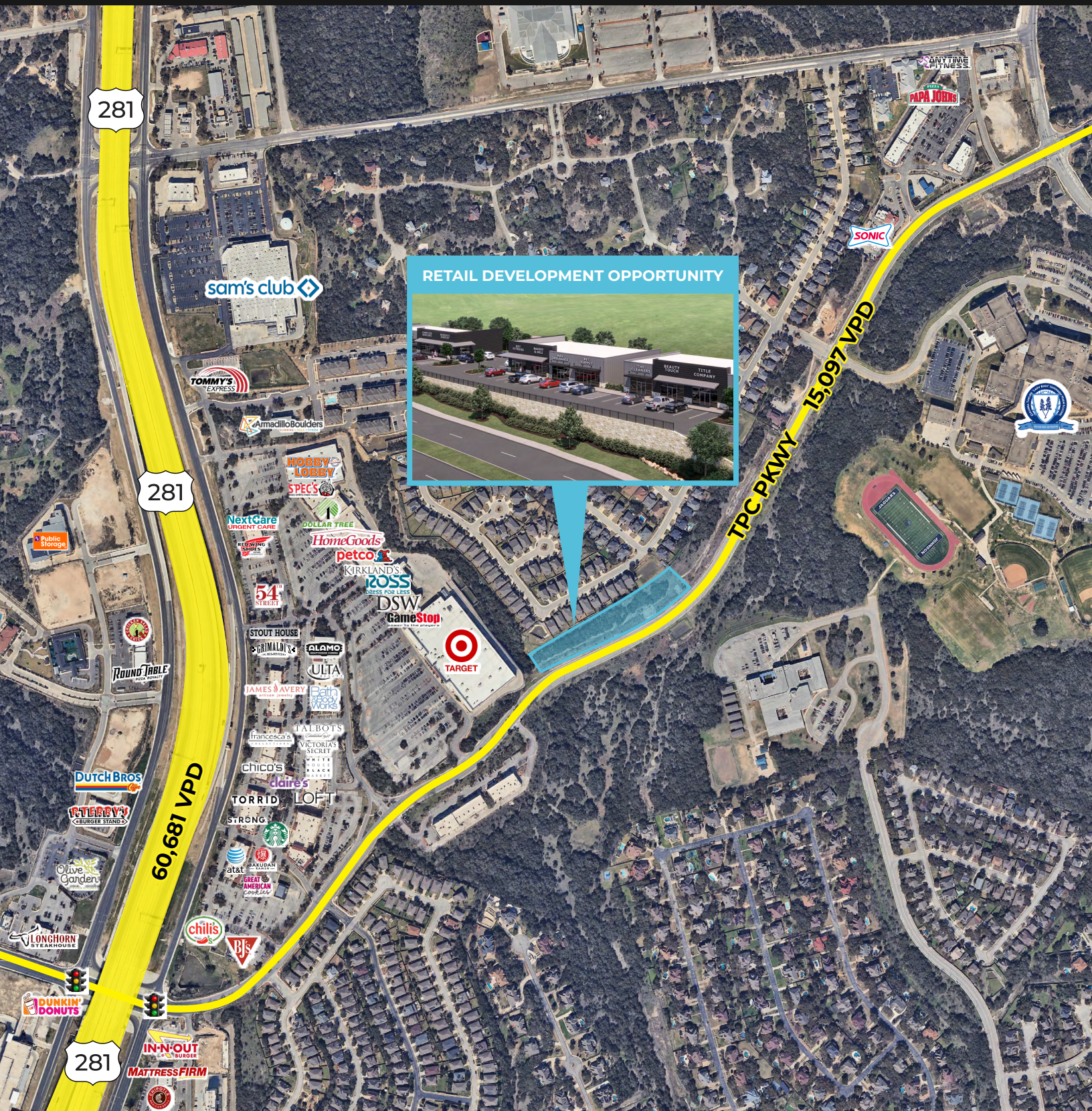


FOR SALE

RETAIL DEVELOPMENT OPPORTUNITY

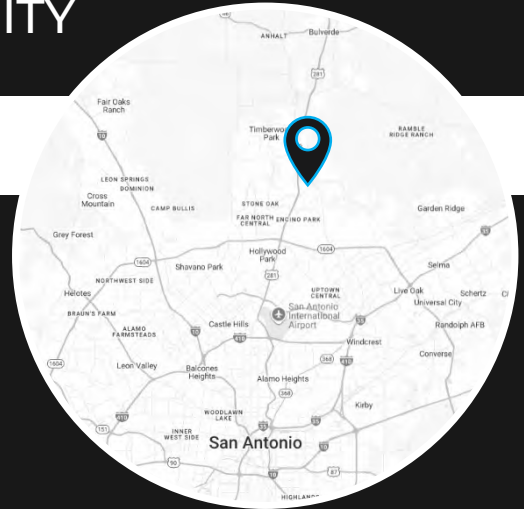


FOR SALE

RETAIL DEVELOPMENT OPPORTUNITY

PROPERTY HIGHLIGHTS:

- New Build
- Site will be developed into 4 – 5,000 sqft commercial/retail shell buildings
- Estimated completion date of Late 2026
- Great Visibility
- Strong Demographics
- Commercial Zoning (C-1)



