

N LOOP 1604 E PAD SITE

GRACO
REAL ESTATE DEVELOPMENT, INC.



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	3,400 SF
Available SF:	3,400 SF
Lot Size:	.8060-1.0034 Acres
Zoning:	C-3
Submarket:	Stone Oak

PROPERTY OVERVIEW

Two pad sites available for ground lease or build to suit. Located directly on Loop 1604 E in San Antonio. Surrounded by several restaurants and retailers, this area has direct access to Loop 1604 Service Rd, as well as easy access to Hwy 281 less than half a mile to the east.



MIKE GRESBACK

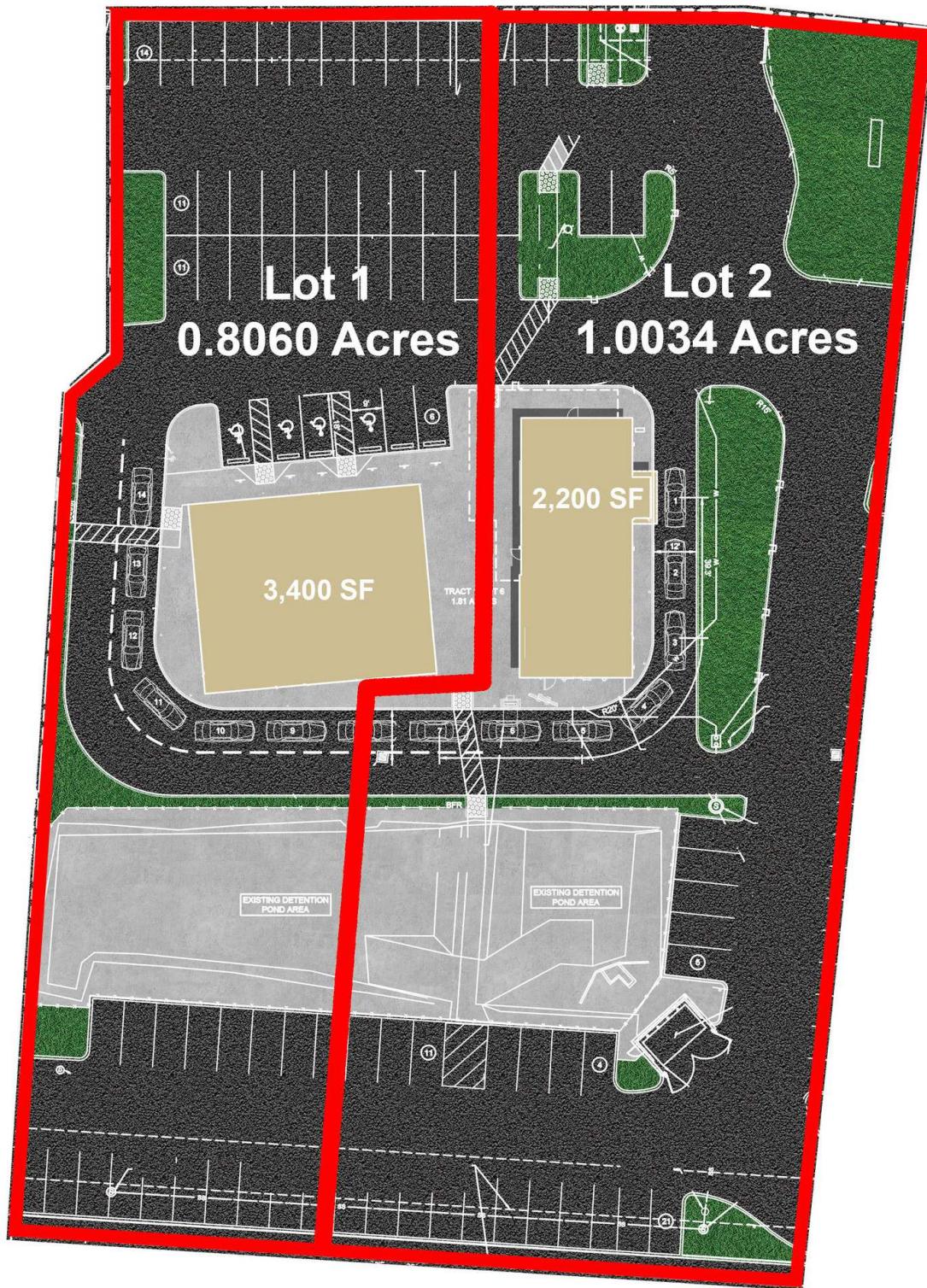
mg@graco.dev
806.705.7336

