

AVAILABLE FOR REMODEL OR REDEVELOPMENT

BROOKS CITY BASE LOT

.81± ACRES



FOR SALE

KW COMMERCIAL | HERITAGE

1717 N Loop 1604 E
San Antonio, Texas 78232



Each Office Independently Owned and Operated

PRESENTED BY:

ERIC SCHAFFNER

Managing Director
C: +12108708860
eric.schaffner@kw.com
683331, Texas

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DISCLAIMER

7914 KENNEDY HILL DRIVE



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Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

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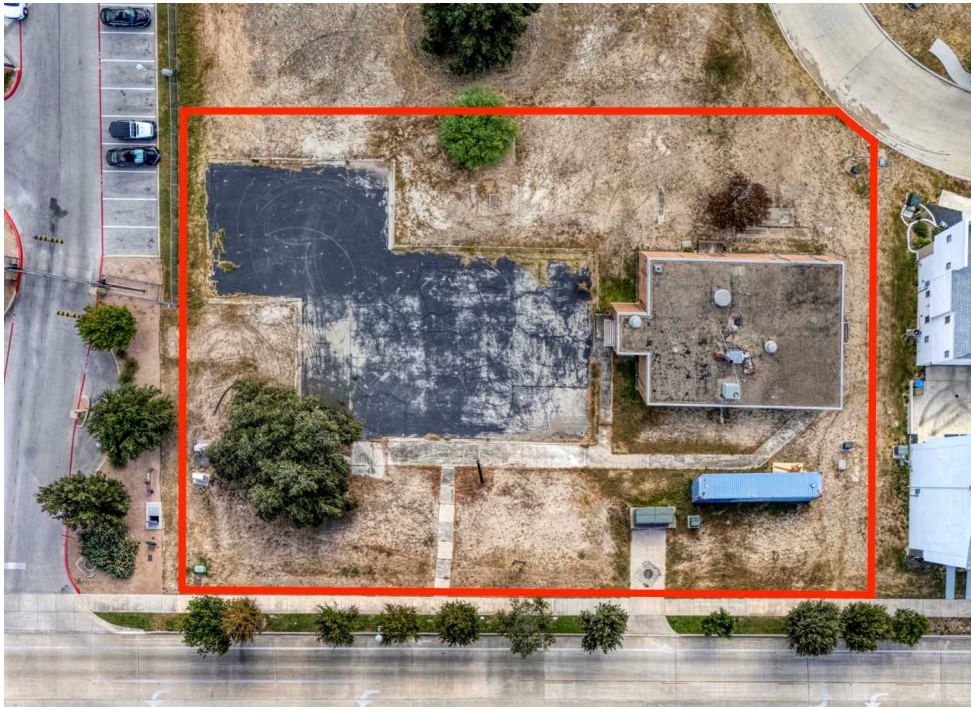
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EXECUTIVE SUMMARY

.81± ACRE LOT IN BROOKS CITY BASE



OFFERING SUMMARY

PRICE:	Call Broker
BUILDING SF:	5,724 SF
OCCUPANCY:	Vacant
FLOORS:	2
LOT SIZE:	0.81 Acres
YEAR BUILT:	Unknown (est. 1970s)
BUILDING CLASS:	C
PARKING:	Yes, Paved Asphalt)

PROPERTY HIGHLIGHTS

- .81 acre lot w/ existing structures
- Remodel and redevelopment opportunities
- Flexible IDZ (Infill Development Zone) Zoning
- Desirable Brooks City Base location

LOCATION & HIGHLIGHTS

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LOCATION INFORMATION

Building Name:	Brooks City Base lot
Street Address:	7914 Kennedy Hill (unofficial, for mapping purposes only)
City, State, Zip:	San Antonio, TX 78235
County:	Bexar
Market:	San Antonio MSA
Sub-market:	Brooks City Base
Cross Streets:	Sidney Brooks & Kennedy Hill



LOCATION OVERVIEW

Located within San Antonio's rapidly evolving City Base area, this property benefits from an ideal position within a vibrant neighborhood that is attracting new residential developments and an expanding mix of retail and office properties. The lot is situated in a high-demand area, just 1.7 miles from an HEB grocery store, providing excellent convenience for future tenants or residents. The flexible IDZ zoning allows for a wide range of potential uses, making this property suitable for a variety of redevelopment opportunities. With close proximity to major roads and highways, this site is also easily accessible from key areas of San Antonio, positioning it as a central hub for both residential and commercial projects.

