



TRINITY OAKS 4.35 ACRE LAND SITE FOR DEVELOPMENT OR BUILD-TO-SUIT

26950 US HIGHWAY, SAN ANTONIO, TX 78260

EASEMENTS



Seth Prescott

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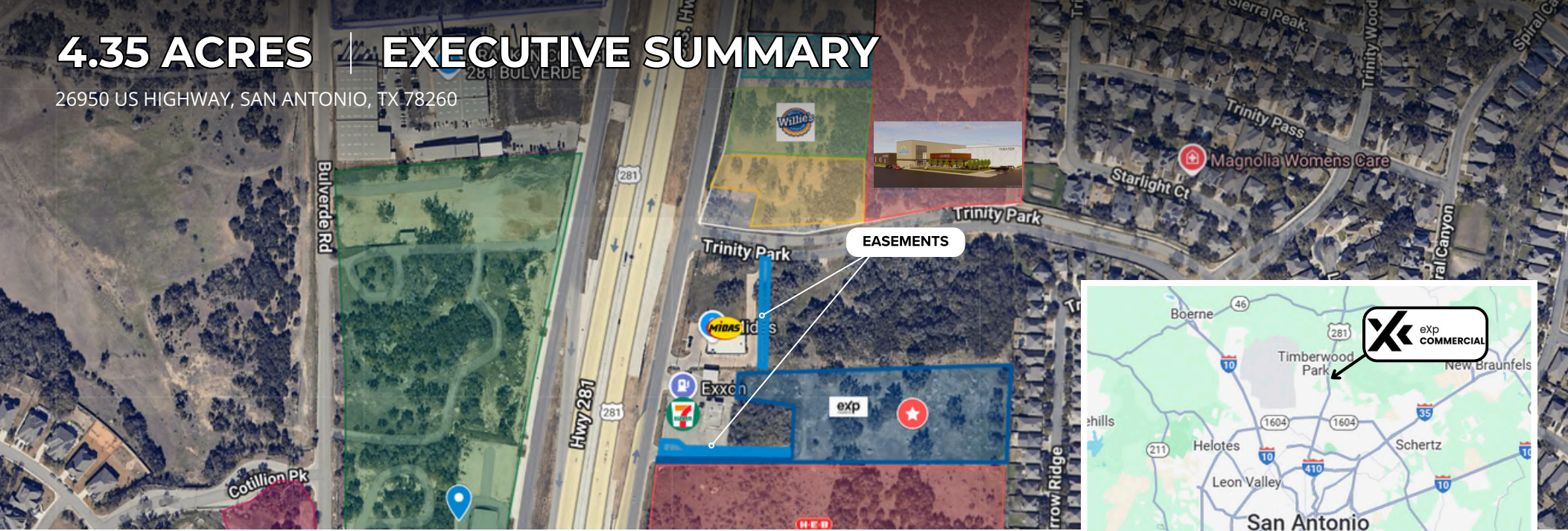
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4.35 ACRES | EXECUTIVE SUMMARY

26950 US HIGHWAY, SAN ANTONIO, TX 78260



OFFERING SUMMARY

Sale Price:	Contact Broker
Available SF:	189,442
Lot Size:	4.349 Acres
Price / SF:	Contact Broker
Zoning:	C-3
Market:	San Antonio
Submarket:	Far North Central

PROPERTY OVERVIEW

4.35 Acres for Sale

PROPERTY HIGHLIGHTS

- Only C-3 Zoned site on 281 N. with sewer to the site
 - Mixed Use and MF In C-3! See SB 840 - Highlights
- Great visibility and direct access to 281
- Level with limited site work required
- Easement to access Trinity Park and [New Santikos Development](#)
- Adjacent to HEB-owned Land
- Across from the future ACCD Campus and new retail development
- Open to ground lease

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4.35 ACRES | ARTICLES ON THE NEW SANTIKOS DEVELOPMENT

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- [Santikos CEO: New Theater to anchor major development](#)
- [Major local movie theater chain expands footprint in fast-growing San Antonio area](#)
- [San Antonio theater chain Santikos plans new cinema, entertainment complex on U.S. 281 North](#)

