



PHYLLIS BROWNING Co.
COMMERCIAL

**15034 SCENIC LOOP ROAD
HELOTES, TEXAS 78023**

FOR SALE





OPPORTUNITY ZONE DEVELOPMENT

This prime lot is located conveniently across the street from a major development project. The lot is generally flat with one structure tucked in the back portion. It is easily accessible to Highway 16, with numerous shops and family friendly developments. This fast growing city of Helotes has grown 72.3% since the 2000.

PROPERTY DESCRIPTION

USE: Neighborhood Service District
ZONING: B-2
MARKET: Helotes

OFFERING SUMMARY

SALES PRICE: Call for price
PROPERTY SIZE: 2.04 ACRES

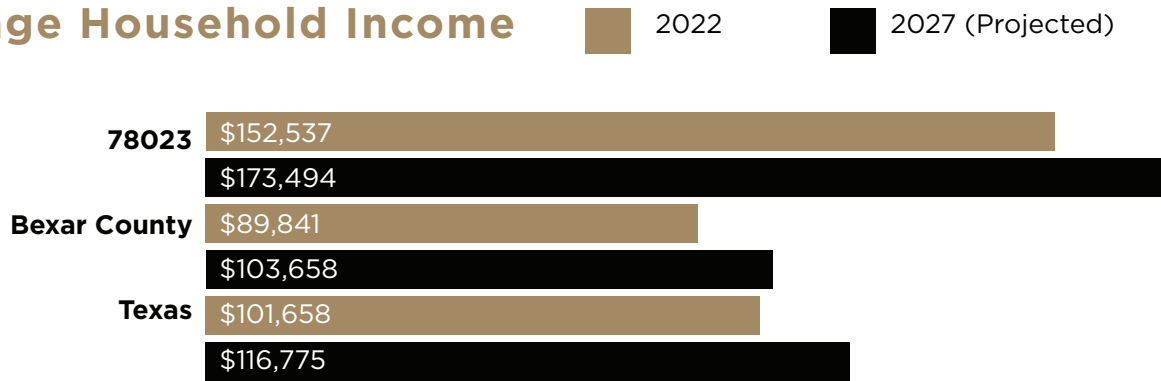
PROPERTY HIGHLIGHTS

- Across street from 31 acre residential and retail development
- A few lots away from New QT
- OCL zoning, B2
- Under 10 mins from Hwy16 and 1604
- Growth 2010-2023 33.49% within 1 mile radius

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
POPULATION	2,261	34,277	142,246
AVERAGE HOUSEHOLD INCOME	\$134,384	\$134,099	\$108,859
MEDIAN HOUSEHOLD INCOME	\$97,513	\$112,075	\$89,763

HELOTES, TX: ECONOMIC COMPARISON

Average Household Income



Median Household Income



Per Capita Income

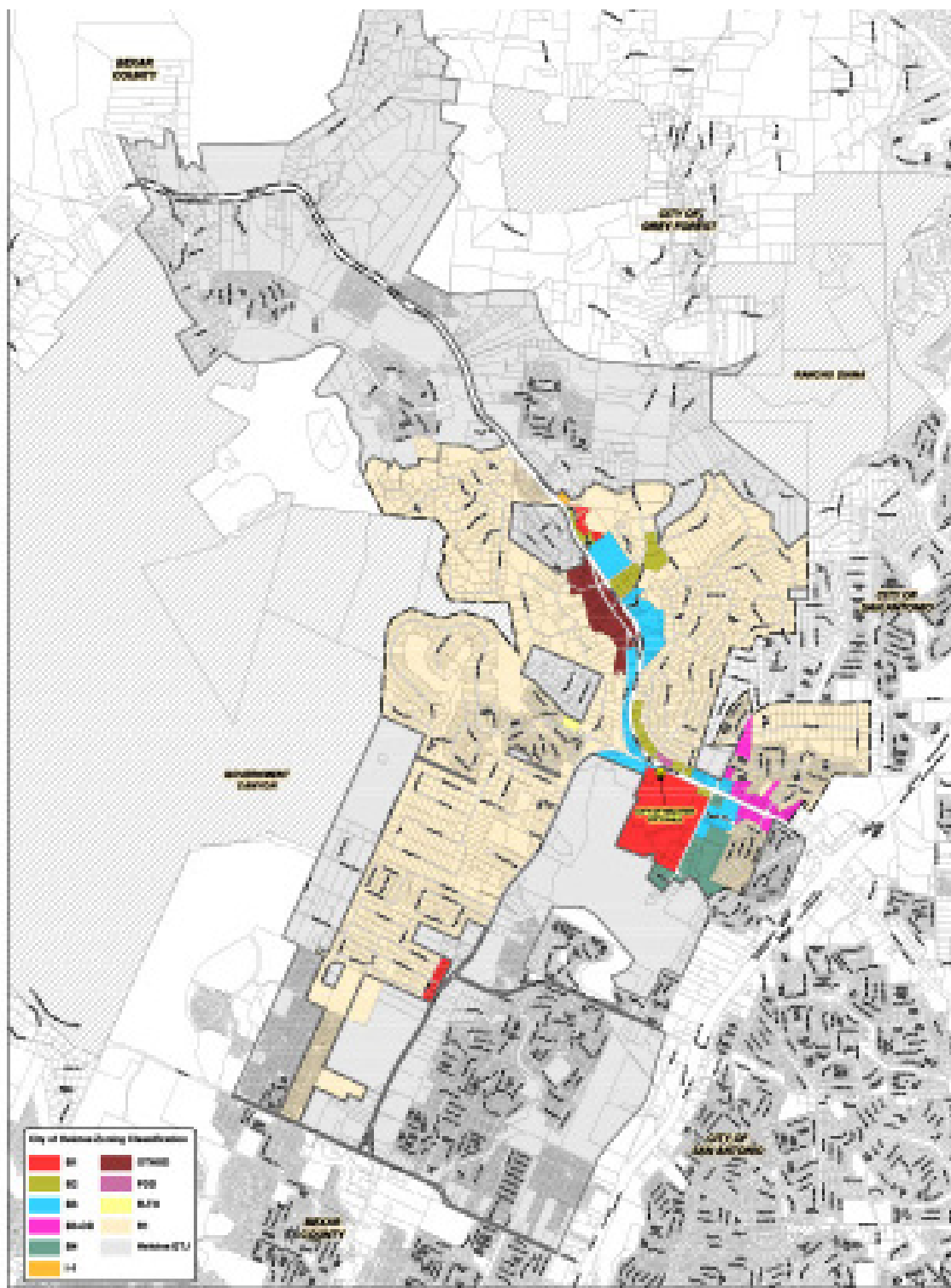


Average Disposable Income



This chart shows the average household income in that area, compared with other geographies.

Data Source: U.S. Census American Community Survey via Esri, 2022
Update Frequency: Annually



This offering is subject to errors, omissions, changes in price-terms-conditions, prior sale, or lease without notice. The information herein has been obtained from sources believed to be reliable but has not been verified or guaranteed for its accuracy by Phyllis Browning Company ("Broker") who makes no representation, statement or other assertion with respect to the property condition or its fitness for a particular purpose. Potential purchasers have the sole duty of due diligence to research the property and shall rely solely upon their own examination of the same.



**PHYLLIS
BROWNING CO.**
COMMERCIAL

ERIK HERNANDEZ
COMMERCIAL SPECIALIST®

☎ 210.792.3992

ehernandez@phyllisbrowning.com

4372 N. Loop 1604 West Ste. 102
www.phyllisbrowning.com/commercial