

CHAPARRAL CROSSING

6015 UTSA BOULEVARD, SAN ANTONIO, TX



fulcrum
DEVELOPMENT

RYAN BADER
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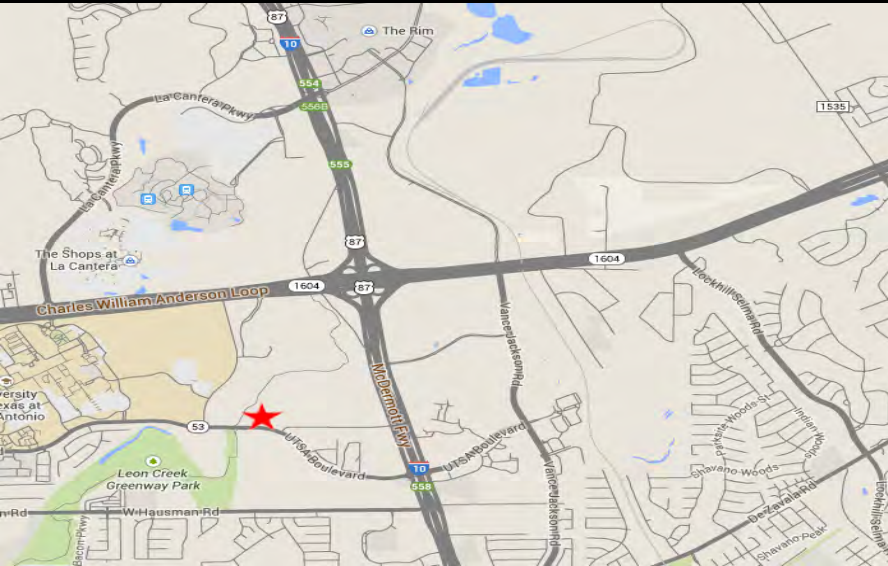
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FULCRUM DEVELOPMENT
10003 NW MILITARY HWY, SUITE #2205,
SAN ANTONIO, TX 78231
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PROPERTY OVERVIEW

Chaparral Crossing

6015 UTSA Boulevard,
San Antonio, TX 78249



Property Details & Highlights

- » Total SF: +/- 30,000
- » Available: +/- 30,000
- » Total Pads: 2-3
- » Available Pads: 2-3
- » Price: Upon Request

Overview

- Chaparral Crossing is an up and coming mixed-use project located on UTSA Blvd next to the UTSA Campus and surrounded by some of San Antonio's largest corporate campuses, multiple new student housing complexes, and multiple other Class-A retail and mixed-use projects.

