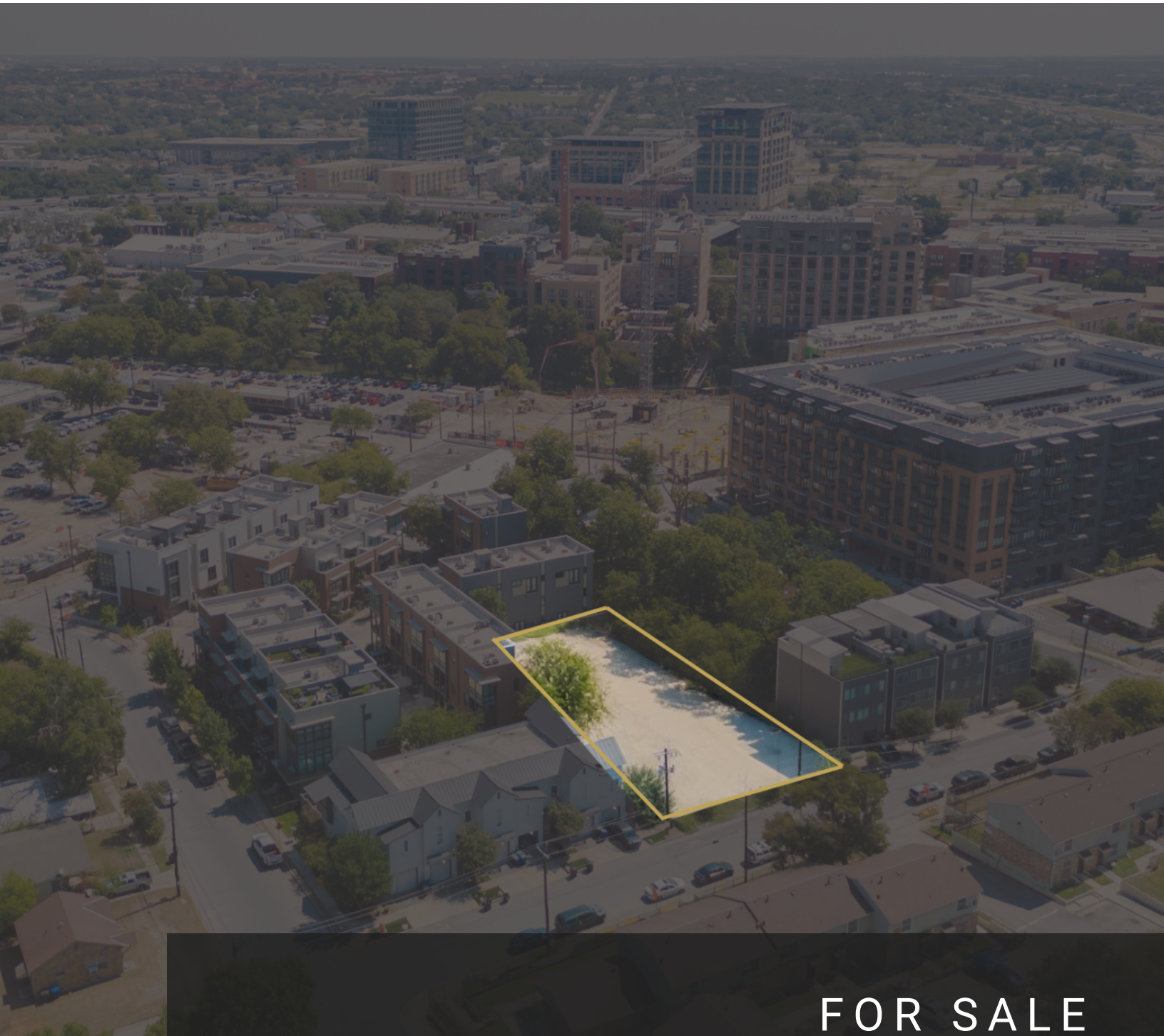


LAND FOR SALE

# 811 & 815 PARK

811 EAST PARK AVENUE, SAN ANTONIO, TX 78212



FOR SALE

**BROWNING COMMERCIAL REAL ESTATE**  
6061 Broadway St  
San Antonio, TX 78209



**BROWNING COMMERCIAL**  
REAL ESTATE

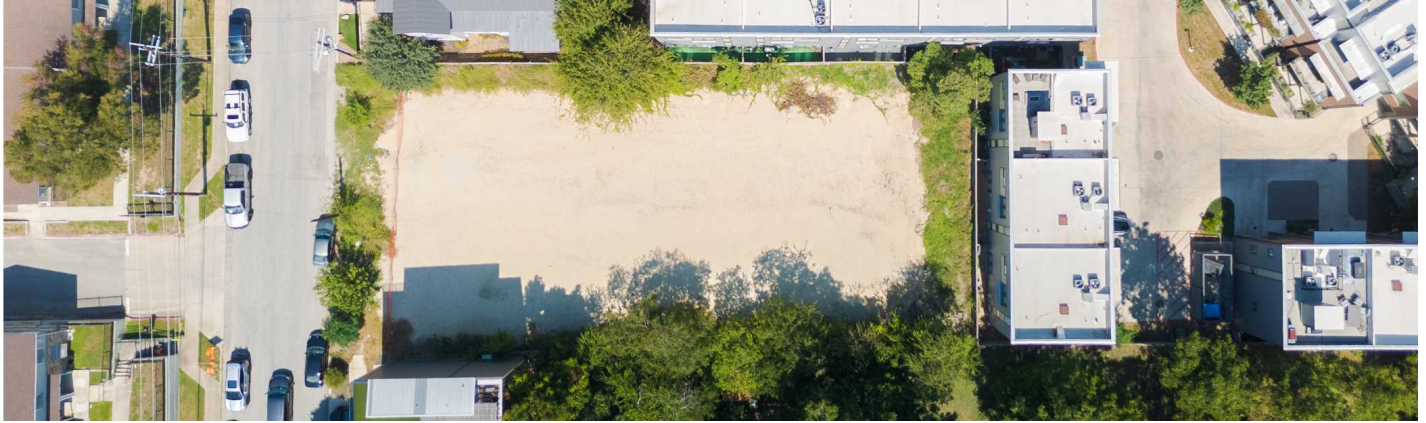
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# PROPERTY SUMMARY

811 EAST PARK AVENUE | SAN ANTONIO, TX 78212



## Property Summary

Price:	Call Broker
Lot Size:	0.35 Acres
Zoning:	IDZ-3
APN:	1409479

## Open to Seller Financing

## Property Overview

Shovel-ready 17-unit development site in the highly sought-after Tobin Hill neighborhood, located just blocks from the Pearl Brewery. The owner is open to flexible financing options.

Approved plans call for a mix of multi-story, townhome-style residences offering one, two, and three-bedroom floor plans.

### Market Highlights

Rental Market: Average rents in this trade area are approximately \$1,800 per month (CoStar). The submarket has seen strong demand with an average annual absorption of 274 units over the past three years. In the past 12 months alone, absorption surged to 478 units, with only ~100 new units currently proposed (CoStar).

This site offers a unique opportunity to deliver modern, in-demand housing to one of San Antonio's most vibrant and walkable neighborhoods.

## Location Overview

Two-parcel infill residential site located on Park Avenue in the desirable Tobin Hill neighborhood. The property is surrounded by a mix of residential infill developments and nearby commercial uses, creating a dynamic urban environment.

### Location Highlights

Walking distance to the Pearl Brewery, one of San Antonio's premier destinations for dining, shopping, and entertainment

Quick access to I-10 and downtown San Antonio, offering excellent connectivity to the broader metro area.

Surrounded by ongoing infill projects, reinforcing Tobin Hill's position as one of the city's most active and sought-after neighborhoods

