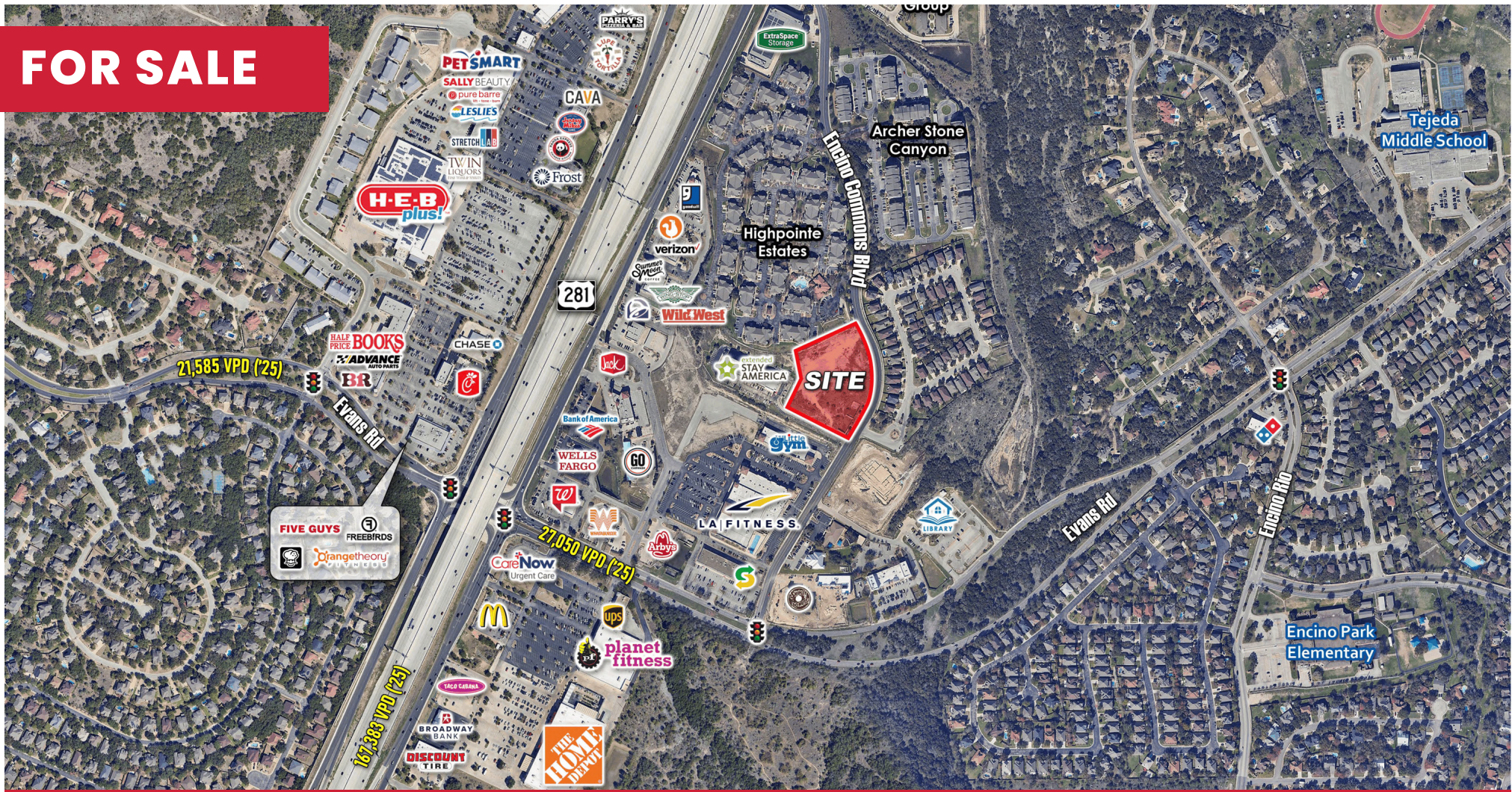


FOR SALE



PRIME COMMERCIAL LAND NORTH CENTRAL SAN ANTONIO

±3.574 Acres Zoned C-3

21211 Encino Commons | San Antonio, TX 78259

DONNIE WALKER BROKER ASSOCIATE

210.378.0878 | donnie@walkertexasre.com

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.

KW COMMERCIAL CITY VIEW
15510 Vance Jackson, Suite 101, San Antonio, TX 78249



EXECUTIVE SUMMARY

PRIME COMMERCIAL LAND NORTH CENTRAL SAN ANTONIO

21211 Encino Commons | San Antonio, TX 78259

POSITIONING SUMMARY

Rarely available ±3.574-acre commercial tract positioned directly on the US-281 corridor at Evans Road, in the heart of San Antonio's high-growth Stone Oak trade area. Zoned C-3 and surrounded by nationally recognized retailers, medical users, and dense rooftops, the site offers a developer or owner-user immediate access to over 167,000 vehicles per day and a deep, affluent consumer base — an ideal setting for retail, restaurant, or professional/medical office development.

