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 of Hwy 281 between Evans rd & Encino Rio.

PROPERTY HIGHLIGHTS

- 6 Pad Sites
- 3 Retail Achor 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
- Home Depot Pollo Tropical
- Taco Cabana
- Walgreens
- Whataburger
- US Post Office
- **GSA**
- **UPS**
- My Fit Foods
- Golds Gym
- Jack in Box

- Auto Zone Carls Jr.
- Chase Bank
- HEB
- Pet Smart
- Panda Express
- Smash Burger
- Frost Bank
- Chase Bank

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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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DAVID TREVINO // Commercial Agent

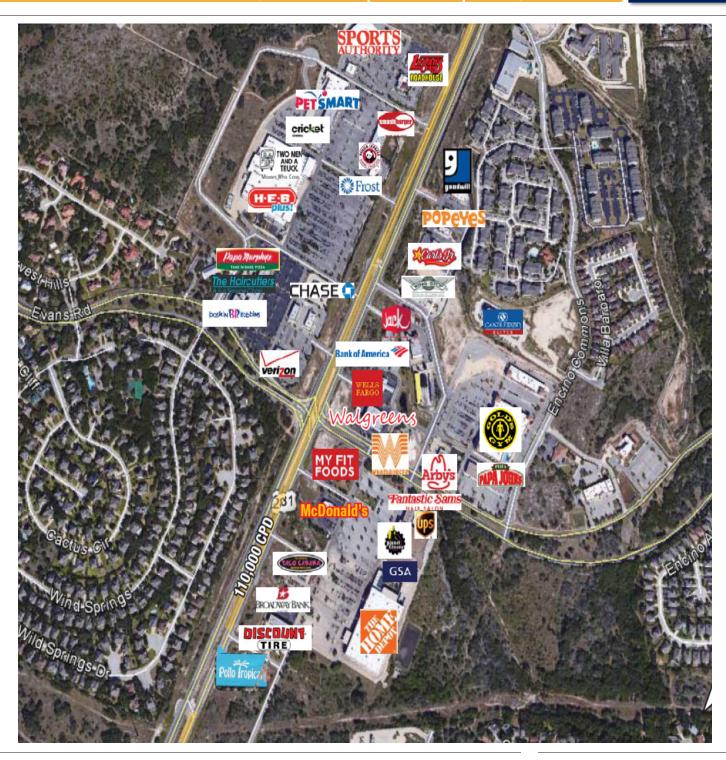
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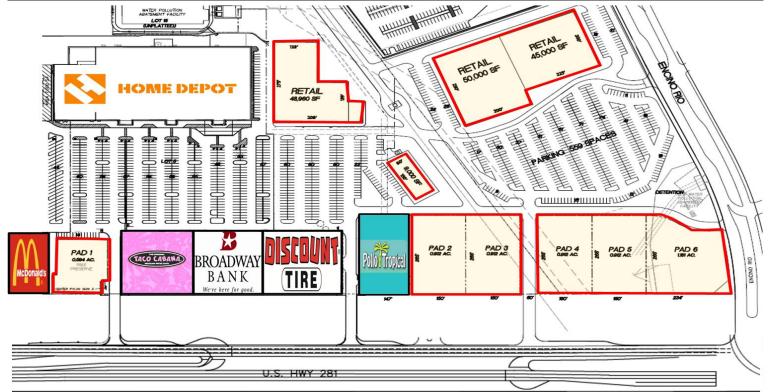
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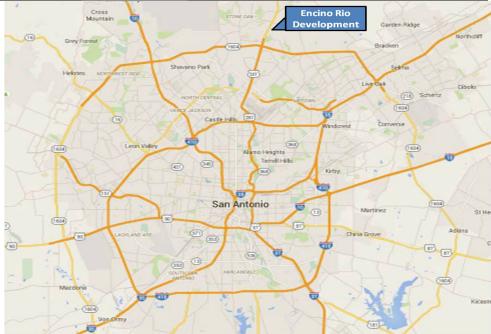


The property sits directly off US Highway 281, a busy connecting arterial between San Antonio and Dallas / Fort Worth where traffic counts exceed 110,000 vehicles per day. The property is also within one mile of two elementary schools and two middle schools and within 5 miles of TPC, San Antonio's PGA golf course. Additionally, the property is surrounded by 5 million+ square feet of hospitals, medical office, retail and industrial.

