

CASTROVILLE PAD SITES

200 FM 471, Castroville, TX 78009

Premium Commercial Sites Near Downtown Castroville



Pad Site #1: 1.608 Acres
Pad Site #2: 1.699 Acres

Price: Contact Broker

Property Highlights

- Perfect location near heart of beautiful downtown Castroville, TX
- Large lot sizes to accommodate host of potential uses, including retail, office, medical professional, etc.
- Platted and rezoned to Commercial District in 2023.
- Over 1,200 high-quality SFR homes to be built within minutes of site over the coming several years, including immediately behind pad sites.
- Contact A.J. Murphy (512-640-9984) for more information



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PROPERTY SUMMARY

Castroville Pad Sites
200 Farm to Market Road 471 | Castroville, TX 78009



Property Summary

Available Size: 1.608 - 1.699 Acres
Type: Retail, Office, Medical
Zoning: Commercial District
Price: Contact Broker
Water: City of Castroville
Sewer: City of Castroville
Electric: City of Castroville

Property Overview

Two large pad sites perfect for a retail development, medical professional offices, daycare, vet clinic, and range of other compatible uses. Recently platted and rezoned to Commercial District, this property can accommodate a variety of uses to serve this thriving town.

All utilities available at site.

Location Overview

Nestled in the heart of Castroville, these commercial pad sites offer exceptional visibility and access, strategically positioned to attract both local residents and visitors passing through.

Overlooking the beautiful Medina River and surrounded by rolling hills, Castroville combines the aesthetics of a quaint European village with the heart of the Texas Hill Country. Castroville is just 10 minutes west of Loop 1604 in Far West San Antonio, and 20 minutes from downtown San Antonio.

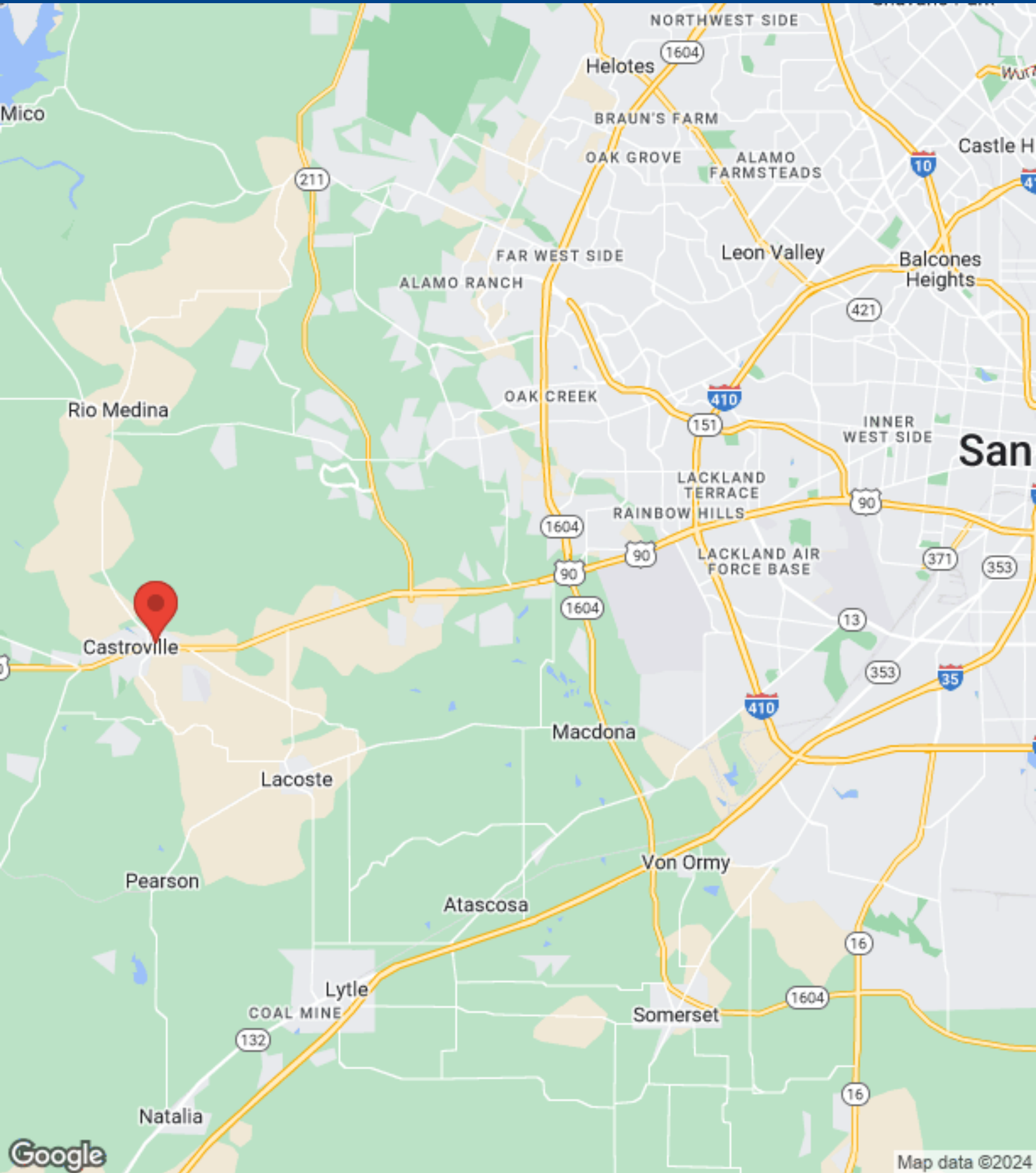
PROPERTY PHOTOS

Castroville Pad Sites
200 Farm to Market Road 471 | Castroville, TX 78009



REGIONAL MAP

Castroville Pad Sites
200 Farm to Market Road 471 | Castroville, TX 78009



Map data ©2024





Executive Summary

Castroville Pad Sites
 200 FM-471, Castroville, Texas, 78009
 Rings: 1, 3, 5 mile radii

