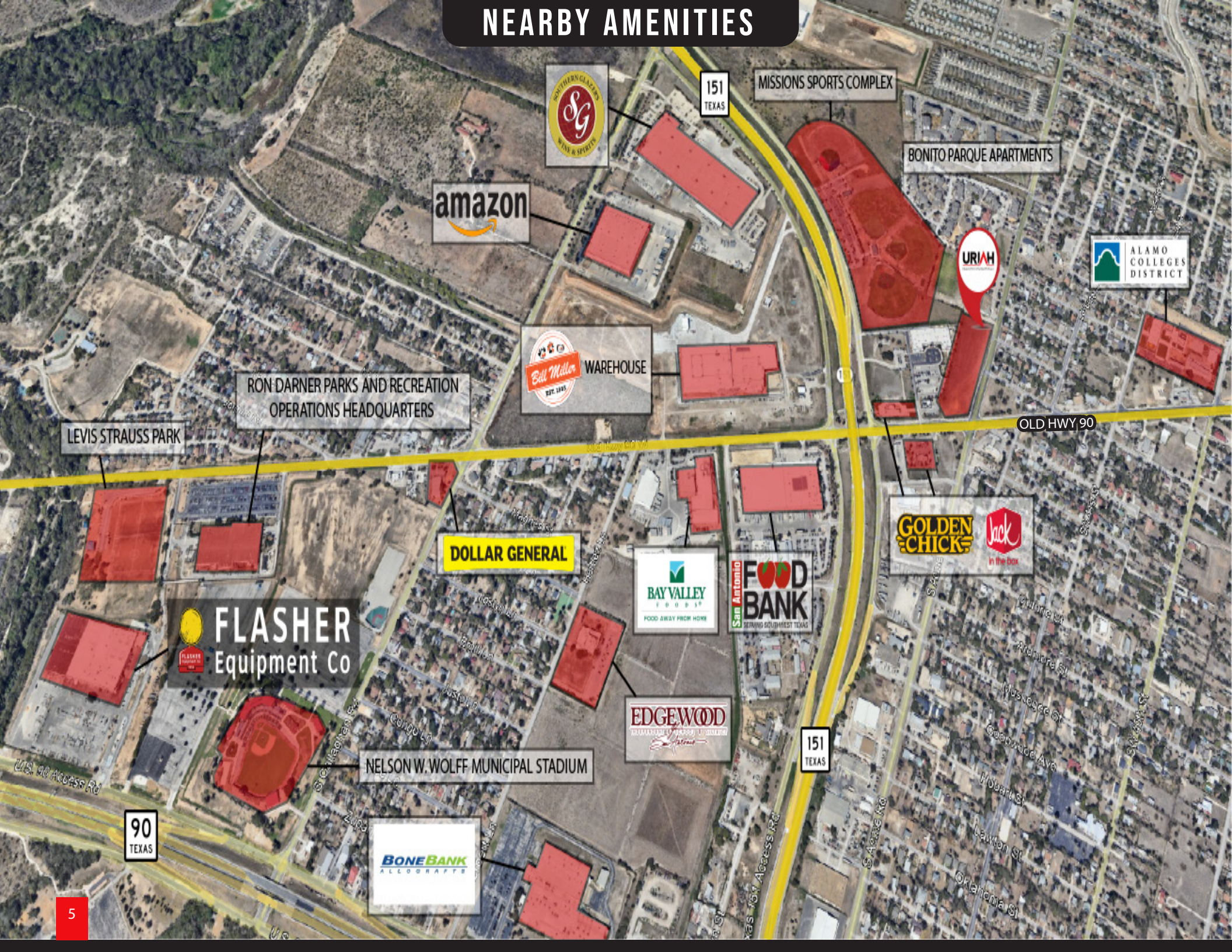
C-3 & I-1 ZONING, SUITABLE FOR A WIDE RANGE OF COMMERCIAL USES.

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PROPERTY PHOTOS | 5.06 +/- AC OLD HWY 90 & S ACME RD



NEARBY AMENITIES



151 TEXAS

MISSIONS SPORTS COMPLEX

BONITO PARQUE APARTMENTS



RON DARNER PARKS AND RECREATION OPERATIONS HEADQUARTERS

LEVIS STRAUSS PARK

OLD HWY 90

DOLLAR GENERAL



 **FLASHER**
Equipment Co



NELSON W. WOLFF MUNICIPAL STADIUM

151 TEXAS



90 TEXAS

5.06 +/- AC ON OLD HWY 90 & S ACME RD SAN ANTONIO, TX

OFFERING MEMORANDUM

CONTACT:

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URIAH

REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

2-10-2025



TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

<u>Uriah Real Estate Organization</u>	<u>9002555</u>	<u>uri@uriahrealestate.com</u>	<u>(830)600-5263</u>
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<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriahrealestate.com</u>	<u>(210)315-8885</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Michael Rayos</u>	<u>836413</u>	<u>Michael@UriahRealEstate.com</u>	<u>(210)378-6955</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov