

LAND FOR SALE

1010 & 1014 EUCLID

1010 EAST EUCLID AVENUE, SAN ANTONIO, TX 78212



BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



PRESENTED BY:

WILL CURTIS, CCIM, CPM
cell: (210) 201-5444
wcurtis@phyllisbrowning.com

FOR SALE

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

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Property Summary

Price:	Call Broker
Lot Size:	0.38 Acres
Zoning:	IDZ-2

Property Overview

Shovel-ready 12-unit development site in the highly sought-after Tobin Hill neighborhood, located just blocks from the Pearl Brewery. The owner is open to flexible financing options.

Approved plans call for a mix of multi-story, townhome-style residences offering one- and two-bedroom floor plans, each with a private garage.

Market Highlights

Rental Market: Average rents in this trade area are approximately \$1,800 per month (CoStar). The submarket has seen strong demand with an average annual absorption of 274 units over the past three years. In the past 12 months alone, absorption surged to 478 units, with only ~100 new units currently proposed (CoStar).

Location Overview

Two-parcel infill residential site located on E. Euclid in the desirable Tobin Hill neighborhood. The property is surrounded by a mix of residential infill developments and nearby commercial uses, creating a dynamic urban environment.

Location Highlights

Walking distance to the Pearl Brewery, one of San Antonio's premier destinations for dining, shopping, and entertainment

Quick access to I-10 and downtown San Antonio, offering excellent connectivity to the broader metro area

Surrounded by ongoing infill projects, reinforcing Tobin Hill's position as one of the city's most active and sought-after neighborhoods

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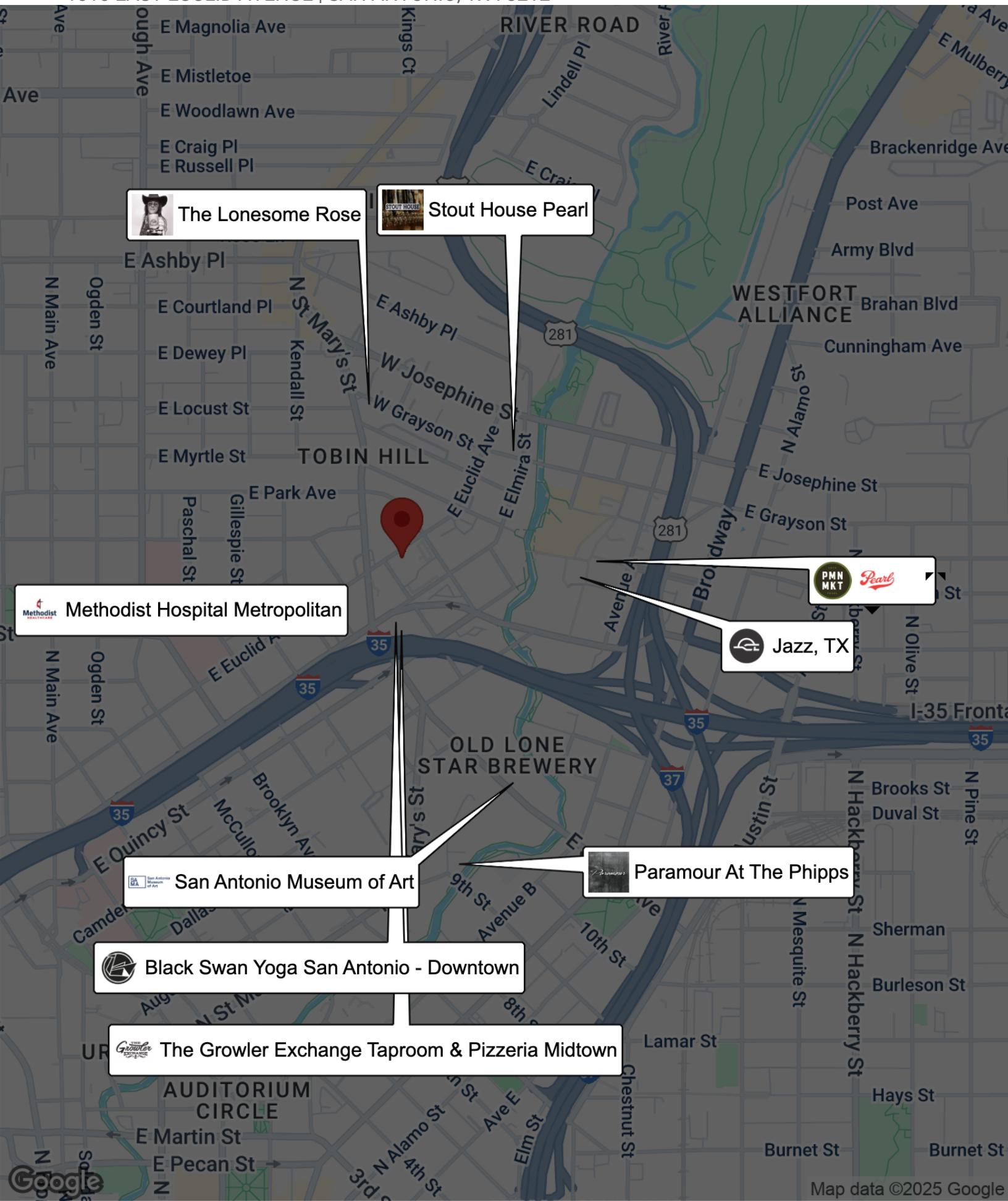


