



Highway Frontage Commercial Land

Loop 410 & Old Pearsall Road, San Antonio, TX 78242

Property Description

This 15.72 acre development opportunity in San Antonio offers prime frontage along SW Loop 410 at Old Pearsall Road, a major intersection in the fast-growing southwest San Antonio near Lackland Air Force Base. Zoned C-3, the property sits within a mixed-use development featuring quick-service restaurants, convenience stores, and retail centers, with strong cross-access and all utilities available. Ideal for retail or multifamily development, the site benefits from significant commercial and residential growth in the surrounding area.

Offering Summary

LOT SIZE	15.72 AC
PRICE	\$2,587,000.00
ZONING	C-3

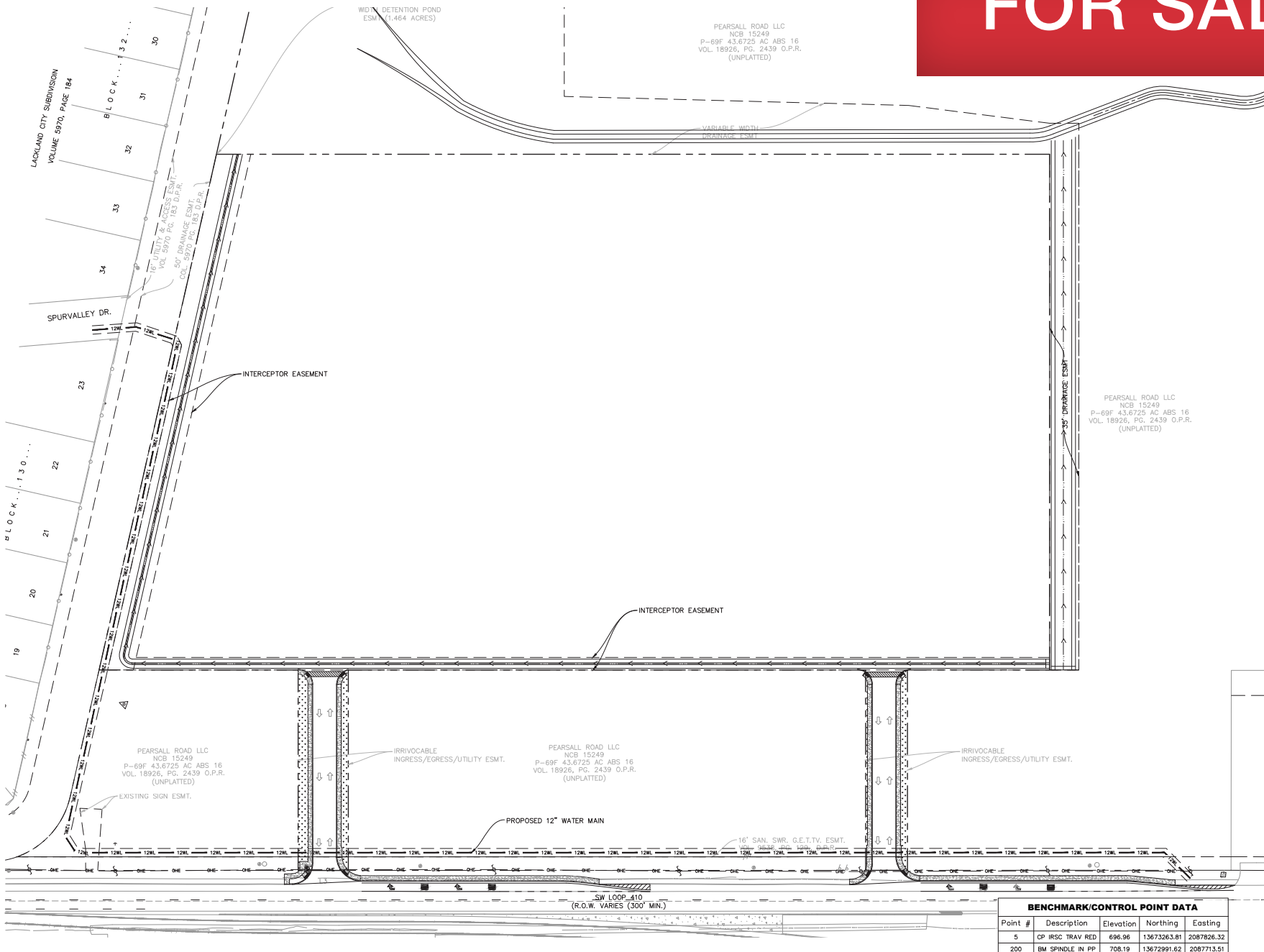
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FOR SALE



FOR SALE



FOR SALE



Demographic Summary

	1 MILE	3 MILES	5 MILES
POPULATION	13,422	53,842	114,923
AVG HH INCOME	\$69,839	\$65,849	\$69,021
ANNUAL GROWTH	1.29%	0.29%	0.50%
MEDIAN AGE	30.4	28.3	29.6

Location Advantages

- Direct frontage and high-visibility access along SW Loop 410 at Old Pearsall Road, one of the busiest intersections in southwest San Antonio, ensuring excellent traffic exposure.
- Situated in close proximity to Joint Base San Antonio – Lackland, home to more than 24,000 active-duty members, 10,000 civilian DoD staff and 11,000 contractors/family members
- Located in a rapidly expanding area (population growth roughly 1.29% within a one-mile radius), offering strong upside for future residential and retail demand.