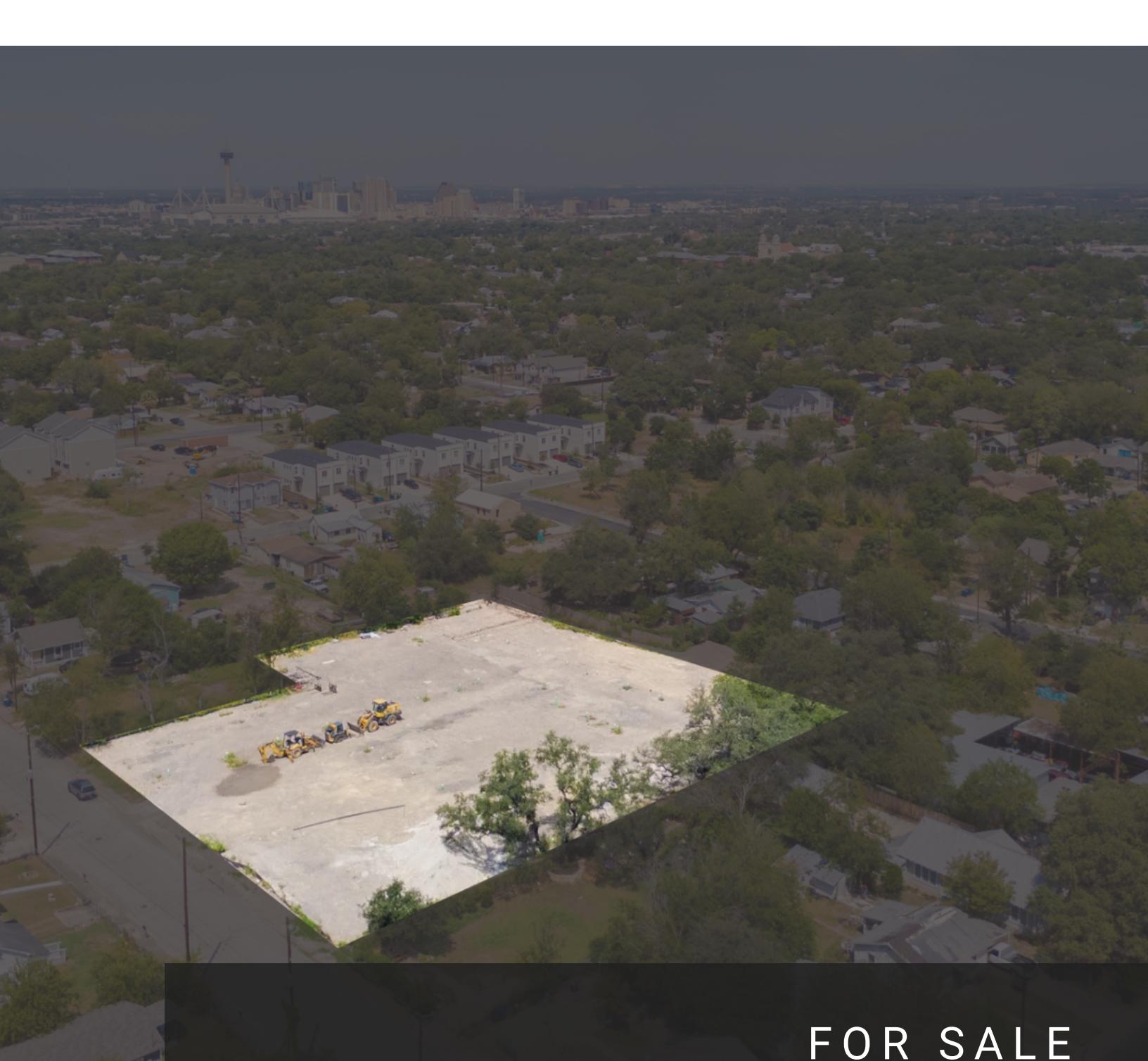


LAND FOR SALE

1349 ESSEX

1349 ESSEX STREET, SAN ANTONIO, TX 78210



BROWNING COMMERCIAL REAL ESTATE
6061 Broadway St
San Antonio, TX 78209



PRESENTED BY:

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FOR SALE

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PROPERTY SUMMARY

1349 ESSEX STREET | SAN ANTONIO, TX 78210



Property Summary

Price:	Call Broker
Lot Size:	1.49 Acres
Zoning:	IDZ
APN:	138149

Property Overview

Shovel-ready 30-unit development site in the Denver Heights neighborhood. The owner is open to flexible financing options.

