

**AVAILABLE**

# MIXED USE DEVELOPMENT PAD SITES

281 N @ TRINITY PARK  
SAN ANTONIO, TEXAS



**SANTIKOS**  
REAL ESTATE SERVICES

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# PROPERTY OVERVIEW



## LOCATION

US 281 North & Trinity Park  
San Antonio, TX

## SIZE

± 1-2 Acre Pad Sites & 16 Acre Site

## ZONING

C2 & MF18

## SUBMARKET

Far North Central

## SITE

- Master planned mixed-use development sites including high density housing, restaurant, retail, and hotel located just south of Borgfeld Rd on 281 North at Trinity Park.
- Over 1,900 feet of US 281N frontage with excellent visibility
- TXDOT US 281 expansion complete
- Existing area businesses and planned/owned development properties include: Starbucks, McDonalds, Dutch Brothers, QT, Walgreens, Bill Miller BBQ, Auto Zone, Alamo Community College District, HEB.
- Excellent US 281 Ingress/Egress
- High median HH income at \$124,195 at 5-mile radius (ESRI)



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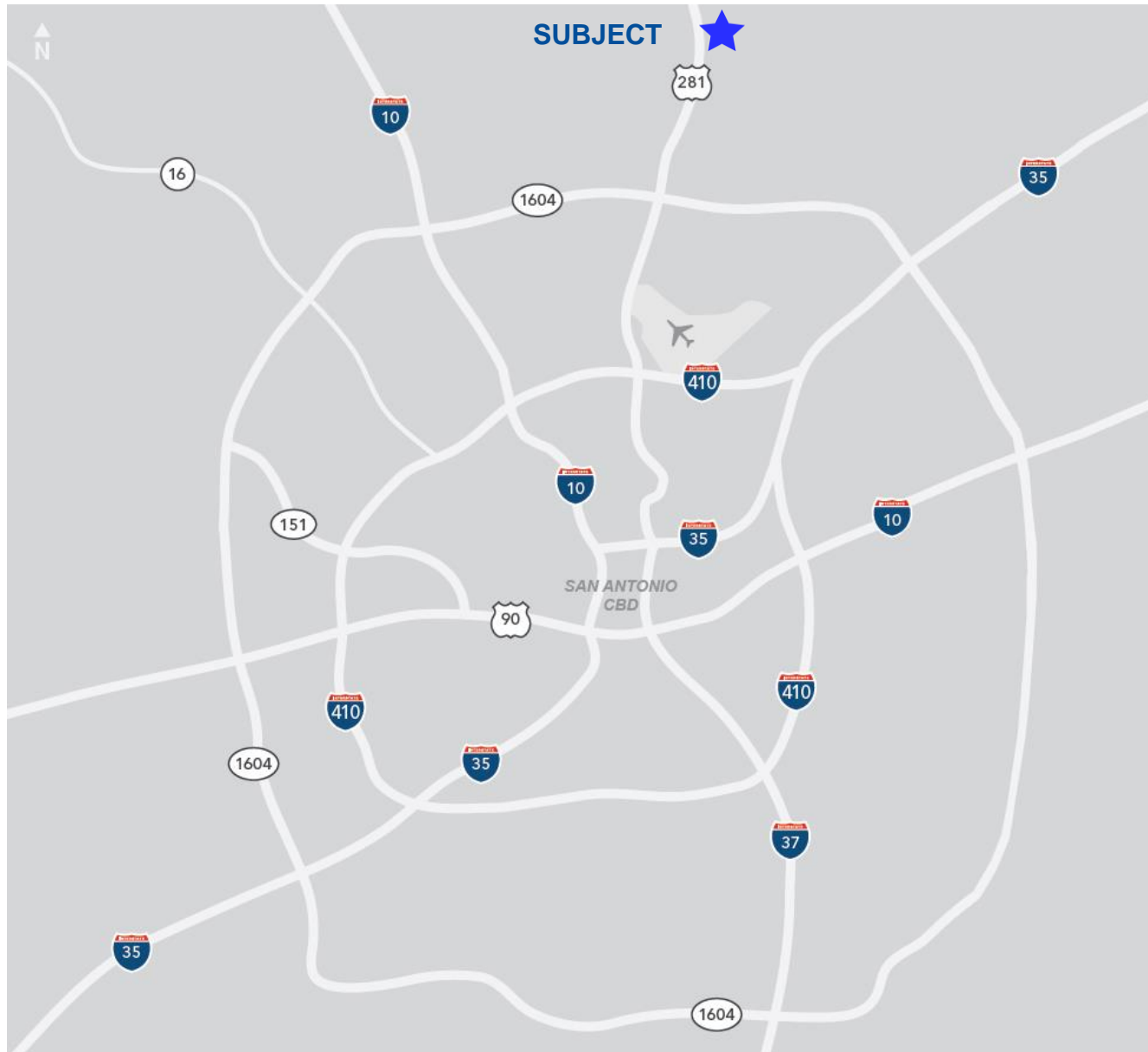
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## LOCATION MAP



