

LAND FOR SALE

+/- 4.259 ACRES ON VIA SHAVANO

VIA SHAVANO, SAN ANTONIO, TX 78249



FOR SALE

KW COMMERCIAL - GLOBAL
1221 South MoPac Expressway
Austin, TX 78746



Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

VIA SHAVANO



OFFERING SUMMARY

PRICE:	Contact Broker
LOT SIZE:	4.259 AC
PRICE /SF:	\$28.00/SF
ACCESS:	1604/Via Shavano
FRONTAGE:	1604 E. Loop
ZONING:	C2
PERMITTED USES:	Medical Office
DRAINAGE:	1.213 AC

PROPERTY OVERVIEW

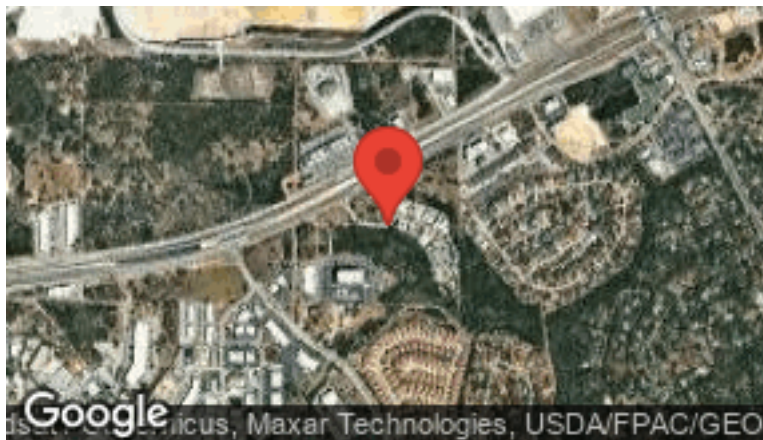
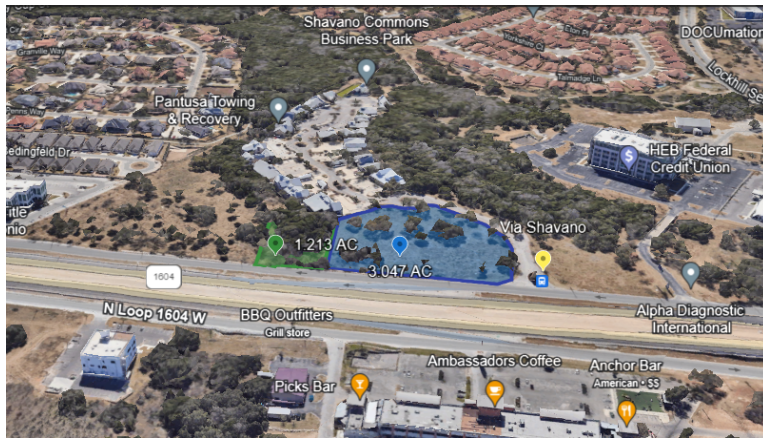
Looking for an ideal location for your office or medical facility? Look no further! This 4.259-acre land located on Via Shavano and Loop 1604 is the perfect spot for you. The buildable portion of approximately 3 acres can be subdivided into separate plats, giving you the flexibility to design your space according to your needs. The land has already been approved for a medical office building of 40000 square feet, making it easier for you to get started on your project. Located in the thriving Shavano Park area, this land is in close proximity to 1604 and i10 and enjoys great income. The area is rapidly becoming a medical hub on the Northwest side of San Antonio, making it an ideal place for your medical facility. Don't miss out on this opportunity to establish your business in a prime location!

PROPERTY HIGHLIGHTS

- Corner Lot on 1604
- Medical/Office

LOCATION & HIGHLIGHTS

VIA SHAVANO



LOCATION INFORMATION

Street Address: Via Shavano
City, State, Zip: San Antonio, TX 77248
County: Bexar
Market: San Antonio
Sub-market: Shavano Park
Cross Streets: Via Shavano/1604 Access

LOCATION OVERVIEW

Located on Northwest side of San Antonio this commercial lot fronting on Loop 1604. Situated mid-point between IH10 and Loop 281 in one of the most dynamic and growing North Central corridors. This corner lot has already is zoned C-2 in close proximity to major shopping, residential developments, and ease of access to all major roads in North San Antonio.