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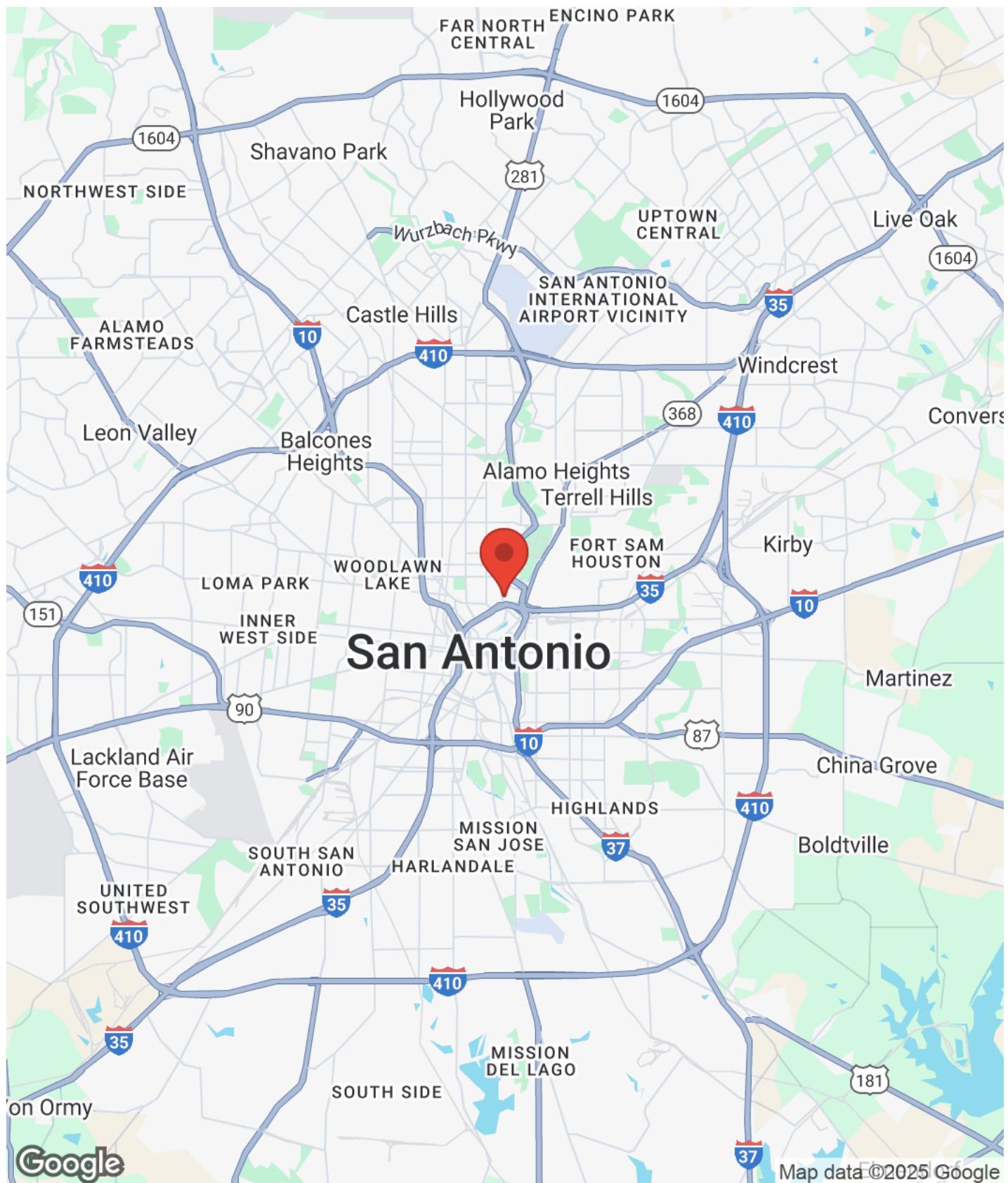
BUSINESS MAP