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4.35 ACRES | RETAILER MAP

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DRIVE TIMES



→ 1 MIN



→ 1 MIN



→ 1 MIN



→ 5 MIN



→ 5 MIN



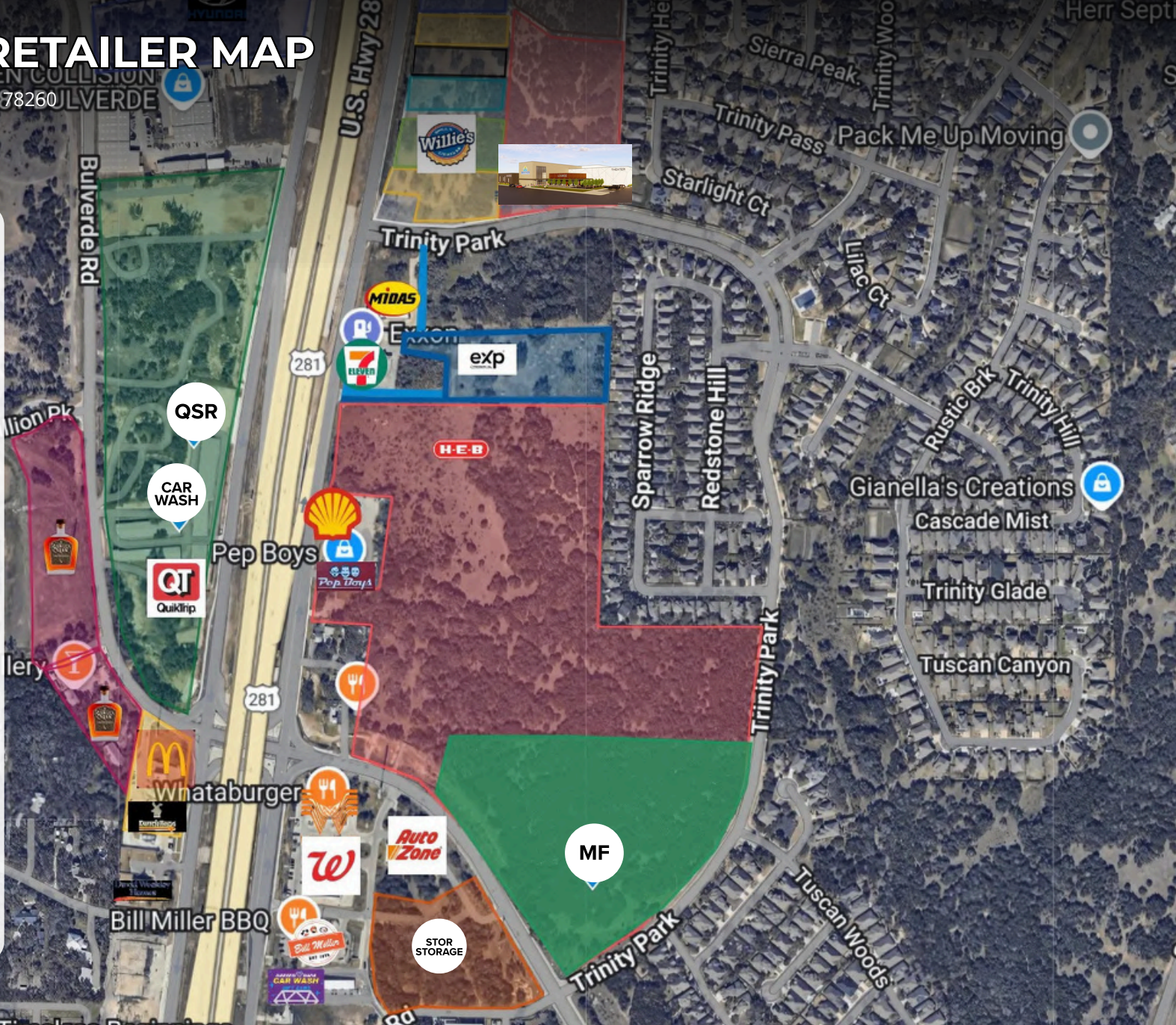
→ 5 MIN



→ 5 MIN



→ 5 MIN



