

FOR SALE

# 2507 S GENERAL MCMULLEN DR SAN ANTONIO, TX

OFFERING MEMORANDUM

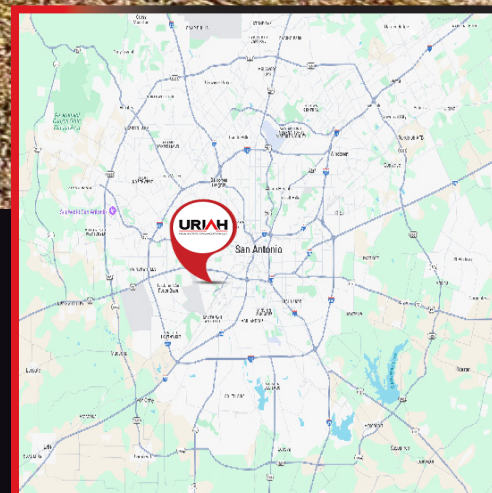


PRESENTED



**URI URIAH**  
Broker  
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Uri@UriahRealEstate.com

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 - 2507 S GENERAL MCMULLEN DR

## PROPERTY SUMMARY

URIAH Real Estate Organization has been exclusively retained to market and sell 2507 S. General McMullen Road, a 4,340± SF hard-corner retail property located on a 0.38± acre site in San Antonio. Zoned C-2, the property is well suited for a wide range of retail, restaurant, or service-oriented uses and benefits from strong visibility, access, and traffic exposure. The site offers dual frontage totaling approximately 252± linear feet, including 170± feet along S. General McMullen Road and 82± feet along Roselawn Road, enhancing ingress, egress, and signage opportunities. Water, sewer, and electricity are available on site, supporting immediate redevelopment or occupancy. The building is currently divided into four separate suites, making it ideal for multi-tenant leasing or owner-investor strategies. Positioned just off S. General McMullen Drive and approximately 1.3± miles from US-90, the property sits at the gateway to Port San Antonio, a major employment and innovation hub anchored by 80+ organizations including Boeing, GXO Logistics, StandardAero, Toyota Tsusho America, Inc, Plus One Robotics, Knight Aerospace, and Booz Allen Hamilton. Nearby anchors also include the Kelly Field Historic District, Edgewood Veterans Stadium, and Kennedy High School, located directly across the street. Additionally, three adjacent properties are also available, offering a rare opportunity to acquire a contiguous cluster of commercial assets. These include 2415 Jamar Street (3,222± SF former restaurant on 0.67± acres), 2423 Jamar Street (5,090± SF retail building on a 0.33± acre hard-corner lot), and 3311 Roselawn Road (2,460± SF O-2 zoned office building on 0.64± acres with fenced parking). Together, these properties present an exceptional opportunity for assemblage, phased redevelopment, or campus-style occupancy within a high-visibility growth corridor.

## PROPERTY INFORMATION

### LOT SIZE

ACRES: 0.38±  
16,509± SF

### FRONTAGE:

82± LF ON ROSELAWN RD  
170± LF ON S GENERAL MCMULLEN

### ZONING

C-2

### BUILDING:

4,340± SF  
ALL UTILITIES ON SITE

## PROPERTY HIGHLIGHTS

4,340± SF HARD-CORNER RETAIL BUILDING ON A 0.38± ACRE C-2-ZONED SITE, ALREADY DIVIDED INTO FOUR SEPARATE SUITES, MAKING IT IDEAL FOR MULTI-TENANT LEASING OR OWNER-USER INVESTMENT

EXCELLENT VISIBILITY AND ACCESS WITH 170± LF ON S. GENERAL MCMULLEN RD AND 82± LF ON ROSELAWN RD, AND ONLY 1.3± MILES FROM US-90