PROPERTY PHOTOS

VIA SHAVANO



PROPERTY PHOTOS

VIA SHAVANO



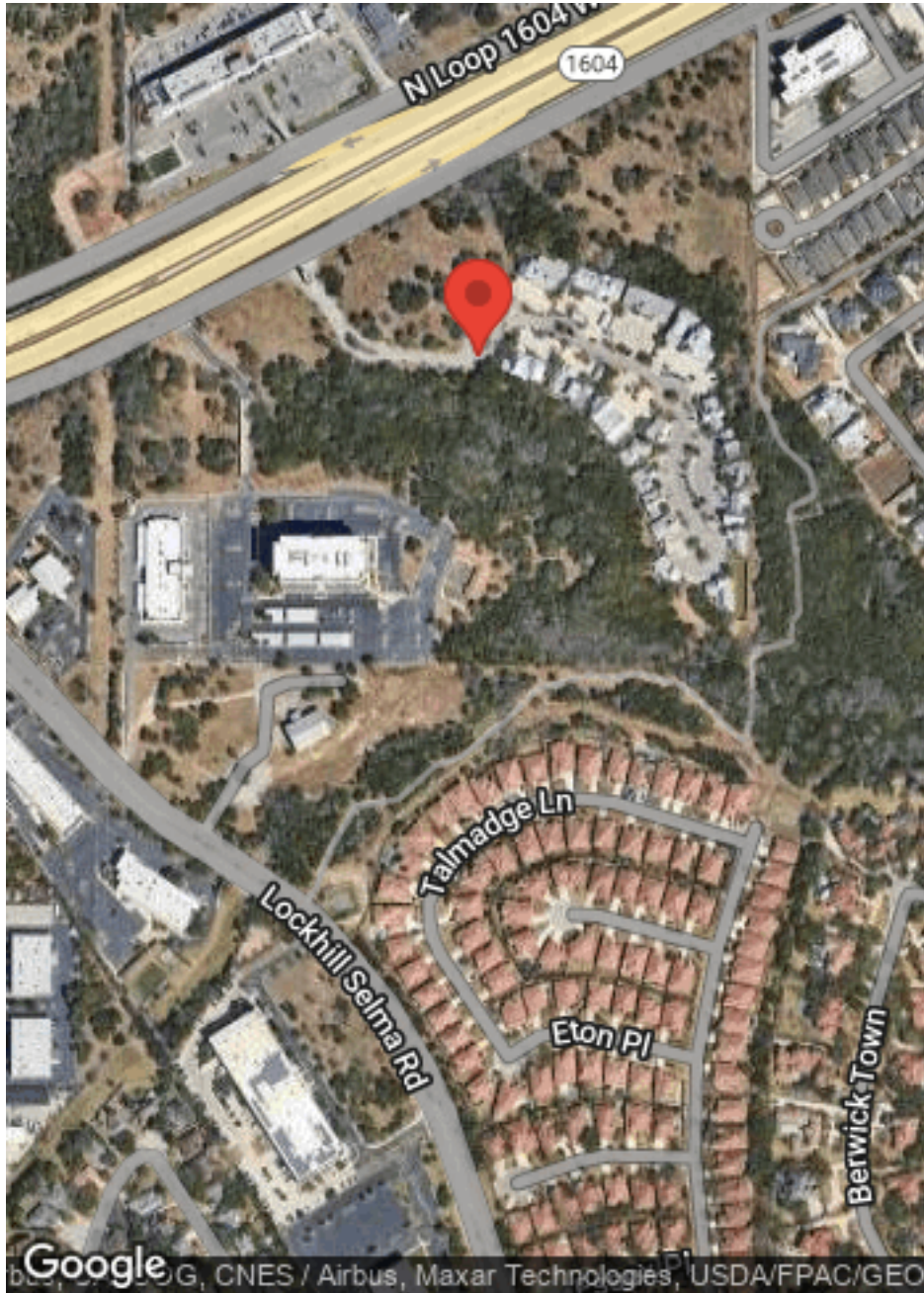
PROPERTY PHOTOS

