

**LOCKWOOD**  
REALTY GROUP

## Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.

# César Chávez Infill Development

San Antonio, TX



**LOCKWOOD REALTY GROUP**



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# PROPERTY INFORMATION

Section 1

# PROPERTY SUMMARY

## PROPERTY DESCRIPTION

3.53 Acres (153,636 SF) of well entitled land ("IDZ-3" ~ High Intensity Infill Development Zone). Located just south of the Alamo Dome across Cesar Chavez comprising nearly an entire city block. This site is ripe for development and has received preliminary approval for 350 MF Units and a mix of Commercial use as well. The site is comprised of two, non-contiguous tracts of land, divided by Iowa Street and is irregular in shape with generally level topography. The property is not located in a designated flood plain.

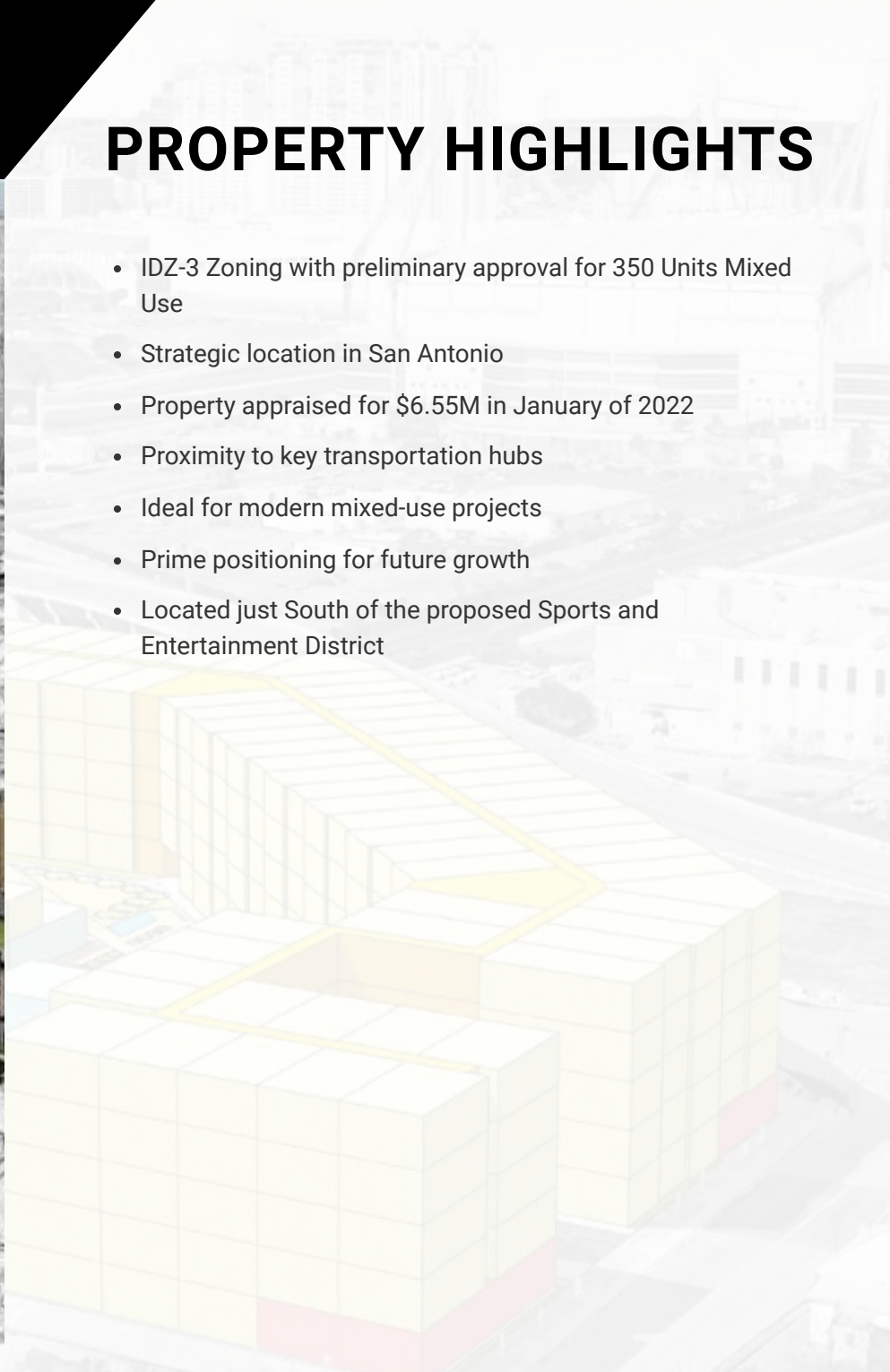
## OFFERING SUMMARY

Sale Price:	\$4,500,000
Lot Size:	3.5 Acres



# PROPERTY HIGHLIGHTS

- IDZ-3 Zoning with preliminary approval for 350 Units Mixed Use
- Strategic location in San Antonio
- Property appraised for \$6.55M in January of 2022
- Proximity to key transportation hubs
- Ideal for modern mixed-use projects
- Prime positioning for future growth
- Located just South of the proposed Sports and Entertainment District



# PROPERTY PHOTOS



# ADDITIONAL PHOTOS

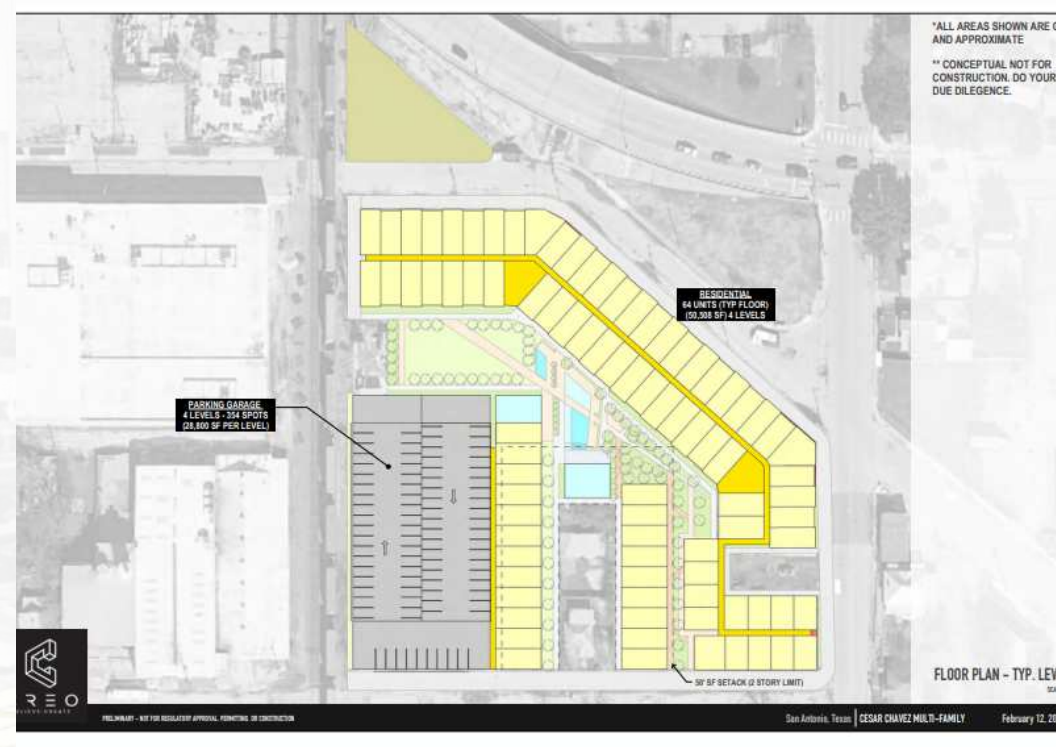
\*ALL AREAS SHOWN ARE GROSS AND APPROXIMATE

\*\* CONCEPTUAL NOT FOR CONSTRUCTION. DO YOUR OWN DUE DILEGENCE.



