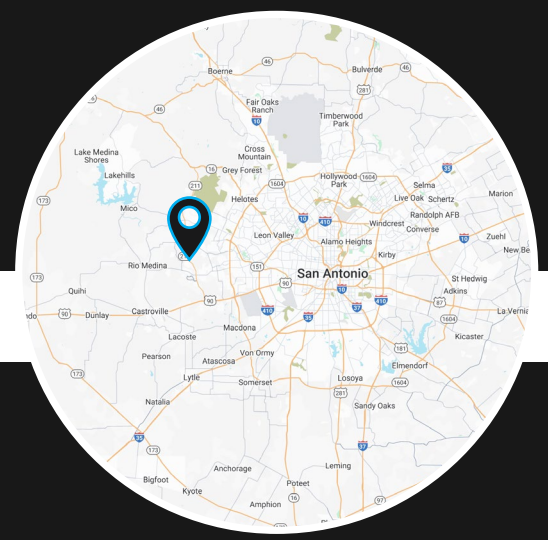


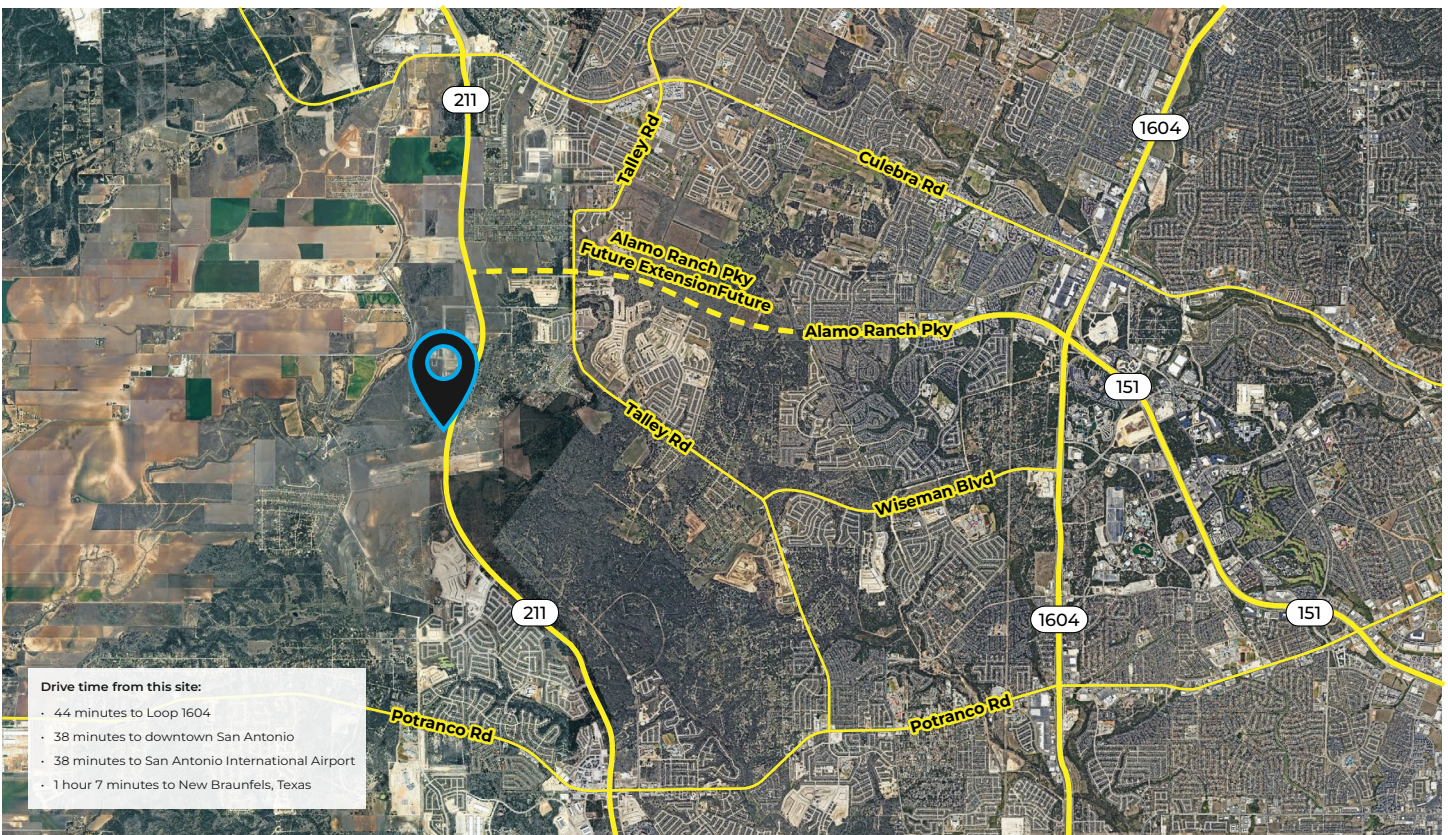
FOR SALE – COMMERCIAL LAND

ALL OR PART | BUILD TO SUIT



Municipality:	Medina County City of San Antonio ETJ
Acreage:	South Lot +/- 5.27 AC North Lot +/- 5.7 AC
Zoning:	OCL (Outside City Limits)
Potential Uses:	Big Box or Small Shop Retail, Fast Food/ Quick Service Restaurants, Pharmacy/ Drug Store, Fitness Center, Education, Medical Office, Self -Storage
Utilities:	Water Along SH 211 Sewer Available (To Be Extended To Site Late 2026)
Stormwater Detention:	Off-lot Stormwater Detention To Be Provided with Future Residential Phase
Frontage:	North Lot +/- 400' along SH 211 South Lot +/- 700' along SH 211

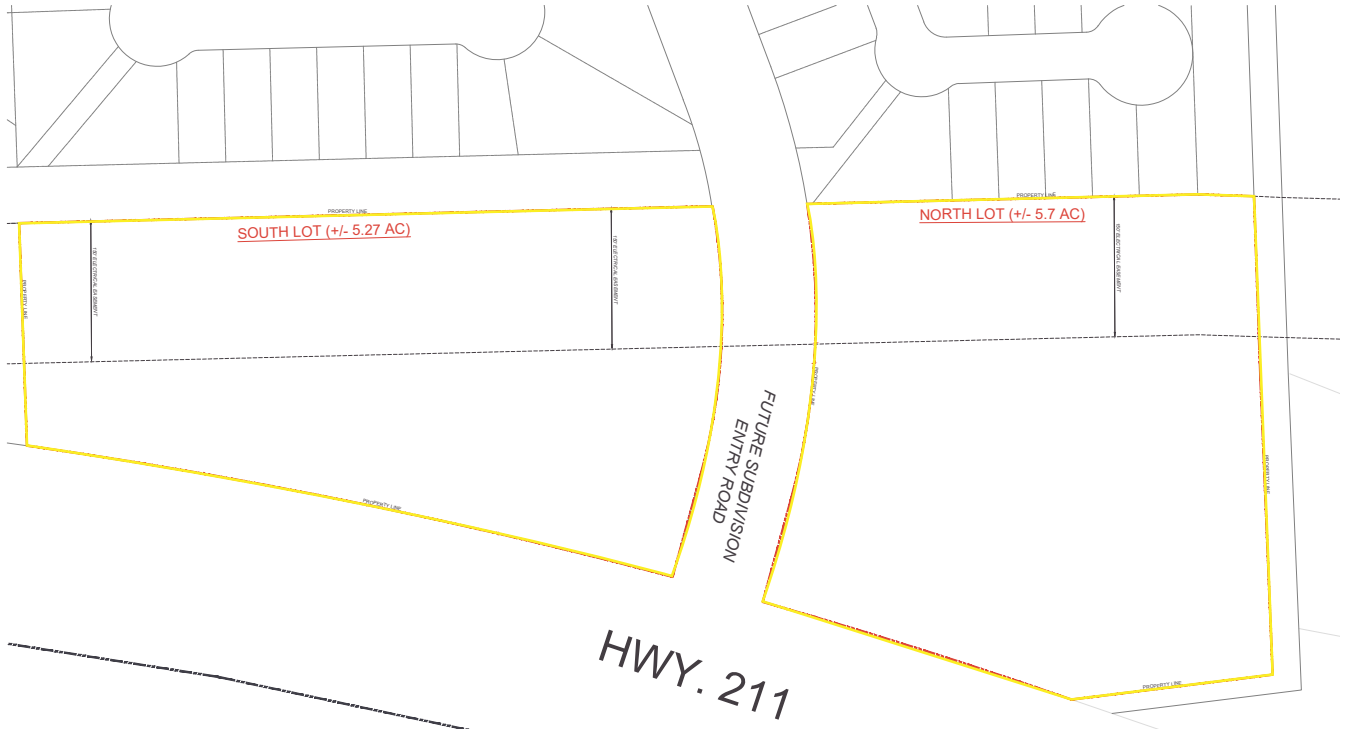
This offering presents a prime commercial land opportunity along SH 211 in the City of San Antonio ETJ. The property consists of two tracts totaling approximately 11 acres and is available for sale as a whole or in part, with build-to-suit options available. Zoned OCL (Outside City Limits), the site supports a wide range of commercial uses including retail, restaurants, medical and educational facilities, fitness, and self-storage. The property benefits from significant highway frontage, existing water service along SH 211, planned sewer extension by late 2026, and off-site stormwater detention to be provided with a future residential phase—making it a flexible and highly visible development opportunity in a growing corridor.



