

TWO CREEKS I-10 FRONTAGE COMMERCIAL RETAIL / MEDICAL / SERVICE

Twin Creeks & I-10
San Antonio, TX 78255



Two Springs

THE CRESCENT

Two-Story Mixed Use
Development

BIRDSONG
APARTMENTS AT LEON SPRINGS

SITE

CHILDREN'S
CHURCH

Public
Storage

84,329 VPD (V22)

INTERSTATE
10

CALIBER
COLLISION

CALIBER
COLLISION

US STORAGE
Centers

park

at Rialto

W

Schlitzsky's

Bill Miller

23

HERE

200 ft

DARYL LANGE

daryl@bitterblue.com • 210.526.6889

BBCRETX.COM

11 Lynn Batts Lane, Suite 100, San Antonio, Texas 78212

bitterblue
BROKERAGE & DEVELOPMENT

The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

PROPERTY OVERVIEW

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS Twin Creeks & I-10, San Antonio, Texas 78255

LOCATION

Twin Creeks & I-10
San Antonio, Texas 78015

TRAFFIC COUNTS

I-10: 84,329 VPD

AVAILABLE

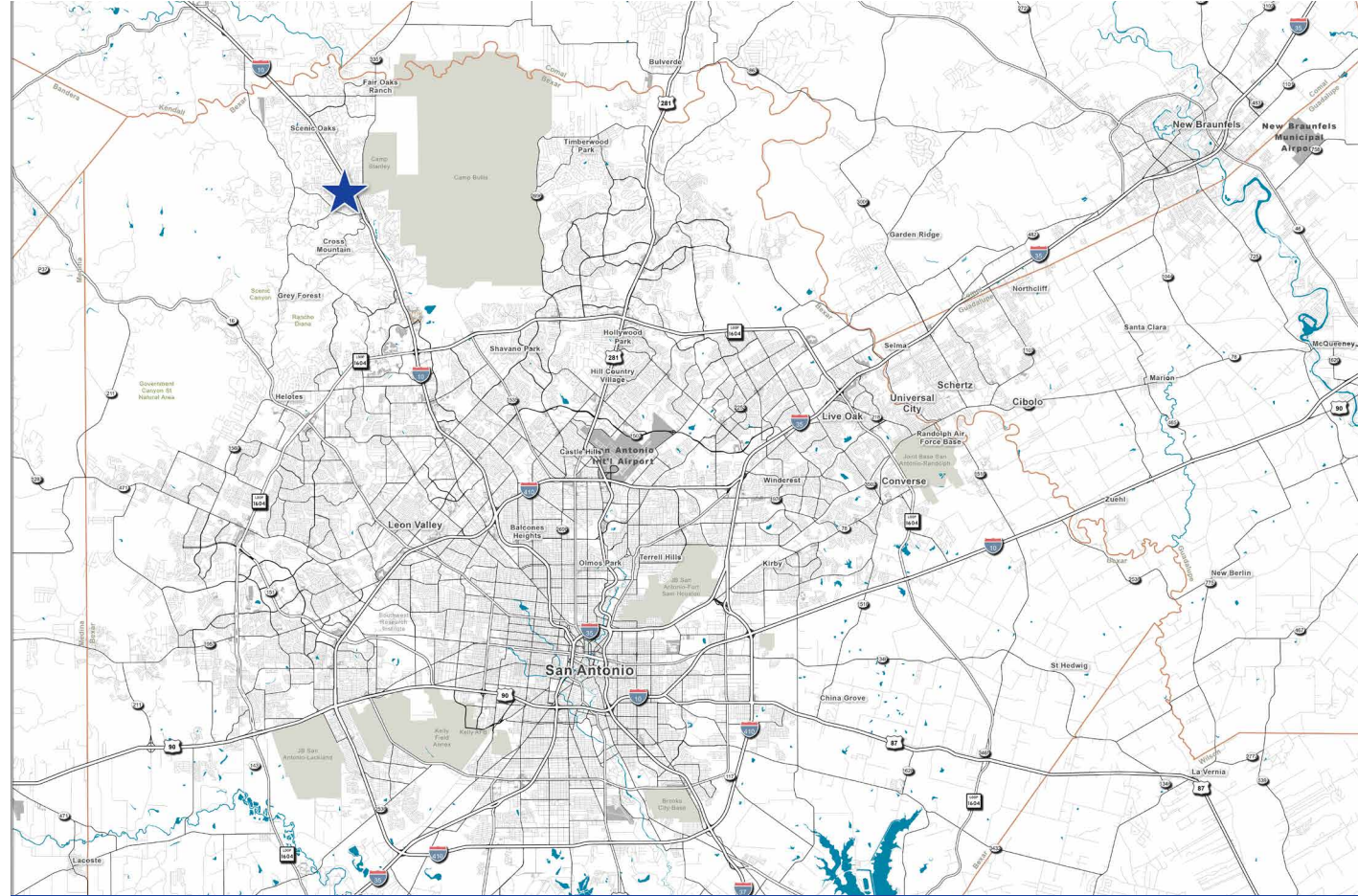
Retail / Medical / Service

PRICE

Contact Broker for Pricing

HIGHLIGHTS

- Excellent visibility from I-10
- Nearby Grocers & Retailers Include: H-E-B, Walmart, Whataburger, McDonald's, Chick-fil-A, Walgreens, Summer Moon Coffee & Many More
- Close proximity to Scenic Oaks / Country Estates / River Rock Ranch communities
- High growth submarket
- Located near future mixed-use development, The Crescent