STREET LEVEL PLAN  
DAILY 10-11-24

# ADDITIONAL PHOTOS

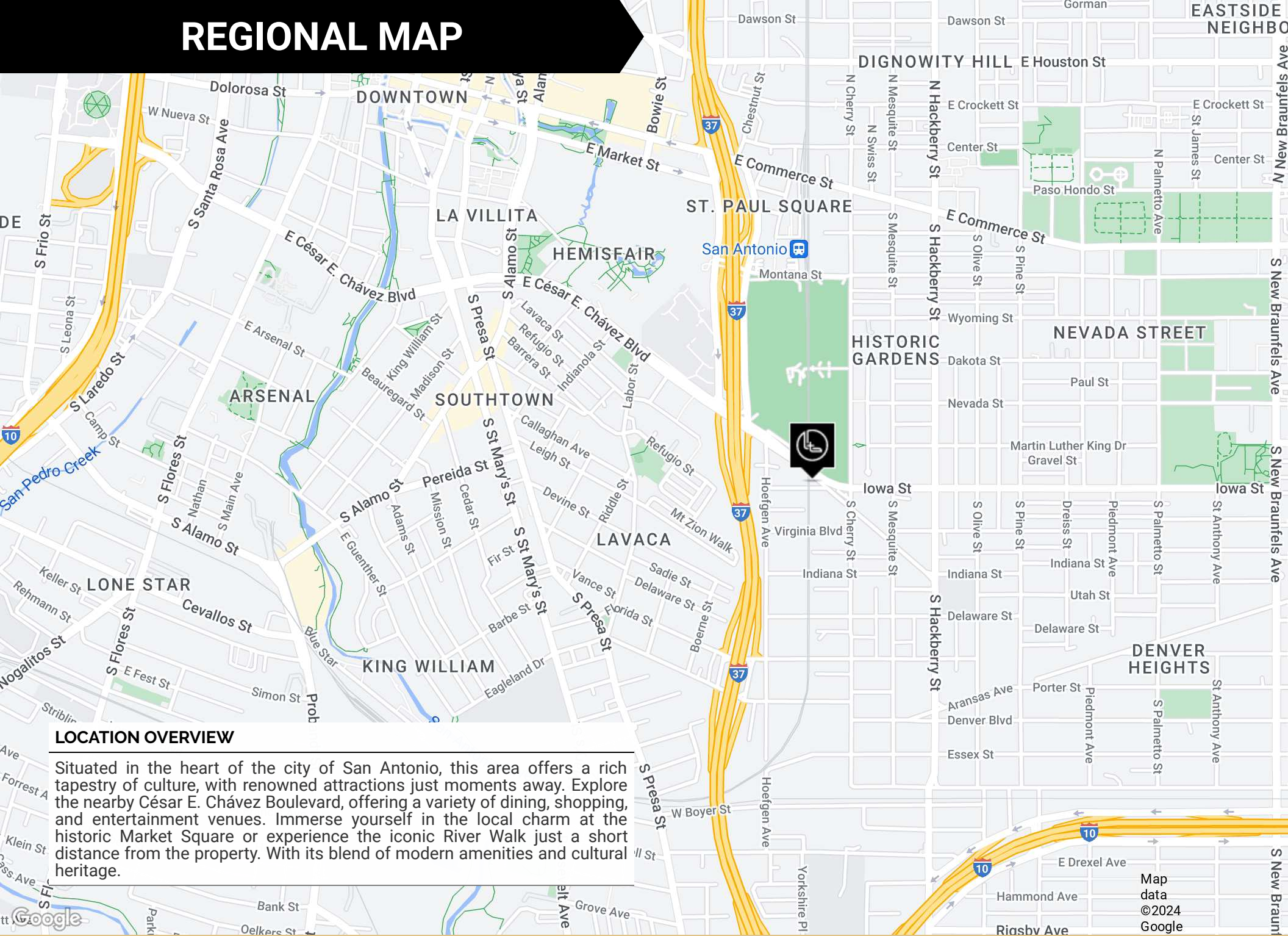




# LOCATION INFORMATION

Section 2

# REGIONAL MAP

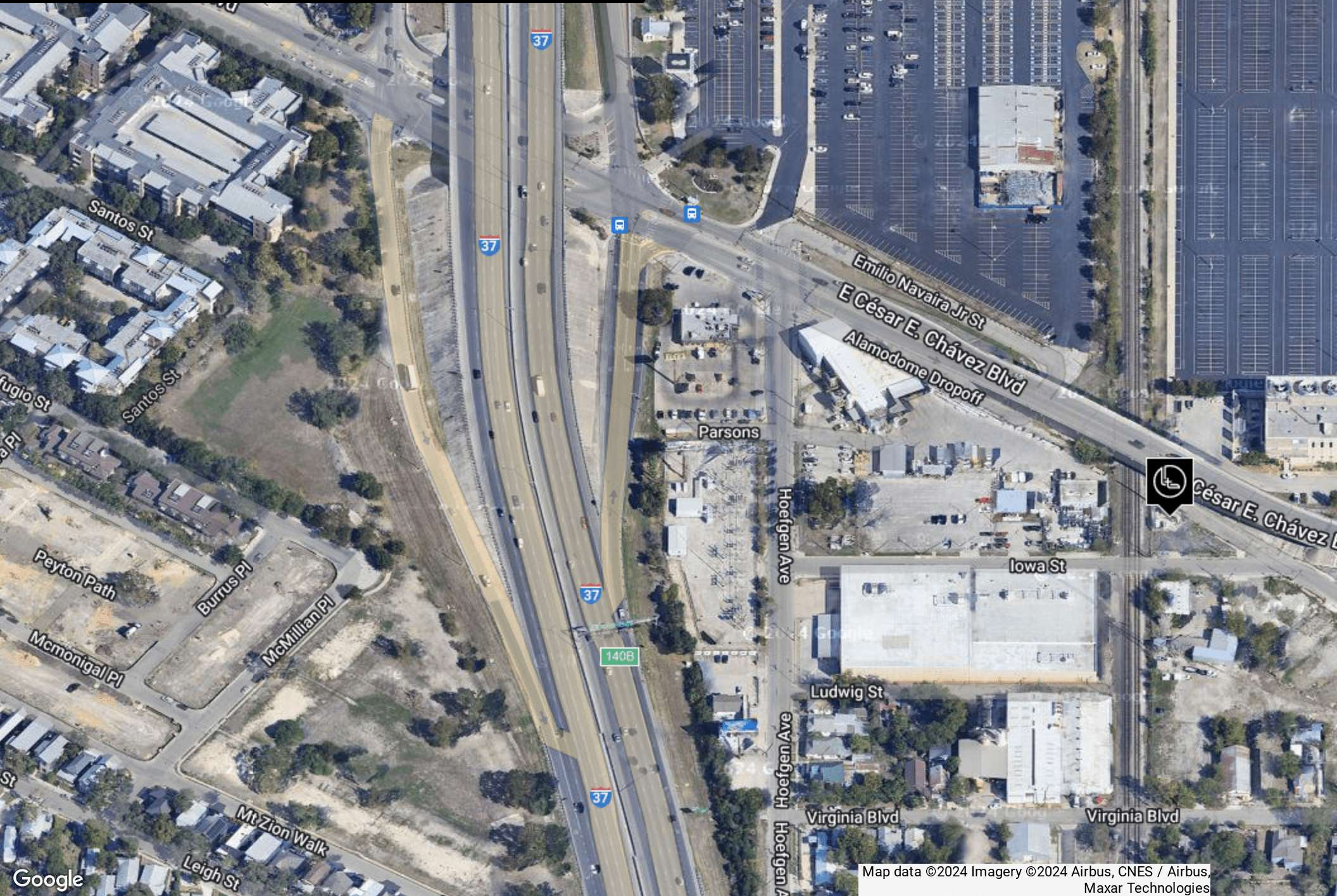


## LOCATION OVERVIEW

Situated in the heart of the city of San Antonio, this area offers a rich tapestry of culture, with renowned attractions just moments away. Explore the nearby César E. Chávez Boulevard, offering a variety of dining, shopping, and entertainment venues. Immerse yourself in the local charm at the historic Market Square or experience the iconic River Walk just a short distance from the property. With its blend of modern amenities and cultural heritage.

