

LAND FOR SALE

314 & 315 MCLANE

314 MCLANE STREET, SAN ANTONIO, TX 78212



FOR SALE

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



PRESENTED BY:

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

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Property Summary

Price:	Call Broker
Lot Size:	0.31 Acres
Zoning:	IDX-2 & MF 33

Property Overview

Shovel-ready 12-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- and two-bedroom floor plans, each with a private garage.

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).

For-Sale Townhome Market: Over the past 24 months, the median sold price in this submarket was ~\$450,000 per unit. The current median asking price is ~\$515,000 (LERA MLS).

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 Mc Lane 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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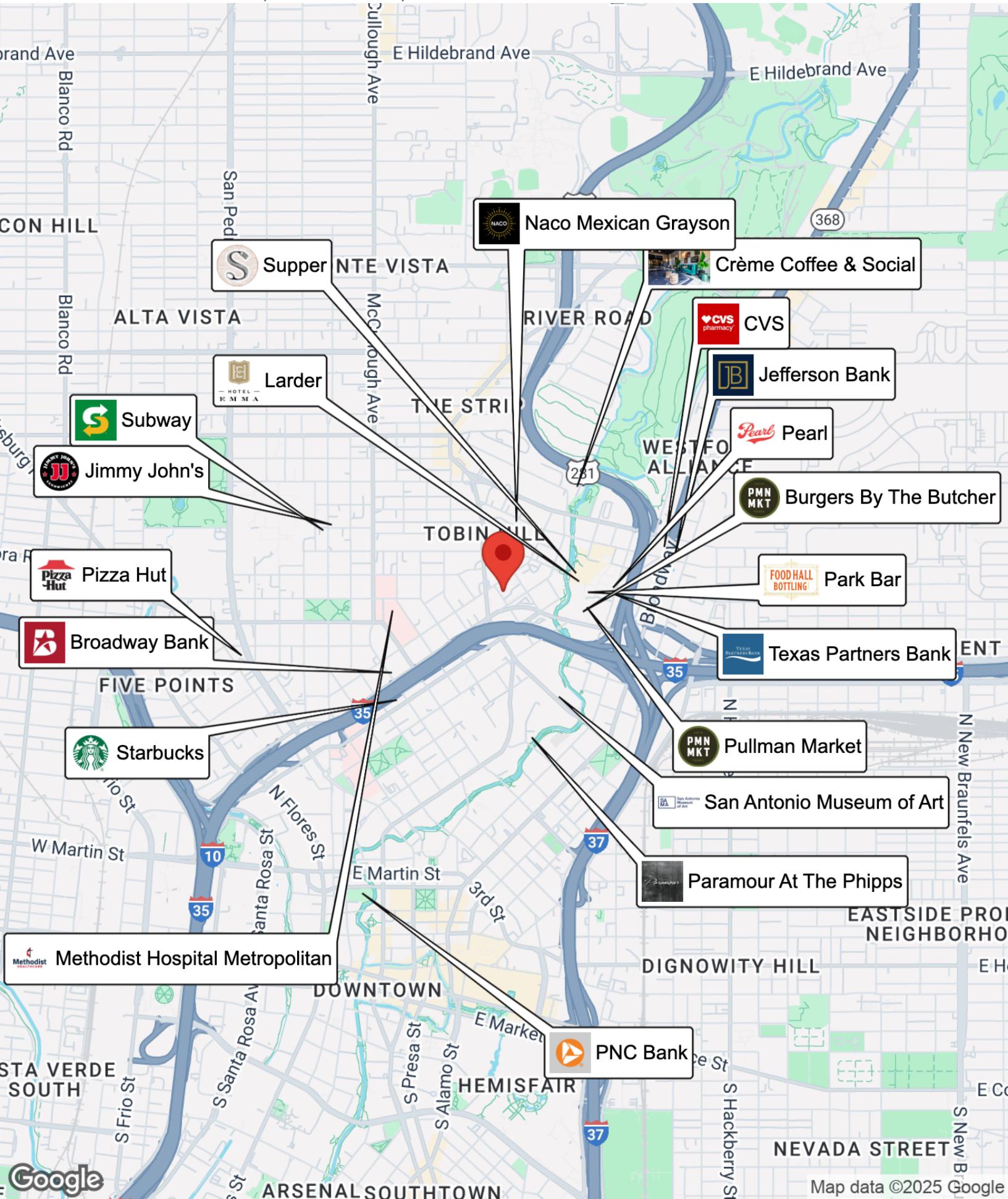