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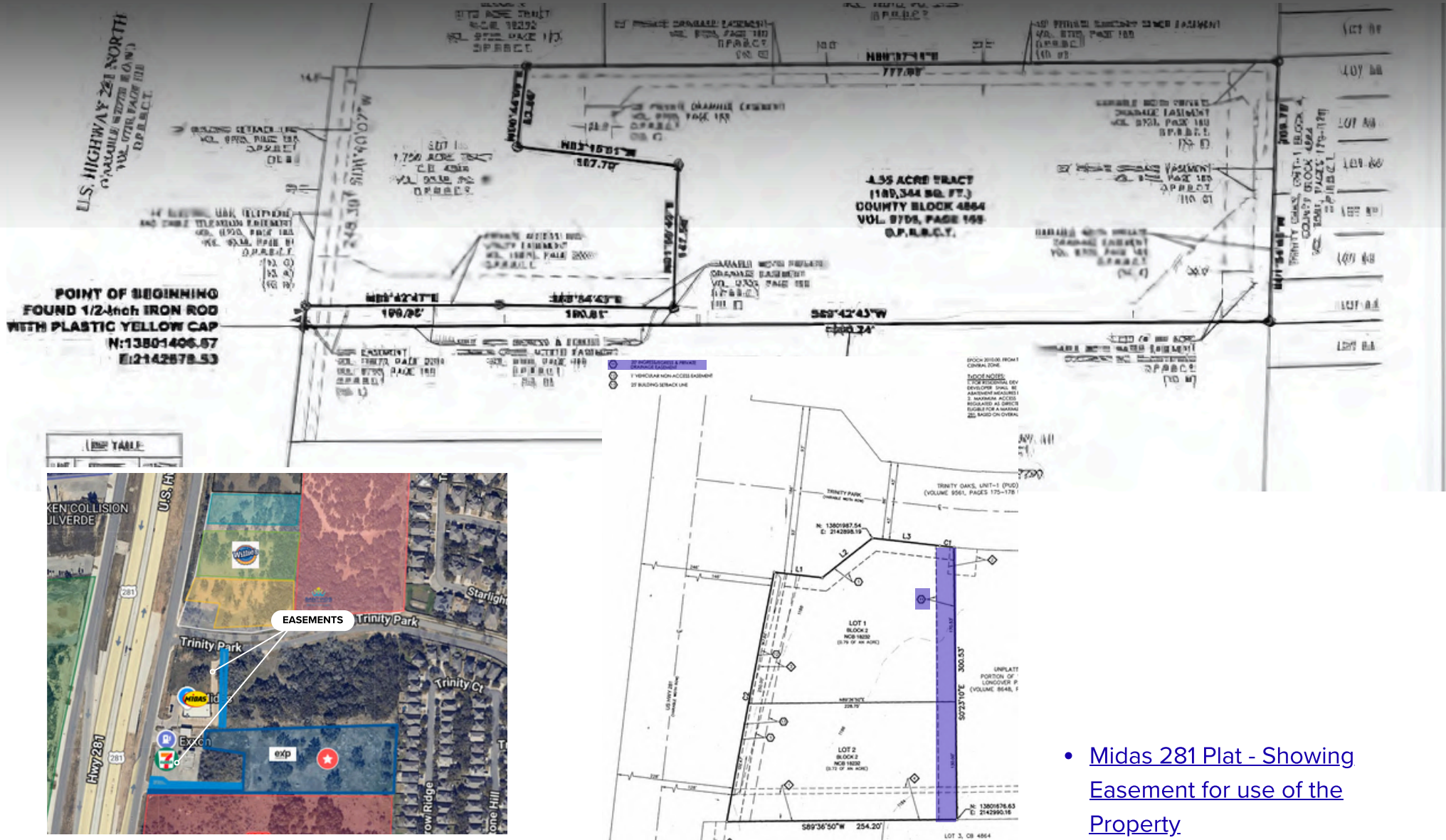
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4.35 ACRES | ALTA SURVEY

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- [Midas 281 Plat - Showing Easement for use of the Property.](#)

