

Encino Park - Phase 2 - Mix Development

HWY. 281N. @ EVANS RD & ENCINO RIO

Pads, 1 thru 6 | Retail spaces, 1 thru 4



For Sale | Land Lease



Phase 2 of the Encino Rio Development. Pad sites and Retail space available. Just off Hwy 281 between Evans rd & Encino Rio.

PROPERTY HIGHLIGHTS

- ▀ 6 - Pad Sites
- ▀ 3 - Retail Anchor Spaces
- ▀ 1 - Retail Strip Center
- ▀ Direct Access from US Hwy 281 via Encino Rio and Evans Road

AREA HIGHLIGHTS

- ▀ San Antonio's population is projected to rise 8 percent over the next five years.
- ▀ Job growth in San Antonio is expected to average 2.5 percent per year through 2019.
- ▀ San Antonio residents enjoy a low cost of living and no state personal income taxes.

AREA TENANTS

- ▀ McDonalds
- ▀ Planet Fitness
- ▀ Taco Cabana
- ▀ Walgreens
- ▀ Whataburger
- ▀ US Post Office
- ▀ GSA
- ▀ UPS
- ▀ My Fit Foods
- ▀ Golds Gym
- ▀ Jack in Box
- ▀ Home Depot
- ▀ Pollo Tropical
- ▀ Auto Zone
- ▀ Carls Jr.
- ▀ Chase Bank
- ▀ HEB
- ▀ Pet Smart
- ▀ Panda Express
- ▀ Smash Burger
- ▀ Frost Bank
- ▀ Chase Bank

SQUARE FOOTAGE	389,185.88 SF	ZONED	C-3
TAXES	N/A	CAM	N/A
SALE PRICE	Call for details	LEASE RATE	Call for details

STATISTICS	1 Mile	3 Miles
Population	7,793	66,713
Households	3,168	24,115
Average HHI	\$127,992	\$129,601