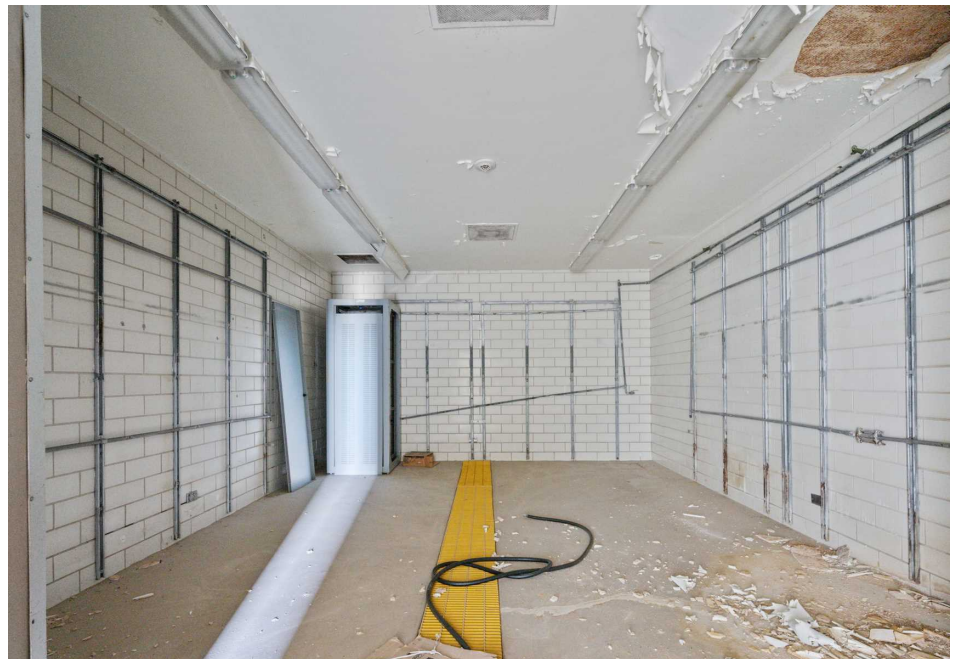
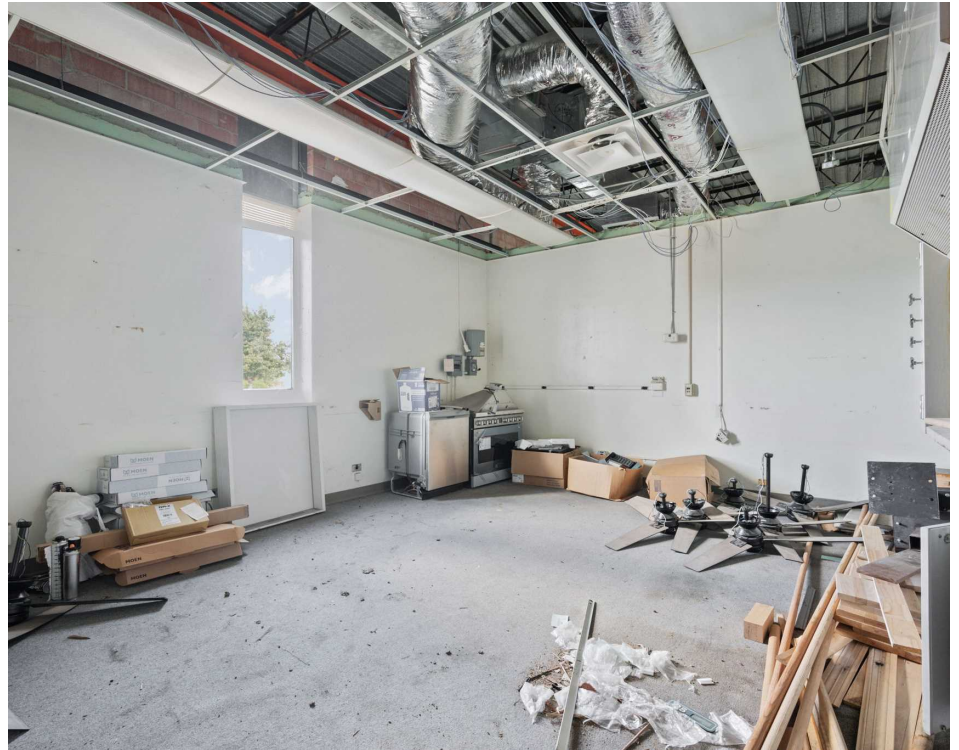
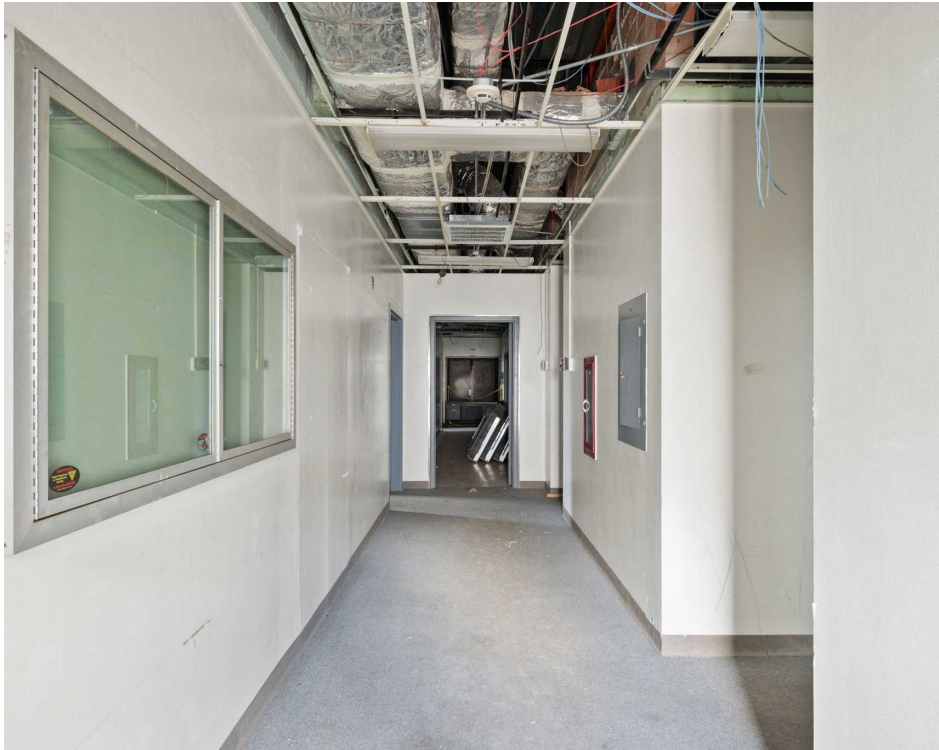
PROPERTY PHOTOS

