

LAND FOR SALE

# 2020 S. ALAMO

2020 SOUTH ALAMO STREET, SAN ANTONIO, TX 78204



**FOR SALE**

**KW COMMERCIAL - GLOBAL**

1221 South MoPac Expressway  
Austin, TX 78746



Each Office Independently Owned and Operated

**PRESENTED BY:**

**LUKE LEGRAND**

Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**

Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

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.

# EXECUTIVE SUMMARY

2020 SOUTH ALAMO STREET



## OFFERING SUMMARY

<b>PRICE:</b>	\$425,000
<b>LOT SIZE:</b>	0.32 Acre
<b>ACCESS:</b>	i10 & 35 Highways
<b>ZONING:</b>	I-2
<b>PERMITTED USES:</b>	Industrial
<b>FRONTAGE:</b>	129 ft
<b>TRAFFIC COUNT:</b>	10,200
<b>SIGNAL INTERSECTION:</b>	N
<b>UTILITIES:</b>	Y

## PROPERTY OVERVIEW

0.2830 Usable Acres Located on S Alamo just one block east of IH-10. This property is conveniently located just 1 mile south of downtown San Antonio, TX along the San Pedro Culture Park trail which will be a 2.2-mile trail through downtown once completed. This property is currently zoned I2 which is San Antonio's heavy industrial classification. There is a RIO overlay zoning which affects the approval process for the exterior elevations of any permitted structures that would be built.



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



Each Office Independently Owned and Operated

**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# PROPERTY PHOTOS

2020 SOUTH ALAMO STREET



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



Each Office Independently Owned and Operated

**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# PROPERTY PHOTOS

2020 SOUTH ALAMO STREET



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



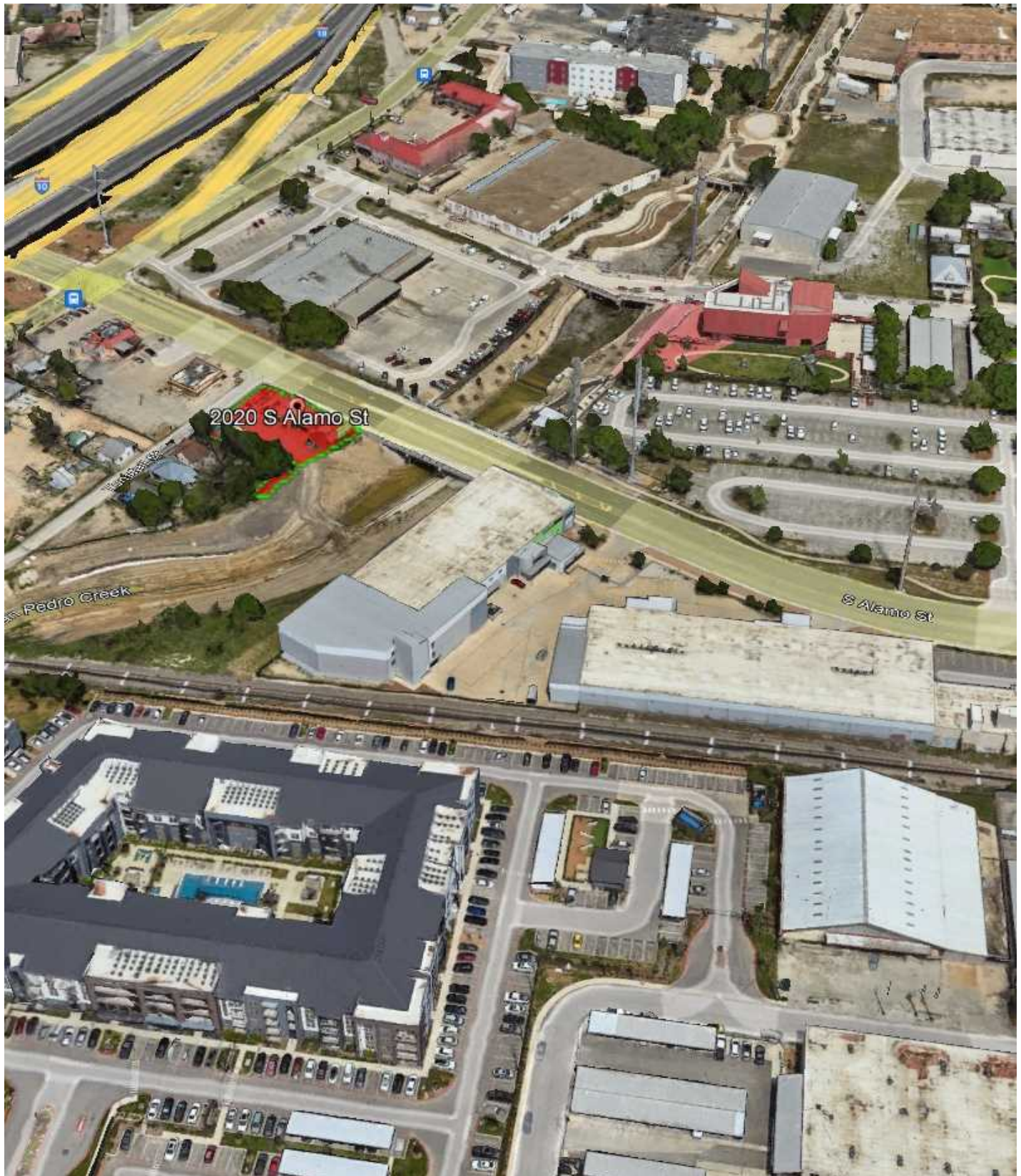
Each Office Independently Owned and Operated