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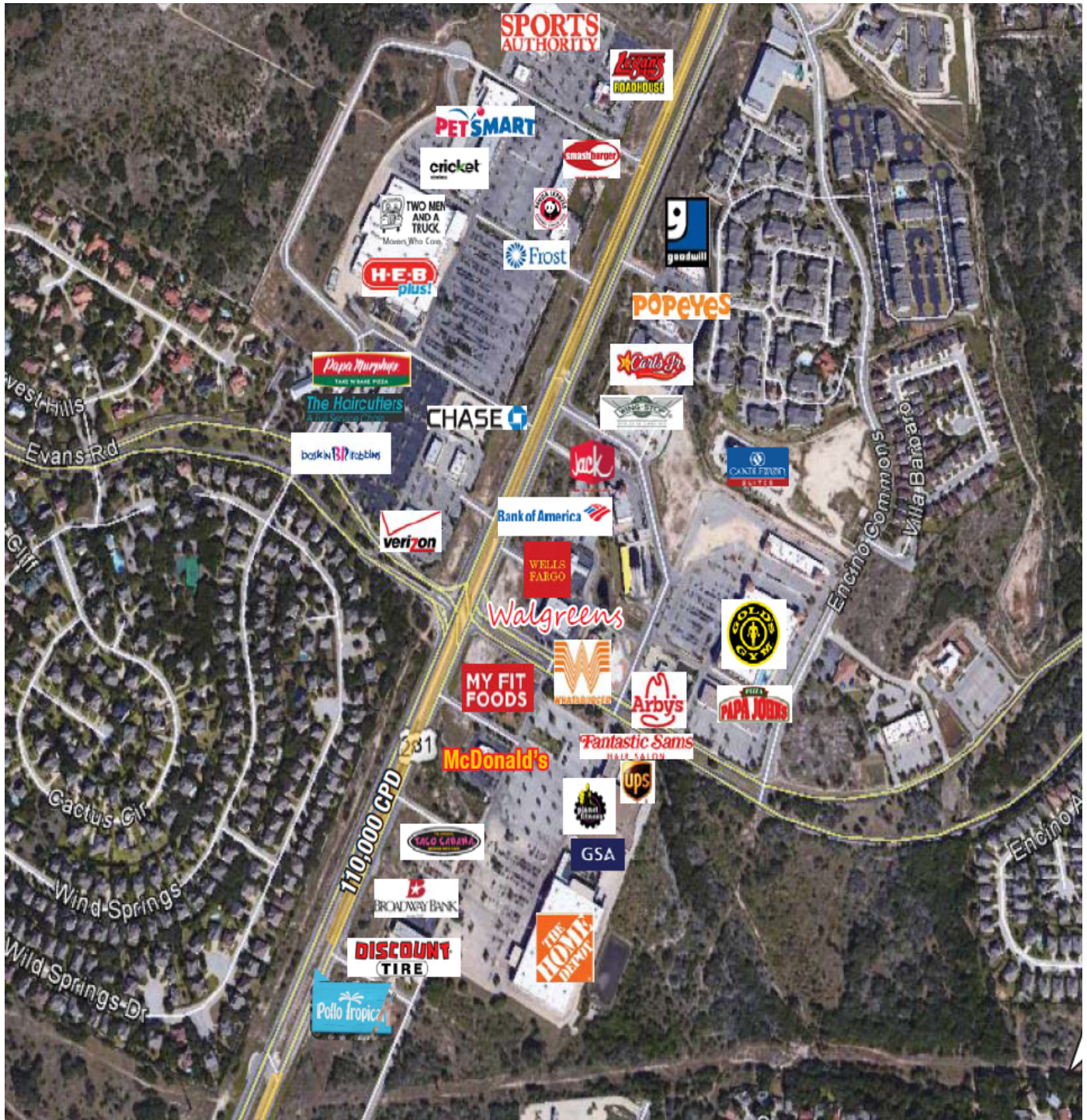
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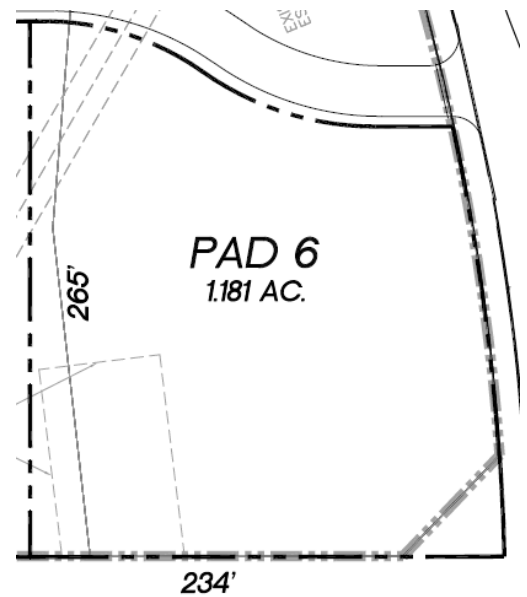
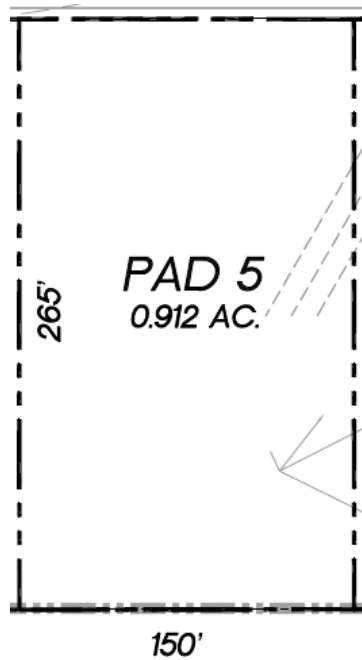
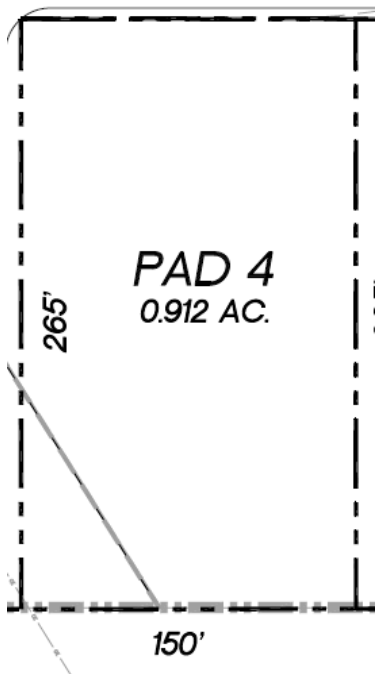
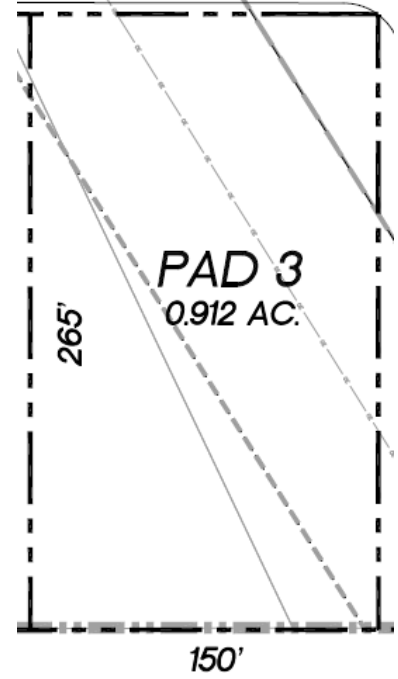
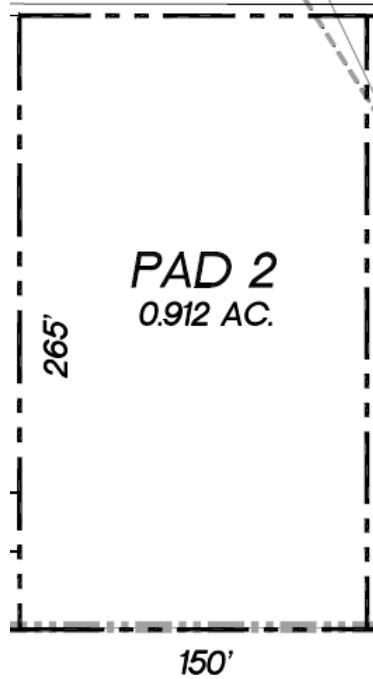
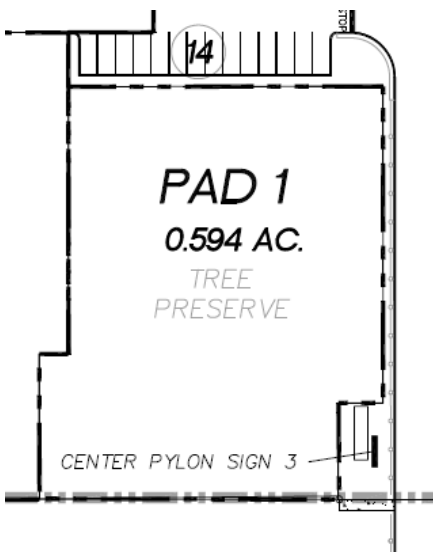
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PAD SITES - DRAWINGS