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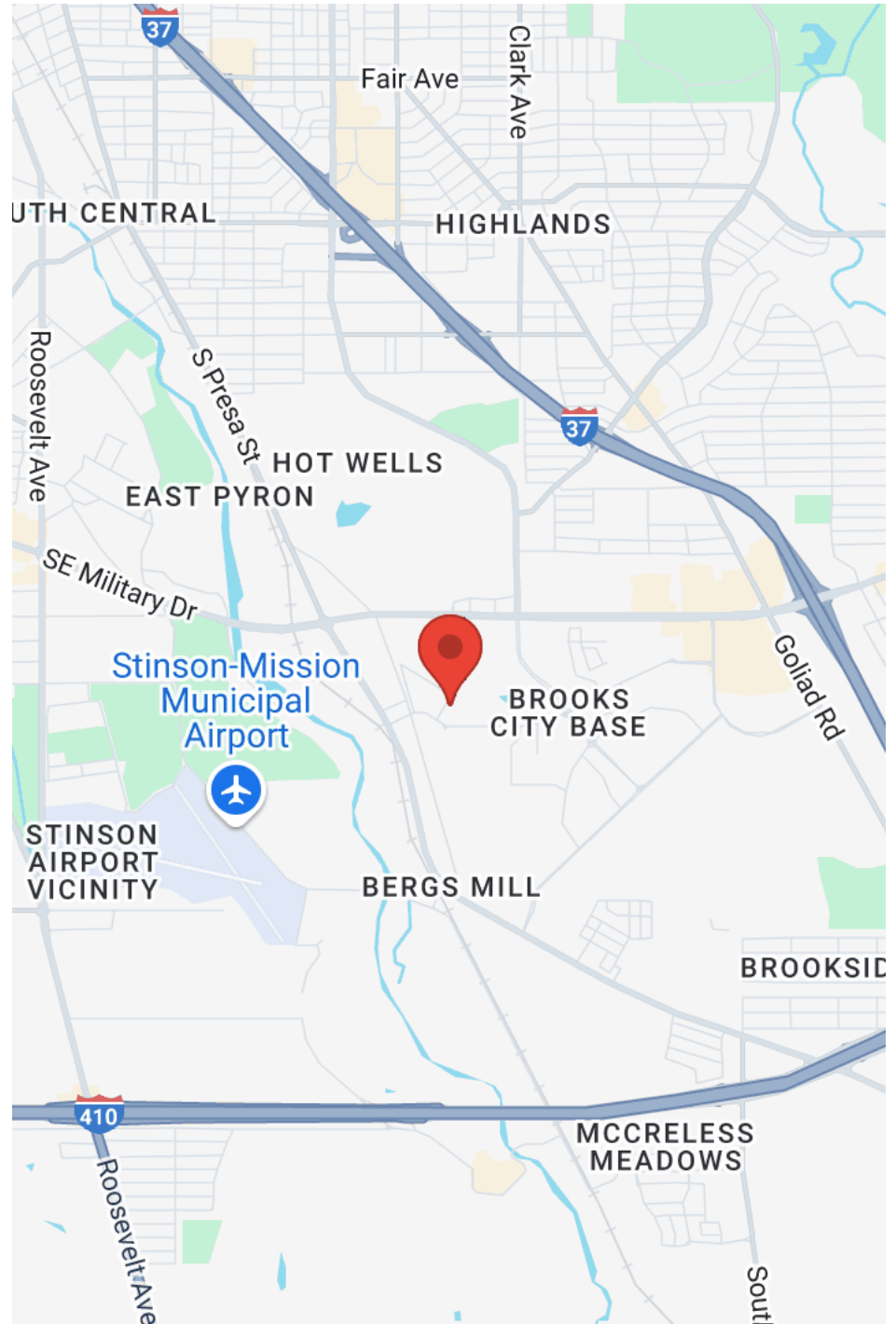