**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# PROPERTY PHOTOS

2020 SOUTH ALAMO STREET



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



Each Office Independently Owned and Operated

**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# PROPERTY PHOTOS

2020 SOUTH ALAMO STREET



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



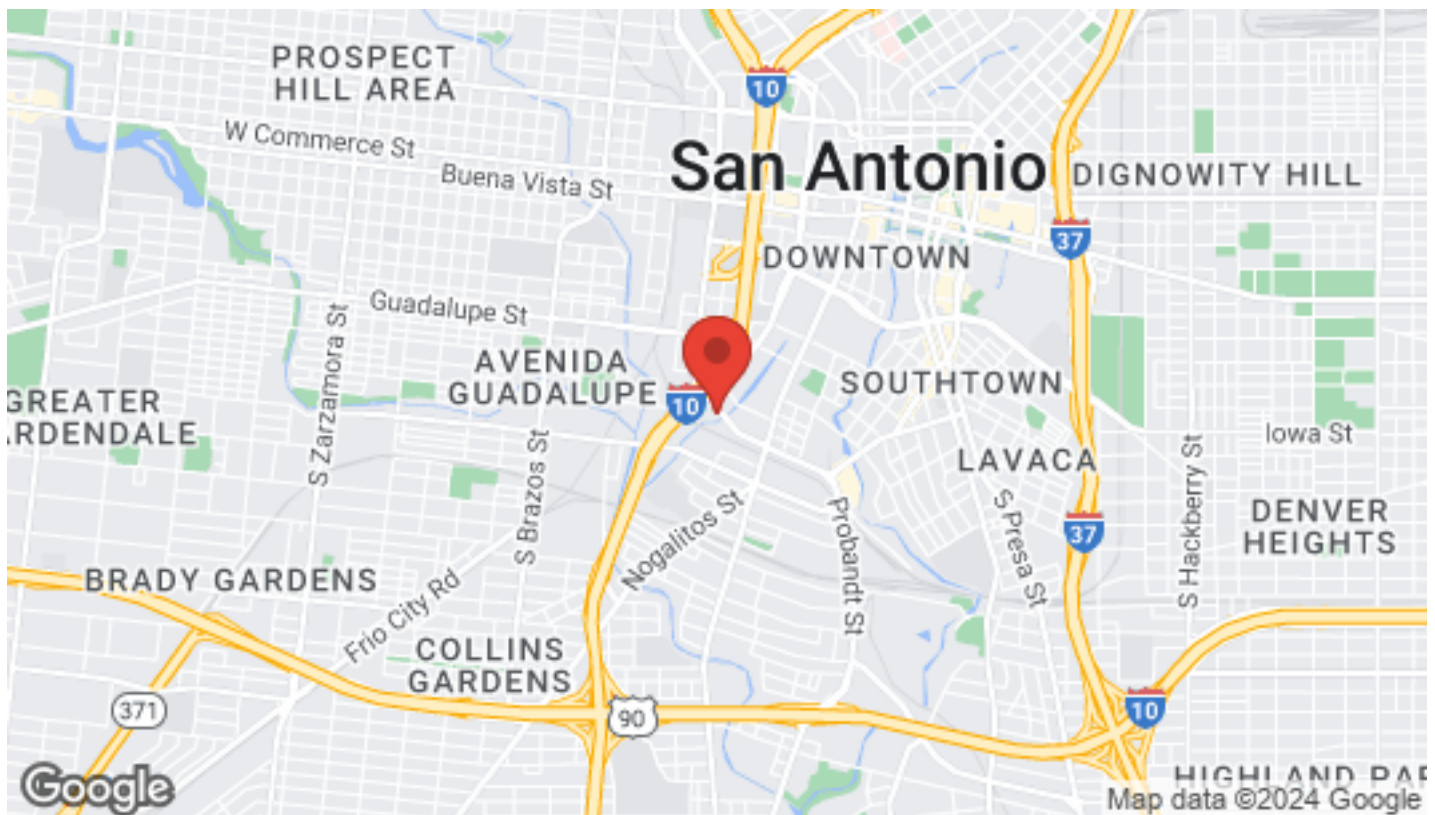
Each Office Independently Owned and Operated