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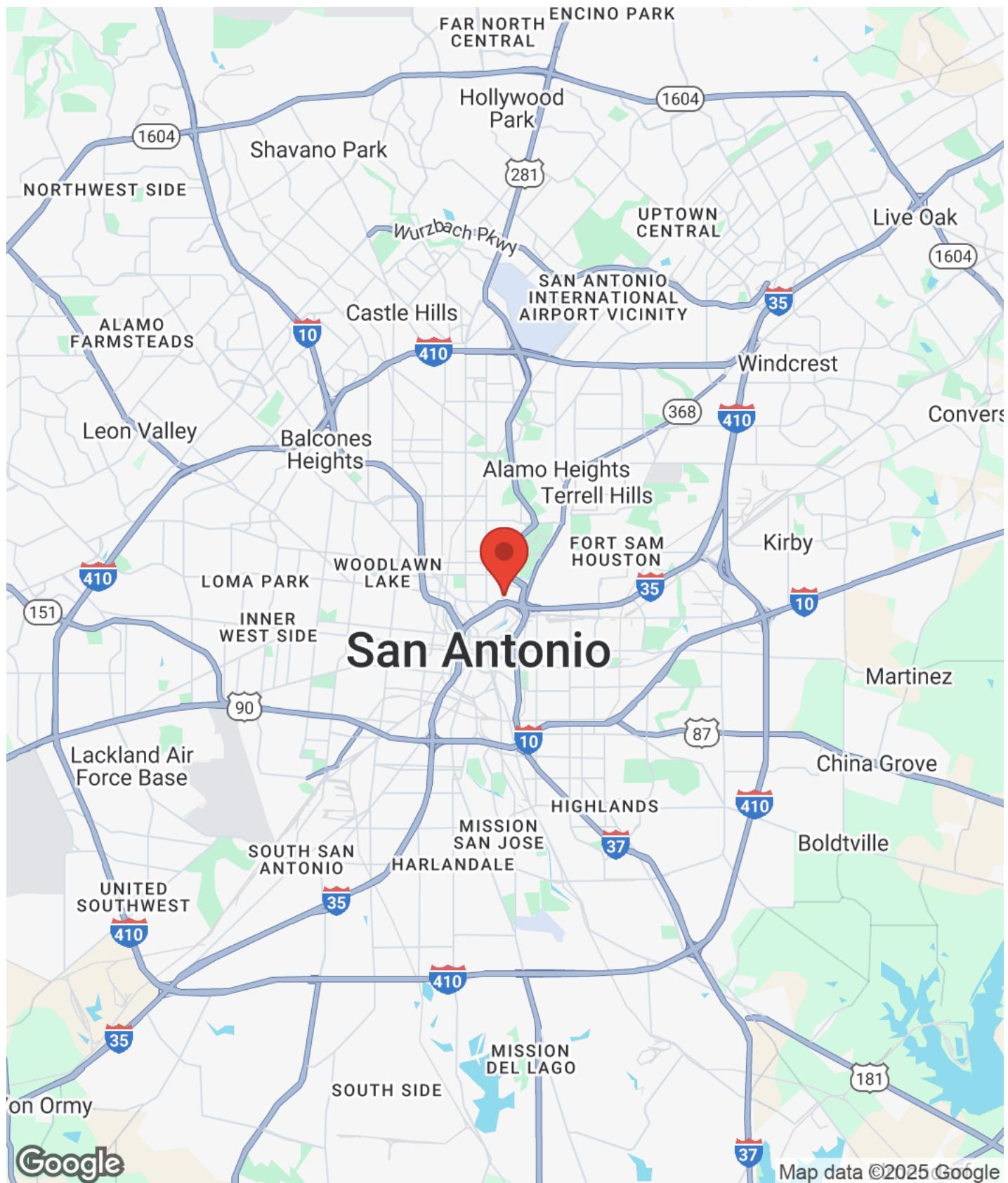
BUSINESS MAP