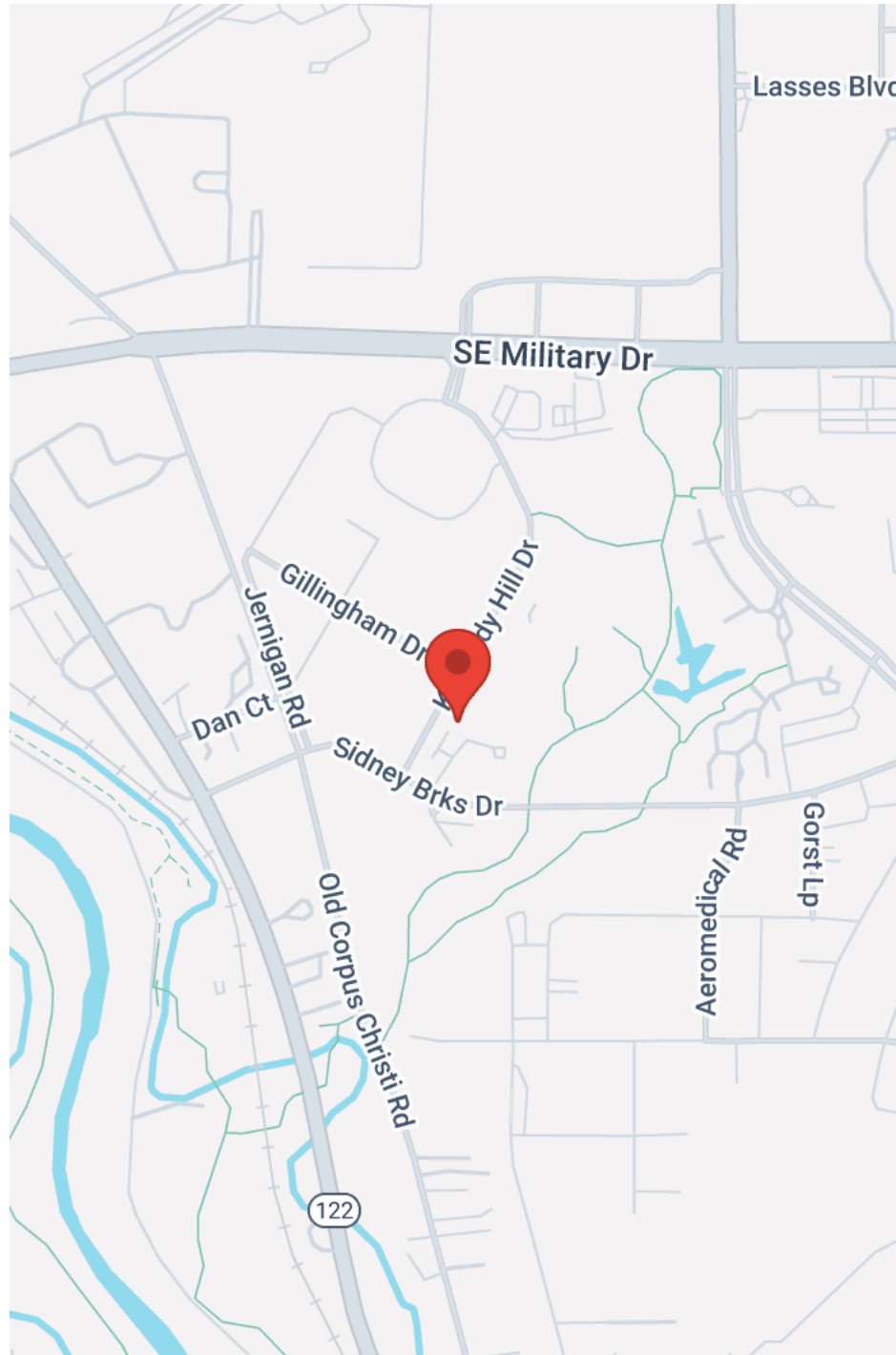
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