



LOCKWOOD
REALTY GROUP

Inspired Purpose; Intentional Growth

At Lockwood Realty Group, our priority is leadership through intentional service to others. Whether it's sitting down to catch up over coffee or facilitating a multi-million-dollar deal, our focus is the same: to use our God-given time to positively impact the lives of others.



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PROPERTY INFORMATION

Section 1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Attention Retail / Street Retail investors! Don't miss out on this exceptional opportunity. This property comprises a 2,108 SF building, renovated in 2022, boasting a lucrative commercial zoning. Perfect for retail endeavors, it was formerly a gas station, offering existing underground storage tanks and flexibility to retain a liquor tenant. With a remarkable traffic count of 44,000+ Vehicles Per Day and a coveted hard corner lot location, this property presents an incredible redevelopment opportunity. Additionally, its strategic positioning, less than 3 miles from Interstate 410 (I-410), ensures prime accessibility and visibility for any retail venture.

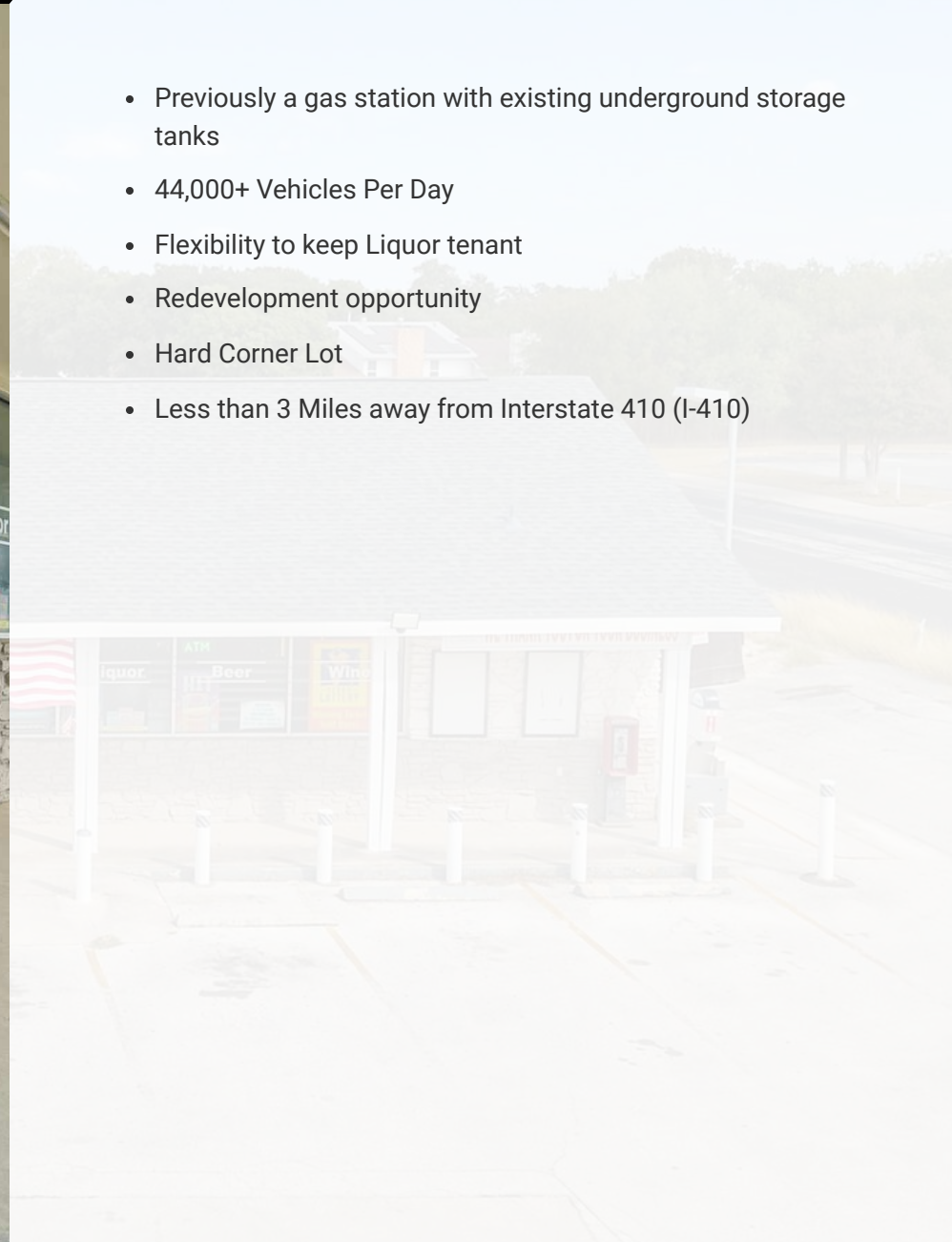
OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$498,414 |
| Lot Size: | 0.34 Acres |
| Building Size: | 2,108 SF |