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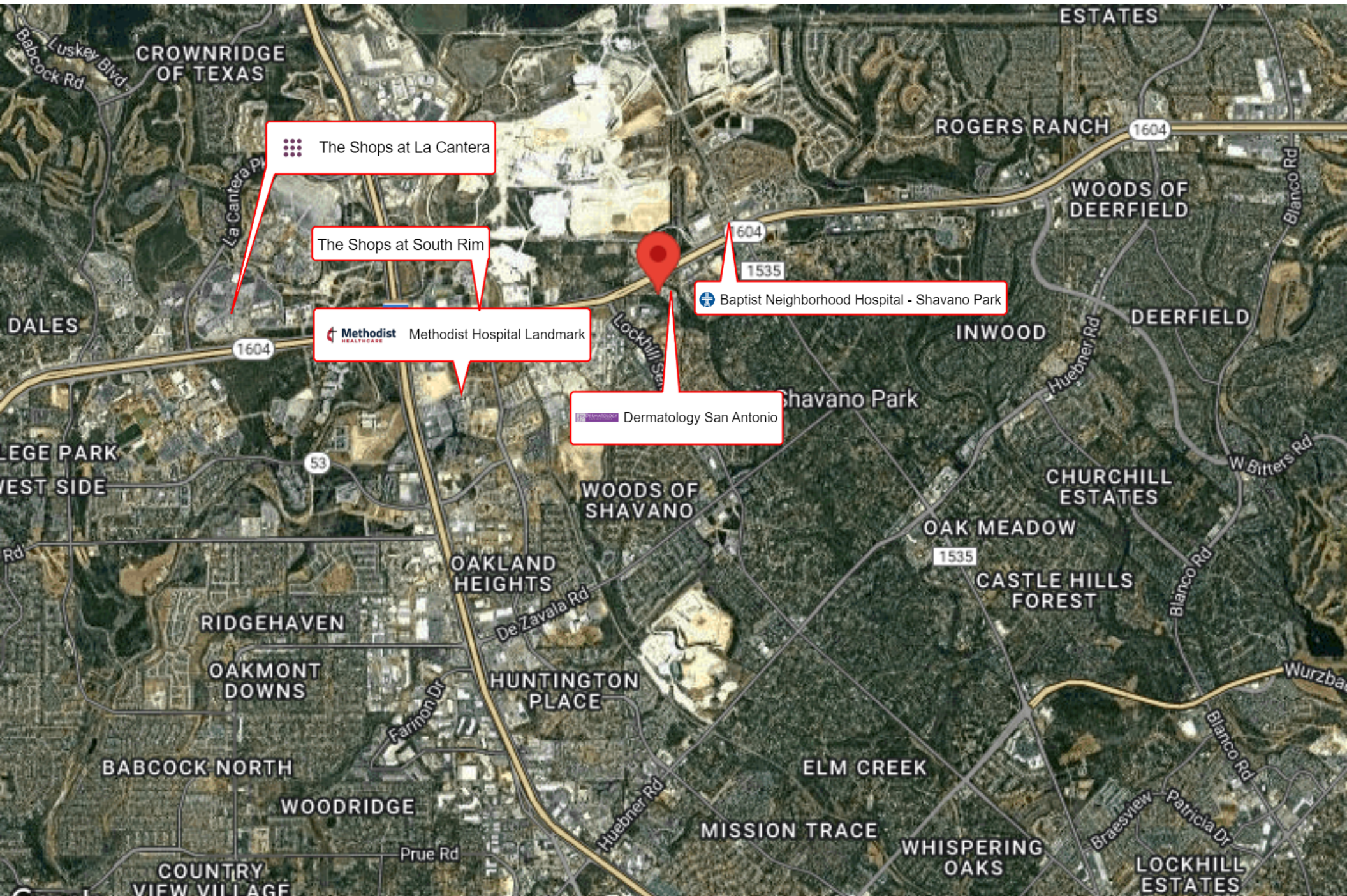
LOCATION MAPS