**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# LOCATION MAPS

2020 SOUTH ALAMO STREET



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



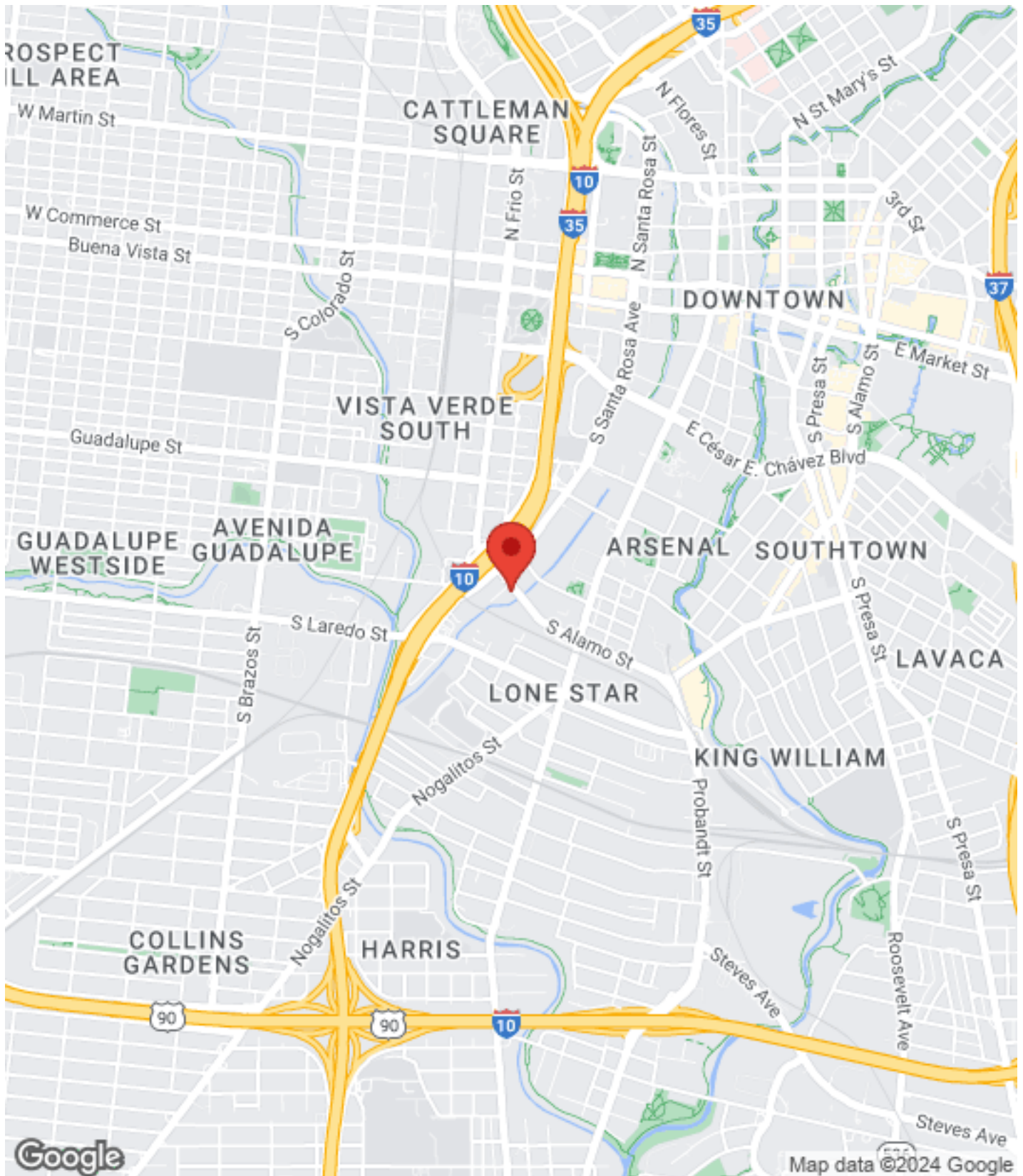
Each Office Independently Owned and Operated