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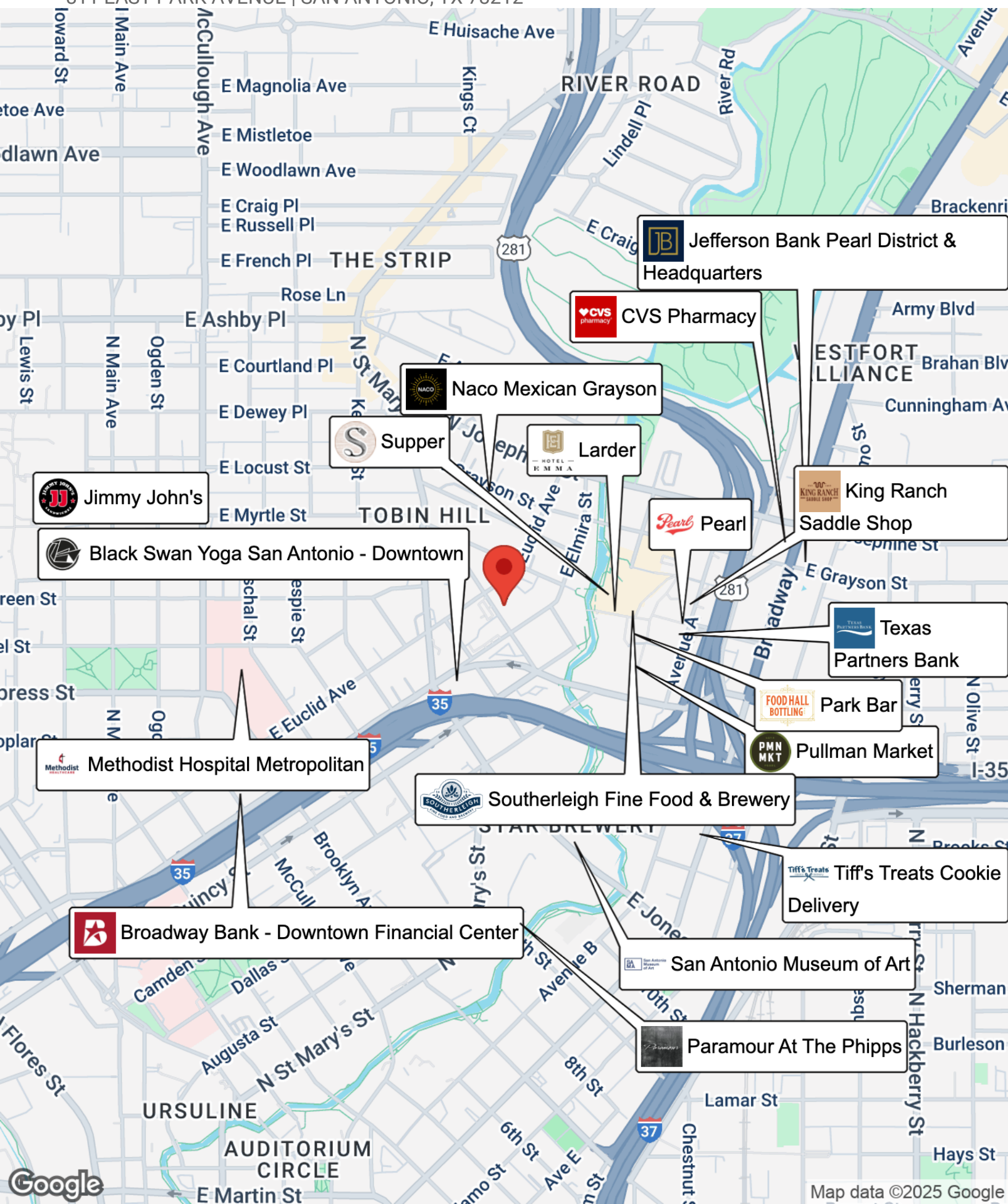