Demographic Snapshot - Traffic Counts

UTSA Boulevard: 15,343 VPD

UTEX Boulevard: 1,327 VPD

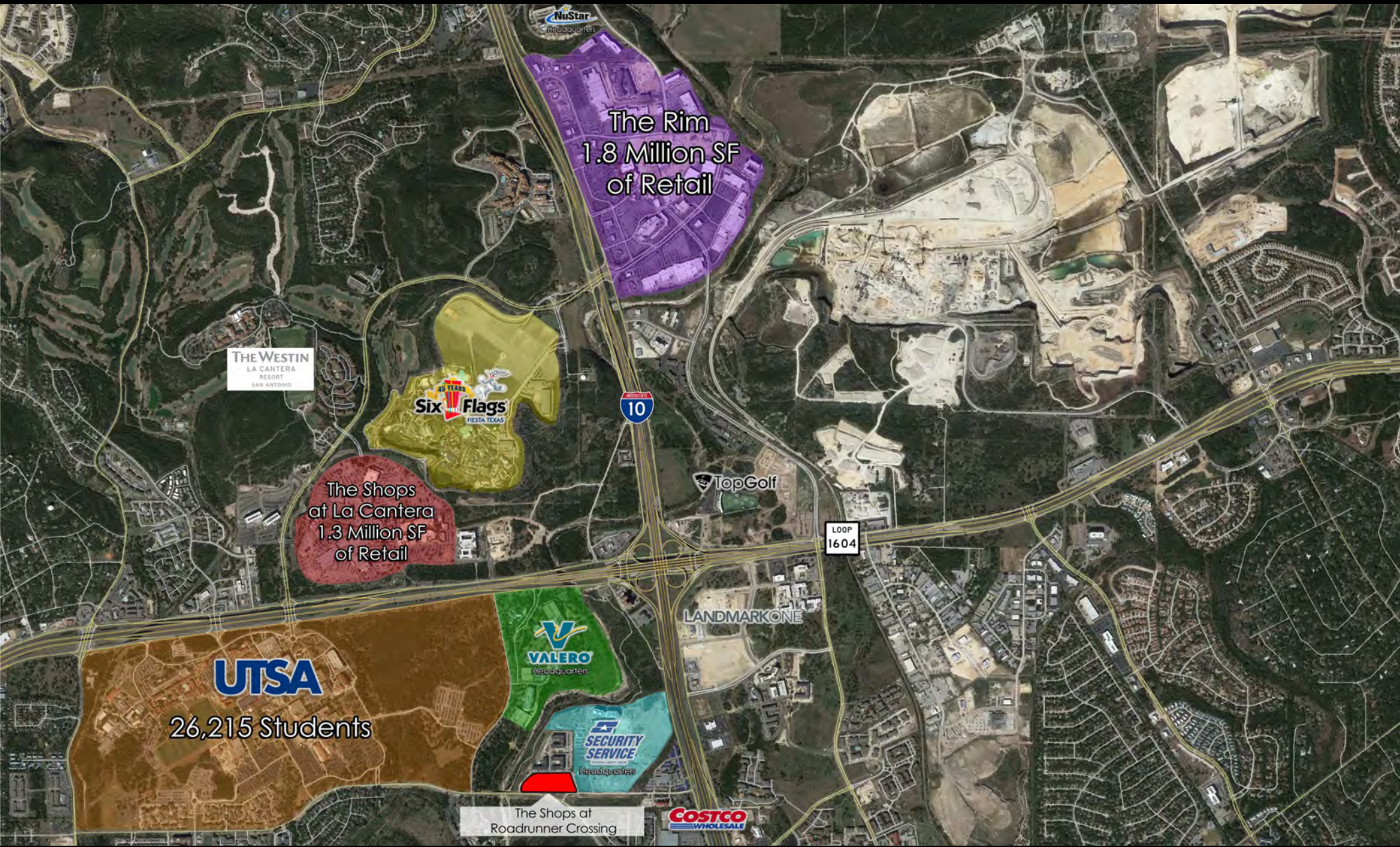
Demographic Snapshot - 1-3-5 Mile Radius Rings

2024 POPULATION	HOUSEHOLDS	AVG HH INCOME
1-Mile: 14,416	1-Mile: 4,232	1-Mile: \$64,481
3-Mile: 87,550	3-Mile: 31,547	3-Mile: \$84,275
5-Mile: 236,470	5-Mile: 85,579	5-Mile: \$95,902

Highlights

- » Located at the intersection of UTSA Boulevard and UTEX Boulevard
- » In the heart of San Antonio's fastest growing and most highly sought-after corridor
- » Next to multiple UTSA student housing complexes and the Security Service and Valero corporate headquarters
- » Across from the 114-acre master planned University Village mixed use project
- » Steps from the UTSA campus
- » Five minute drive from The Shops at La Cantera and The Rim Shopping Center
- » Leon Creek Greenway runs along the western boundary providing access to miles of hiking and biking trails

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MARKETING AERIAL

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CONCEPTUAL SITE DEVELOPMENT PLAN

SCALE: GRAPHIC



NORTH

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NEIGHBORING SITES

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SHOPS AT
LA CANTERA



EILAN



THE RIM



SPURS - THE ROCK -
VICTORY CAPITAL PERFORMANCE CENTER



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PARK GOLF PITCH & PUTT



UTSA



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PDL SPORT & SOCIAL CLUB