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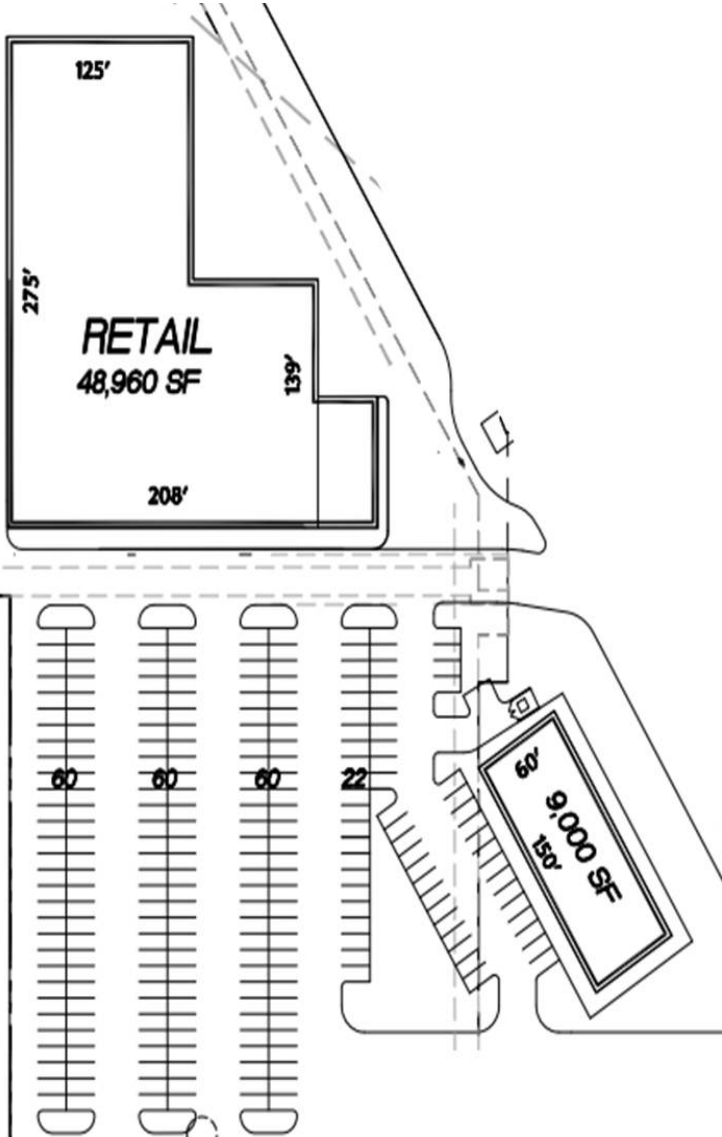
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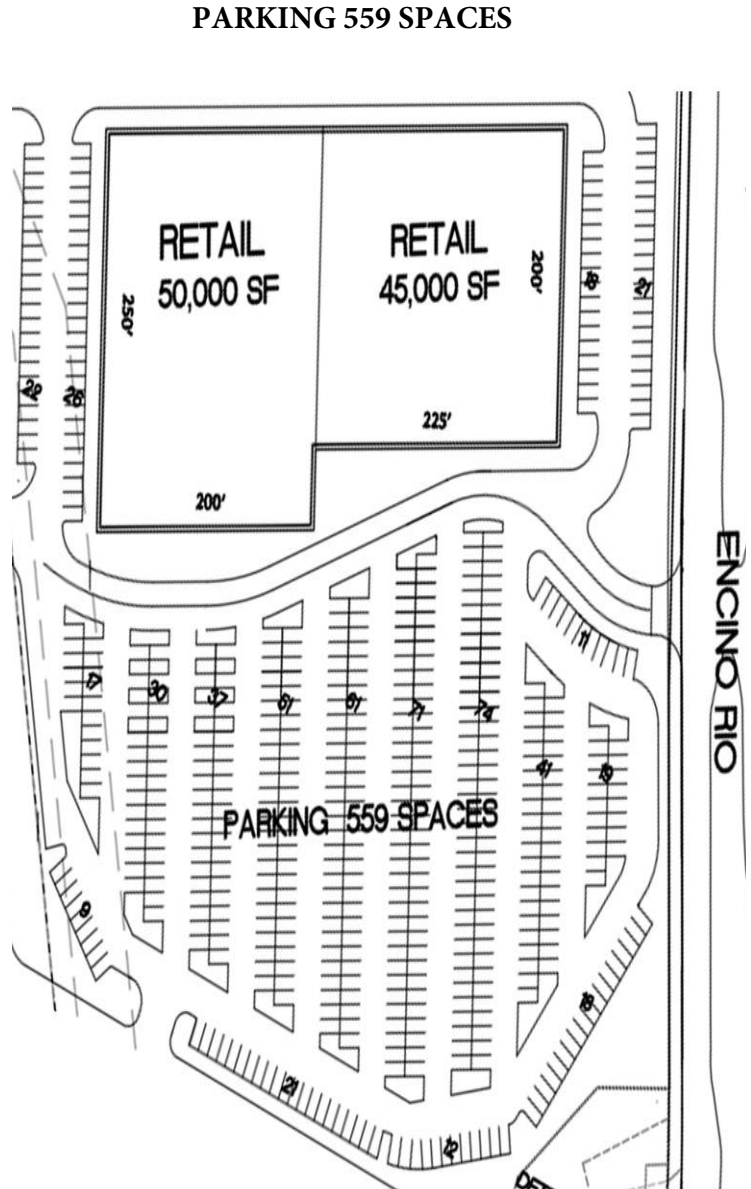
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RETAIL SITES - DRAWINGS