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REGIONAL MAP

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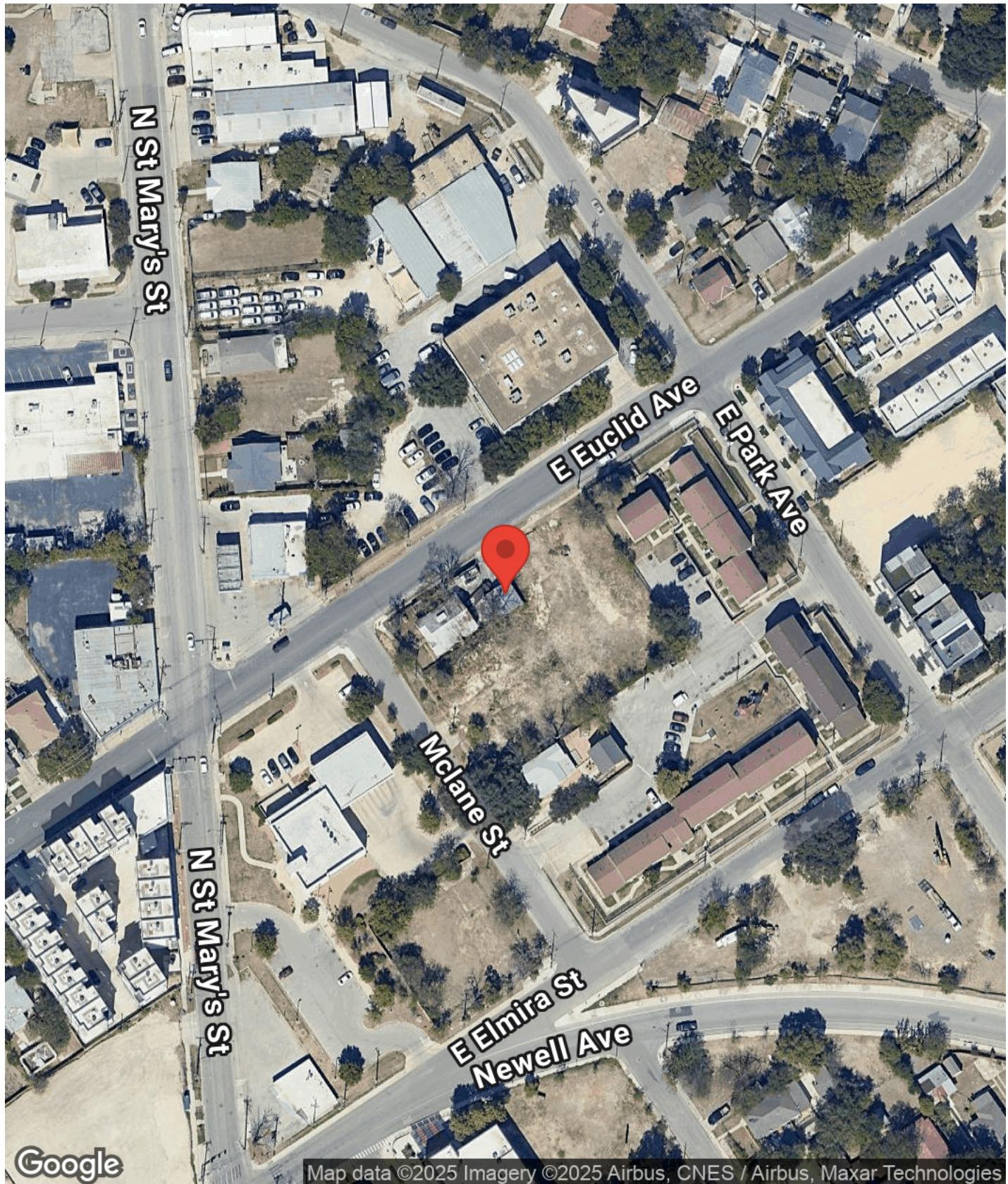
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AERIAL MAP