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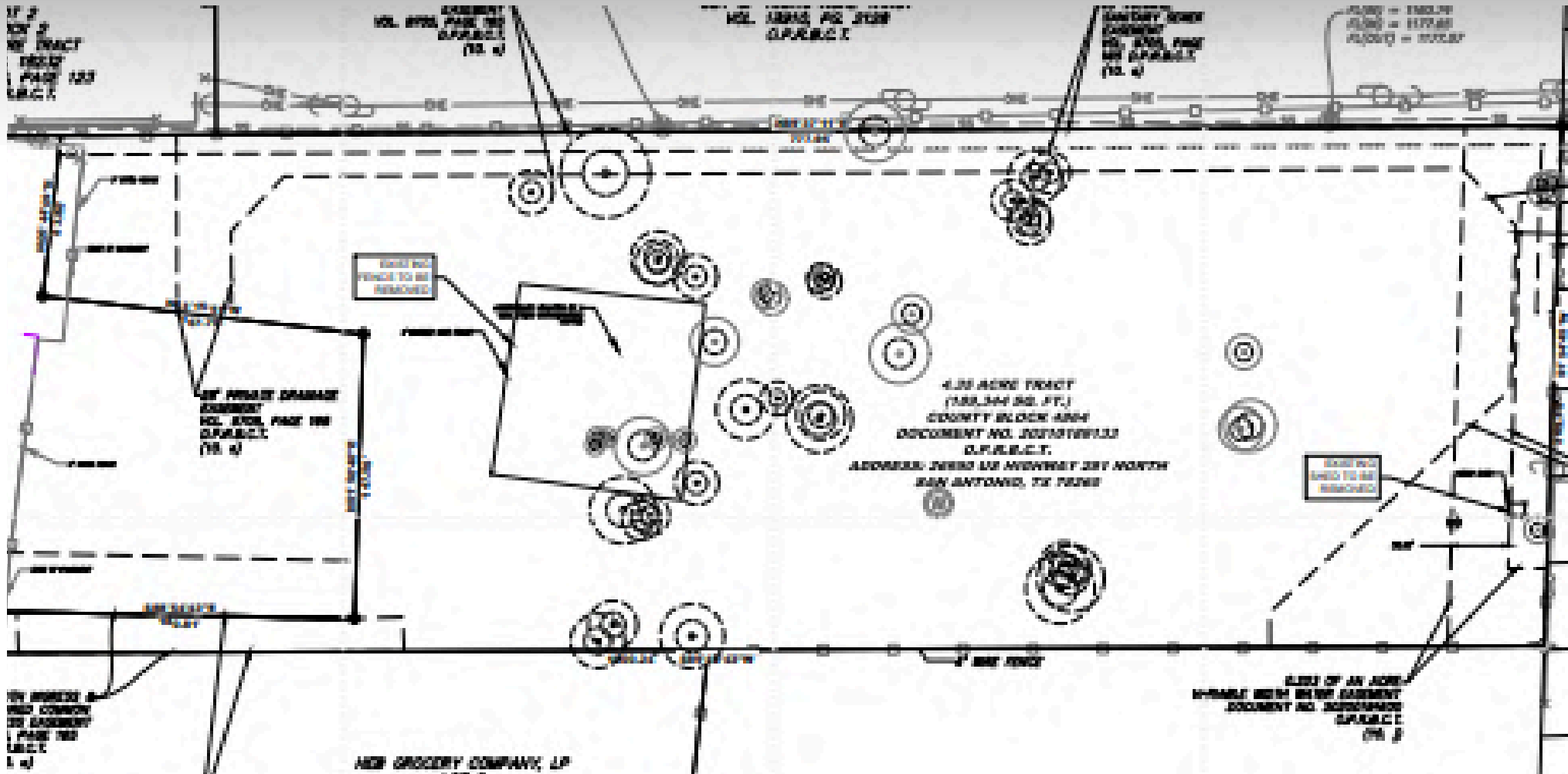
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4.35 ACRES | TREE SURVEY

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4.35 ACRES | GEOTECH BORINGS