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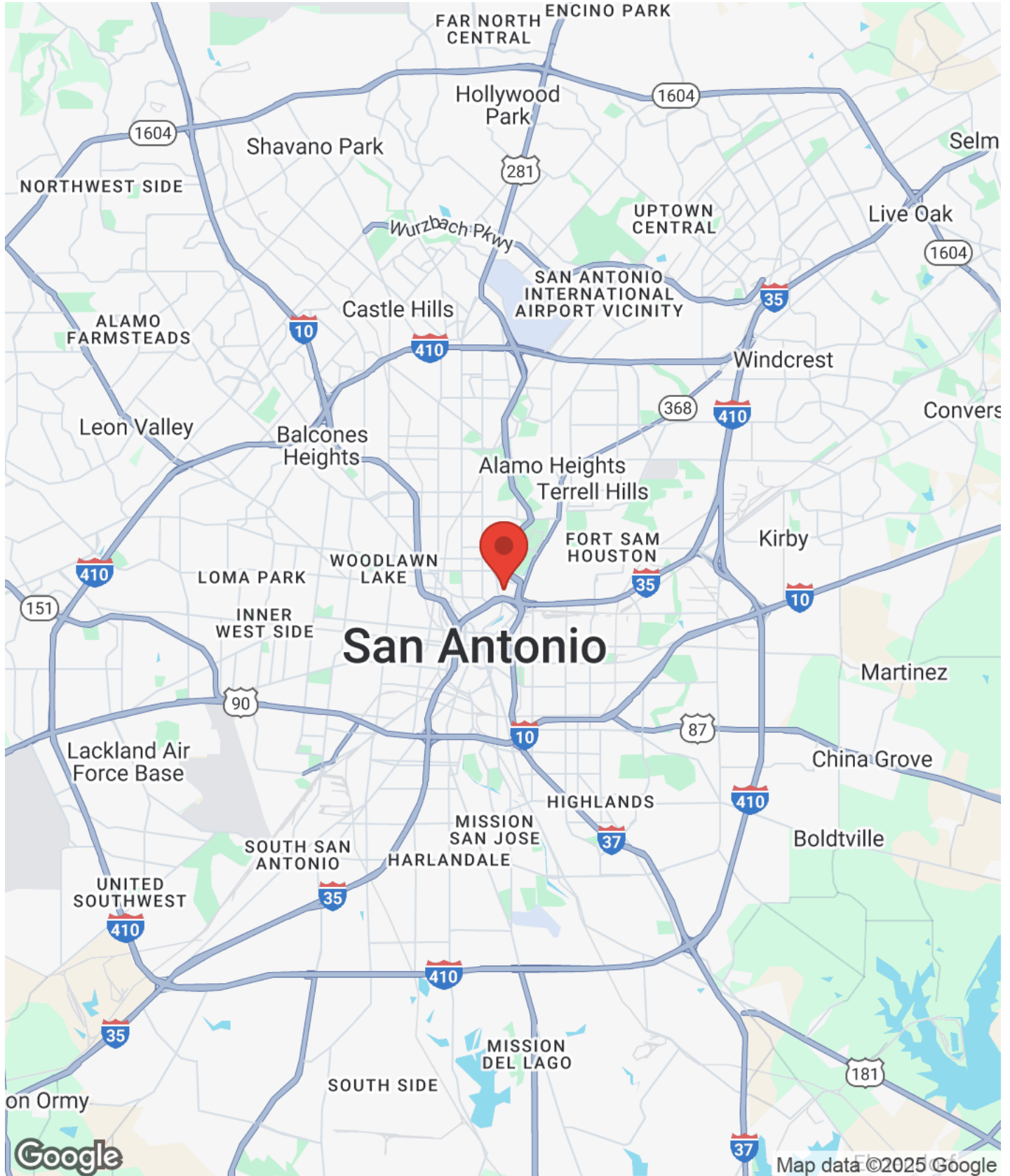
# BUSINESS MAP