**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# BUSINESS MAP

2020 SOUTH ALAMO STREET



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



Each Office Independently Owned and Operated

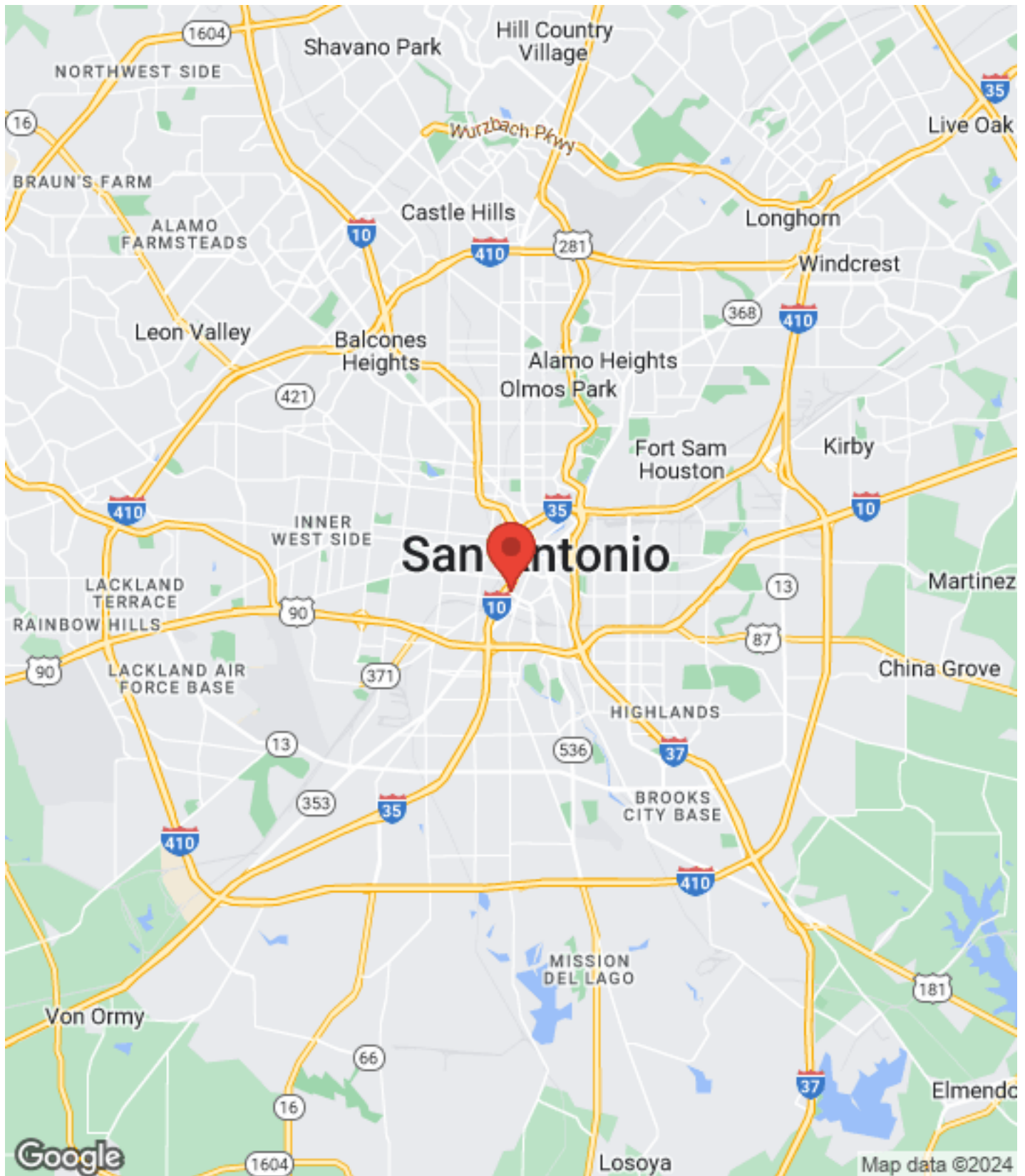
**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764



