

20.36 ACRES - DEVELOPMENT READY

GRACO
REAL ESTATE DEVELOPMENT, INC.



OFFERING SUMMARY

Sale Price:	\$5,595,500
Available SF:	
Lot Size:	20.36 Acres
Price / Acre:	\$274,828

PROPERTY OVERVIEW

Located at the bustling intersection of Galm and Culebra in San Antonio, TX, this prime 20-acre parcel offers unparalleled opportunities for retail, restaurant, and mixed-use development. With versatile zoning options, abundant space, and high visibility, it's ideal for businesses seeking to establish a presence in a rapidly growing market. The area's diverse demographic profile and proximity to amenities ensure a steady flow of potential customers. Plus, essential infrastructure and utilities are readily available, minimizing development costs and accelerating timelines. Don't miss out on this strategic investment opportunity to capitalize on San Antonio's booming economy and vibrant community.



MIKE GRESBACK

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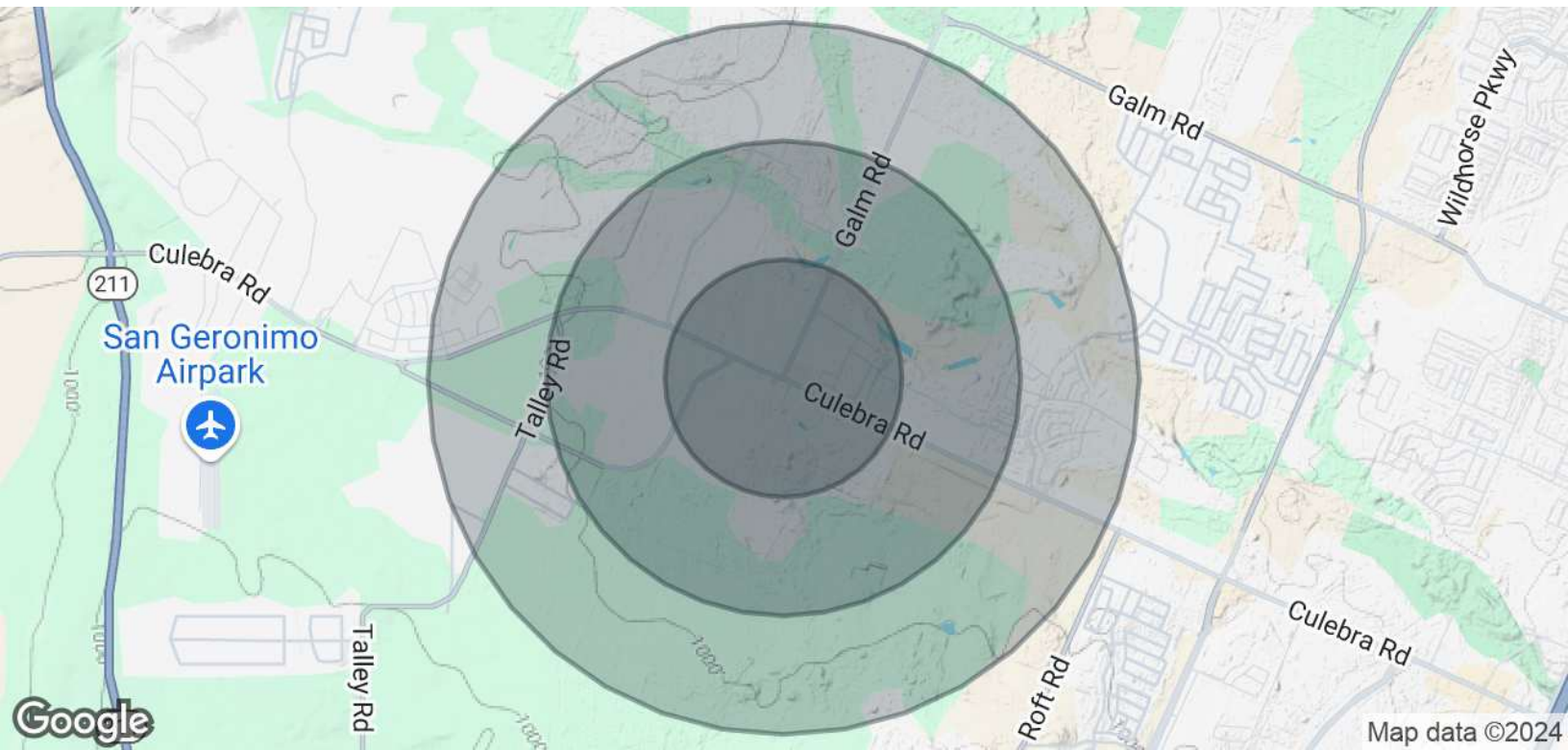


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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,137	3,739	8,146
Average Age	34.5	33.5	33.3
Average Age (Male)	33.8	31.8	31.5
Average Age (Female)	35.6	34.5	34.4

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	330	1,095	2,391
# of Persons per HH	3.4	3.4	3.4
Average HH Income	\$125,588	\$117,002	\$115,426
Average House Value	\$288,134	\$273,320	\$271,073

* Demographic data derived from 2020 ACS - US Census

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