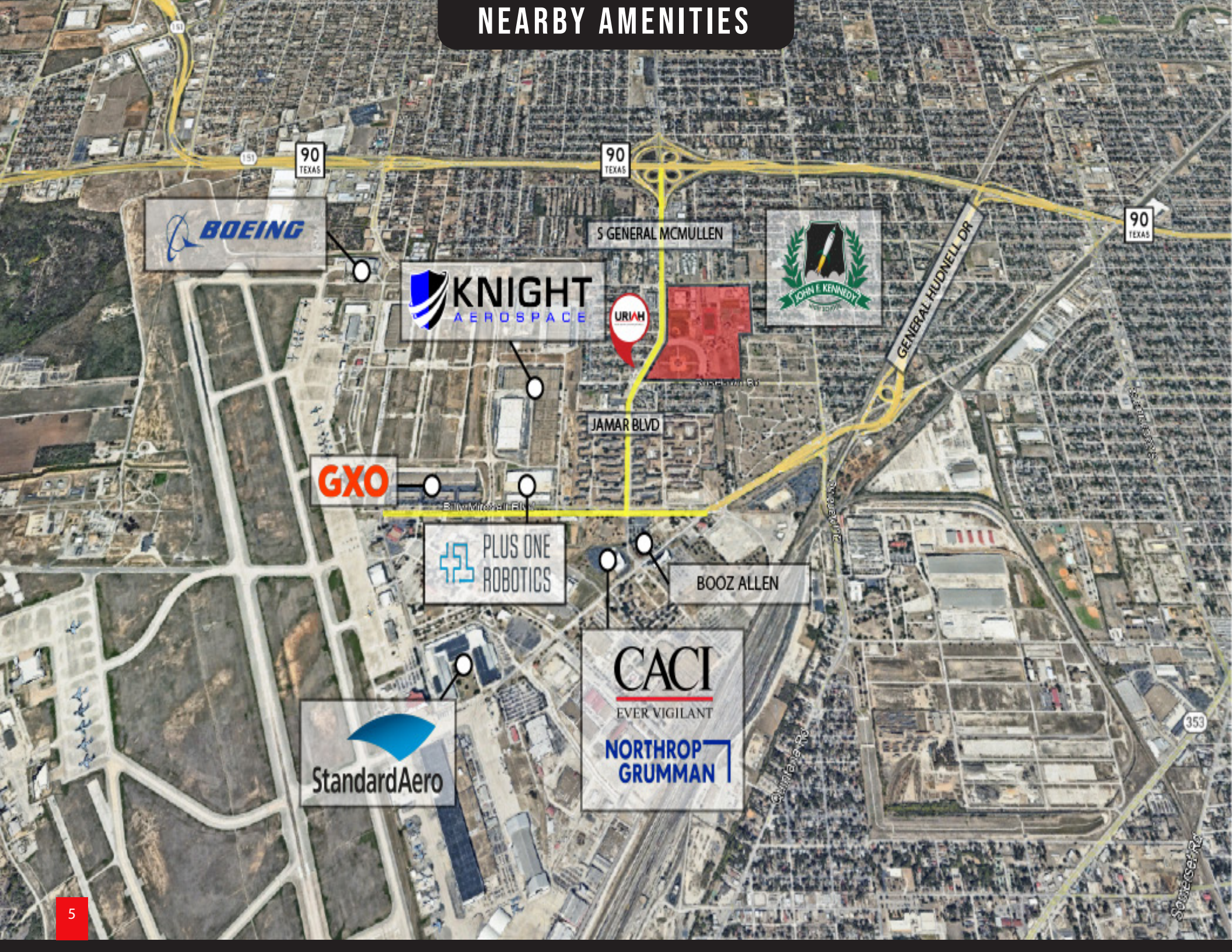
ASSEMBLAGE OPPORTUNITY WITH ADJACENT PROPERTIES ALSO AVAILABLE: 3,222± SF FORMER RESTAURANT WITH DRIVE-THRU (2415 JAMAR ST), 5,090± SF RETAIL BUILDING (2423 JAMAR ST), AND 2,460± SF OFFICE BUILDING (3311 ROSELAWN RD)

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# PROPERTY PHOTOS | 2507 S GENERAL MCMULLEN DR



# NEARBY AMENITIES



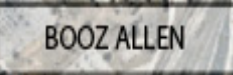
S GENERAL MCMULLEN



GENERAL HUDNELL DR

90 TEXAS

JAMAR BLVD



# 2507 S GENERAL MCMULLEN DR SAN ANTONIO, TX

OFFERING MEMORANDUM

**CONTACT:**

**URI URIAH**

Broker

M: (210) 315.8885

[Uri@UriahRealEstate.com](mailto:Uri@UriahRealEstate.com)

**URIAH**  
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.

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	<u>UR</u> <u>UCN</u>	<u>uri@uriahrealestate.com</u>	<u>(512)960-0747</u>
Buyer/Tenant/Seller/Landlord-Initials		Date	
		<u>3/11/2025</u> <u>3/11/2025</u>	