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## AERIAL OVERVIEW



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# PROPOSED SITE PLAN



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# AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2022 Estimate	2,713	47,409	104,064
2027 Projection	2,678	51,459	112,577
Growth 2022-2027	-.26%	1.65%	1.59%
Median Age	35.2	33.6	36.8
<b>Households</b>			
2022 Estimate	860	15,241	35,003
2027 Projection	855	16,612	38,140
Growth 2022-2027	-.12%	1.74%	1.73%
Owner Occupied	506	12,380	27,119
Renter Occupied	68	2,861	29,902
Median Household Income	\$118,707	\$112,980	\$124,194
Average Household Size	3.15	3.11	2.97
2018 Average Household Vehicles	2.0	2.0	2.0
<b>Housing</b>			
Median Home Value	\$301,630	\$362,792	\$360,956
Median Year Built	2007	2007	2005
<b>Daytime Employment</b>			
Total Businesses	70	655	1,918
Total Employees	443	5,387	16,782
<b>Vehicle Traffic (ADTV)</b>			
US 281N @ Borgfeld Dr	33,580 vpd		

Source: Esri 2022



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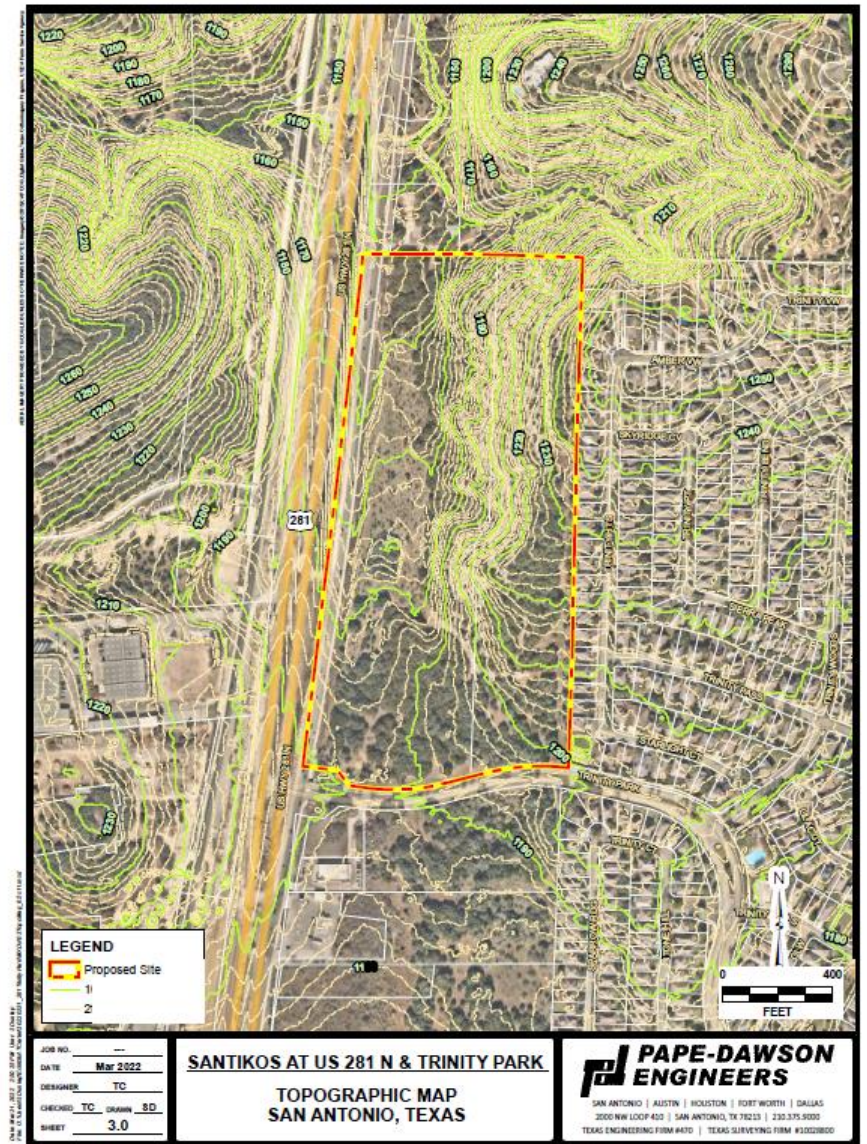
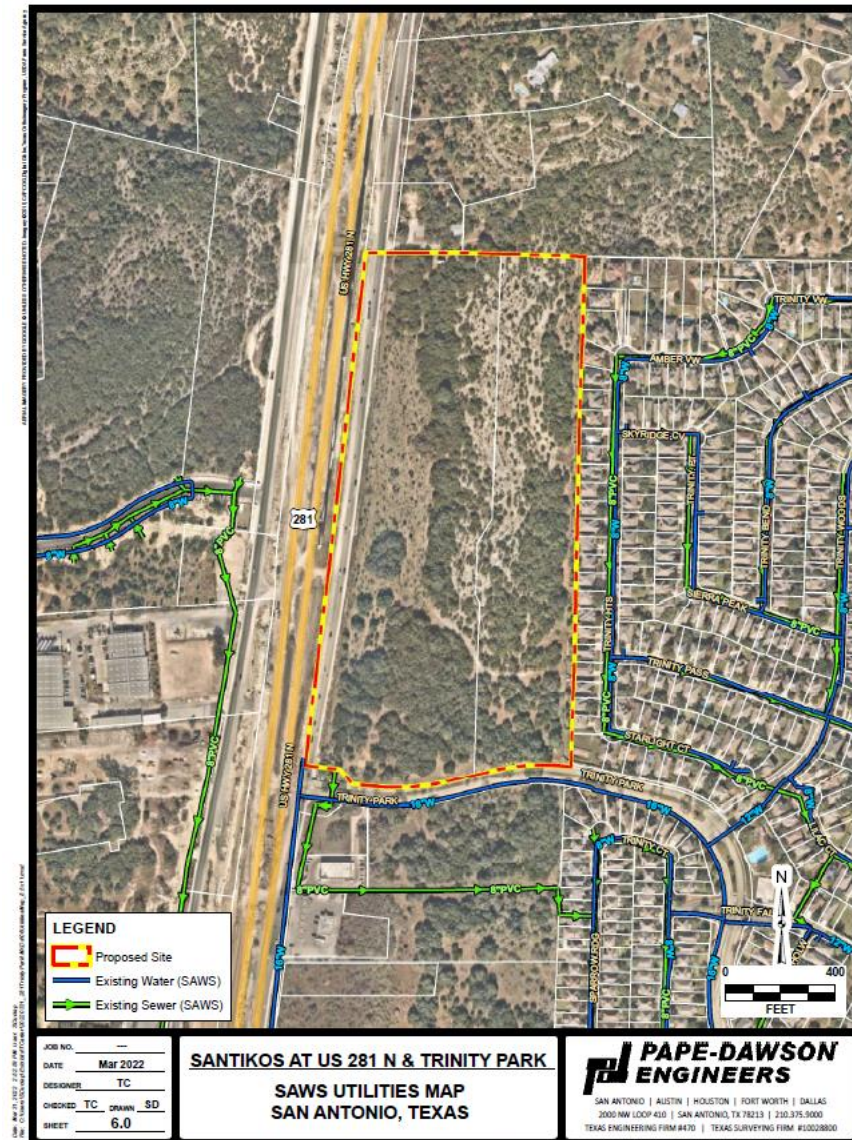
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# UTILITY AND TOPO MAP



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