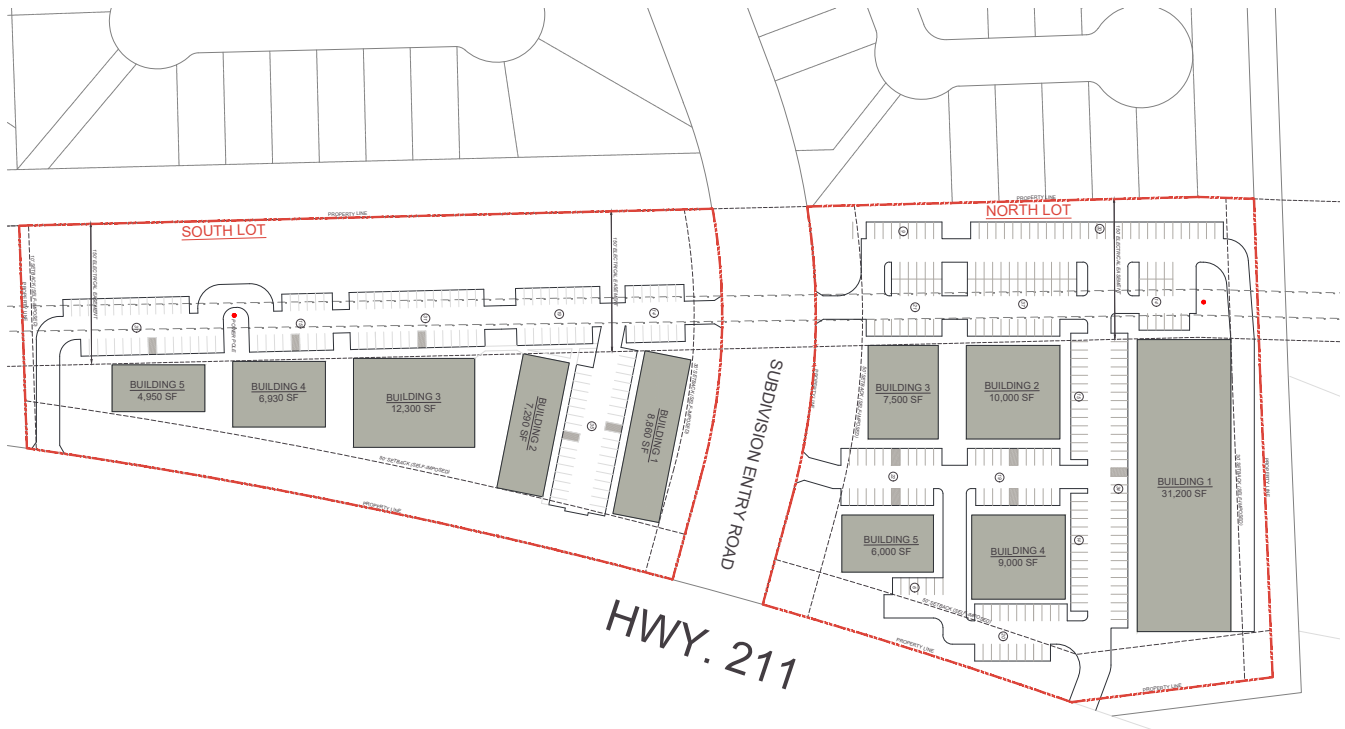
Drive time from this site:

- 44 minutes to Loop 1604
- 38 minutes to downtown San Antonio
- 38 minutes to San Antonio International Airport
- 1 hour 7 minutes to New Braunfels, Texas

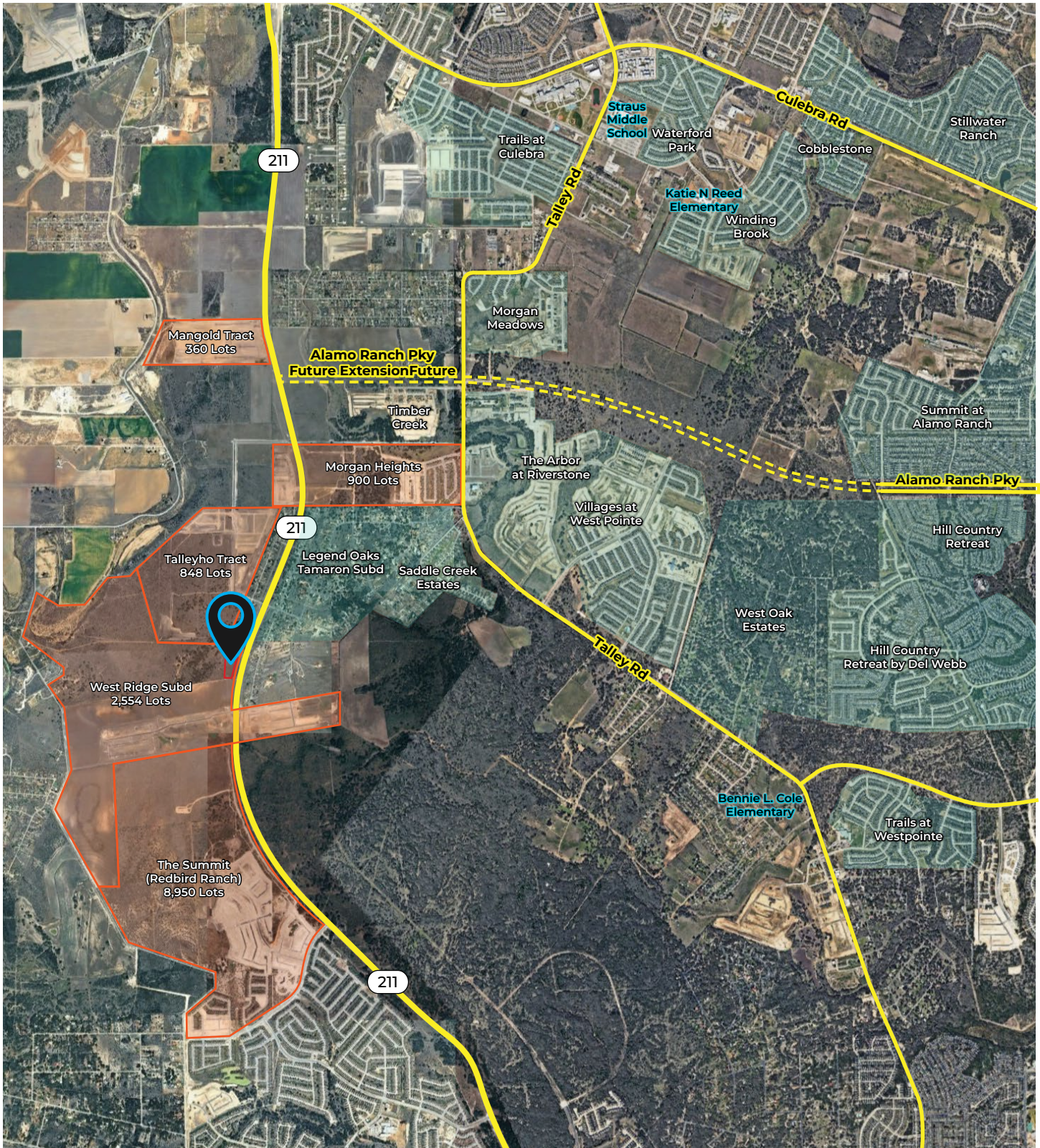
SITE PLAN



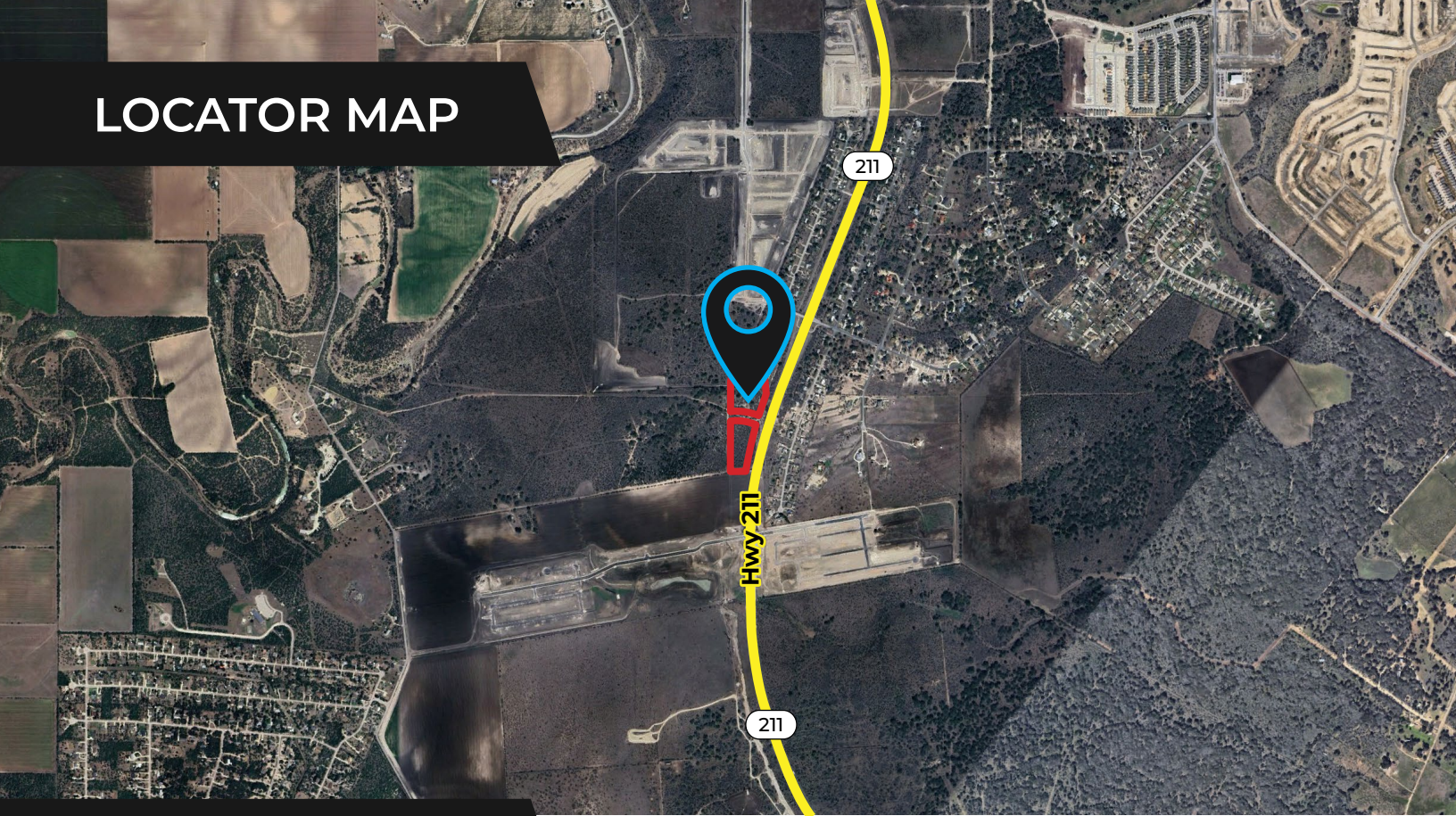
POTENTIAL LAYOUT



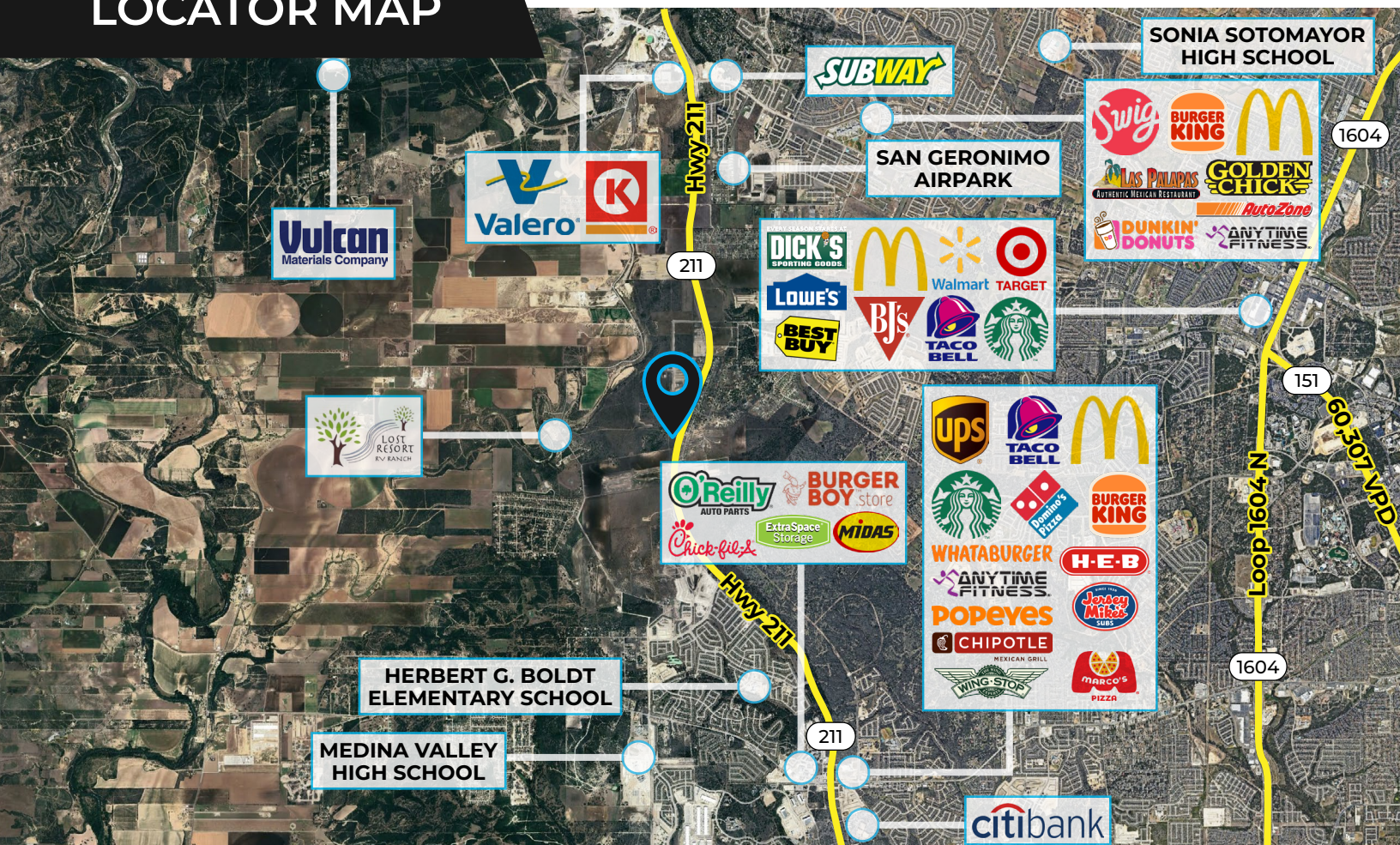