# REGIONAL MAP

2020 SOUTH ALAMO STREET



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



Each Office Independently Owned and Operated

**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# AERIAL MAP

2020 SOUTH ALAMO STREET



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



Each Office Independently Owned and Operated

**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# DEMOGRAPHICS

2020 SOUTH ALAMO STREET



Population	1 Mile	3 Miles	5 Miles
Male	6,581	80,161	191,206
Female	6,799	80,594	195,094
Total Population	13,380	160,755	386,300

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,562	38,013	90,789
Ages 15-24	2,162	23,439	56,010
Ages 25-54	5,153	64,346	155,473
Ages 55-64	1,158	15,555	37,866
Ages 65+	1,345	19,402	46,162

Race	1 Mile	3 Miles	5 Miles
White	10,031	119,132	283,552
Black	342	5,121	16,854
Am In/AK Nat	66	429	893
Hawaiian	N/A	N/A	3
Hispanic	12,055	143,867	334,263
Multi-Racial	5,852	71,930	168,858

Income	1 Mile	3 Miles	5 Miles
Median	\$28,334	\$26,417	\$28,705
< \$15,000	1,567	15,095	33,611
\$15,000-\$24,999	531	9,568	22,644
\$25,000-\$34,999	855	7,981	19,176
\$35,000-\$49,999	502	7,792	20,687
\$50,000-\$74,999	556	6,484	17,712
\$75,000-\$99,999	130	2,918	7,039
\$100,000-\$149,999	144	1,421	4,772
\$150,000-\$199,999	125	461	1,259
> \$200,000	26	396	1,481

Housing	1 Mile	3 Miles	5 Miles
Total Units	5,154	61,905	149,690
Occupied	4,602	54,758	133,567
Owner Occupied	2,172	28,611	71,882
Renter Occupied	2,430	26,147	61,685
Vacant	552	7,147	16,123