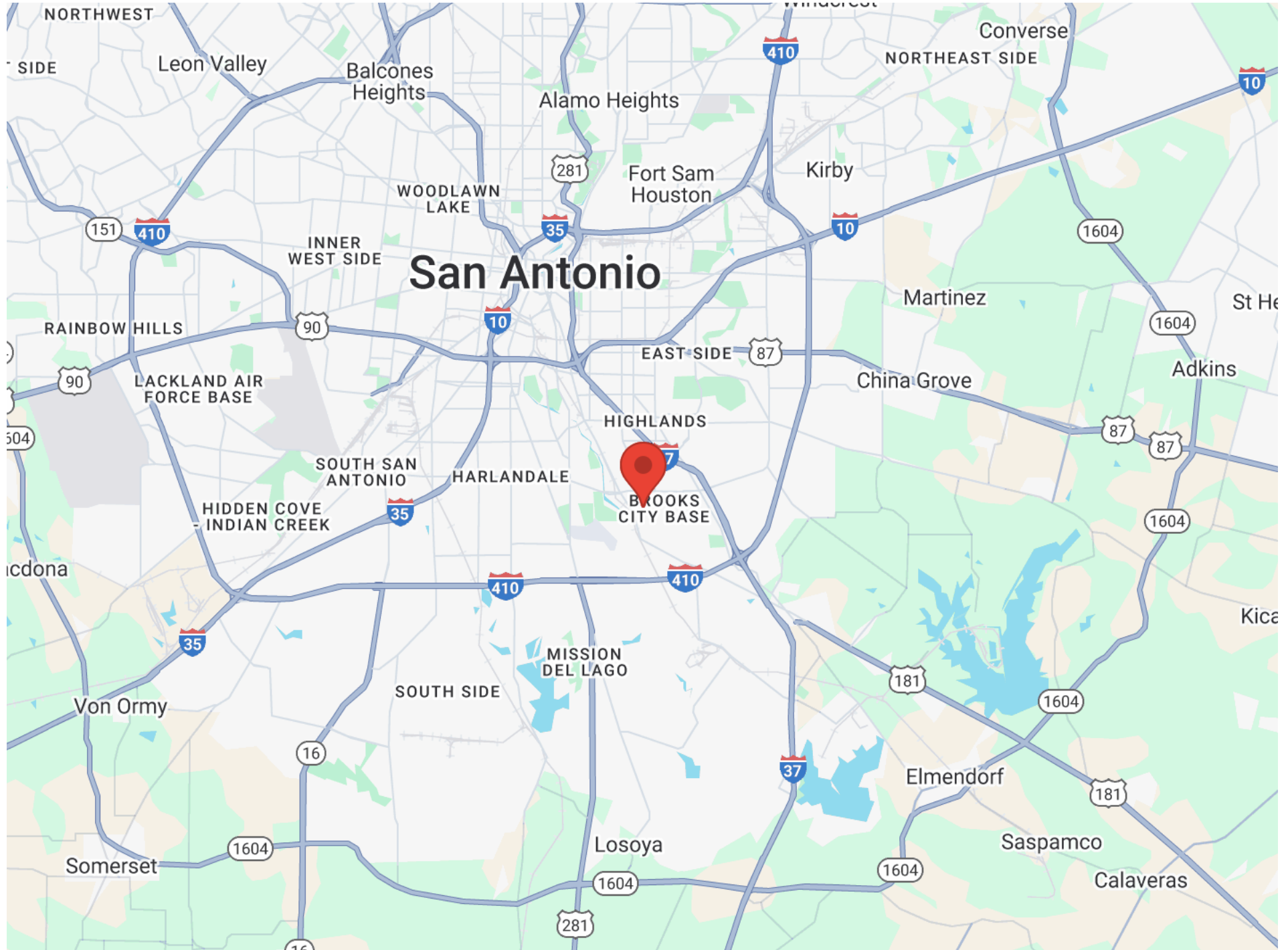
LOCATION MAPS