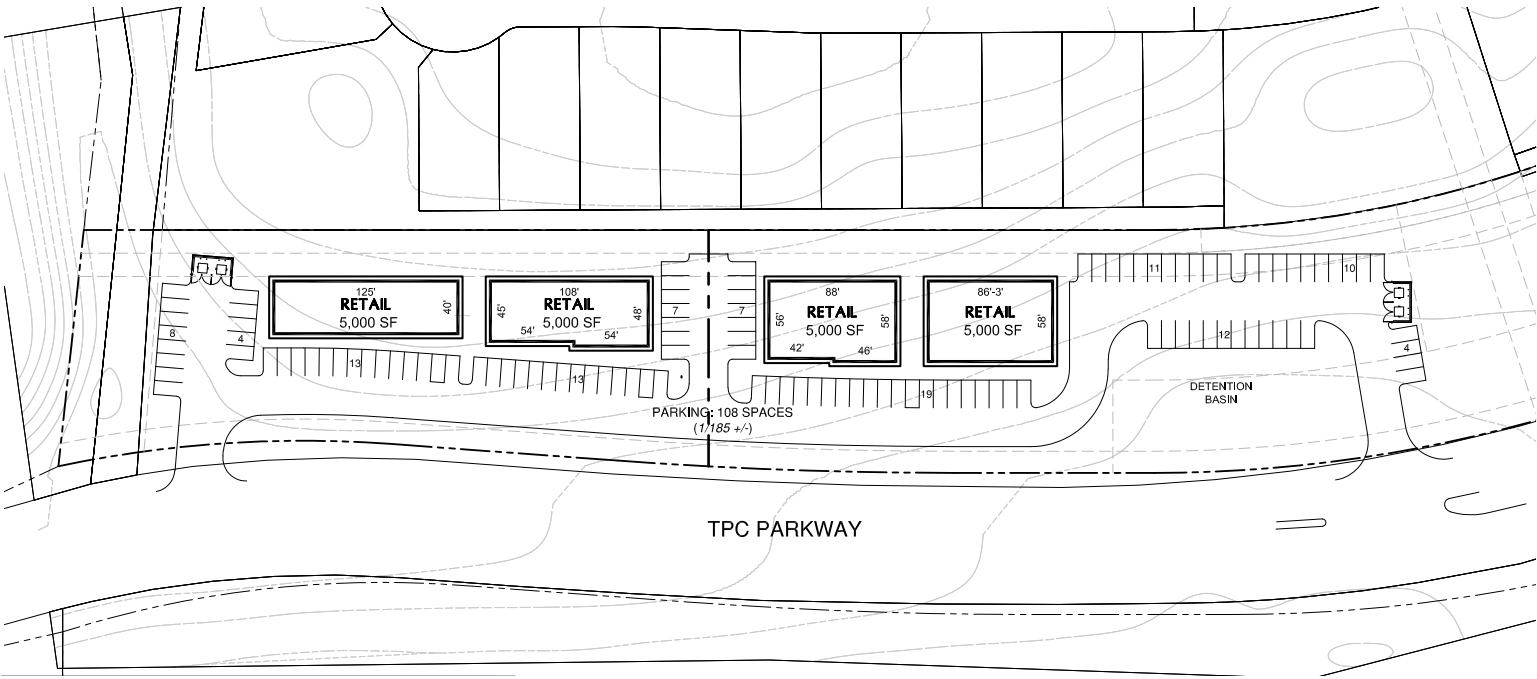
**3011 TPC PARKWAY,
SAN ANTONIO, TX**



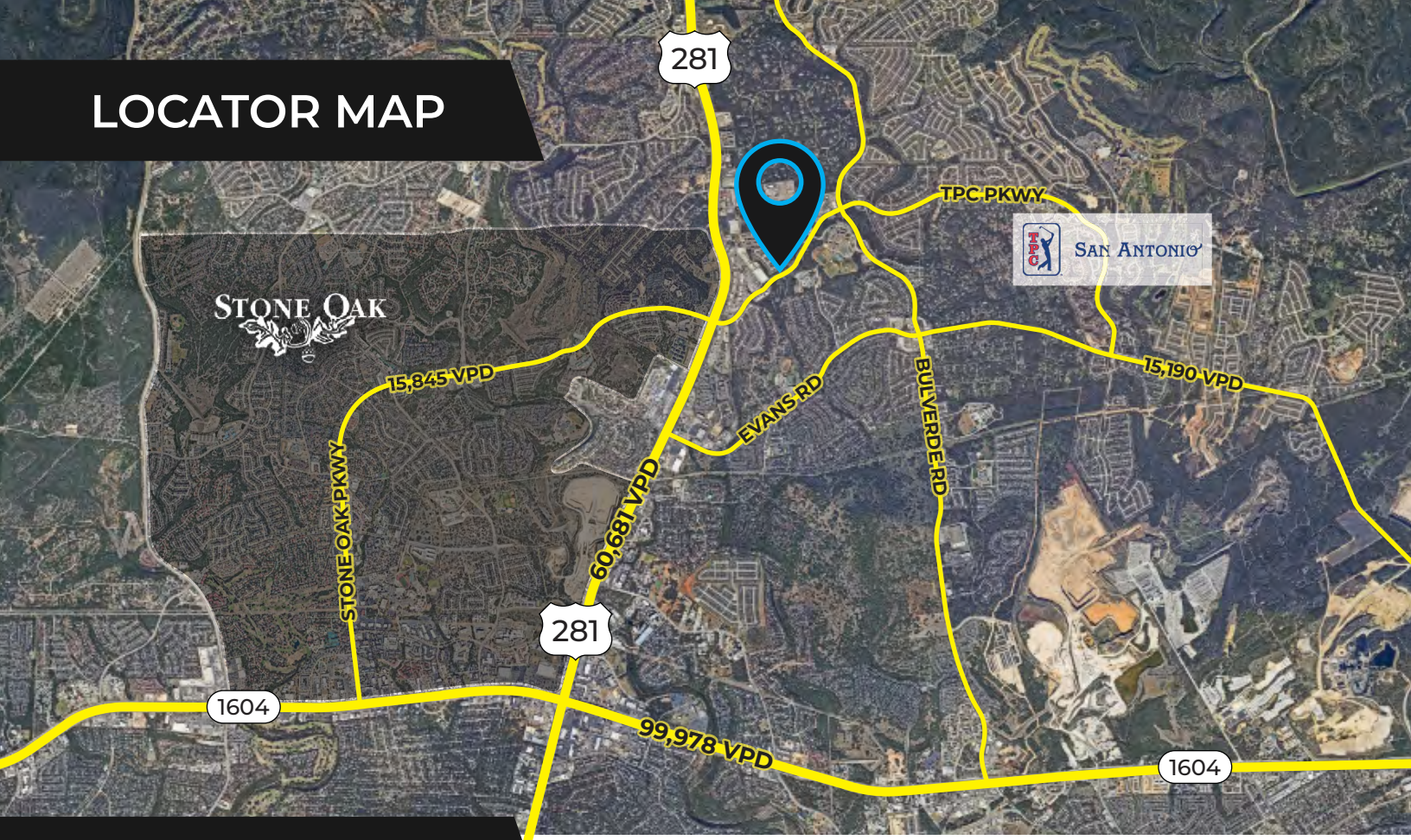
RENDERINGS



SITE PLAN



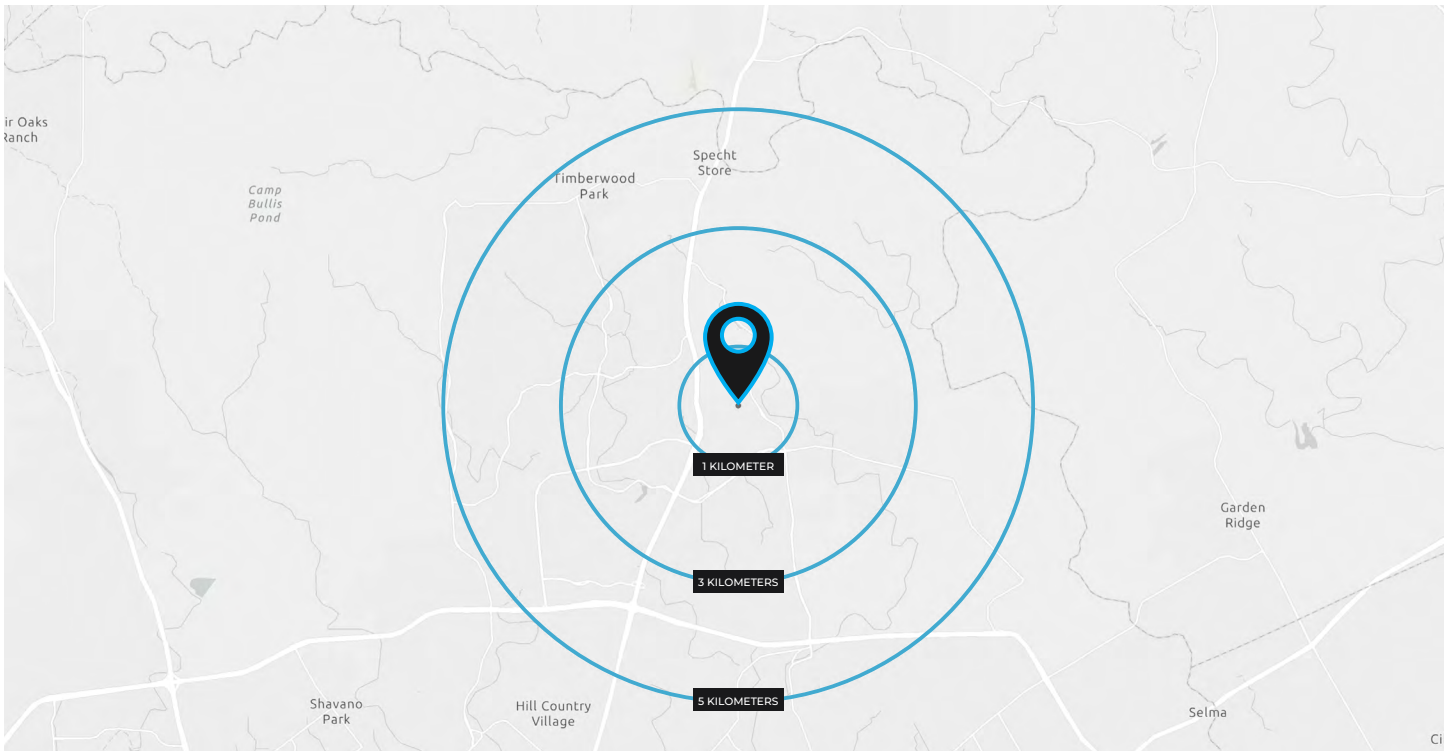
LOCATOR MAP



LOCATOR MAP



DEMOGRAPHICS



2025 Summary

	1 MILE	3 MILES	5 MILES
Population	6,164	74,463	165,018
Households	1,845	26,622	61,054
Families	1,520	19,857	44,363
Average Household Size	3.32	2.78	2.68
Owner Occupied Housing Units	1,481	17,589	41,326
Renter Occupied Housing Units	364	9,033	19,728
Median Age	37.3	36.5	38.1
Median Household Income	\$163,438	\$116,066	\$113,104
Average Household Income	\$196,137	\$154,246	\$147,565

2030 Summary

	1 MILE	3 MILES	5 MILES
Population	6,372	79,040	174,757
Households	1,941	29,046	66,205
Families	1,591	21,483	47,809
Average Household Size	3.27	2.71	2.62
Owner Occupied Housing Units	1,573	19,029	44,653
Renter Occupied Housing Units	369	10,017	21,553
Median Age	36.4	36.7	38.5
Median Household Income	\$194,848	\$129,839	\$126,027
Average Household Income	\$214,784	\$169,499	\$161,553