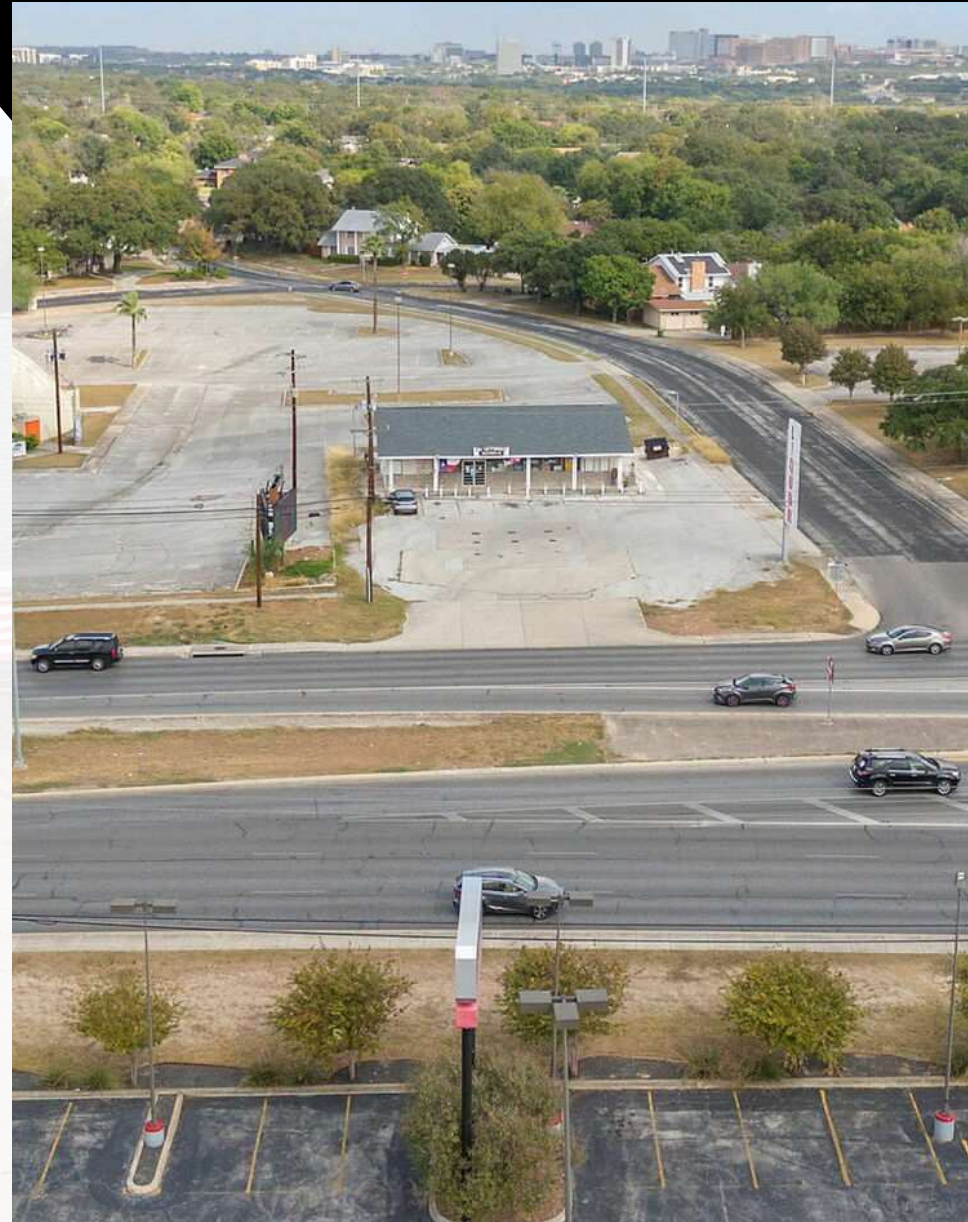


PROPERTY HIGHLIGHTS

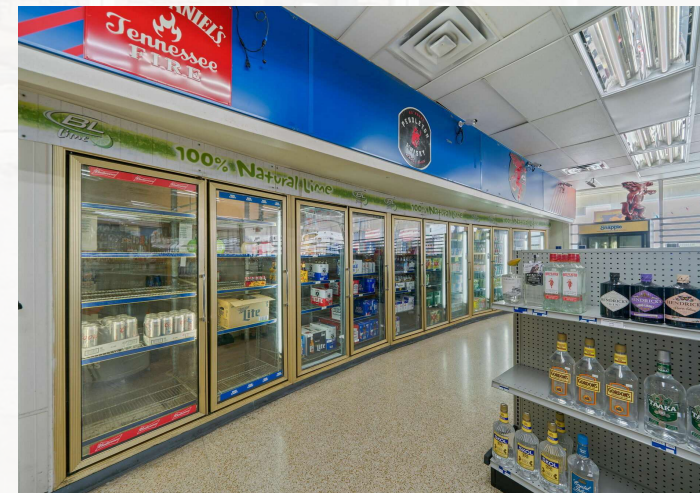
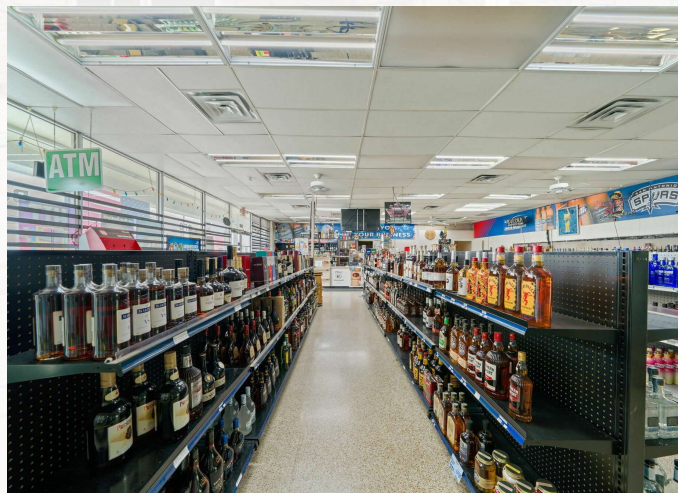
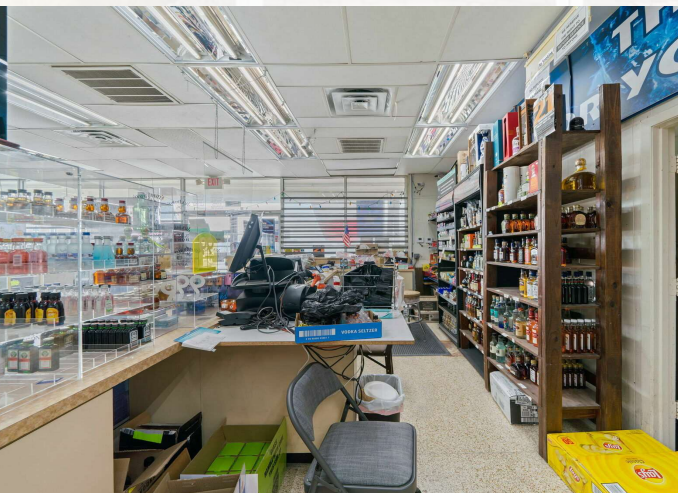
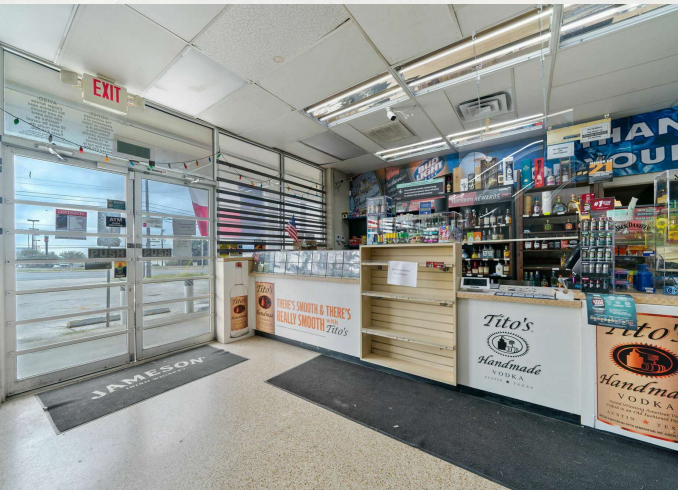
- Previously a gas station with existing underground storage tanks
- 44,000+ Vehicles Per Day
- Flexibility to keep Liquor tenant
- Redevelopment opportunity
- Hard Corner Lot
- Less than 3 Miles away from Interstate 410 (I-410)