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PROPOSED SITE PLAN



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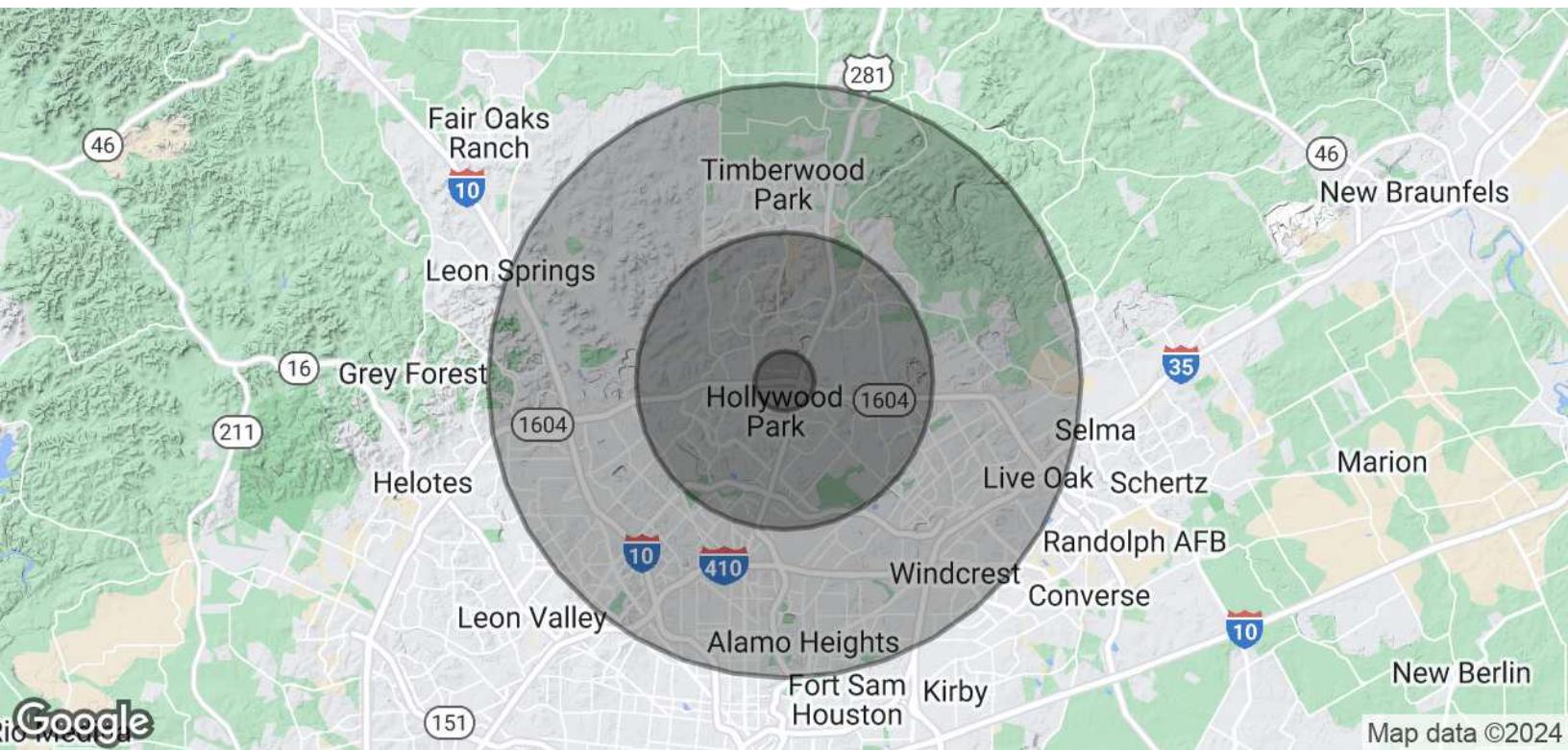
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,435	206,695	713,786
Average Age	43.2	38.6	36.6
Average Age (Male)	43.8	37.5	35.2
Average Age (Female)	40.9	39.5	37.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,654	81,598	286,003
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$101,367	\$103,765	\$84,340
Average House Value	\$231,190	\$285,429	\$231,608

2020 American Community Survey (ACS)

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