DEMOGRAPHICS

**2023
Population**



1 Mile	6,717
3 Mile	33,665
5 Mile	55,638

**2028
Population**



1 Mile	6,915
3 Mile	35,441
5 Mile	60,159

**Avg HH
Income**



1 Mile	\$162,492
3 Mile	\$172,478
5 Mile	\$170,206

DARYL LANGE

daryl@bitterblue.com • 210.526.6889

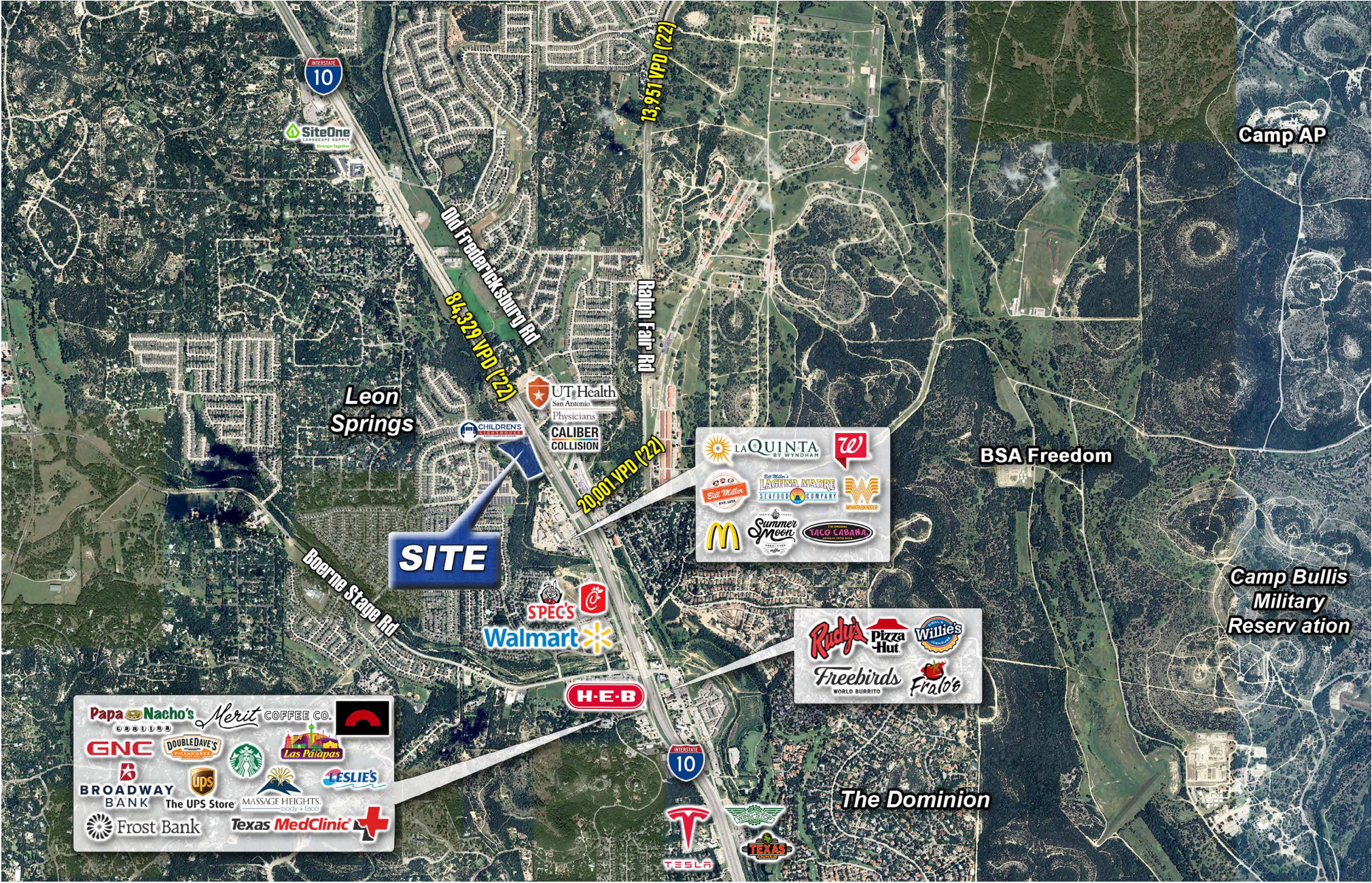
BBCRETX.COM

11 Lynn Batts Lane, Suite 100, San Antonio, Texas 78212

bitterblue
BROKERAGE & DEVELOPMENT

SITE AERIAL

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS
Twin Creeks & I-10, San Antonio, Texas 78255



DARYL LANGE
daryl@bitterblue.com • 210.526.6889