Approved plans call for a mix of multi-story, townhome-style residences offering two bedroom 2 bath and three bedroom 2.5 bath floor plans with the larger units offering a garage.

Market Highlights

Rental Market: Average rents in this trade area are approximately \$900 per month (CoStar). The submarket has not seen new product in the recent past which would make this prime for new development.(CoStar).

While this location is outside of the proposed plans of Project Marvel, it is within 2.5 miles from both the Alamo Dome and Frost Bank Center which will increase demand for the market as these two project move forward.

For-Sale Townhome Market: Over the past 24 months and current inventory has an average price point in the mid \$300,000 (LERA MLS).

Location Overview

This site gives a developer the option to bring in new product to a market who may find quick changes to the market as future development unfolds in this side of the city. This site would be a first mover in what could be one of the more impactful redevelopment periods of the City.

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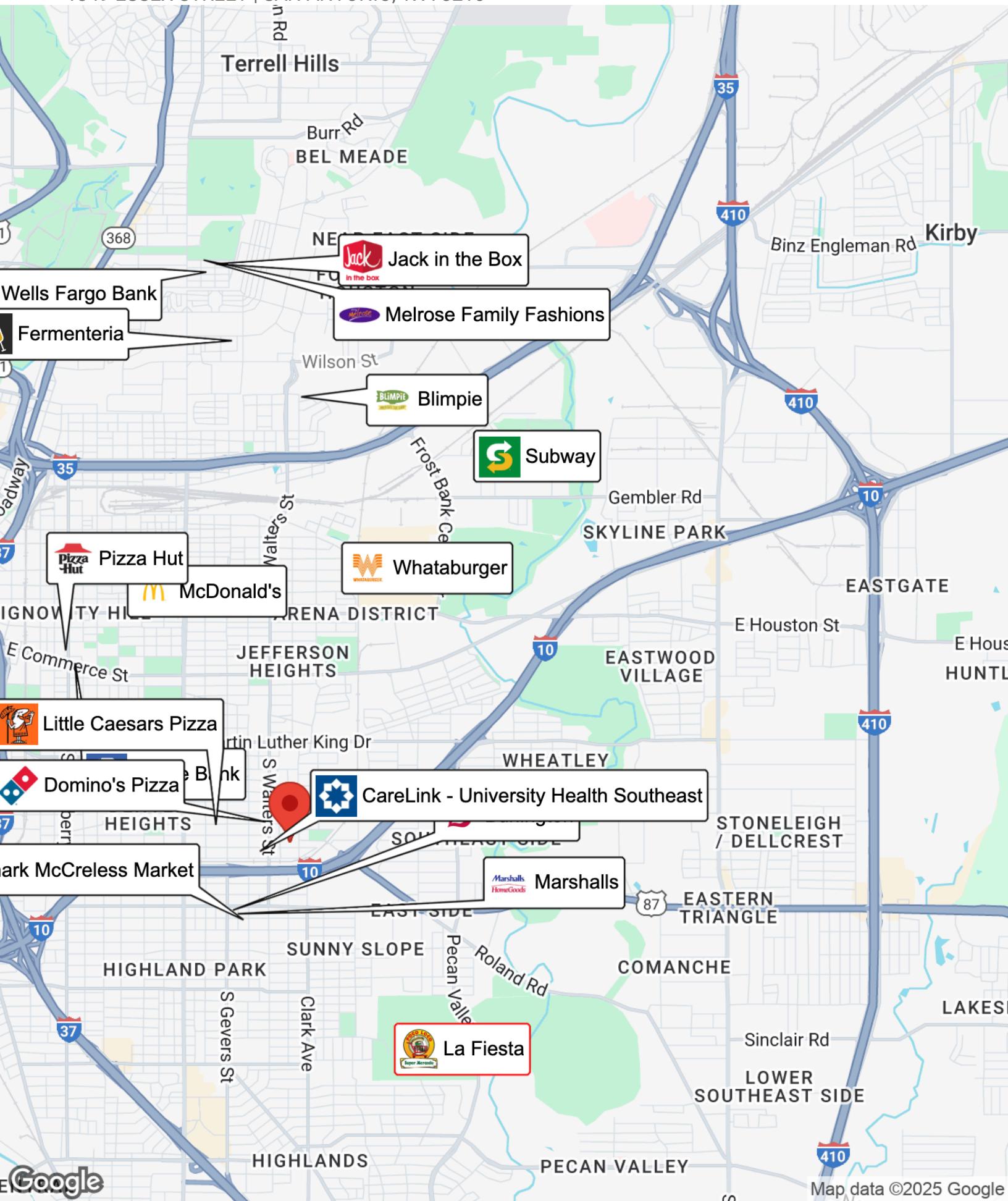


