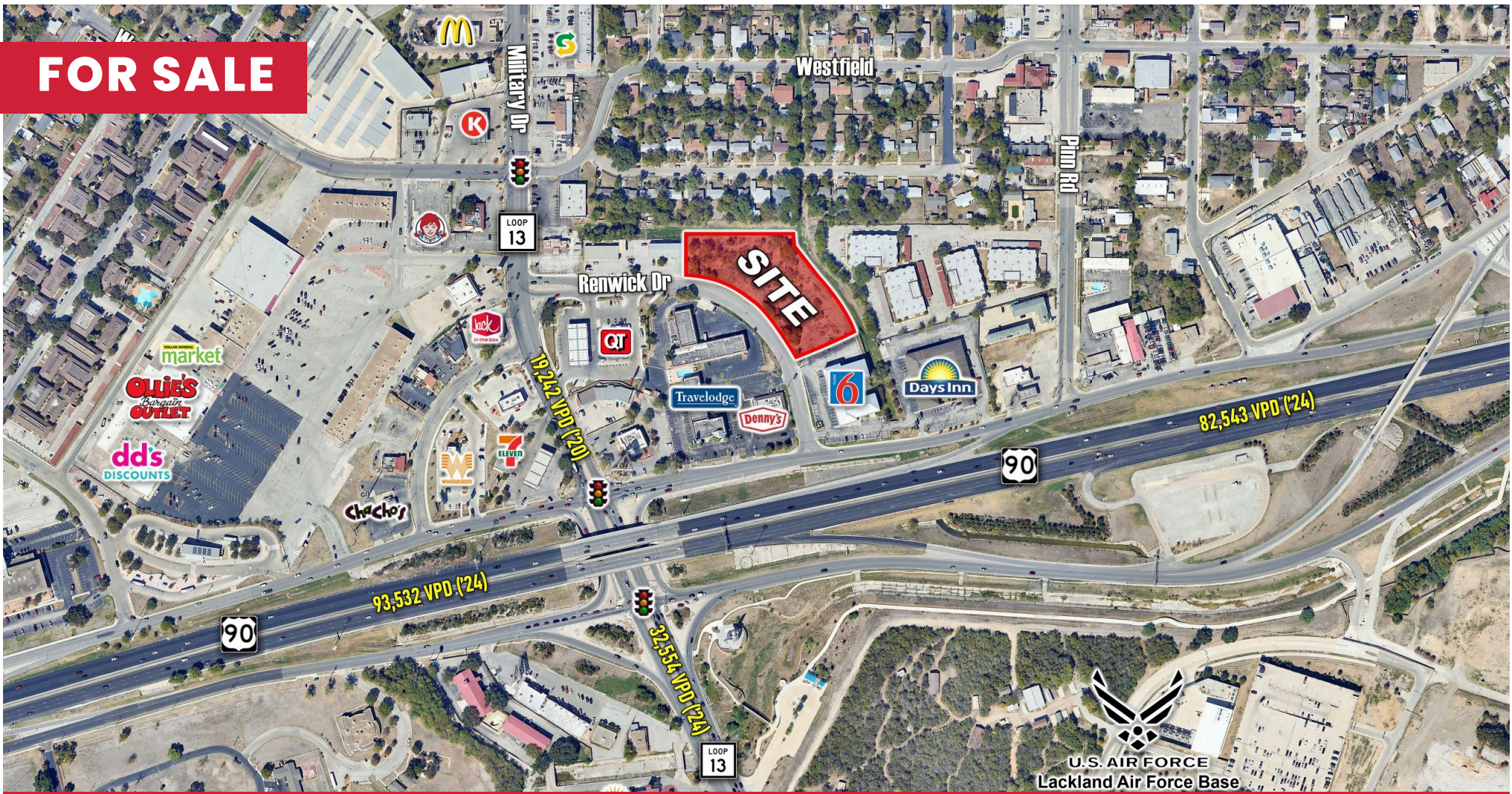


FOR SALE



3.147 ACRES +/- COMMERCIAL LAND | MF-33 ZONED

2423 Renwick Dr | San Antonio, TX 78227

RAV SINGH CCIM DIRECTOR, BROKER ASSOCIATE
210.849.2175 rav@singhcommercialgroup.com

DONNIE WALKER DIRECTOR, BROKER ASSOCIATE
210.378.0878 | donnie@walkertexasre.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction