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REGIONAL MAP

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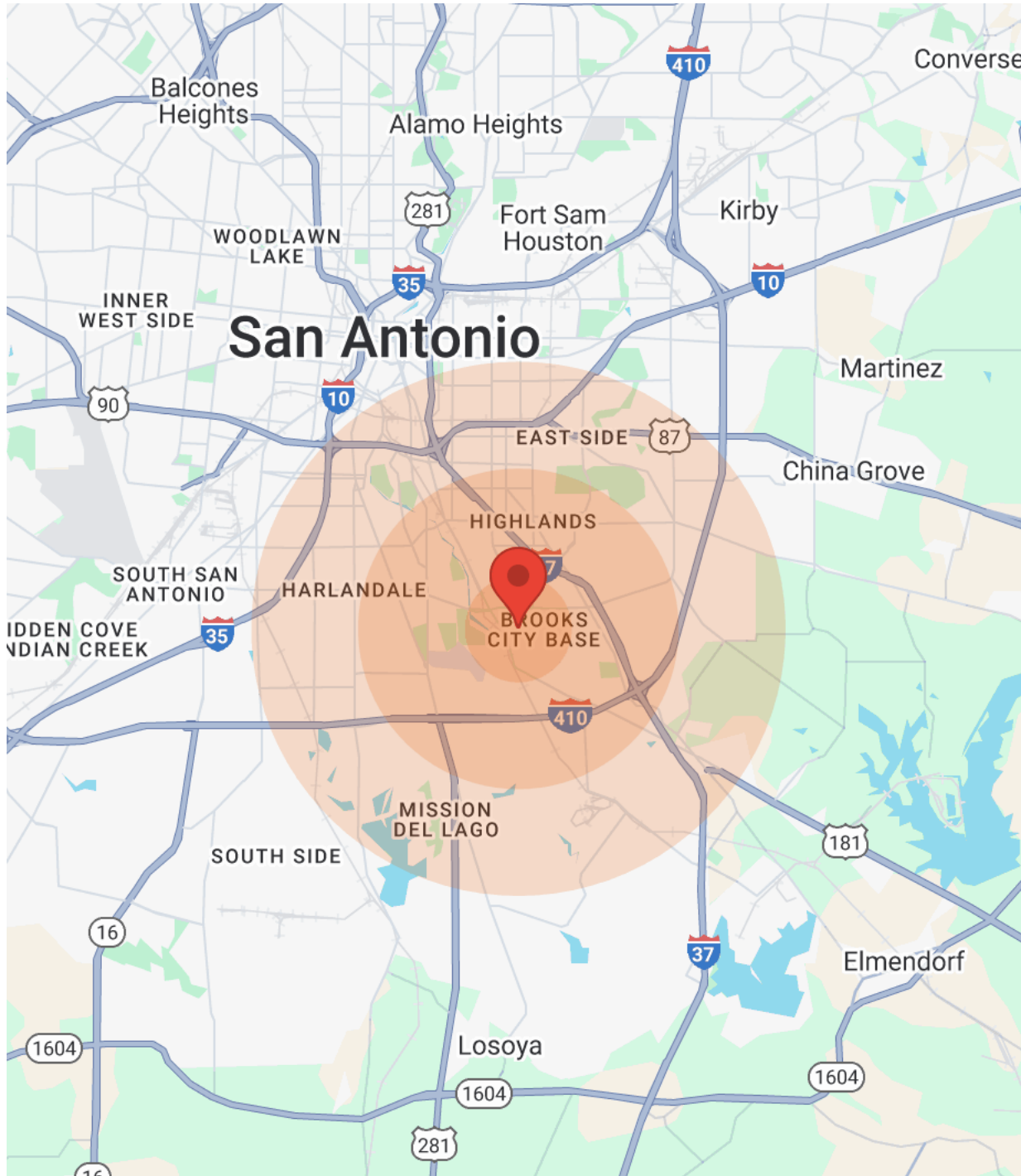
AERIAL MAP