San Antonio is:

75 miles from Austin 145 miles from Laredo 190 miles from Houston 250 miles from Dallas

- Densely Populated, San Antonio MSA -171K+ Residents within a 5-Mile Radius.
- Average Household Income is \$129K within a 3-Mile Radius.



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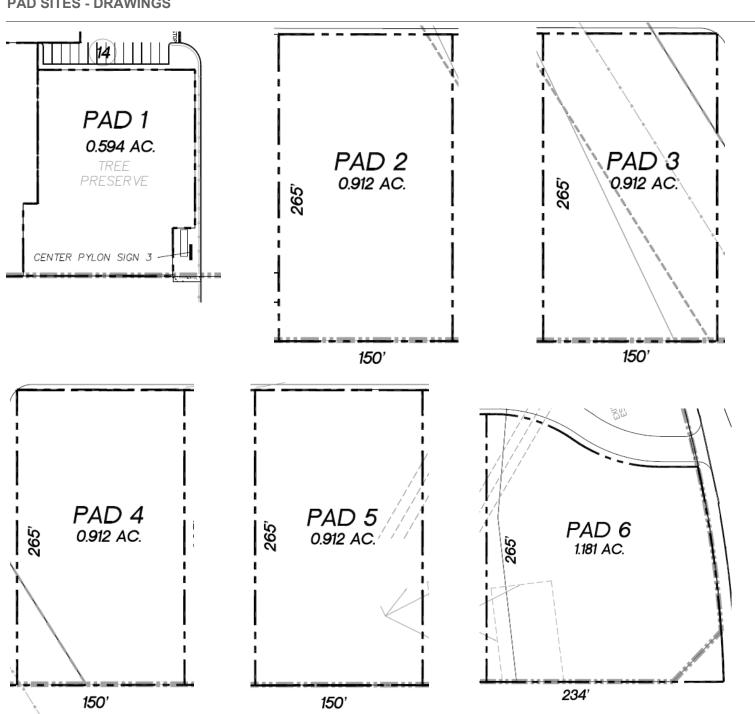
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PAD SITES - DRAWINGS



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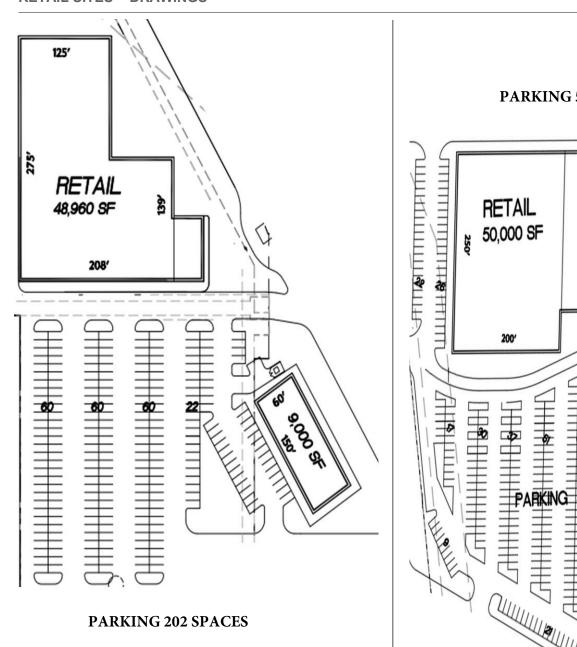
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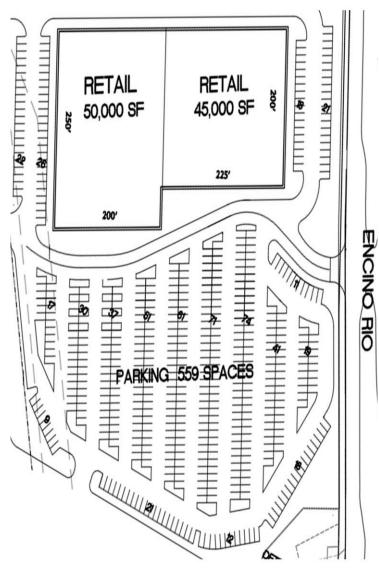
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RETAIL SITES - DRAWINGS



PARKING 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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