KW COMMERCIAL CITY VIEW
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



SUMMARY

3.147 Acres +/- Commercial Land | MF-33 Zoned

2423 Renwick Dr | San Antonio, TX 78227

LOCATION

Hwy 90 and Rendwick Drive
2423 Renwick Dr | San Antonio, TX 78227

AVAILABLE

±137,083 SF Land | ±3.147 AC

- » **Zoning:** MF-33
- » **County:** Bexar
- » **Parcel ID:** 15600-001-0410

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

Hwy 90: 68,328 VPD ('24)

HIGHLIGHTS

- » 3.147 acres — MF-33 zoning supports approximately 103 units by right
- » City Council-approved rezoning (Ordinance 2022-09-15-0712)
- » Former C-3 General Commercial — rezoning back to commercial is likely viable
- » Access via Renwick Dr — controlled, secure site access
- » Adjacent to Studio 6 extended-stay hotel — established hospitality corridor
- » Less than 2 miles from Lackland AFB — 60,000+ built-in demand drivers
- » Minutes from Port San Antonio — 14,000+ aerospace and defense jobs
- » Direct US-90 / Cleto Rodriguez Freeway corridor access
- » MLOD-2 / MLR-1 / AHOD overlays — standard for submarket, no development barriers
- » One of San Antonio's most supply-constrained military housing submarkets

A rare multifamily development opportunity on 3.147 acres of shovel-ready land in one of San Antonio's most strategically positioned southwest corridor submarkets. Zoned MF-33 by City Council ordinance (Case Z-2022-10700150, effective September 25, 2022), the site supports up to approximately 103 multifamily units by right — making it immediately actionable for a multifamily developer without the time and cost of a rezoning.

The site's previous C-3 General Commercial zoning — and its location in a dense commercial hospitality corridor — also makes it an attractive candidate for a rezoning back to C-3 or a mixed-use designation for developers seeking retail, hospitality, or commercial development flexibility.

Access is provided via Renwick Drive, a private road connecting directly to the US Highway 90 / Cleto Rodriguez Freeway corridor. The site sits adjacent to the Studio 6 extended-stay hotel, within a dense hospitality and commercial node anchored by multiple hotel flags, retail, and service users — an ideal live-work-stay environment for multifamily residents.

The Lackland demand driver is unmatched. Lackland Air Force Base, home to over 60,000 military personnel and civilians and the sole entry point for all US Air Force basic training, sits less than two miles away. Demand for quality workforce and military housing in this submarket consistently outpaces supply, providing a developer with a built-in, recession-resistant renter base. Port San Antonio, minutes away, adds an additional 14,000+ jobs in aerospace, defense, and advanced manufacturing.

DEMOGRAPHICS

3.147 Acres +/- Commercial Land | MF-33 Zoned

2423 Renwick Dr | San Antonio, TX 78227

| | | | |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------|
| <p>POPULATION — 1 MILE</p> <p>12,743</p> <p>-0.78%/yr → 2030</p> | <p>POPULATION — 3 MILES</p> <p>84,446</p> <p>+ 0.15%/yr → 2030</p> | <p>POPULATION — 5 MILES</p> <p>277,066</p> <p>+ 0.09%/yr → 2030</p> | <p>DAYTIME POP — 5 MILES</p> <p>242,092</p> <p>98,996 workers in area</p> |
|-------------------------------------------------------------------------|---------------------------------------------------------------------------|----------------------------------------------------------------------------|----------------------------------------------------------------------------------|

| METRIC | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|-----------|-----------|-----------|
| Avg household income (2025) | \$62,481 | \$67,865 | \$75,384 |
| Median household income (2025) | \$45,025 | \$52,580 | \$59,500 |
| Per capita income (2025) | \$21,576 | \$22,684 | \$25,754 |
| Avg household size | 2.83 | 2.88 | 2.87 |
| Owner occupied (2025) | 46.0% | 47.3% | 53.6% |
| Median home value (2025) | \$128,922 | \$178,191 | \$202,364 |
| Median home value (2030) | \$217,904 | \$238,577 | \$270,740 |
| Median age (2025) | 27.9 | 29.1 | 32.5 |
| Hispanic origin (2025) | 73.3% | 71.8% | 77.4% |
| Employment rate (2025) | 93.1% | 92.9% | 93.5% |