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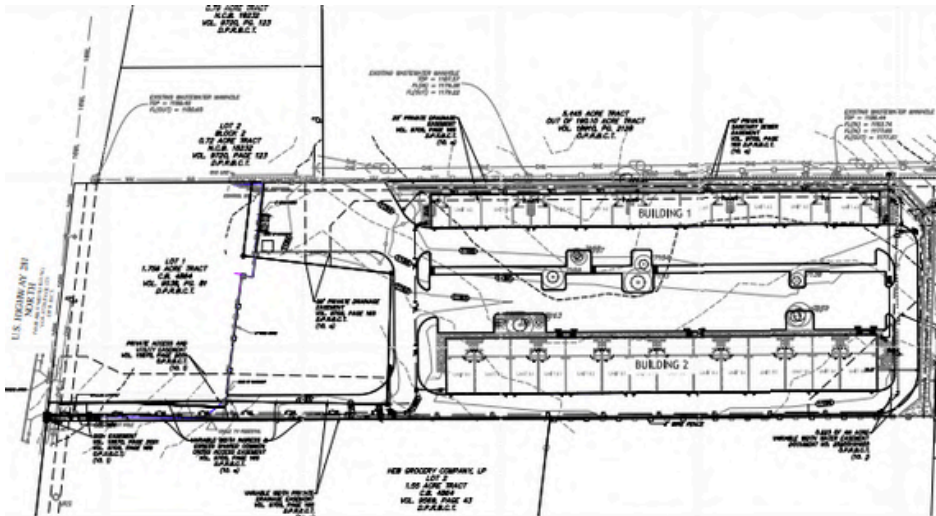
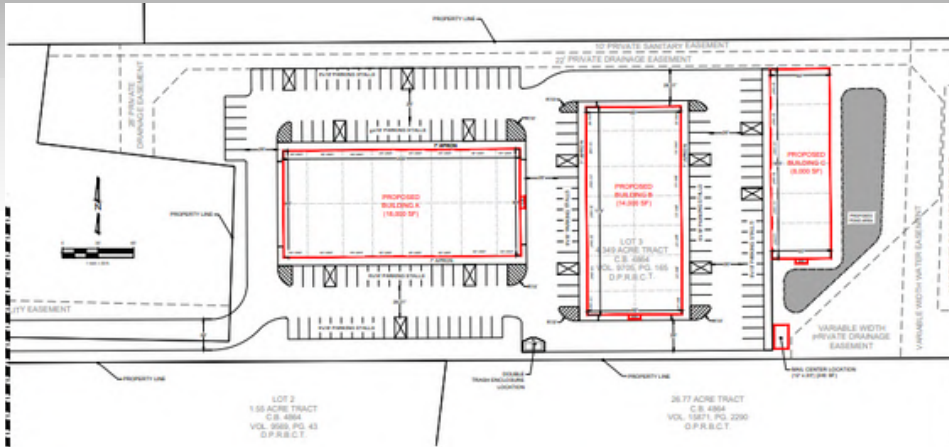
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4.35 ACRES | EXAMPLE SITE PLANS