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DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	2,942	39,042	97,241
Female	2,423	39,127	98,849
Total Population	5,365	78,169	196,090

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,101	18,822	47,477
Ages 15-24	693	11,668	29,770
Ages 25-54	2,412	30,366	76,867
Ages 55-64	603	7,694	19,174
Ages 65+	556	9,619	22,802

Race	1 Mile	3 Miles	5 Miles
White	3,855	59,370	143,005
Black	672	2,340	9,285
Am In/AK Nat	4	131	352
Hawaiian	N/A	2	2
Hispanic	3,807	66,023	168,269
Multi-Racial	1,626	32,508	86,618

Income	1 Mile	3 Miles	5 Miles
Median	\$23,978	\$32,676	\$30,890
< \$15,000	461	5,399	13,509
\$15,000-\$24,999	558	4,477	11,509
\$25,000-\$34,999	334	3,868	9,398
\$35,000-\$49,999	333	5,228	11,442
\$50,000-\$74,999	80	4,718	10,629
\$75,000-\$99,999	80	1,820	4,608
\$100,000-\$149,999	3	1,090	2,926
\$150,000-\$199,999	14	93	393
> \$200,000	3	62	271

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,105	29,667	73,155
Occupied	1,908	27,265	66,016
Owner Occupied	371	16,077	40,327
Renter Occupied	1,537	11,188	25,689
Vacant	197	2,402	7,139

ABOUT ERIC SCHAFFNER

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ERIC SCHAFFNER Managing Director



Recipient, "SABOR 2022 Commercial Agent of the Year" Award.

Ranked in the Top 1% of all Real Estate brokers in San Antonio and the surrounding Hill Country areas, Eric is a consummate professional who prides himself on his unparalleled work ethic and knowledge of the market which he serves. He focuses primarily Commercial Investment sales, Owner/user properties, and land development.

Eric's previous clients include large (Fortune 500) corporations, small businesses / owner-users, investors and developers. Every transaction is handled with confidentiality, all while providing unrivaled experience and personalized service to his valued clients.

Prior to his involvement in Real Estate, Eric worked at JPMorgan Chase and Accenture. As an active outdoor enthusiast – he enjoys hiking, mountain biking, and traveling, having visited more than fifteen countries. He is also a dual citizen (U.S. and Switzerland). Eric lives in San Antonio with his wife and three children.

Specialties: Health Care, Industrial, Multi-Family, Office, Retail / Shopping Center

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