VIA SHAVANO



BUSINESS MAP

VIA SHAVANO



The Shops at La Cantera

The Shops at South Rim

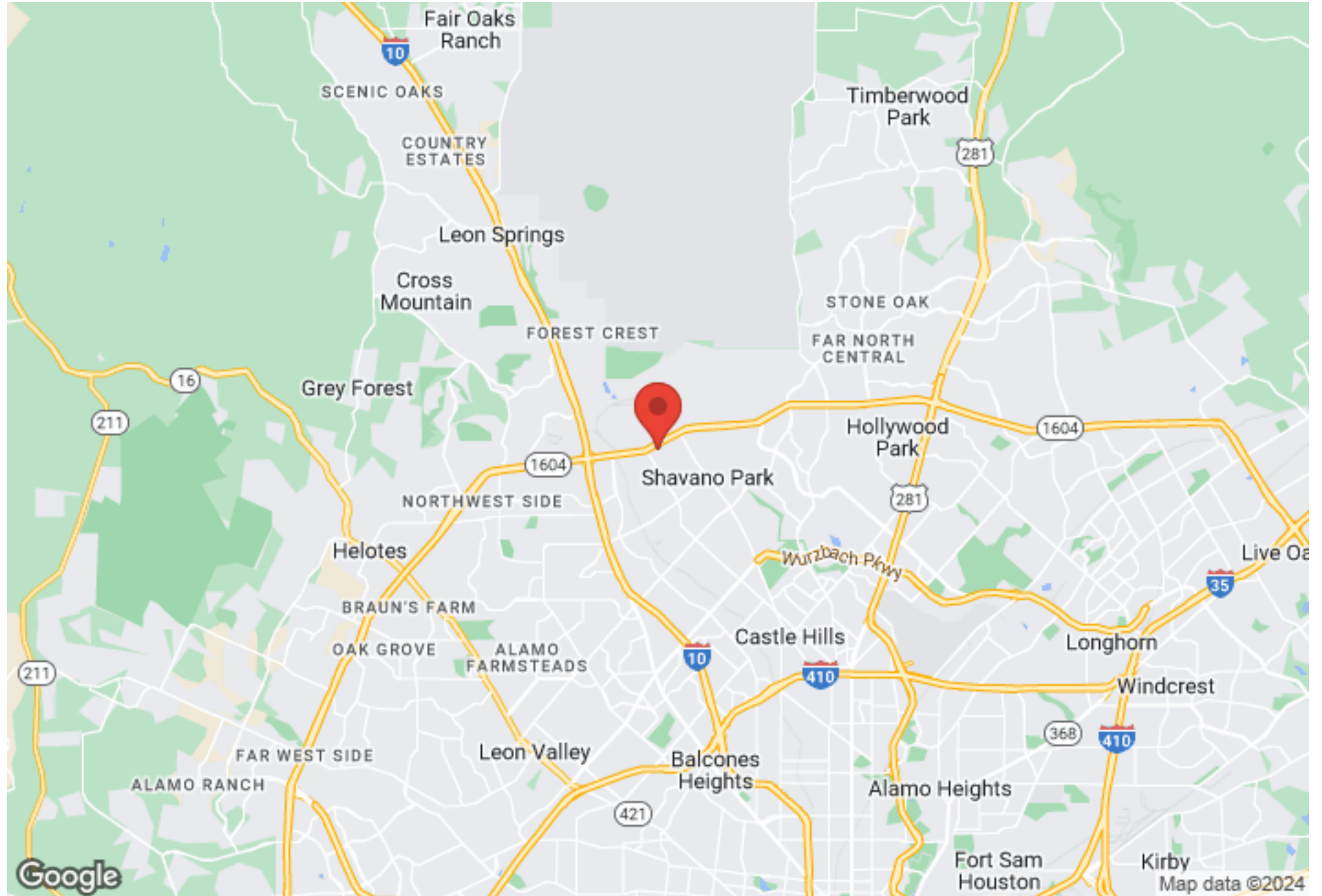
Methodist Hospital Landmark

Dermatology San Antonio

Baptist Neighborhood Hospital - Shavano Park

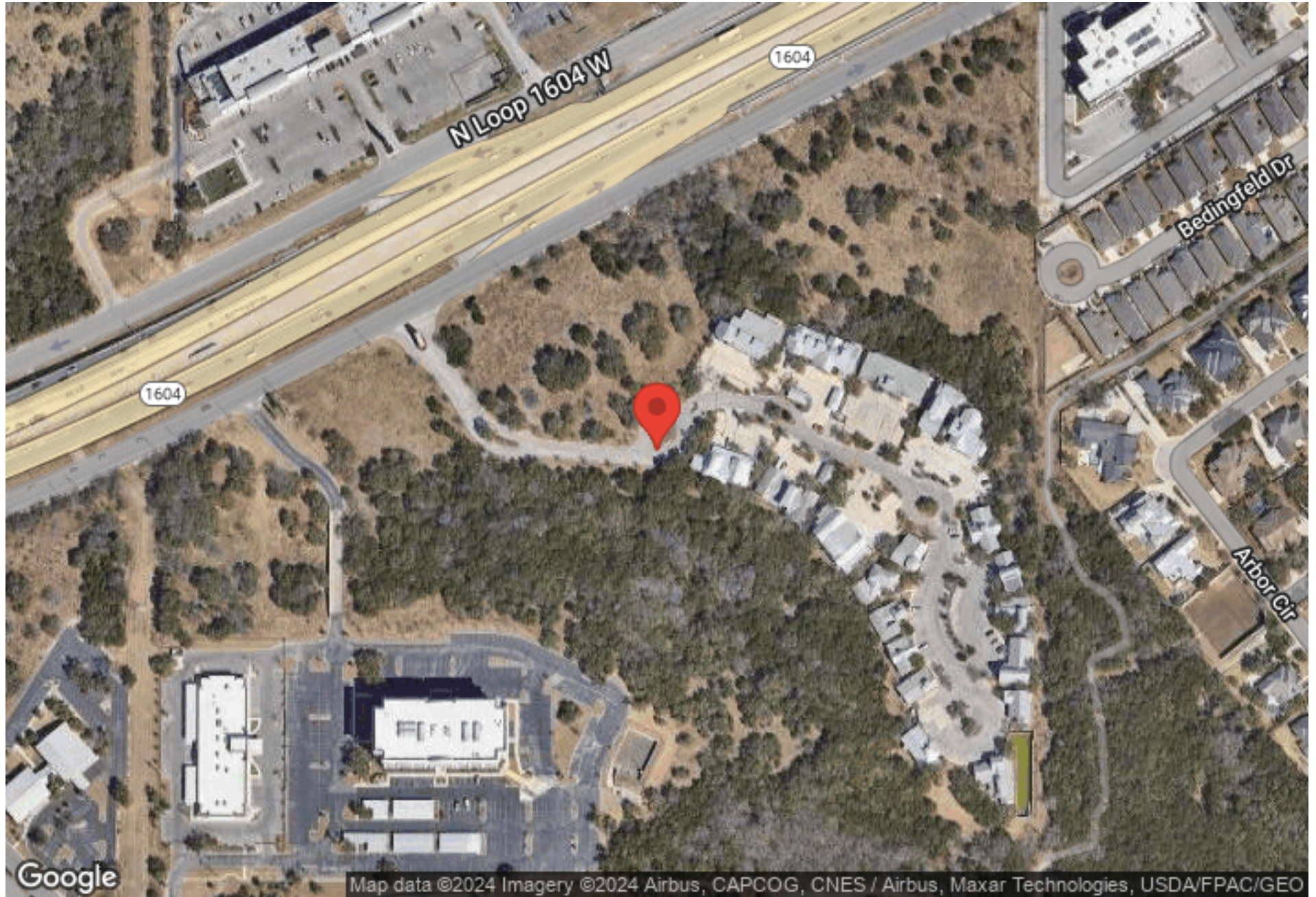
REGIONAL MAP

VIA SHAVANO



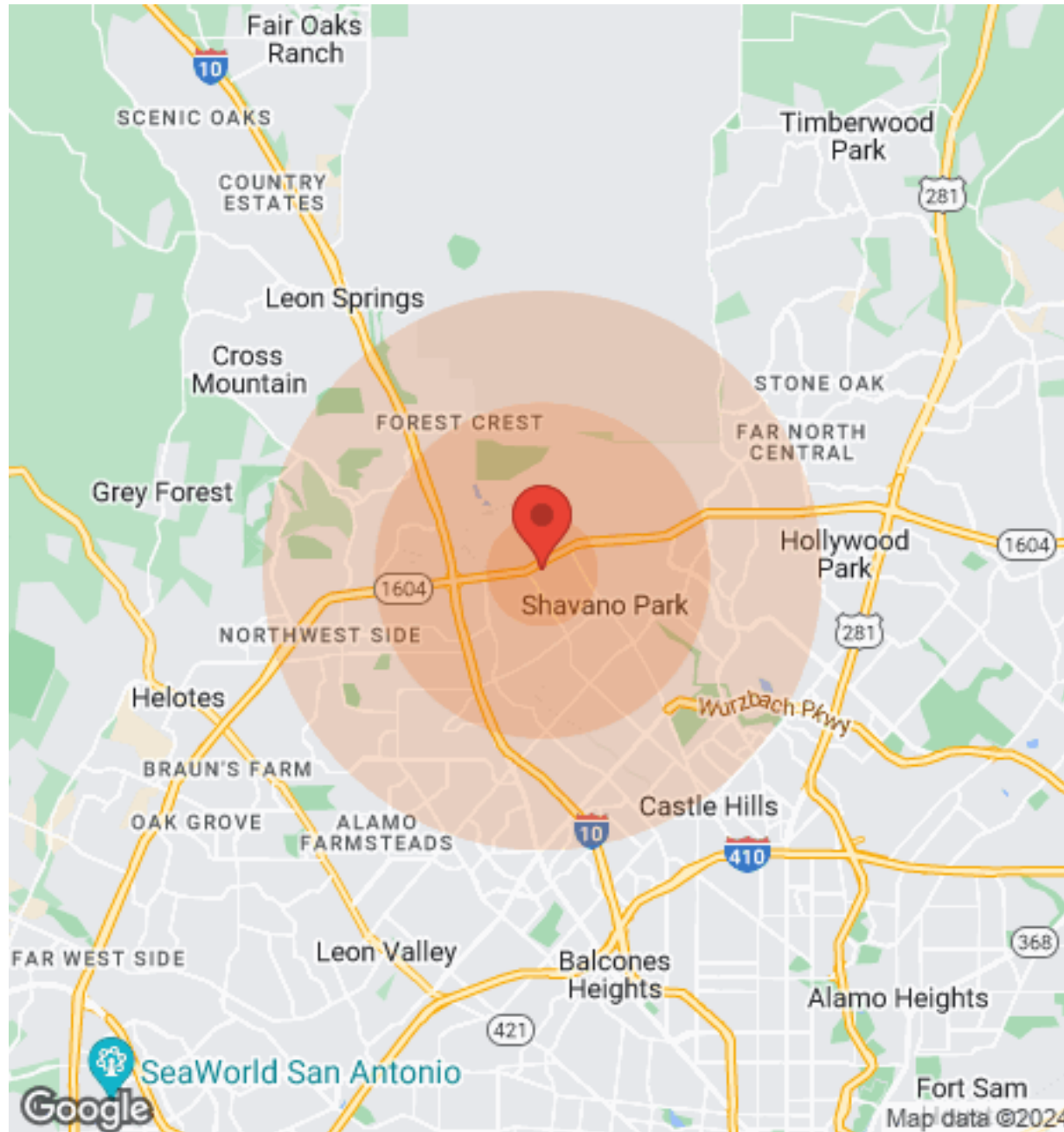
AERIAL MAP

VIA SHAVANO



DEMOGRAPHICS

VIA SHAVANO



Population	1 Mile	3 Miles	5 Miles
Male	1,616	26,372	99,744
Female	1,633	27,664	105,551
Total Population	3,249	54,036	205,295

