



For Sale or Ground Lease

THE PINNACLE AT ENCINO COMMONS PAD SITE

1.73 ACRES LOCATED ALONG US HWY 281 N & EVANS RD

21044 US HWY 281 N, San Antonio, TX 78258

PRICE: CALL FOR PRICING

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THE PINNACLE AT ENCINO COMMONS PAD SITE

Property Overview

PROPERTY HIGHLIGHTS

Position your business at the heart of a high-visibility retail corridor with The Pinnacle at Encino Commons Pad Site. This 1.73-acre pad site offers exceptional exposure along US Hwy 281, anchored by a prominent 50-foot pylon sign visible to thousands of daily commuters.

Surrounded by strong household incomes and supported by steady traffic counts, this site provides retailers with an unparalleled opportunity to capture attention and drive business. Ample on-site parking, made more efficient through cross-parking agreements, enhances convenience for customers, while the thriving North San Antonio market supports long-term growth potential.

Whether purchasing or leasing, this pad site is ideal for quick-service restaurants, specialty retailers, medical office, or service-oriented businesses seeking a prime presence in a bustling commercial hub.

PRICING: CALL FOR PRICING

PROPERTY OVERVIEW

Property Name:	The Pinnacle at Encino Commons Pad Site
Property Address:	21044 US Hwy 281 N, San Antonio, TX 78258
Property Type:	Retail - Neighborhood Center
Submarket:	North
Land Size:	1.73 Acres
Zoning:	C-3



THE PINNACLE AT ENCINO COMMONS PAD SITE

Location Aerial



THE PINNACLE AT ENCINO COMMONS PAD SITE

Site Map



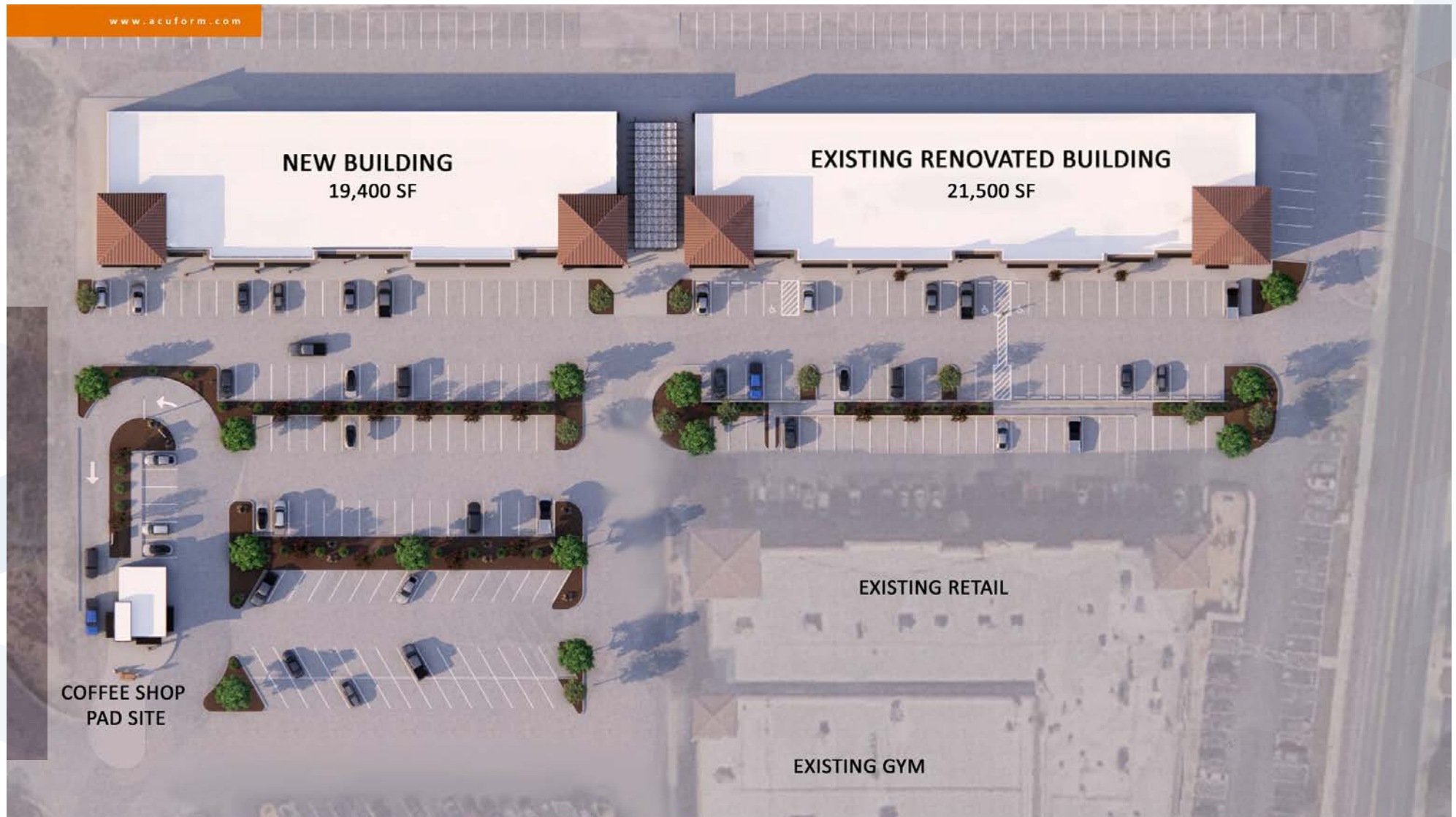
Pad Site | 1.73 Acres



THE PINNACLE AT ENCINO COMMONS PAD SITE

Pad Site Option 1

A flexible development opportunity with utilities available and multiple ownership structures, including build-to-suit and ground lease options.



