

# 2 ACRES

## On IH-10 Frontage

San Antonio, Texas 78244

Available for Sale



» Flexible zoning;  
C3

» All utilities  
available

» Great ingress/egress  
with cross access to N. Foster

» Platted site  
for sale

» Build-to-suits  
available

» Site ready  
for quick delivery



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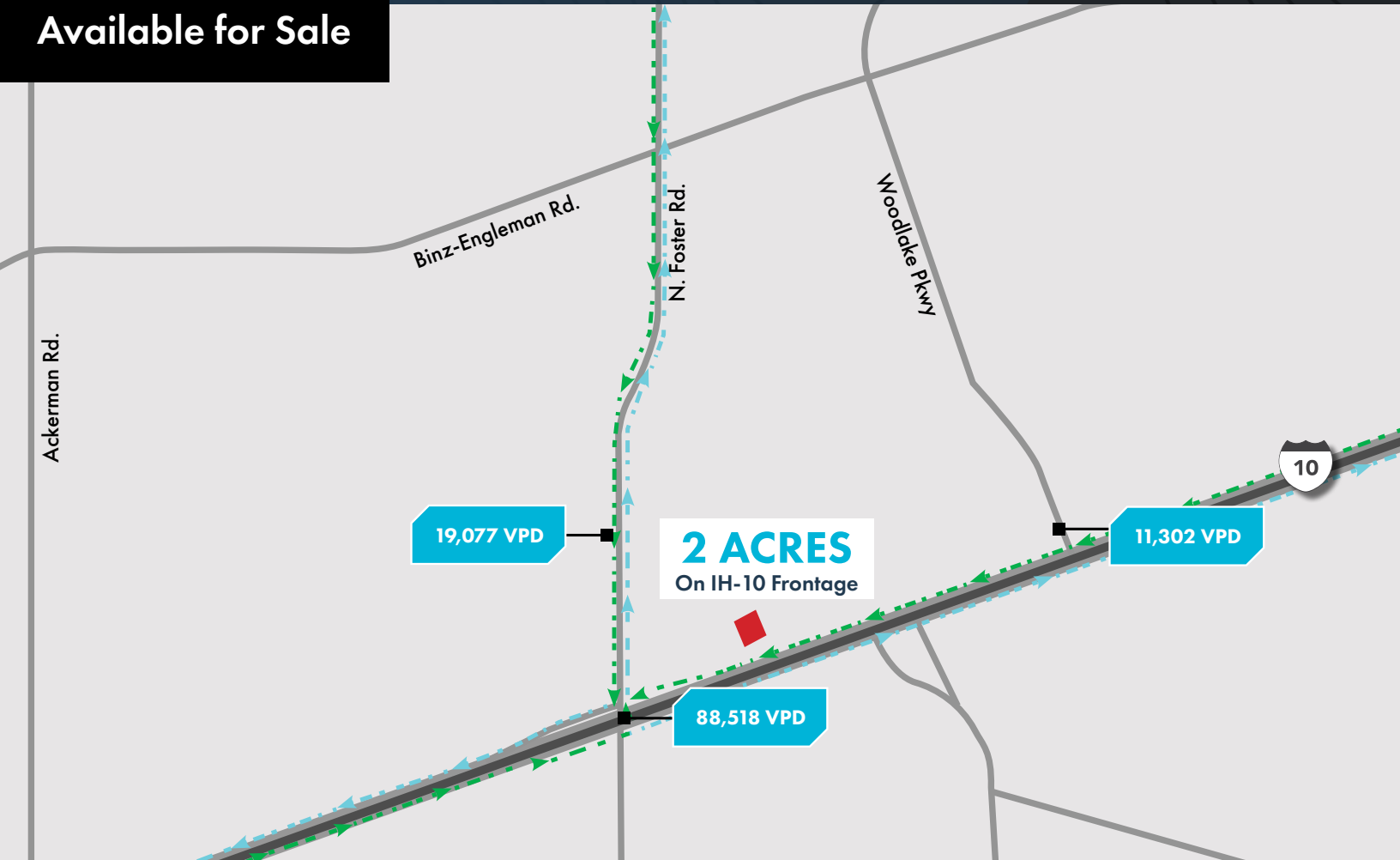


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### DEMOGRAPHICS



58.7MM  
Population



87.9%  
Diversity  
Index



\$78,355  
Average HH  
Income



21,324  
Daytime  
Workforce



56.8%  
Adults  
Finished College



32.5  
Median  
Age



77.7%  
Family  
Households

### DRIVE TIMES



6  
Mins



8  
Mins



9  
Mins



6  
Mins

Downtown  
San Antonio

8  
Mins

San Antonio  
Int'l Airport

9  
Mins



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## SURROUNDING TENANTS

- |              |             |                      |                      |               |                           |                      |            |
|--------------|-------------|----------------------|----------------------|---------------|---------------------------|----------------------|------------|
| 1 H-E-B      | 2 amazon    | 3 Southern Tire Mart | 4 DOLLAR GENERAL     | 5 McLANE      | 6 amazon                  | 7 TESLA              | 8 amazon   |
| 9 LANCER     | 10 FritoLay | 11 CLARIOS           | 12 PCI               | 13 Gmet Signs | 14 BURGESS PAPER CO. INC. | 15 PENSKE            | 16 mission |
| 17 BestDrive | 18 YAZAKI   | 19 XPO Logistics     | 20 VICTORY PACKAGING | 21 AF FREEMAN | 22                        | 23 CROWN lift trucks | 24 FedEx   |
| 25 Conn's    | 26 pepsi    | 27 amazon            | 28                   | 29 CHEP       | 30 Kroger                 | 31 elringklinger     | 32 CED     |

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McCOMBS  
PROPERTIES