Map data ©2024 Google

# LOCATION MAP



Map data ©2024 Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

# DEMOGRAPHICS

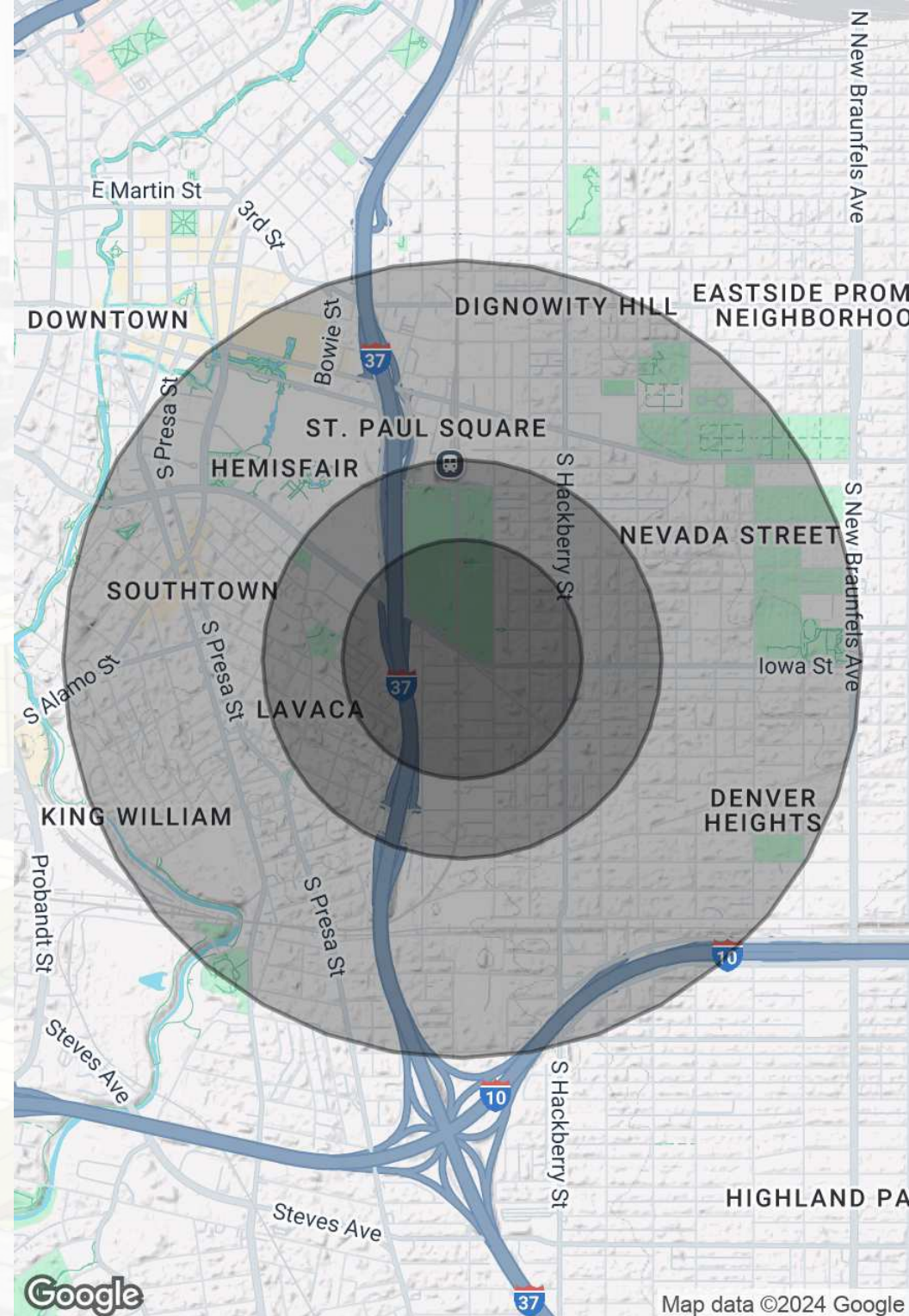
Section 3

# DEMOGRAPHICS MAP & REPORT

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	788	3,585	12,878
Average Age	40	40	41
Average Age (Male)	39	40	40
Average Age (Female)	40	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	351	1,523	5,450
# of Persons per HH	2.2	2.4	2.4
Average HH Income	\$64,892	\$63,250	\$71,952
Average House Value	\$410,791	\$362,549	\$403,436

Demographics data derived from AlphaMap





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