THE PINNACLE AT ENCINO COMMONS PAD SITE

Pad Site Option 2

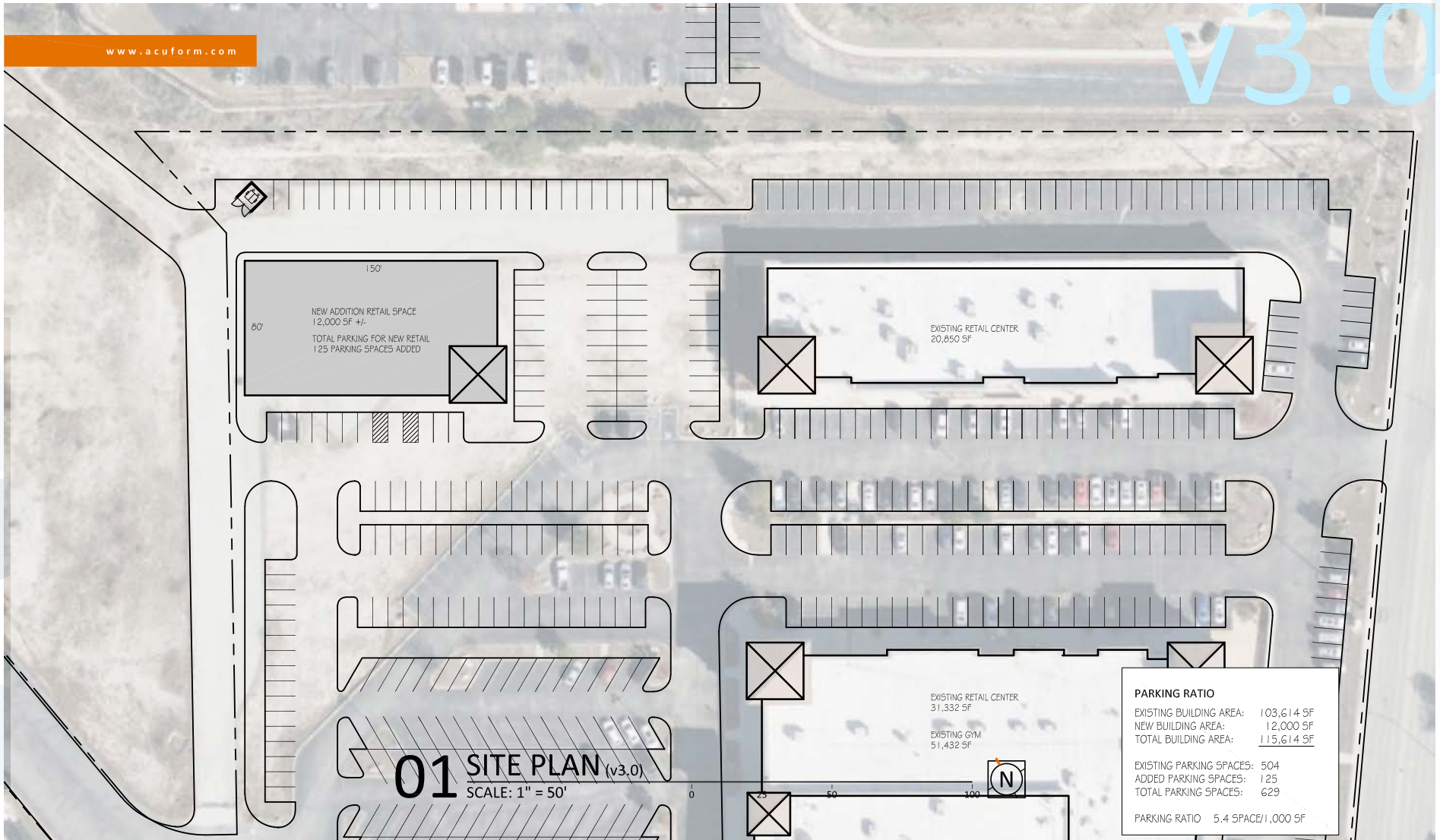
A flexible development opportunity with utilities available and multiple ownership structures, including build-to-suit and ground lease options.



THE PINNACLE AT ENCINO COMMONS PAD SITE

Pad Site Option 3

A flexible development opportunity with utilities available and multiple ownership structures, including build-to-suit and ground lease options.



