

0.61 ACRE PAD SITE
AT SITE OF NEW OVERPASS

LOOP 1604 & SHAENFIELD – SAN ANTONIO, TX 78254

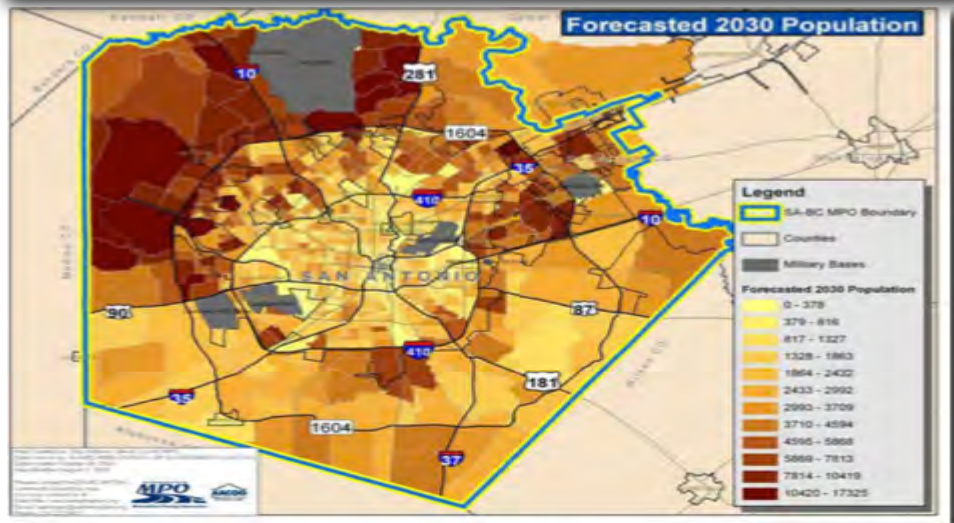
GROUND LEASE
\$80,000/YR OR BTS

LOT SIZE: 26,897 SF
150' x 179' SITE

LOCATED ON SAN ANTONIO'S
FAST GROWING NW SIDE

PROPERTY HIGHLIGHTS

- LOCATED ON SAN ANTONIO'S FAST GROWING NORTH WEST SIDE
- **PLATTED, LEVEL SITE W/ UTILITIES**
- CROSS ACCESS FROM MCDONALDS & CONVIENENT STORE @ CORNER
- VISIBLE FROM 40,00 VPD ON 1604
- C-3 R ZONING (NO ON PREMISE ALCOHOL)
- 30,000 + VPD ON SCHAENFIELD
- CROSS ACCESS WITH HIGH VOLUME MCDONALDS



AREA GENERATORS

AREA OF NEW COMMERCIAL AND LARGE RESIDENTIAL DEVELOPMENT

MAJOR SUBMARKET EMPLOYERS (3 MILE)



Demographic Highlights	1-mile	3-mile	5-mile
Population	18,543	104,650	212,612
Avg. H.H. Income	\$60,792	\$75,582	\$76,581

2013 Demographics

ADDITIONAL INFO AVAILABLE

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