PROPERTY PHOTOS



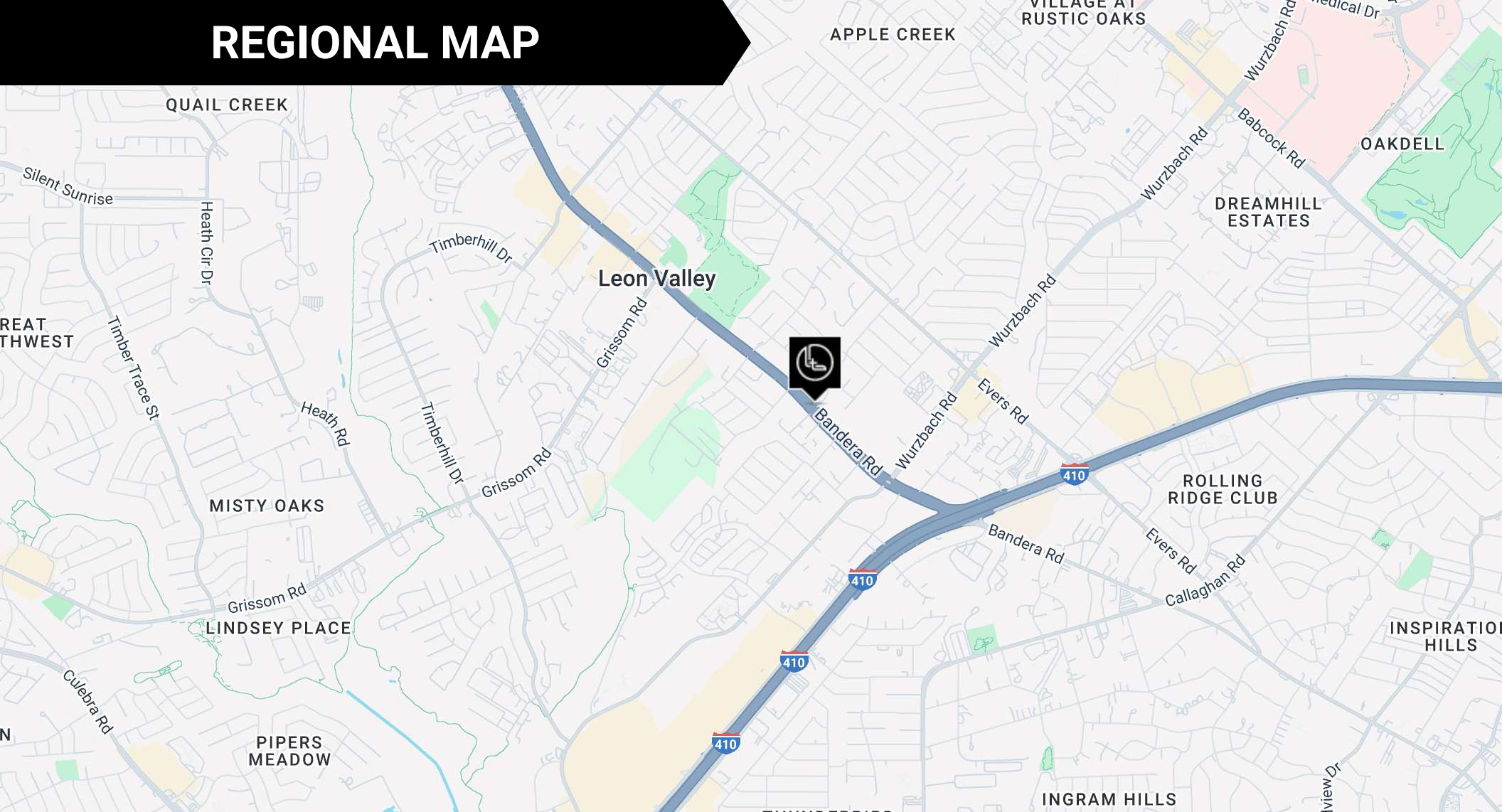
ADDITIONAL PHOTOS



LOCATION INFORMATION

Section 2

REGIONAL MAP



LOCATION OVERVIEW

Situated in a bustling area, this property offers access to a range of nearby points of interest ideal for Retail / Street Retail investors, including Ingram Park Mall, the largest shopping center in the area, and the Ingram Road Shopping Center. The surrounding locale is also home to a variety of dining establishments such as Red Lobster and Chili's, drawing in substantial foot traffic. With easy access to Interstate 410 (I-410), this location ensures exceptional visibility and accessibility, making it an attractive option for retailers seeking a high-traffic, bustling environment for their investment.