LOCATION

21211 Encino Commons
San Antonio, TX 78259

AVAILABLE

±3.574 Acres | ±15,5683 SF Land

- » **Zoning:** C-3
- » **County:** Bexar
- » **Parcel ID:** 17600-010-0190
- » **Legal:** NCB 17600 BLK 10 LOT 19 (COLONY AT ENCINO COMMONS)
- » **Best Use:** Retail, Restaurant, or Professional/Medical Office

PRICE

Call Broker

TRAFFIC COUNTS (TXDOT)

US 281: 167,383 VPD ('25)
Evans Rd: 27,050 VPD ('25)

HIGHLIGHTS

- » **High-Visibility Corridor** — Frontage/proximity to US-281, carrying 167,383 VPD (2025 TXDOT)
- » **Secondary Access** — Additional exposure on Evans Rd, 27,050 VPD (2025 TXDOT)
- » **Shovel-ready zoning** — ±3.574 acres (±155,683 SF), zoned C-3 for general commercial use
- » **Prime submarket** — Located in San Antonio's affluent, high-growth Stone Oak trade area
- » **Strong Co-Tenancy** — Surrounded by H-E-B Plus, PetSmart, LA Fitness, Chase, and Wells Fargo
- » **Retail-Rich Vicinity** — Minutes from Sam's Club, Target, Hobby Lobby, and the Stone Oak Pkwy corridor
- » **Flexible Development Potential** — Best suited for retail, restaurant, or professional/medical office

SITE AERIAL

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REGIONAL AERIAL

PRIME COMMERCIAL LAND NORTH CENTRAL SAN ANTONIO

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DEMOGRAPHICS

PRIME COMMERCIAL LAND NORTH CENTRAL SAN ANTONIO

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POPULATION — 1 MILE 11,209 ↑ 0.07%/yr → 2031	POPULATION — 3 MILES 84,294 ↑ 0.86%/yr → 2031	POPULATION — 5 MILES 198,981 ↑ 0.71%/yr → 2031	DAYTIME POP — 5 MILES 193,007 101,958 workers in area
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METRIC	1 MILE	3 MILES	5 MILES
Avg household income	\$153,083	\$160,979	\$155,344
Median household income	\$115,518	\$120,025	\$117,488
Per capita income	\$57,327	\$61,168	\$59,180
Avg household size	2.67	2.62	2.61
Owner occupied	48.7%	52.3%	61.0%
Median home value (current)	\$397,750	\$429,434	\$396,504
Median home value (forecast)	\$500,565	\$495,978	\$473,074
Median age	37.6	37.3	38.8
Hispanic origin	36.3%	37.9%	38.7%
Employment rate	98.0%	96.6%	96.7%

POPULATION GROWTH 2010–2031			
	2010	2026	2031
1 mile	8,358	11,209	11,251
3 miles	57,362	84,294	87,986
5 miles	145,981	198,981	206,183
1 MI/YR	0.07%	0.86%	0.71%

INCOME DISTRIBUTION — ALL RINGS			
	1 mile	3 miles	5 miles
<\$35K	10.1%	10.0%	10.8%
\$35K–\$75K	20.0%	19.2%	19.1%
\$75K–\$150K	32.0%	31.0%	31.9%
\$150K+	37.8%	39.8%	38.4%
Avg (1 mi)	\$153,083	Avg (3 mi)	\$160,979
		Avg (5 mi)	\$155,344

HOUSING SNAPSHOT			
	1 MI	3 MI	5 MI
Owner occupied	48.7%	52.3%	61.0%
Renter occupied	42.0%	38.4%	31.0%
Vacant units	9.3%	9.2%	8.0%
Total HH (current)	4,104	31,833	75,731
MEDIAN HOME VALUE CURRENT → FORECAST			
1 mile	\$398K	3 miles	\$429K
	→ \$501K		→ \$496K
		5 miles	\$397K
			→ \$473K

AGE & EMPLOYMENT (5 MI)	
AGE DISTRIBUTION — CURRENT YEAR	
Under 18	22.1%
18–34	23.2%
35–54	27.7%
55–74	20.3%
75+	6.7%
TOP INDUSTRIES — 5 MI (CURRENT YEAR)	
Services	53.9%
Finance/Insurance/Real Estate	11.7%
Retail Trade	10.2%
Construction	5.5%
Manufacturing	5.0%

Source: Esri forecasts. U.S. Census Bureau data. KW Commercial City View.





DONNIE WALKER
BROKER ASSOCIATE

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0697847, Texas

PROFESSIONAL BACKGROUND

Donnie Walker and his team have closed 125M in volume since November 2017 and have been recognized as a consistent top producer within Keller Williams City View ranking #1 multiple times in the monthly categories across various categories.

Mr. Walker has been ranked by the San Antonio Business Journal as a top agent multiple times. He enjoys selling unique properties and puts in the work ethic and grit to get the job done well with integrity. He is also a finalist in the San Antonio Platinum 50 group in 2022, 2023, and Platinum 50 winner for 2024.

Donnie Walker achieved a BBA in Finance from the Mays Business School. He also walked on the Varsity swim team and was voted co-captain of the swim team by his team members and coaches. In addition, he is a member of the highly renowned Titans of Investing network.

Mr. Walker is heavily involved in his faith community and has a passion for helping people and teaching them the faith. He receives the greatest joy when serving the client well and with integrity.

AFFILIATIONS

RLI: Realtors Land Institute

NAR: National Association of Realtors

TAR: Texas Association of Realtors

EDUCATION

Texas A&M Mays Business School

BBA in Finance



Information About Brokerage Services

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

2-10-2025



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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

<u>Keller Willis San Antonio, Inc</u>	<u>547594</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Broker/ Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<u>Joseph H Sloan III</u>	<u>526284</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Tony Zamora Jr.</u>	<u>537135</u>	<u>Legal@kwcityview.com</u>	<u>210.696.9996</u>
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<u>Donnie Walker</u>	<u>697847</u>	<u>donnie@walkertexasre.com</u>	<u>210.378.0878</u>
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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