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RE/MAX CORRIDOR

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Cibolo, TX 78108
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FOR SALE | LAND

DEVELOPMENT OPPORTUNITY STONE OAK PARKWAY | 16.63AC

STONE OAK PKWY, SAN ANTONIO, TX 78258



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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Introducing an exceptional investment opportunity on Stone Oak Pkwy, San Antonio, TX 78258. This property, zoned C-2 ERZD, offers unrivaled potential for commercial and multifamily development. With water and sewer already connected to the site, this prime location in the North area presents a compelling prospect for investors. The immediate area boasts a remarkable 3.54% population growth from '23 to '28, with a median household income of \$121,862 and a median home value of \$336,504 within a 2-mile radius. Don't miss the chance to capitalize on this strategically positioned property.

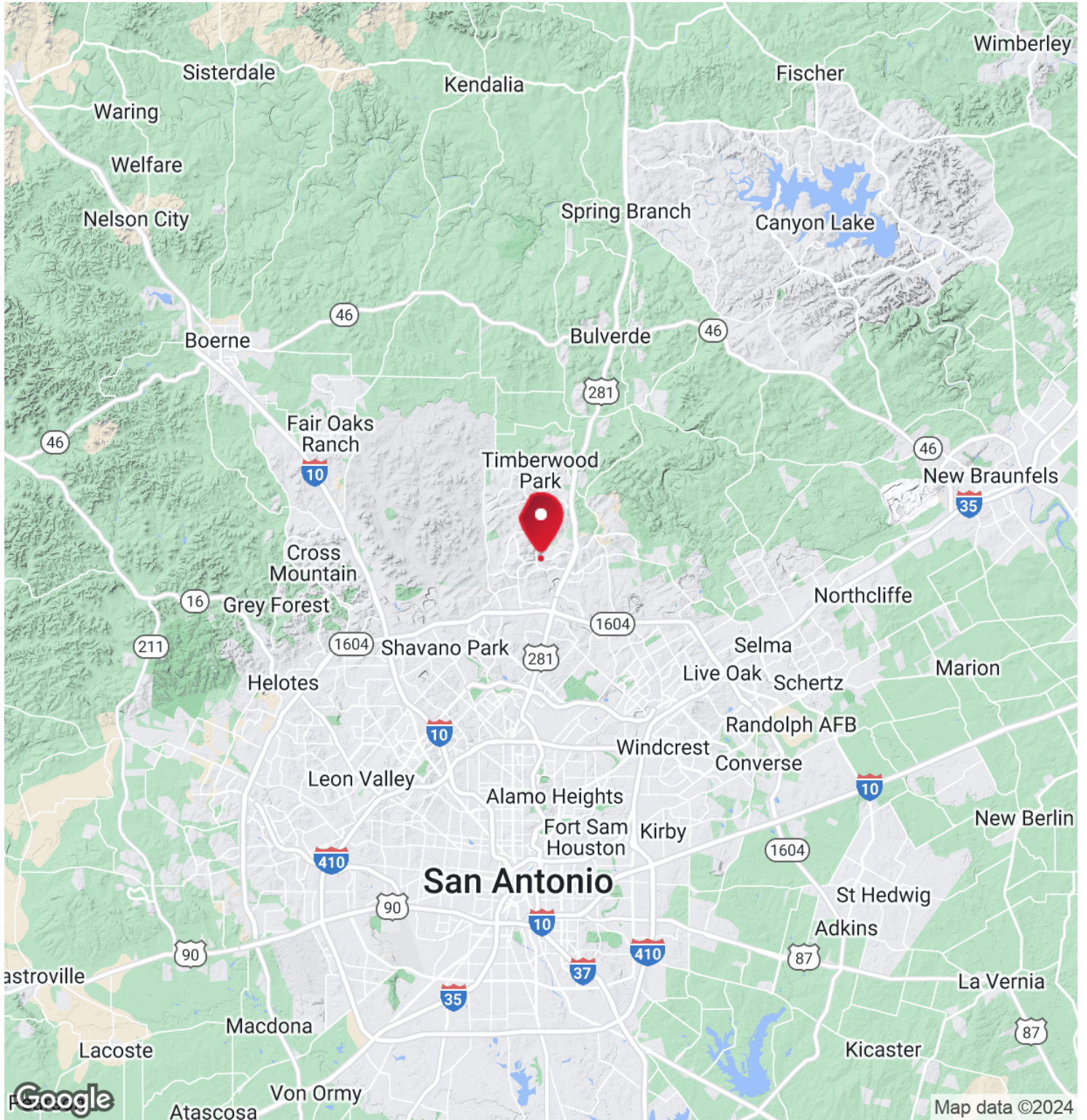
PROPERTY HIGHLIGHTS

- Zoned C2 ERZD - Commercial & Multifamily
- Water & Sewer to Site (See Discovery Tract BE128 in Documents)
- 3.54% Population Growth '23 - '28 (2 mile)
- \$124,000 Median Household Income (1 mile)
- \$320,000 Median Home Value (1 mile)
- CONTACT BROKERS FOR PRICING

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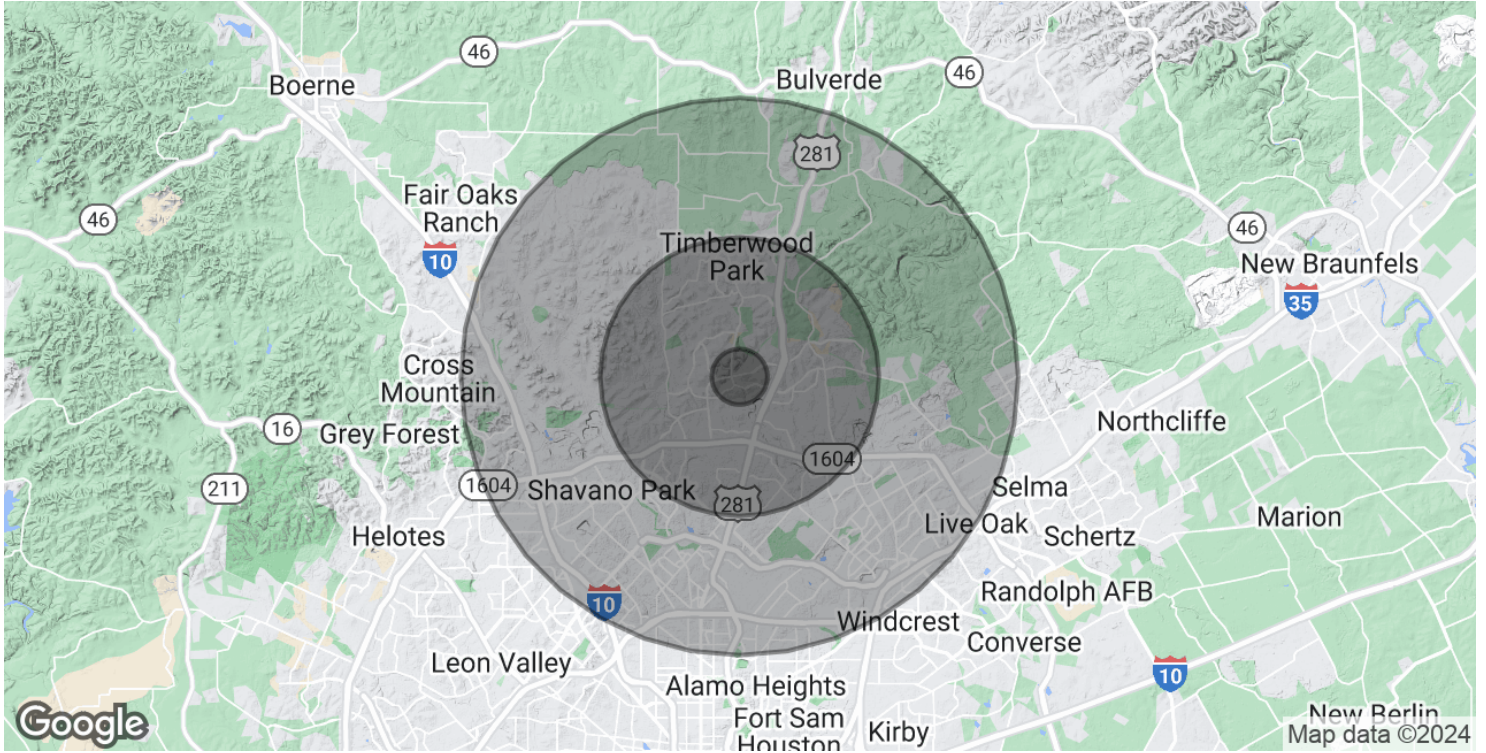
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	10,850	150,497	510,426
Average Age	33.0	38.9	37.3
Average Age (Male)	31.7	38.1	36.1
Average Age (Female)	34.9	39.1	38.5

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	3,410	56,567	203,485
# of Persons per HH	3.2	2.7	2.5
Average HH Income	\$124,877	\$116,372	\$89,383
Average House Value	\$320,635	\$316,445	\$248,995

* Demographic data derived from 2020 ACS - US Census

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