LOCATION MAP



Map data ©2024 Google Imagery ©2024 Airbus, CNES / Airbus, Maxar Technologies

DEMOGRAPHICS

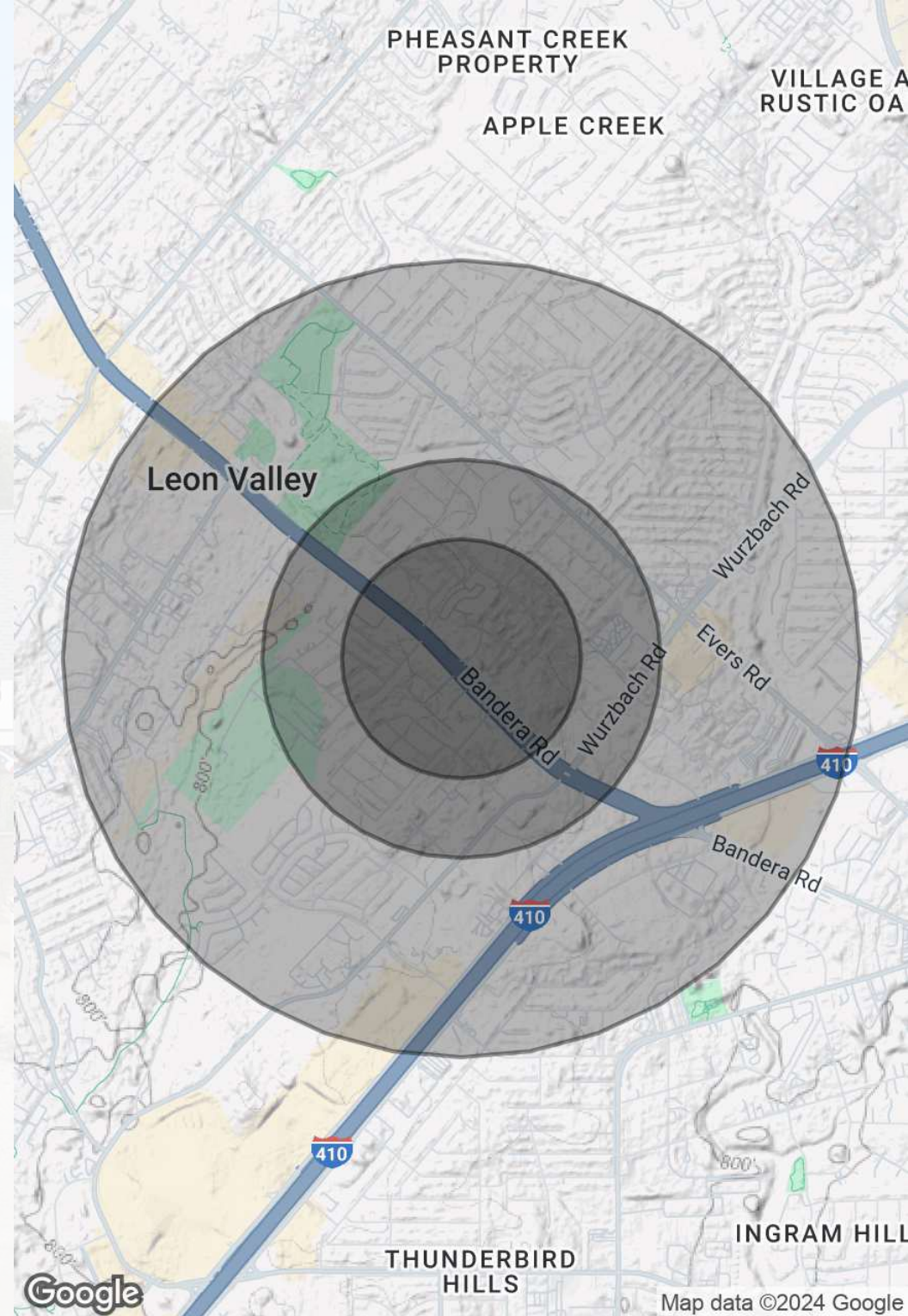
Section 3

DEMOGRAPHICS MAP & REPORT

| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population | 1,332 | 3,405 | 13,549 |
| Average Age | 39 | 39 | 38 |
| Average Age (Male) | 38 | 37 | 37 |
| Average Age (Female) | 41 | 40 | 39 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|-----------|
| Total Households | 511 | 1,329 | 5,514 |
| # of Persons per HH | 2.6 | 2.6 | 2.5 |
| Average HH Income | \$64,317 | \$64,252 | \$69,190 |
| Average House Value | \$238,576 | \$235,855 | \$230,638 |

Demographics data derived from AlphaMap



Map data ©2024 Google



LOCKWOOD REALTY GROUP

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