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Google

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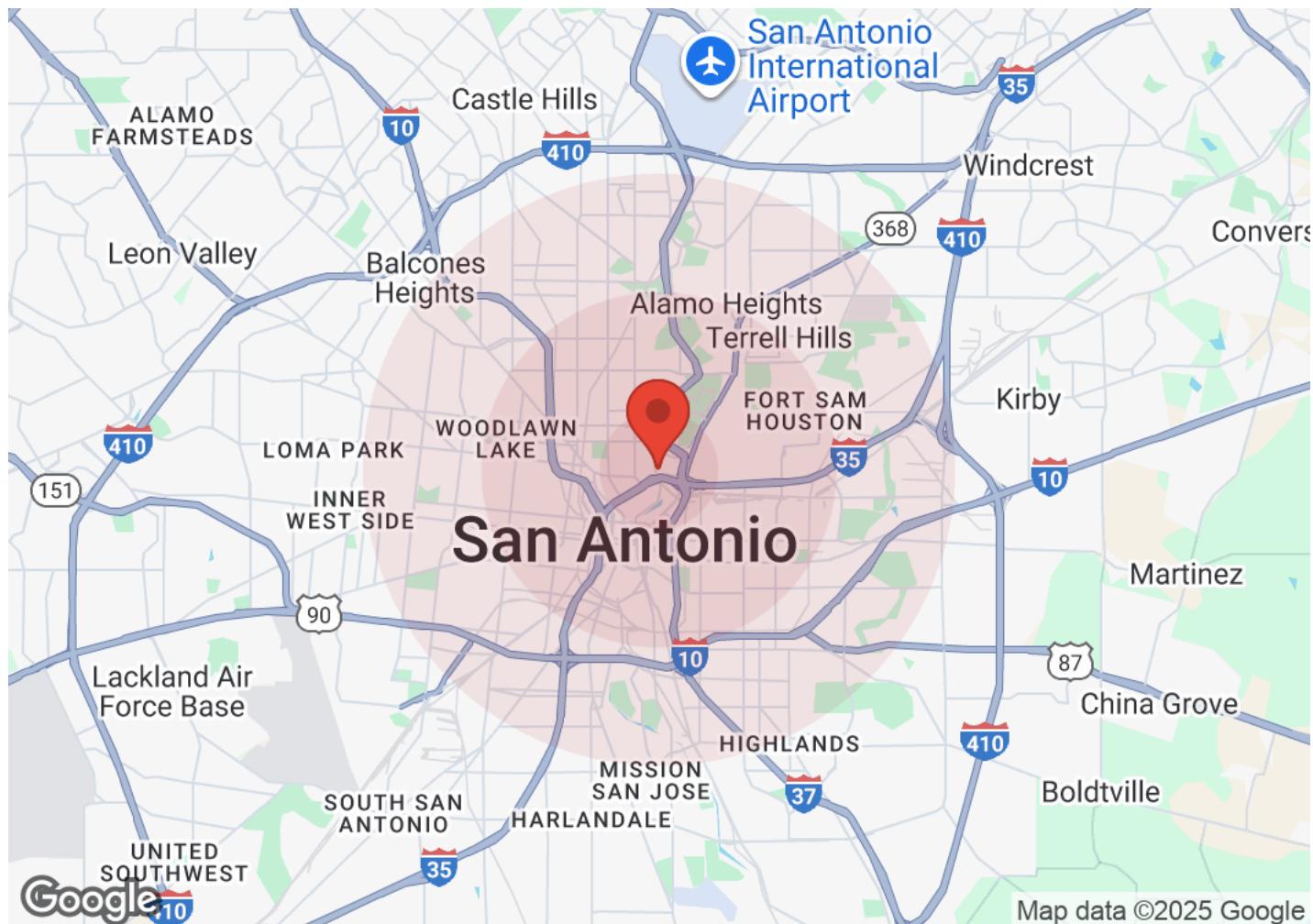
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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,706	73,328	182,865
Female	6,261	59,504	170,643
Total Population	13,967	132,832	353,508
Age			
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,447	21,093	63,719
Ages 15-24	1,479	21,274	52,380
Ages 25-54	7,330	57,068	144,870
Ages 55-64	1,636	14,516	39,700
Ages 65+	2,074	18,883	52,838
Race			
Race	1 Mile	3 Miles	5 Miles
White	4,785	33,035	73,883
Black	813	8,714	21,493
Am In/AK Nat	45	266	707
Hawaiian	8	80	177
Hispanic	7,651	86,474	248,375
Asian	355	1,860	3,889
Multi-Racial	268	1,966	4,136
Other	41	452	884

Income	1 Mile	3 Miles	5 Miles
Median	\$70,862	\$58,154	\$55,600
< \$15,000	818	7,212	17,899
\$15,000-\$24,999	612	4,933	13,003
\$25,000-\$34,999	557	5,545	14,078
\$35,000-\$49,999	613	5,573	16,023
\$50,000-\$74,999	1,522	8,101	23,104
\$75,000-\$99,999	925	5,437	14,270
\$100,000-\$149,999	1,225	7,168	17,573
\$150,000-\$199,999	570	2,627	6,253
> \$200,000	955	5,726	11,364

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,879	59,612	150,012
Occupied	7,798	52,323	133,565
Owner Occupied	1,868	21,816	64,990
Renter Occupied	5,930	30,507	68,575
Vacant	1,081	7,288	16,447

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