811 EAST PARK AVENUE | SAN ANTONIO, TX 78212



# REGIONAL MAP

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# AERIAL MAP

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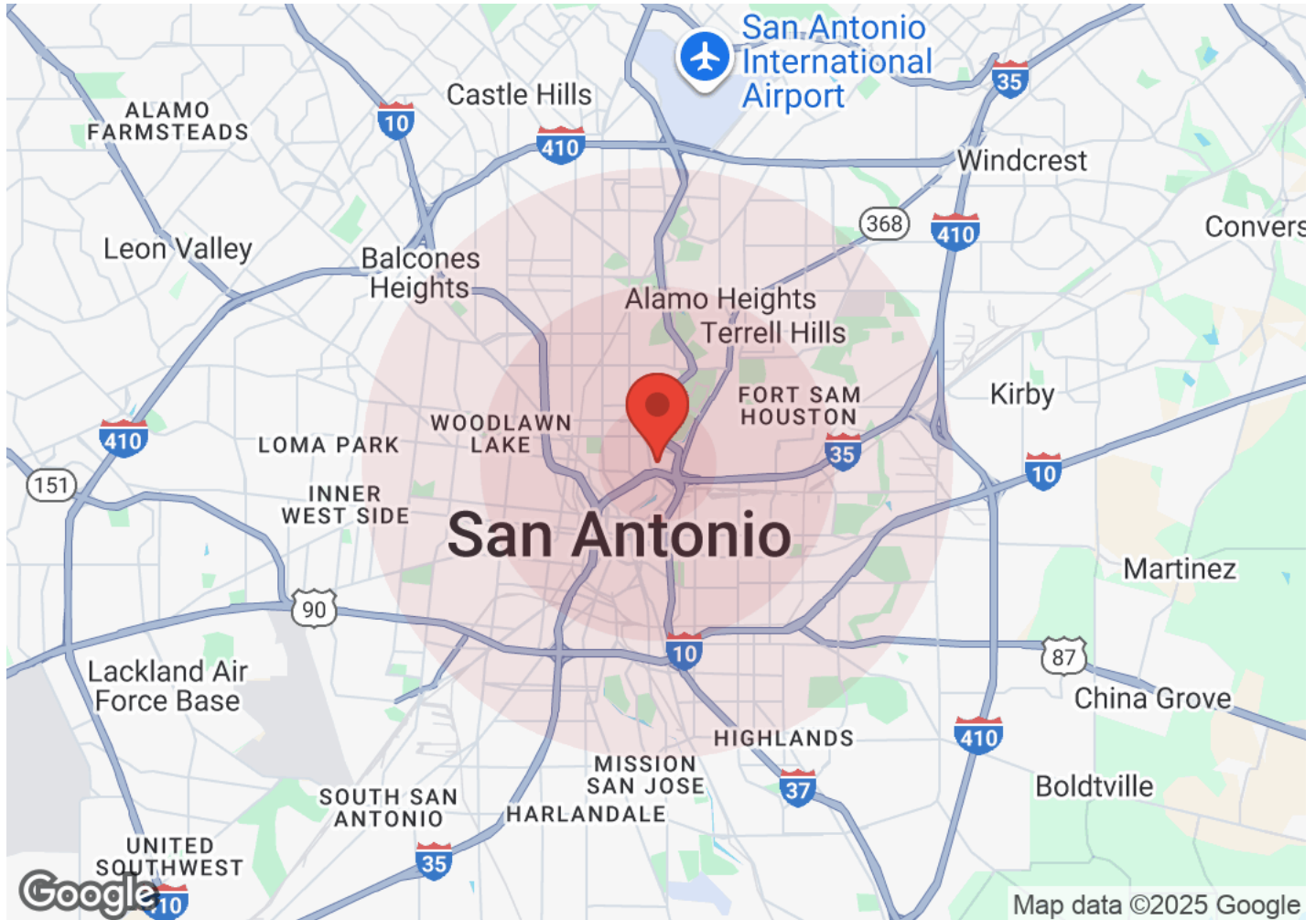
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# DEMOGRAPHICS

811 EAST PARK AVENUE | SAN ANTONIO, TX 78212



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,420	72,684	181,910	Median	\$72,292	\$58,365	\$55,667
Female	6,039	58,834	169,687	< \$15,000	760	7,135	17,749
Total Population	13,459	131,518	351,597	\$15,000-\$24,999	554	4,868	12,953
				\$25,000-\$34,999	516	5,481	14,017
				\$35,000-\$49,999	606	5,483	15,919
				\$50,000-\$74,999	1,464	8,011	22,987
				\$75,000-\$99,999	885	5,386	14,233
				\$100,000-\$149,999	1,204	7,086	17,501
				\$150,000-\$199,999	568	2,605	6,227
				> \$200,000	961	5,790	11,346
Age	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
Ages 0-14	1,391	20,854	63,404	Total Units	8,551	59,074	149,314
Ages 15-24	1,458	21,107	52,090	Occupied	7,518	51,848	132,932
Ages 25-54	7,113	56,521	144,073	Owner Occupied	1,820	21,516	64,558
Ages 55-64	1,544	14,341	39,477	Renter Occupied	5,698	30,332	68,374
Ages 65+	1,953	18,696	52,553	Vacant	1,032	7,226	16,383
Race	1 Mile	3 Miles	5 Miles				
White	4,689	33,143	73,871				
Black	791	8,759	21,658				
Am In/AK Nat	44	263	668				
Hawaiian	8	79	176				
Hispanic	7,275	84,987	246,294				
Asian	351	1,881	3,903				
Multi-Racial	265	1,973	4,149				
Other	36	447	879				

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811 EAST PARK AVENUE

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