SURROUNDING GROWTH



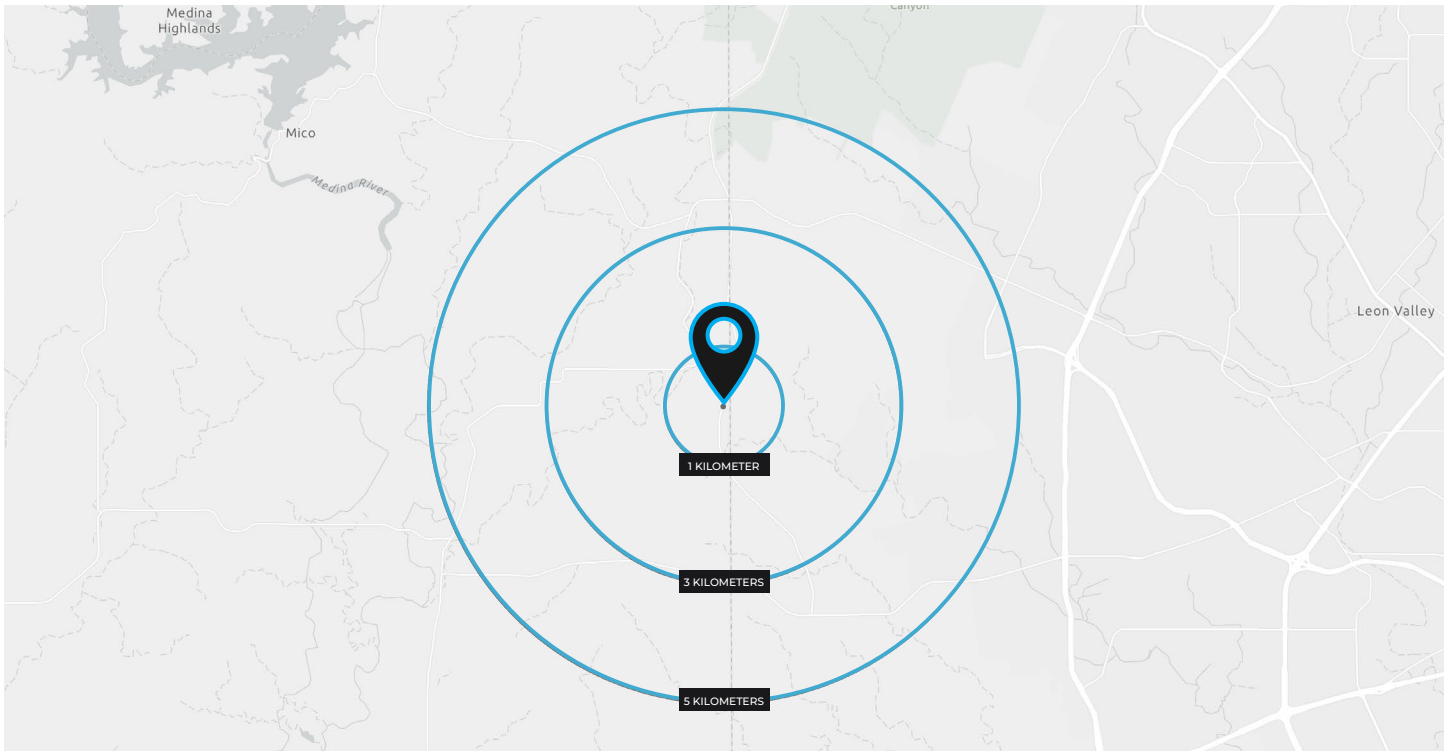
LOCATOR MAP



LOCATOR MAP



DEMOGRAPHICS



2025 Summary	1 MILE	3 MILES	5 MILES
Population	877	29,328	114,439
Households	265	9,252	36,174
Families	210	7,466	29,626
Average Household Size	3.31	3.17	3.16
Owner Occupied Housing Units	244	8,670	32,324
Renter Occupied Housing Units	21	582	3,850
Median Age	34.9	36.1	35.0
Median Household Income	\$112,560	\$111,820	\$118,881
Average Household Income	\$130,596	\$134,563	\$141,519

2030 Summary	1 MILE	3 MILES	5 MILES
Population	1,251	38,167	140,756
Households	376	12,254	45,335
Families	297	9,847	36,871
Average Household Size	3.33	3.11	3.10
Owner Occupied Housing Units	355	11,662	40,828
Renter Occupied Housing Units	21	591	4,507
Median Age	35.6	36.8	35.6
Median Household Income	\$126,639	\$122,484	\$130,763
Average Household Income	\$148,626	\$149,102	\$156,020

LAND PLAN