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REGIONAL MAP

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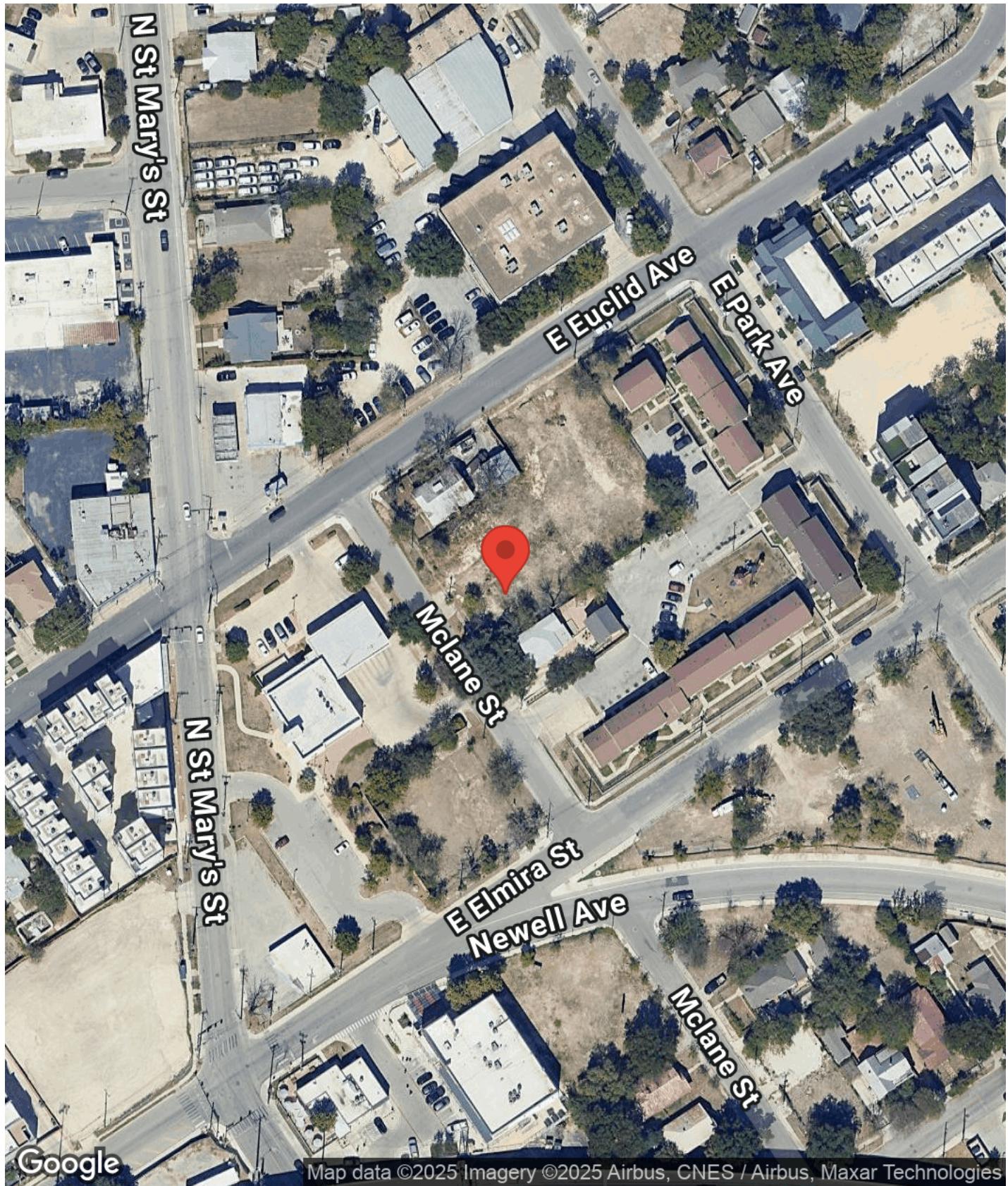
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AERIAL MAP