BBCRETX.COM
11 Lynn Batts Lane, Suite 100, San Antonio, Texas 78212



The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

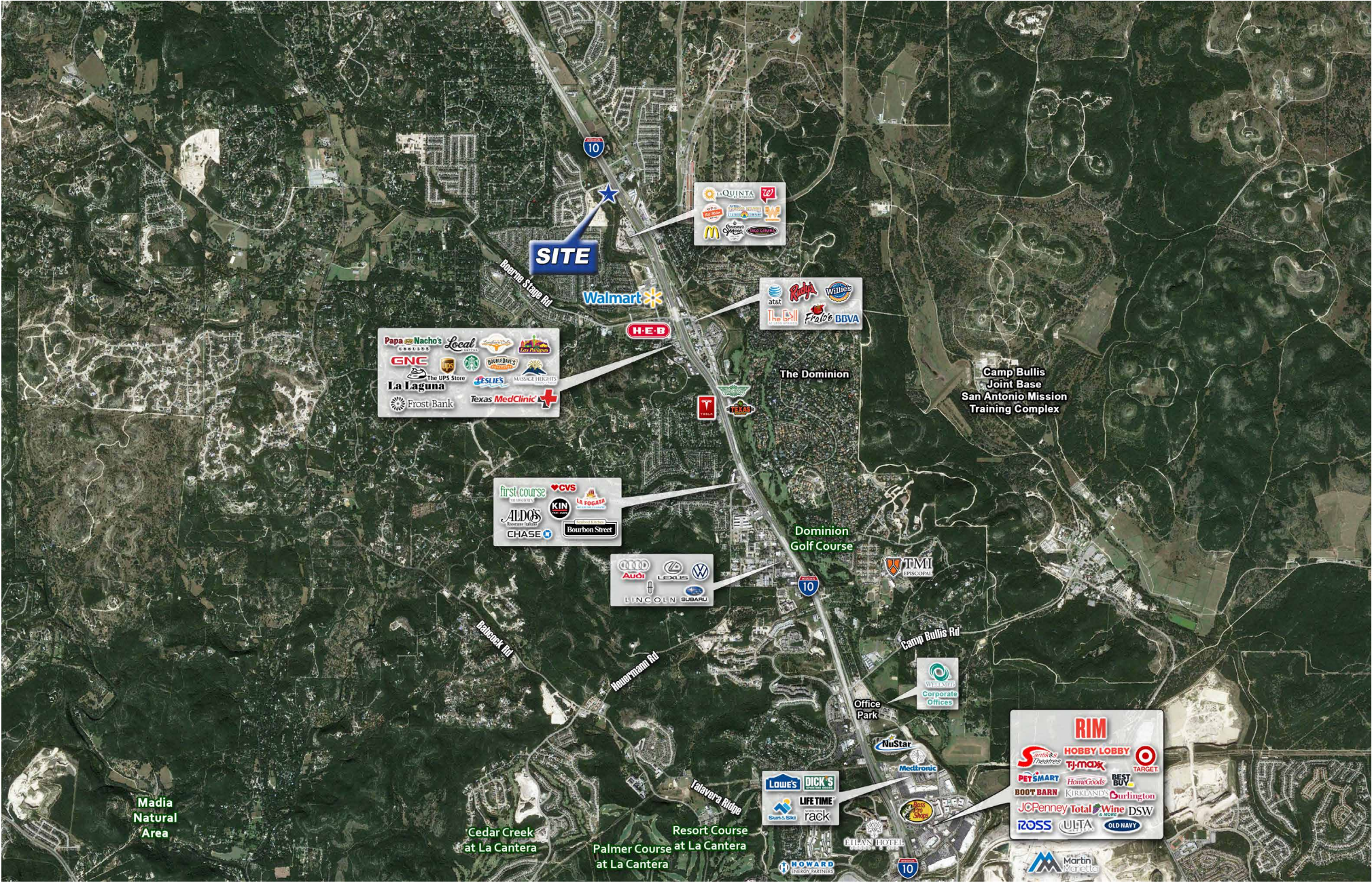


The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

SITE PLAN

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS Twin Creeks & I-10, San Antonio, Texas 78255





The information contained herein was obtained from sources believed to be reliable. However, neither the Broker nor Owner make any guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior sale or lease, or withdrawal without notice.