PARKING 202 SPACES



PARKING 559 SPACES

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DEMOGRAPHICS | U.S. CENSUS

Population	1-Mile	3-Miles	5-Miles
2019 Projection	9,240	80,783	198,936
2014 Estimate	7,793	66,713	171,160
Growth 2014 - 2019	18.57%	21.09%	16.23%
2000 Census	3,098	25,567	85,331
2010 Census	7,167	61,674	157,703
Growth 2000 - 2010	131.37%	141.23%	84.81%

Households	1-Mile	3-Miles	5-Miles
2019 Projections	3,850	29,574	74,191
2014 Estimate	3,168	24,115	63,336
Growth 2014 - 2019	21.52%	22.64%	17.14%
2000 Census	1,142	8,962	31,252
2010 Census	2,904	22,313	58,452
Growth 2000 - 2010	154.36%	148.98%	87.03%
2014 Est. Daytime Population	4,744	13,817	33,962

2014 Income	1-Mile	3-Miles	5-Miles
\$200,000 or More	11.52%	11.79%	10.34%
\$150,000 - \$199,999	9.92%	11.26%	9.90%
\$100,000 - \$149,999	26.62%	25.22%	23.63%
\$75,000 - \$99,999	15.17%	16.27%	16.16%
\$50,000 - \$74,999	16.11%	15.11%	16.94%
\$35,000 - \$49,999	9.49%	9.02%	9.61%
\$25,000 - \$34,999	5.18%	4.70%	5.23%
\$15,000 - \$24,999	3.63%	3.67%	4.74%
\$10,000 - \$14,999	1.11%	1.55%	1.68%
Under \$9,999	1.24%	1.42%	1.78%
Average Household Income	\$127,992	\$129,601	\$121,074
Median Household Income	\$96,754	\$97,271	\$90,145
Per Capita Income	\$52,283	\$46,928	\$44,846

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