POPULATION GROWTH 2010–2030

| | 2010 | 2025 | 2030 |
|---------|---------|---------|---------|
| 1 mile | 13,312 | 12,743 | 12,252 |
| 3 miles | 77,675 | 84,446 | 85,068 |
| 5 miles | 250,985 | 277,066 | 278,250 |

| Rate | 1 MI/YR | 3 MI/YR | 5 MI/YR |
|------|---------------|--------------|--------------|
| | -0.78% | 0.15% | 0.09% |

INCOME DISTRIBUTION — ALL RINGS

| Income Range | 1 mile | 3 miles | 5 miles |
|--------------|--------|---------|---------|
| <\$35K | 38.0% | 31.5% | 27.7% |
| \$35K–\$75K | 39.6% | 36.3% | 33.6% |
| \$75K–\$150K | 15.5% | 25.5% | 29.7% |
| \$150K+ | 6.8% | 6.8% | 9.0% |

| Avg | 1 mi | 3 mi | 5 mi |
|------------|----------|----------|----------|
| Avg (1 mi) | \$62,481 | \$67,865 | \$75,384 |

HOUSING SNAPSHOT

| | 1 MI | 3 MI | 5 MI |
|-----------------|-------|--------|--------|
| Owner occupied | 46.0% | 47.3% | 53.6% |
| Renter occupied | 43.9% | 44.3% | 39.4% |
| Vacant units | 10.2% | 8.4% | 7.1% |
| Total HH (2025) | 3,838 | 26,298 | 93,363 |

MEDIAN HOME VALUE 2025 → 2030

| Rate | 1 mile | 3 miles | 5 miles |
|------|---------------|---------------|---------------|
| | \$129K | \$178K | \$202K |
| | → \$218K | → \$239K | → \$271K |

AGE & EMPLOYMENT (5 MI)

AGE DISTRIBUTION — 2025

| | |
|----------|-------|
| Under 18 | 27.2% |
| 18–34 | 33.3% |
| 35–54 | 24.4% |
| 55–74 | 16.9% |
| 75+ | 4.9% |

TOP INDUSTRIES — 5 MI (2025)

| | |
|----------------|-------|
| Services | 49.3% |
| Construction | 11.2% |
| Retail trade | 10.8% |
| Finance/RE | 8.3% |
| Transport/util | 5.3% |

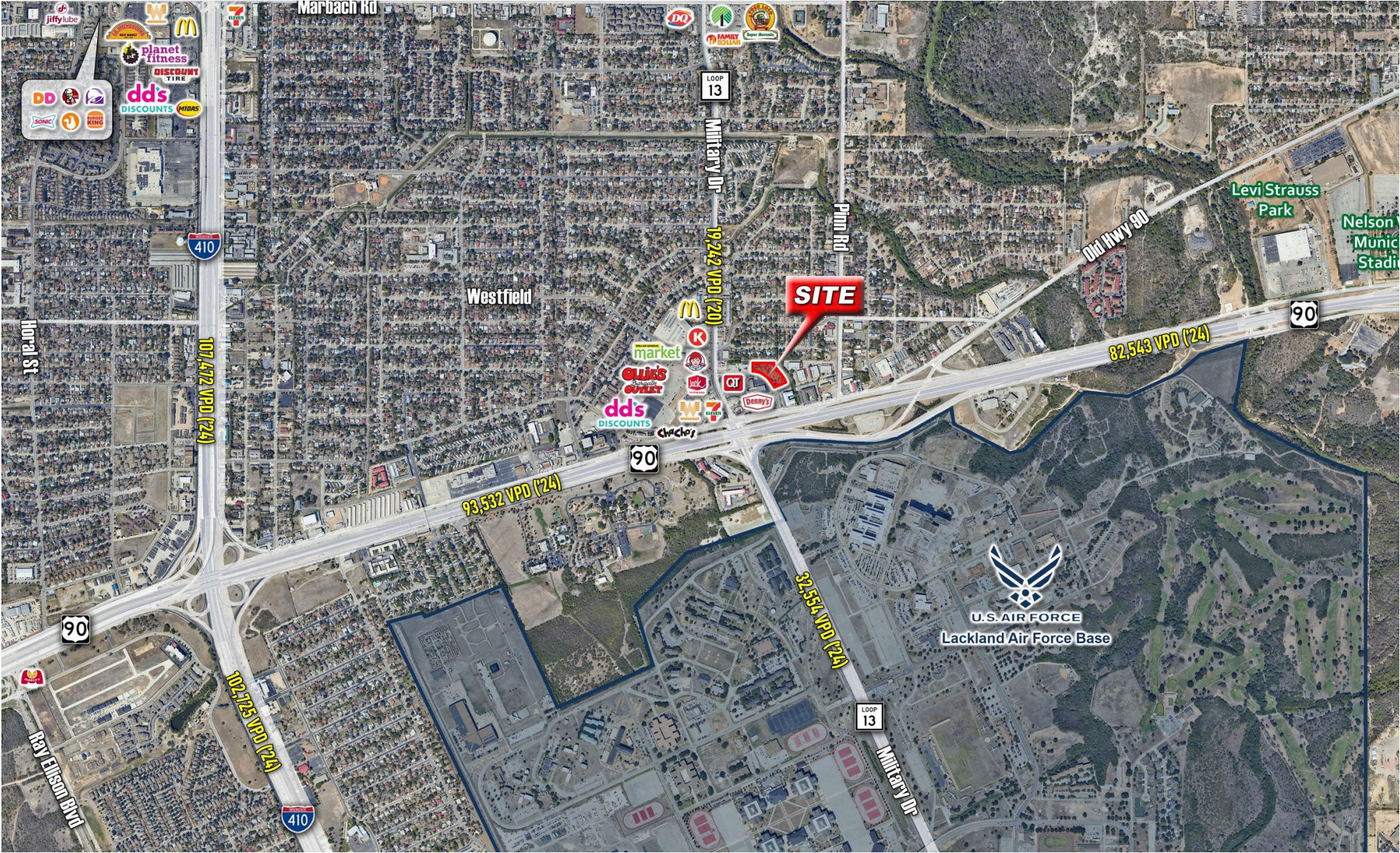
Source: Esri forecasts for 2025 and 2030. U.S. Census Bureau data. KW Commercial City View.