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	472	9,130	37,812
Ages 15-24	370	6,781	24,620
Ages 25-54	1,138	23,318	89,738
Ages 55-64	408	7,010	25,146
Ages 65+	861	7,797	27,979

Race	1 Mile	3 Miles	5 Miles
White	2,917	43,400	158,687
Black	48	2,569	10,207
Am In/AK Nat	N/A	75	522
Hawaiian	N/A	44	66
Hispanic	803	17,752	83,294
Multi-Racial	330	9,278	46,882

Income	1 Mile	3 Miles	5 Miles
Median	\$118,997	\$80,347	\$66,246
< \$15,000	61	2,751	10,922
\$15,000-\$24,999	52	923	7,647
\$25,000-\$34,999	127	1,483	9,057
\$35,000-\$49,999	71	1,655	10,275
\$50,000-\$74,999	256	3,243	13,805
\$75,000-\$99,999	326	2,659	10,528
\$100,000-\$149,999	220	3,446	11,522
\$150,000-\$199,999	104	2,038	5,789
> \$200,000	170	2,617	7,000

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,525	22,058	93,987
Occupied	1,455	20,698	86,259
Owner Occupied	1,151	12,108	42,381
Renter Occupied	304	8,590	43,878
Vacant	70	1,360	7,728

PROFESSIONAL BIO

VIA SHAVANO



LUKE LEGRAND

Director



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