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



Each Office Independently Owned and Operated

**LUKE LEGRAND**  
Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

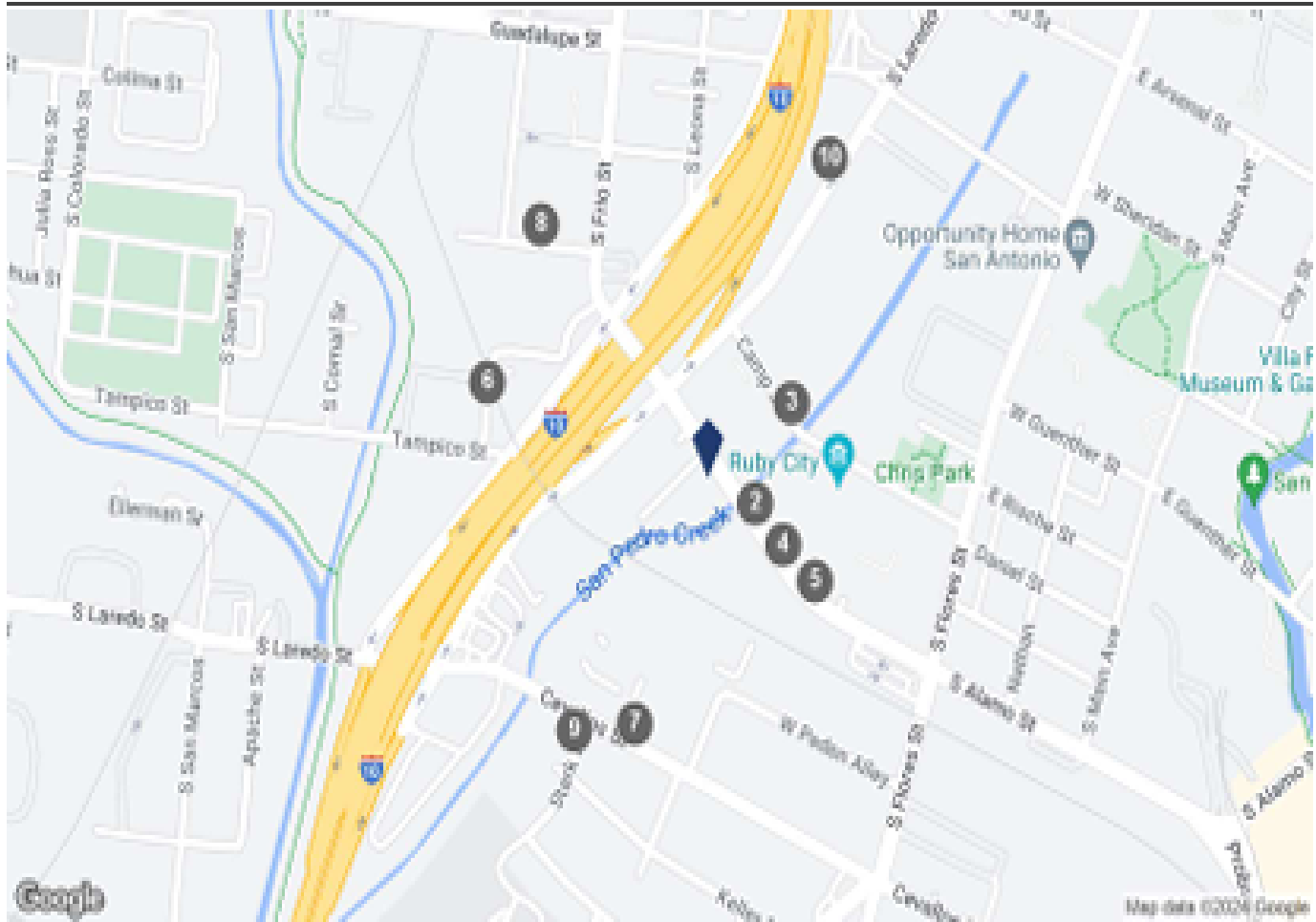
**CODY MURPHY**  
Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# TRAFFIC COUNTS

2020 SOUTH ALAMO STREET



## TRAFFIC COUNTS



## COUNTS BY STREETS

Collection Street	Cross Street - Direction	Traffic Volume	Count Year	Dist from Subject
1 S Alamo St	Tunstall St - NW	10,150	2022	0.05 mi
2 South Alamo Street	Tunstall St - NW	9,046	2020	0.05 mi
3 Camp St	Sexton St - SE	1,330	2022	0.08 mi
4 South Alamo Street	S Flores St - SE	13,514	2019	0.09 mi
5 S Alamo St	S Flores St - SE	12,842	2022	0.12 mi
6 S Medina St	Tampico St - S	1,202	2018	0.19 mi
7 W Cavallos St	Marty St - SE	10,075	2022	0.20 mi
8 Vera Cruz	S Medina St - W	1,456	2018	0.21 mi
9 Stark St	Keller St - SW	3,101	2022	0.22 mi
10 S Laredo St	Guadalupe St - NE	2,344	2022	0.23 mi

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



Each Office Independently Owned and Operated

### LUKE LEGRAND

Director  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816

### CODY MURPHY

Agent  
O: 361-215-7457  
cody@kwcommercialsa.com  
Tx License #778764

# PROFESSIONAL BIO

---

2020 SOUTH ALAMO STREET



## LUKE LEGRAND

Director



---

KW Commercial - Global  
1221 South MoPac Expressway  
Austin, TX 78746  
O: (210) 843-5853  
luke@kwcommercialsa.com  
TX License #561816