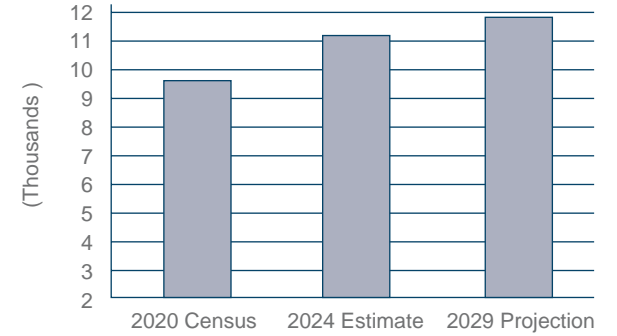
THE PINNACLE AT ENCINO COMMONS PAD SITE

Radius Map

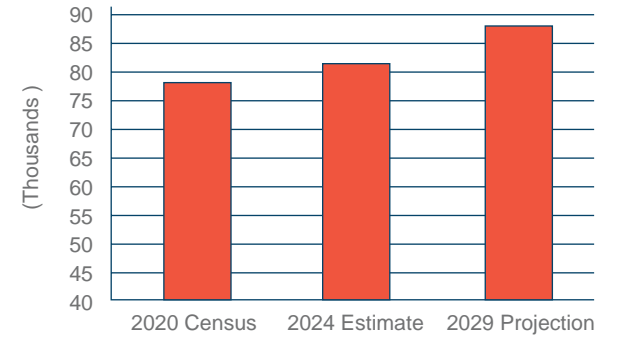


POPULATION GROWTH

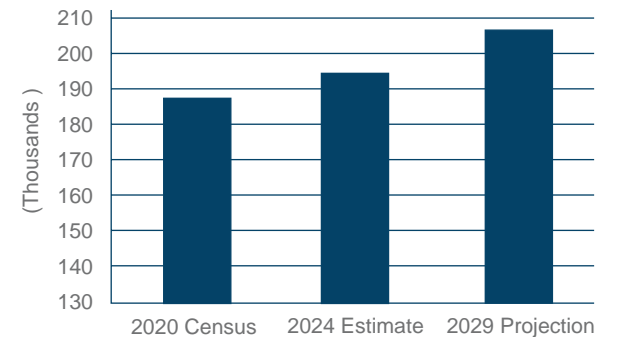
1 Mile



3 Mile



5 Mile



THE PINNACLE AT ENCINO COMMONS PAD SITE

Demographics

	1-MILE RADIUS	3-MILE RADIUS	5-MILE RADIUS
Population			
2029 Projected Population	11,960	87,755	207,938
2024 Estimated Population	11,036	82,042	194,879
2020 Census Population	9,687	78,139	188,422
Growth 2024-2029	8.37%	6.96%	6.70%
2024 Estimated Median Age	37.30	37.40	38.40
2024 Estimated Average Age	37.10	37.60	38.20
Households			
2029 Projected Households	4,302	32,510	76,917
2024 Estimated Households	3,960	30,312	71,956
2020 Census Households	3,453	28,658	69,438
Growth 2024-2029	8.64%	7.25%	6.89%
Radius			
2024 Average Household Income	\$117,712	\$123,963	\$122,543
2024 Median Household Income	\$98,078	\$99,753	\$98,214
< \$25,000	288	2,079	5,085
\$25,000 - \$50,000	468	4,505	10,456
\$50,000 - \$75,000	774	4,797	11,336
\$75,000 - \$100,000	488	3,812	9,801
\$100,000 - \$125,000	652	3,994	9,144
\$125,000 - \$150,000	313	2,796	6,806
\$150,000 - \$200,000	466	3,619	8,656
\$ 200,000+	512	4,709	10,672
Housing			
2024 Median Home Value	\$310,270	\$350,545	\$324,561
2024 Average Household Size	2.70	2.60	2.70
2024 Occupied Housing	3,960	30,311	71,956
Owner Occupied	2,346 59.24%	17,949 59.22%	48,900 67.96%
Renter Occupied	1,614 40.76%	12,362 40.78%	23,056 32.04%





INFORMATION ABOUT BROKERAGE SERVICES



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

Types of Real Estate License Holders:

- A BROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.

A Broker's Minimum Duties Required By Law (A Client Is The Person Or Party That The Broker Represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A License Holder Can Represent A Party In A Real Estate Transaction:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Valcor Properties, LLC	602931		210.824.4242
<i>Licensed Broker / Broker Firm Name or Primary Assumed Business Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jonathan Collins	552564	jonathan@valcorcre.com	210.824.4242
<i>Designated Broker of Firm</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Licensed Supervisor of Sales Agent / Associate</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Chris Ewald	681778	chris@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
Jared Davis	687518	jared@valcorcre.com	210.824.4242
<i>Sales Agent/Associate's Name</i>	<i>License No.</i>	<i>Email</i>	<i>Phone</i>
<i>Buyer / Tenant / Seller / Landlord Initials</i>	<i>Date</i>		

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov