

RESTAURANT FOR SALE

808 LOCKHILL SELMA

808 LOCKHILL SELMA ROAD, CASTLE HILLS, TX 78213



FOR SALE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



INTERNATIONAL

Each Office Independently Owned and Operated

PRESENTED BY:

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EXECUTIVE SUMMARY

808 LOCKHILL SELMA ROAD



OFFERING SUMMARY

PRICE:	\$630,000
BUILDING SF:	4,120
PRICE / SF:	\$152
LOT SIZE:	0.26 Acres
FRONTAGE:	67' on Lockhill Selma
YEAR BUILT:	1964
PARKING:	16

PROPERTY OVERVIEW

4,120 SF restaurant property located at ****808 LOCKHILL SELMA ROAD****, now available for \$630,000. Built in 1964, this property offers a spacious kitchen, two dining areas plus a bar. General Commercial zoning, situated in Castle Hills. The property has approx. 67' of frontage on Lockhill Selma Road and includes four parking spaces.

Adjacent properties at 804 and 806 Lockhill Selma are also available for purchase, offering a combined portfolio opportunity at \$1,404,000.

The neighboring properties are also for sale:

804 Lockhill Selma - Listed at \$536,000

806 Lockhill Selma - Listed at \$238,000

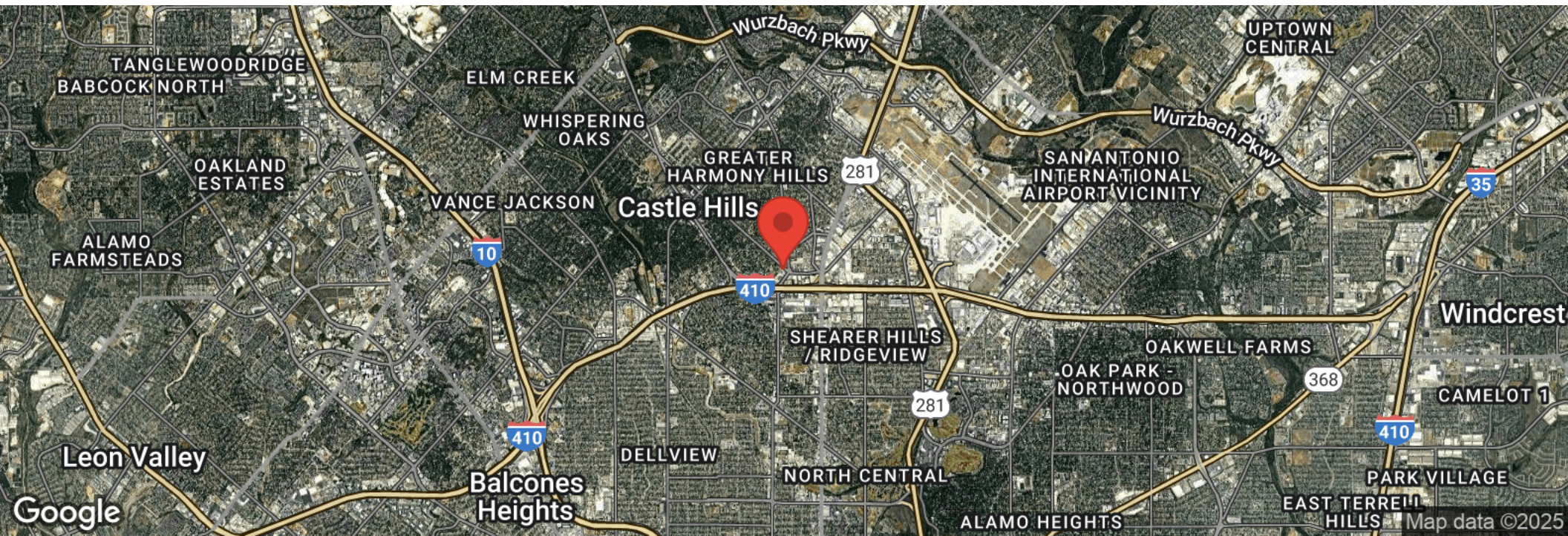
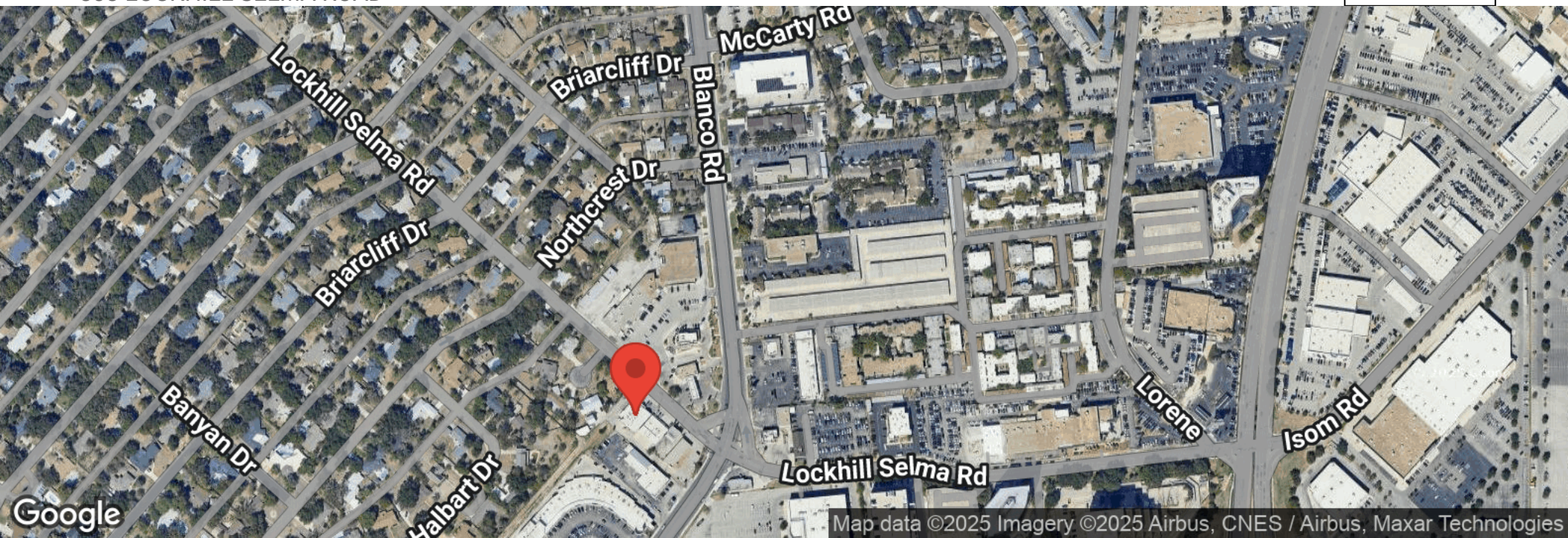
PROPERTY PHOTOS

808 LOCKHILL SELMA ROAD



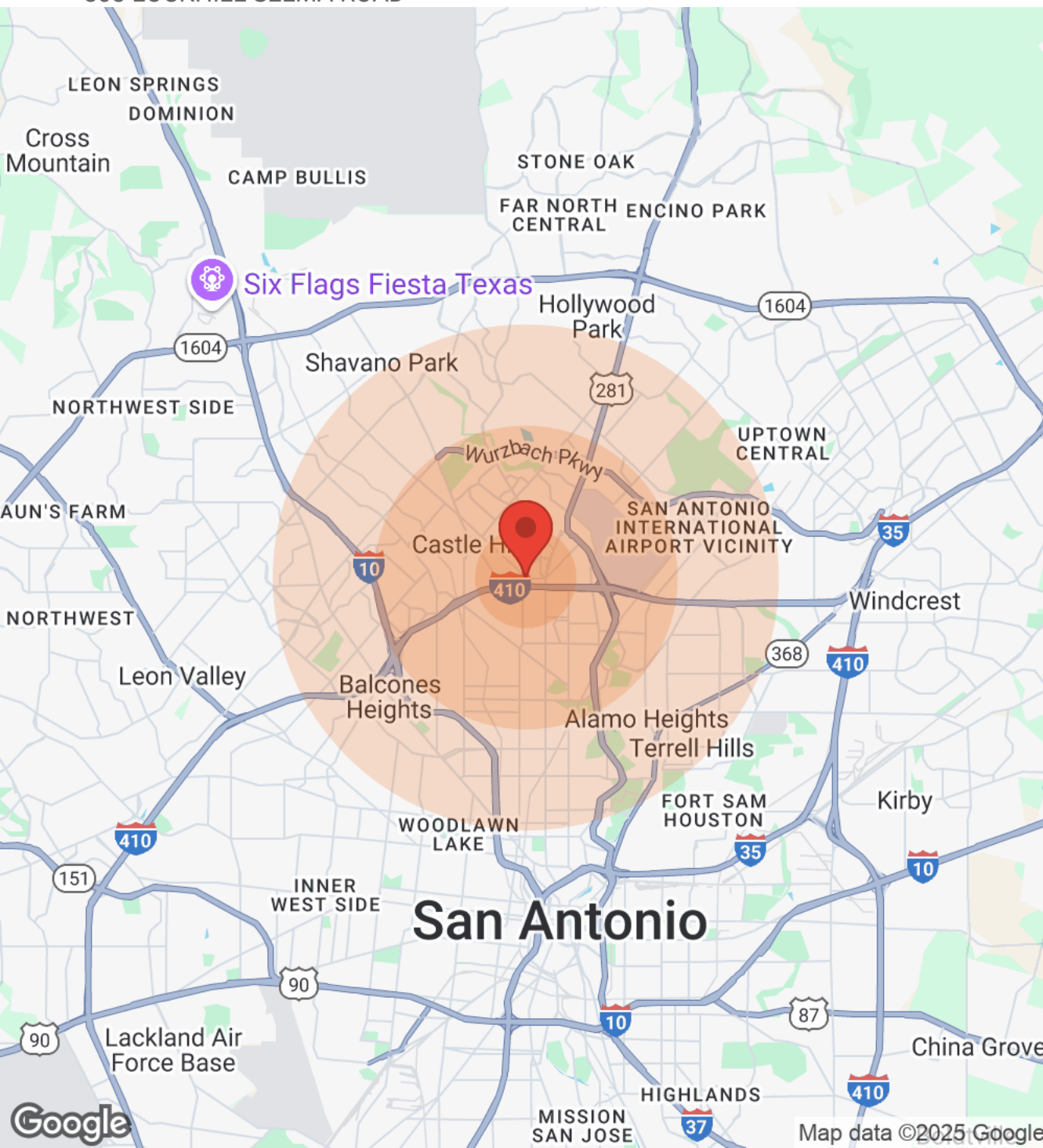
LOCATION MAPS

808 LOCKHILL SELMA ROAD



DEMOGRAPHICS

808 LOCKHILL SELMA ROAD



Population	1 Mile	3 Miles	5 Miles
Male	4,430	55,624	158,227
Female	4,997	58,204	168,170
Total Population	9,427	113,828	326,397

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,853	22,653	62,383
Ages 15-24	1,124	13,713	38,270
Ages 25-54	3,375	47,151	138,784
Ages 55-64	1,089	12,691	38,427
Ages 65+	1,986	17,620	48,533

Race	1 Mile	3 Miles	5 Miles
White	7,391	88,115	259,026
Black	397	3,919	12,285
Am In/AK Nat	45	375	942
Hawaiian	N/A	16	71
Hispanic	5,512	72,793	181,087
Multi-Racial	3,060	40,362	91,734

Income	1 Mile	3 Miles	5 Miles
Median	\$36,234	\$42,444	\$43,911
< \$15,000	701	7,008	21,325
\$15,000-\$24,999	766	7,394	17,258
\$25,000-\$34,999	399	6,597	18,300
\$35,000-\$49,999	700	7,327	20,169
\$50,000-\$74,999	631	8,387	24,070
\$75,000-\$99,999	354	4,366	13,359
\$100,000-\$149,999	261	4,113	13,643
\$150,000-\$199,999	121	1,279	5,564
> \$200,000	139	1,237	6,496

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,835	54,084	159,171
Occupied	4,263	49,012	144,312
Owner Occupied	1,964	22,931	68,770
Renter Occupied	2,299	26,081	75,542
Vacant	572	5,072	14,859

DISCLAIMER

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