Prepared by Esri
 Latitude: 29.35672
 Longitude: -98.87142

	1 mile	3 miles	5 miles
Population			
2010 Population	1,958	4,955	7,633
2020 Population	2,305	5,772	9,048
2023 Population	2,245	5,698	9,471
2028 Population	2,306	5,861	9,869
2010-2020 Annual Rate	1.64%	1.54%	1.72%
2020-2023 Annual Rate	-0.81%	-0.40%	1.42%
2023-2028 Annual Rate	0.54%	0.57%	0.83%
2020 Male Population	49.0%	49.3%	49.5%
2020 Female Population	51.0%	50.7%	50.5%
2020 Median Age	43.8	43.4	42.0
2023 Male Population	48.2%	48.9%	49.4%
2023 Female Population	51.8%	51.1%	50.6%
2023 Median Age	46.7	43.3	42.5

In the identified area, the current year population is 9,471. In 2020, the Census count in the area was 9,048. The rate of change since 2020 was 1.42% annually. The five-year projection for the population in the area is 9,869 representing a change of 0.83% annually from 2023 to 2028. Currently, the population is 49.4% male and 50.6% female.

Median Age

The median age in this area is 42.5, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	66.7%	65.3%	62.9%
2023 Black Alone	2.0%	2.2%	2.7%
2023 American Indian/Alaska Native Alone	0.7%	0.9%	0.9%
2023 Asian Alone	0.7%	0.7%	0.8%
2023 Pacific Islander Alone	0.0%	0.1%	0.1%
2023 Other Race	9.6%	9.2%	9.5%
2023 Two or More Races	20.2%	21.7%	23.1%
2023 Hispanic Origin (Any Race)	43.1%	43.0%	45.7%

Persons of Hispanic origin represent 45.7% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.9 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	84	90	94
2010 Households	779	1,873	2,740
2020 Households	881	2,149	3,187
2023 Households	848	2,153	3,362
2028 Households	887	2,257	3,546
2010-2020 Annual Rate	1.24%	1.38%	1.52%
2020-2023 Annual Rate	-1.17%	0.06%	1.66%
2023-2028 Annual Rate	0.90%	0.95%	1.07%
2023 Average Household Size	2.59	2.61	2.79

The household count in this area has changed from 3,187 in 2020 to 3,362 in the current year, a change of 1.66% annually. The five-year projection of households is 3,546, a change of 1.07% annually from the current year total. Average household size is currently 2.79, compared to 2.81 in the year 2020. The number of families in the current year is 2,497 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



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Mortgage Income			
2023 Percent of Income for Mortgage	21.7%	20.2%	17.7%
Median Household Income			
2023 Median Household Income	\$69,082	\$70,888	\$73,806
2028 Median Household Income	\$77,413	\$77,539	\$79,262
2023-2028 Annual Rate	2.30%	1.81%	1.44%
Average Household Income			
2023 Average Household Income	\$89,593	\$93,958	\$97,240
2028 Average Household Income	\$100,669	\$103,991	\$107,057
2023-2028 Annual Rate	2.36%	2.05%	1.94%
Per Capita Income			
2023 Per Capita Income	\$31,239	\$32,908	\$33,894
2028 Per Capita Income	\$35,369	\$36,757	\$37,656
2023-2028 Annual Rate	2.51%	2.24%	2.13%
GINI Index			
2023 Gini Index	40.5	39.6	38.7

Households by Income

Current median household income is \$73,806 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$79,262 in five years, compared to \$82,410 for all U.S. households

Current average household income is \$97,240 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$107,057 in five years, compared to \$122,048 for all U.S. households

Current per capita income is \$33,894 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$37,656 in five years, compared to \$47,525 for all U.S. households

Housing			
2023 Housing Affordability Index	100	108	123
2010 Total Housing Units	872	2,059	3,026
2010 Owner Occupied Housing Units	602	1,480	2,190
2010 Renter Occupied Housing Units	178	392	551
2010 Vacant Housing Units	93	186	286
2020 Total Housing Units	982	2,339	3,470
2020 Owner Occupied Housing Units	697	1,755	2,645
2020 Renter Occupied Housing Units	184	394	542
2020 Vacant Housing Units	91	192	274
2023 Total Housing Units	951	2,340	3,646
2023 Owner Occupied Housing Units	711	1,782	2,777
2023 Renter Occupied Housing Units	137	371	585
2023 Vacant Housing Units	103	187	284
2028 Total Housing Units	1,000	2,462	3,853
2028 Owner Occupied Housing Units	752	1,891	2,965
2028 Renter Occupied Housing Units	135	366	581
2028 Vacant Housing Units	113	205	307

Socioeconomic Status Index

2023 Socioeconomic Status Index	47.9	47.0	46.7
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Currently, 76.2% of the 3,646 housing units in the area are owner occupied; 16.0%, renter occupied; and 7.8% are vacant. Currently, in the U.S., 58.5% of the housing units in the area are owner occupied; 31.7% are renter occupied; and 9.8% are vacant. In 2020, there were 3,470 housing units in the area and 7.9% vacant housing units. The annual rate of change in housing units since 2020 is 1.53%. Median home value in the area is \$217,696, compared to a median home value of \$308,943 for the U.S. In five years, median value is projected to change by 7.05% annually to \$306,106.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2023 and 2028. Esri converted Census 2010 into 2020 geography and Census 2020 data.



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

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Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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