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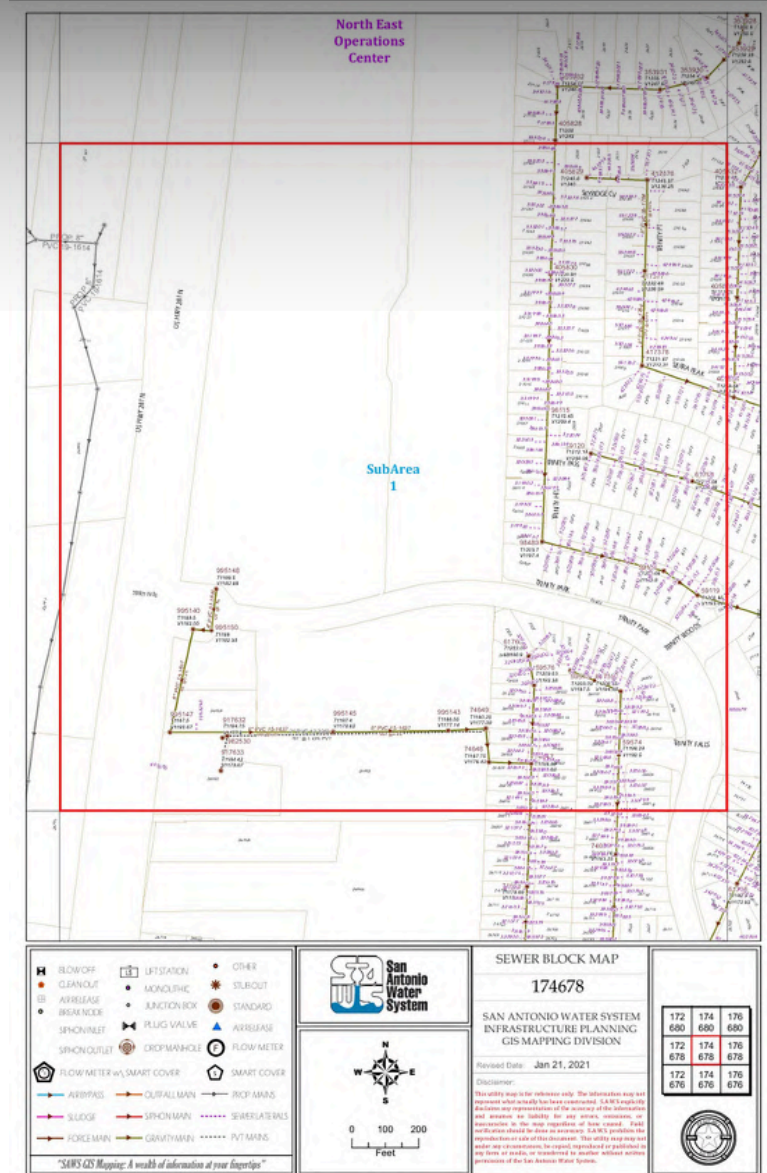
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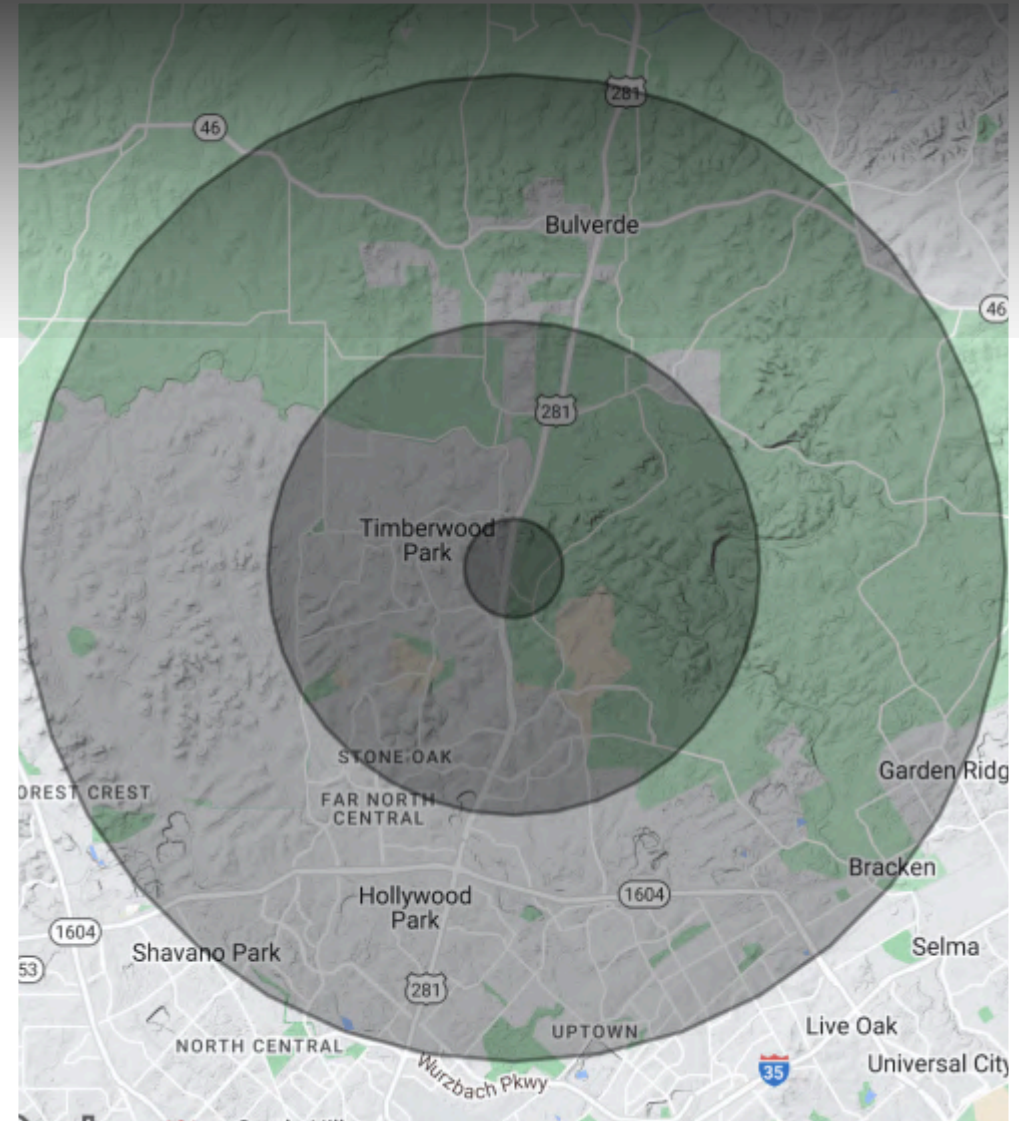
4.35 ACRES | DEMOGRAPHICS MAP & REPORT

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,034	60,627	250,410
Average Age	33.2	35.3	36.5
Average Age (Male)	34.5	35.2	35.7
Average Age (Female)	32.8	35.3	37.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	669	20,327	91,435
# of Persons per HH	3.0	3.0	2.7
Average HH Income	\$106,480	\$116,890	\$102,223
Average House Value	\$296,884	\$294,357	\$265,409

* Demographic data derived from 2020 ACS - US Census



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