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Google

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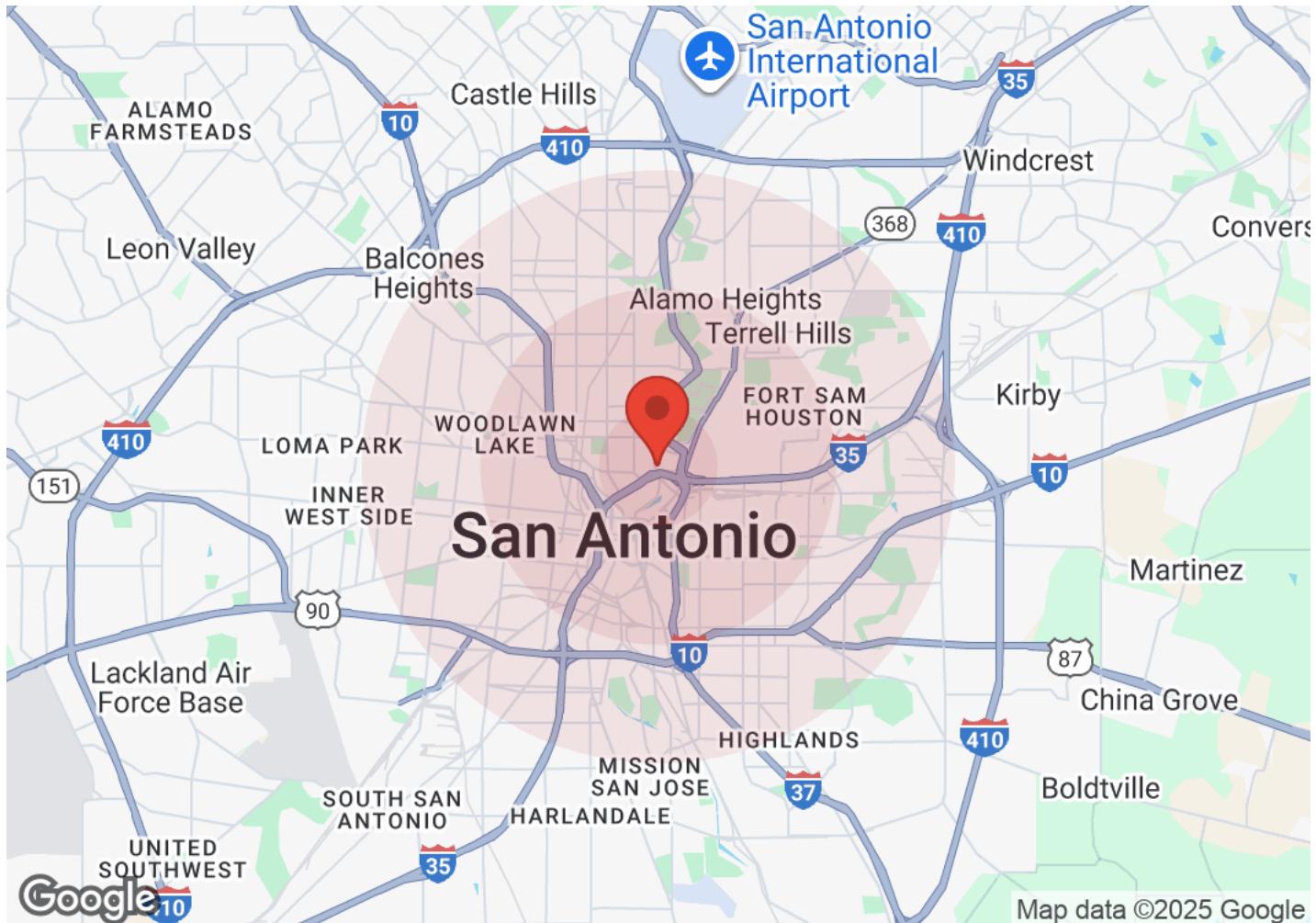


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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	7,735	73,575	182,687
Female	6,284	59,788	170,522
Total Population	14,020	133,363	353,209
Age			
Ages 0-14	1,456	21,226	63,721
Ages 15-24	1,486	21,377	52,362
Ages 25-54	7,356	57,285	144,743
Ages 55-64	1,644	14,562	39,656
Ages 65+	2,079	18,916	52,726
Race			
White	4,792	32,981	73,503
Black	816	8,722	21,299
Am In/AK Nat	45	267	706
Hawaiian	8	80	177
Hispanic	7,693	87,033	248,765
Asian	355	1,854	3,815
Multi-Racial	269	1,974	4,133
Other	41	453	883

Income	1 Mile	3 Miles	5 Miles
Median	\$70,743	\$57,957	\$55,500
< \$15,000	827	7,256	17,891
\$15,000-\$24,999	616	4,975	12,987
\$25,000-\$34,999	561	5,611	14,038
\$35,000-\$49,999	614	5,575	16,071
\$50,000-\$74,999	1,524	8,118	22,993
\$75,000-\$99,999	931	5,449	14,165
\$100,000-\$149,999	1,229	7,174	17,557
\$150,000-\$199,999	570	2,643	6,237
> \$200,000	953	5,701	11,320

Housing	1 Mile	3 Miles	5 Miles
Total Units	8,909	59,819	149,675
Occupied	7,825	52,503	133,258
Owner Occupied	1,871	21,860	65,011
Renter Occupied	5,954	30,643	68,247
Vacant	1,085	7,315	16,417

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DISCLAIMER

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