AERIAL LOOKING SOUTHEAST

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS
Twin Creeks & I-10, San Antonio, Texas 78255



AERIAL LOOKING SOUTH

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS
Twin Creeks & I-10, San Antonio, Texas 78255



DEMOGRAPHIC SUMMARY

RETAIL/MEDICAL/SERVICE TRACT AT TWO CREEKS Twin Creeks & I-10, San Antonio, Texas 78255

	1 mile	3 miles	5 miles
Population			
2010 Population	3,439	15,999	25,818
2020 Population	6,335	31,237	51,645
2023 Population	6,717	33,665	55,638
2028 Population	6,915	35,441	60,159
2010-2020 Annual Rate	6.30%	6.92%	7.18%
2020-2023 Annual Rate	1.82%	2.33%	2.32%
2023-2028 Annual Rate	0.58%	1.03%	1.57%
2020 Male Population	48.9%	49.3%	49.4%
2020 Female Population	51.1%	50.7%	50.6%
2020 Median Age	36.9	37.9	38.6
2023 Male Population	49.8%	49.8%	49.8%
2023 Female Population	50.2%	50.2%	50.2%
2023 Median Age	39.0	40.8	42.1

In the identified area, the current year population is 55,638. In 2020, the Census count in the area was 51,645. The rate of change since 2020 was 2.32% annually. The five-year projection for the population in the area is 60,159 representing a change of 1.57% annually from 2023 to 2028. Currently, the population is 49.8% male and 50.2% female.

Median Age

The median age in this area is 42.1, compared to U.S. median age of 39.1.

Race and Ethnicity

2023 White Alone	58.4%	59.2%	60.6%
2023 Black Alone	3.2%	3.2%	3.4%
2023 American Indian/Alaska Native Alone	0.8%	0.7%	0.6%
2023 Asian Alone	6.3%	6.4%	6.2%
2023 Pacific Islander Alone	0.1%	0.1%	0.1%
2023 Other Race	6.1%	5.6%	5.6%
2023 Two or More Races	25.2%	24.8%	23.5%
2023 Hispanic Origin (Any Race)	37.8%	36.3%	35.1%

Persons of Hispanic origin represent 35.1% of the population in the identified area compared to 19.4% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 76.5 in the identified area, compared to 72.1 for the U.S. as a whole.

Households

2023 Wealth Index	192	210	203
2010 Households	1,164	5,563	9,408
2020 Households	2,146	10,827	19,148
2023 Households	2,300	11,701	20,667
2028 Households	2,410	12,499	22,638
2010-2020 Annual Rate	6.31%	6.89%	7.36%
2020-2023 Annual Rate	2.16%	2.42%	2.38%
2023-2028 Annual Rate	0.94%	1.33%	1.84%
2023 Average Household Size	2.92	2.87	2.69

The household count in this area has changed from 19,148 in 2020 to 20,667 in the current year, a change of 2.38% annually. The five-year projection of households is 22,638, a change of 1.84% annually from the current year total. Average household size is currently 2.69, compared to 2.69 in the year 2020. The number of families in the current year is 16,445 in the specified area.

Median Household Income

2023 Median Household Income	\$122,137	\$129,787	\$119,870
2028 Median Household Income	\$139,664	\$145,980	\$131,479
2023-2028 Annual Rate	2.72%	2.38%	1.87%

Average Household Income

2023 Average Household Income	\$162,492	\$172,478	\$170,206
2028 Average Household Income	\$183,169	\$191,150	\$186,259
2023-2028 Annual Rate	2.42%	2.08%	1.82%

Per Capita Income

2023 Per Capita Income	\$54,631	\$59,283	\$62,828
2028 Per Capita Income	\$62,675	\$66,637	\$69,559
2023-2028 Annual Rate	2.79%	2.37%	2.06%

Households by Income

Current median household income is \$119,870 in the area, compared to \$72,603 for all U.S. households. Median household income is projected to be \$131,479 in five years, compared to \$82,410 for all U.S. households.

Current average household income is \$170,206 in this area, compared to \$107,008 for all U.S. households. Average household income is projected to be \$186,259 in five years, compared to \$122,048 for all U.S. households.

Current per capita income is \$62,828 in the area, compared to the U.S. per capita income of \$41,310. The per capita income is projected to be \$69,559 in five years, compared to \$47,525 for all U.S. households.

