

FOR SALE

5277 - 5280 UECKER RD

SAN ANTONIO, TX

OFFERING MEMORANDUM

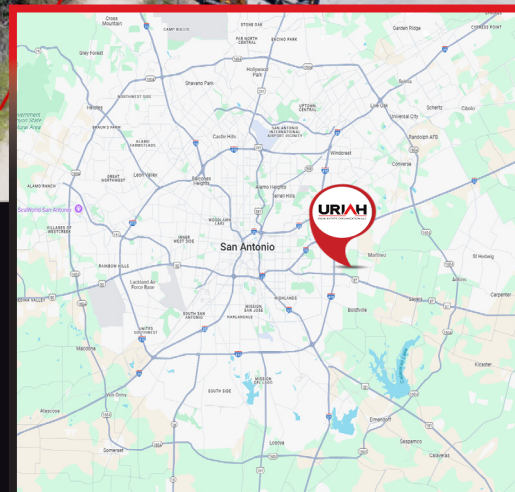




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The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.



PROPERTY OVERVIEW - 5277 UECKER RD

PROPERTY SUMMARY

Positioned in a rapidly growing pocket of southeast San Antonio, 5277 Uecker Rd offers a versatile 3.24 +/- acre site with NP-10 zoning, suitable for light commercial or service-oriented uses. The property features secure fencing and open land, making it an ideal choice for support operations, overflow space, vehicle storage, or additional business functions. Directly across the street, 5280 Uecker Rd is also available, offering a 4.7-acre flexible site with a structure and ample yard space perfect for businesses needing equipment staging, outdoor storage, or expanded operational capacity. While both properties are zoned NP-10, which supports a range of light commercial uses, rezoning would be necessary for logistics, warehousing, or heavier industrial activity. Given the area's ongoing growth and business-friendly environment, zoning adjustments are a practical consideration. Both sites benefit from easy access to Loop 410, I-10 East, and Highway 87, and are located near key landmarks such as Texas A&M University—San Antonio, Mission Del Lago, and the Toyota Manufacturing Plant. This strategic location makes them high-visibility, high-potential opportunities for investors and end-users alike.

PROPERTY INFORMATION

LOT SIZE



3.24 AC +/-

UTILITIES:



WATER, ELECTRICITY,
SEWER

ZONING



NP-10

BUILDINGS ON SIGHT



WAREHOUSE AVAILABLE

PROPERTY HIGHLIGHTS

5277 UECKER RD OFFERS SECURE YARD SPACE FOR AUTOMOTIVE, MANUFACTURING, OR SERVICE OPERATIONS.

BOTH PROPERTIES PROVIDE EXCELLENT ACCESS TO LOOP 410, I-10 EAST, PORT SAN ANTONIO, THE BROOKS DEVELOPMENT DISTRICT, AND TEXAS A&M SAN ANTONIO.

AVAILABLE SEPARATELY OR TOGETHER, THESE PROPERTIES OFFER SCALABILITY AND INVESTMENT POTENTIAL IN A RAPIDLY GROWING INDUSTRIAL CORRIDOR.

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PROPERTY PHOTOS | SOLD SEPERATELY OR TOGETHER

5277 UECKER



PROPERTY OVERVIEW - 5280 UECKER RD

PROPERTY SUMMARY

Positioned in a rapidly growing pocket of southeast San Antonio, 5280 Uecker Rd offers a flexible 4.7 +/- acre site with NP-10 zoning, suitable for light commercial or service-oriented uses. The property includes a structure and a spacious lot, ideal for businesses needing yard space for equipment, vehicles, or equipment staging. Directly across the street, 5277 Uecker Rd spans 0.82 acres and features secure fencing with open land, making it a strong fit for support operations, overflow space, or additional business functions. While the current zoning supports a range of light commercial uses, rezoning would be necessary for logistics, warehousing, or heavier industrial activity. Given the area's ongoing development and business-friendly climate, zoning adjustments are a viable consideration. Both properties benefit from easy access to Loop 410, I-10 East, and Highway 87, and are located near key landmarks like Texas A&M—San Antonio, Mission Del Lago, and the Toyota Manufacturing Plant. This is a high-visibility, high-potential opportunity for investors and end-users alike.

PROPERTY INFORMATION

LOT SIZE



4.71 AC +/-

UTILITIES:



WATER, ELECTRICITY,
SEWER

ZONING



NP-10

BUILDINGS ON SIGHT



WAREHOUSE AVAILABLE

PROPERTY HIGHLIGHTS

5280 UECKER RD FEATURES EXPANSIVE WAREHOUSE CAPABILITIES WITH INDUSTRIAL ZONING

BOTH PROPERTIES PROVIDE EXCELLENT ACCESS TO LOOP 410, I-10 EAST, PORT SAN ANTONIO, THE BROOKS DEVELOPMENT DISTRICT, AND TEXAS A&M SAN ANTONIO.

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PROPERTY PHOTOS | SOLD SEPERATELY OR TOGETHER

5280 UECKER



NEARBY AMENITIES

H-E-B

DISTRIBUTION CENTER

Walmart



ASCO

URIAH
REAL ESTATE ORGANIZATION LLC

WILLSCOT

Chick-fil-A



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CONTACT:

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REAL ESTATE ORGANIZATION LLC



Information About Brokerage Services

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

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.

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.

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.

Uriah Real Estate Organization	9002555	Uriah@realestate.com	(830)600-5263
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Uri Uriah	604991	uri@uriahrealestate.com	(210)315-8885
Designated Broker of Firm	License No.	Email	Phone
Uri Uriah	604991	uri@uriahrealestate.com	(210)315-8885
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Priscilla Melgoza	811705	pm@uriahrealestate.com	(210) 917-3441
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