SITE AERIAL

3.147 Acres +/- Commercial Land | MF-33 Zoned

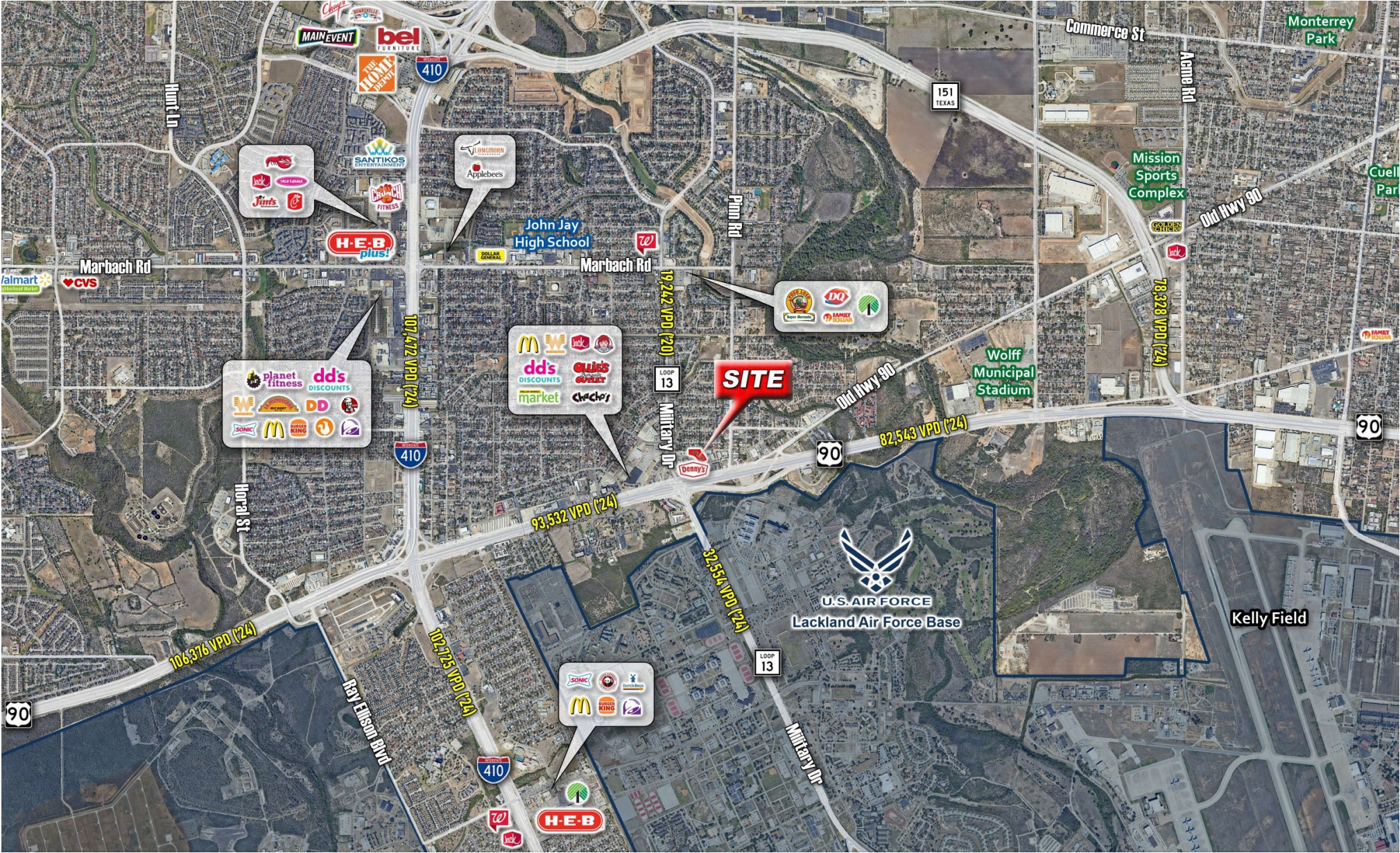
2423 Renwick Dr | San Antonio, TX 78227



REGIONAL AERIAL

3.147 Acres +/- Commercial Land | MF-33 Zoned

2423 Renwick Dr | San Antonio, TX 78227





RAV SINGH
CCIM DIRECTOR
BROKER ASSOCIATE

Rav@singhcommercialgroup.com

C: 210.849.2175
0560351, Texas

PROFESSIONAL BACKGROUND

Mr. Singh is a hotel and investment specialist focused on midscale and select-service hotels on the chain scale. He holds the prestigious CCIM (Certified Commercial Investment Member) designation from the CCIM Institute and represents buyers and sellers in the hospitality and commercial land investments throughout the greater metro markets of Texas and beyond. Analyzing property strengths and market conditions and connecting buyers and sellers to ultimately achieve their goals is a relentless pursuit of Mr. Singh. He has received CoStar Group's PowerBroker award as the top sales broker in the market. He serves as a Commercial Director in the Keller Williams City View office and resides in San Antonio, Texas.

Having started his commercial real estate career in Texas, Singh works on assignments in Southwest states and occasionally lists hotels in the Midwest states but because of his involvement with KW Commercial, he has partnered with other brokers throughout the United States.

AFFILIATIONS

CCIM: Certified Commercial Investment Member

NAR: National Association of Realtors

CIPS: Certified International Property Specialist

EDUCATION

Iowa State University



DONNIE WALKER
DIRECTOR
BROKER ASSOCIATE

donnie@walkertexasre.com

O: 210.759.4550
C: 210.378.0878
0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 125M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

AFFILIATIONS

RLI: Realtors Land Institute

NAR: National Association of Realtors

TAR: Texas Association of Realtors

EDUCATION

Texas A&M Mays Business School

BBA in Finance



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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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>Keller Willis San Antonio, Inc</u> | <u>547594</u> | <u>Legal@kwcityview.com</u> | <u>210.696.9996</u> |
| Licensed Broker/ Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| <u>Joseph H Sloan III</u> | <u>526284</u> | <u>Legal@kwcityview.com</u> | <u>210.696.9996</u> |
| Designated Broker of Firm | License No. | Email | Phone |
| <u>Heather Elizondo</u> | <u>680541</u> | <u>Legal@kwcityview.com</u> | <u>210.696.9996</u> |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| <u>Rav Singh / Donnie Walker</u> | <u>560351 / 697847</u> | <u>rav@singhcommercialgroup.com/donnie@walkertexasre.com</u> | <u>210.849.2175 / 210.378.0878</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