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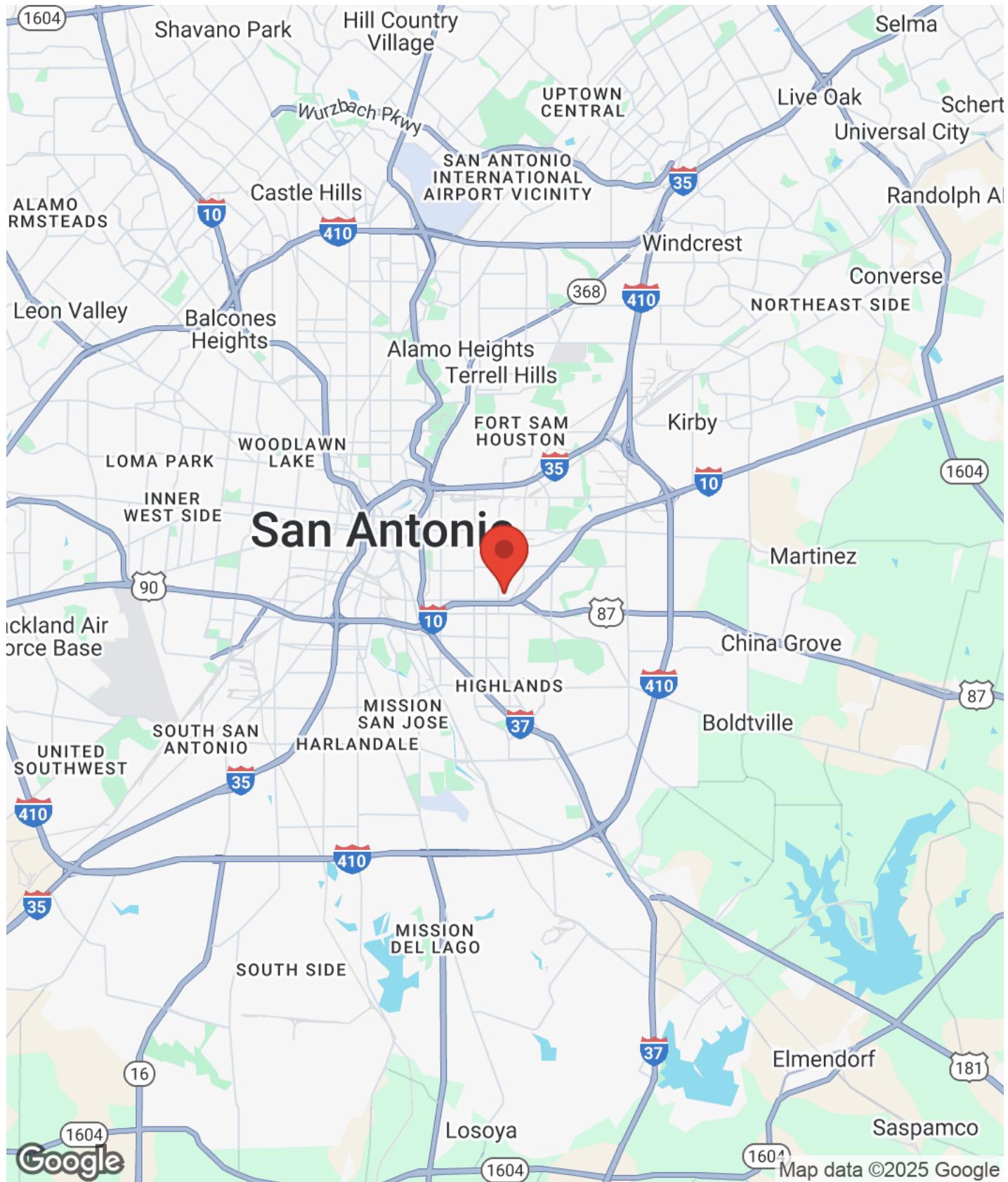
BUSINESS MAP

1349 ESSEX STREET | SAN ANTONIO, TX 78210



REGIONAL MAP

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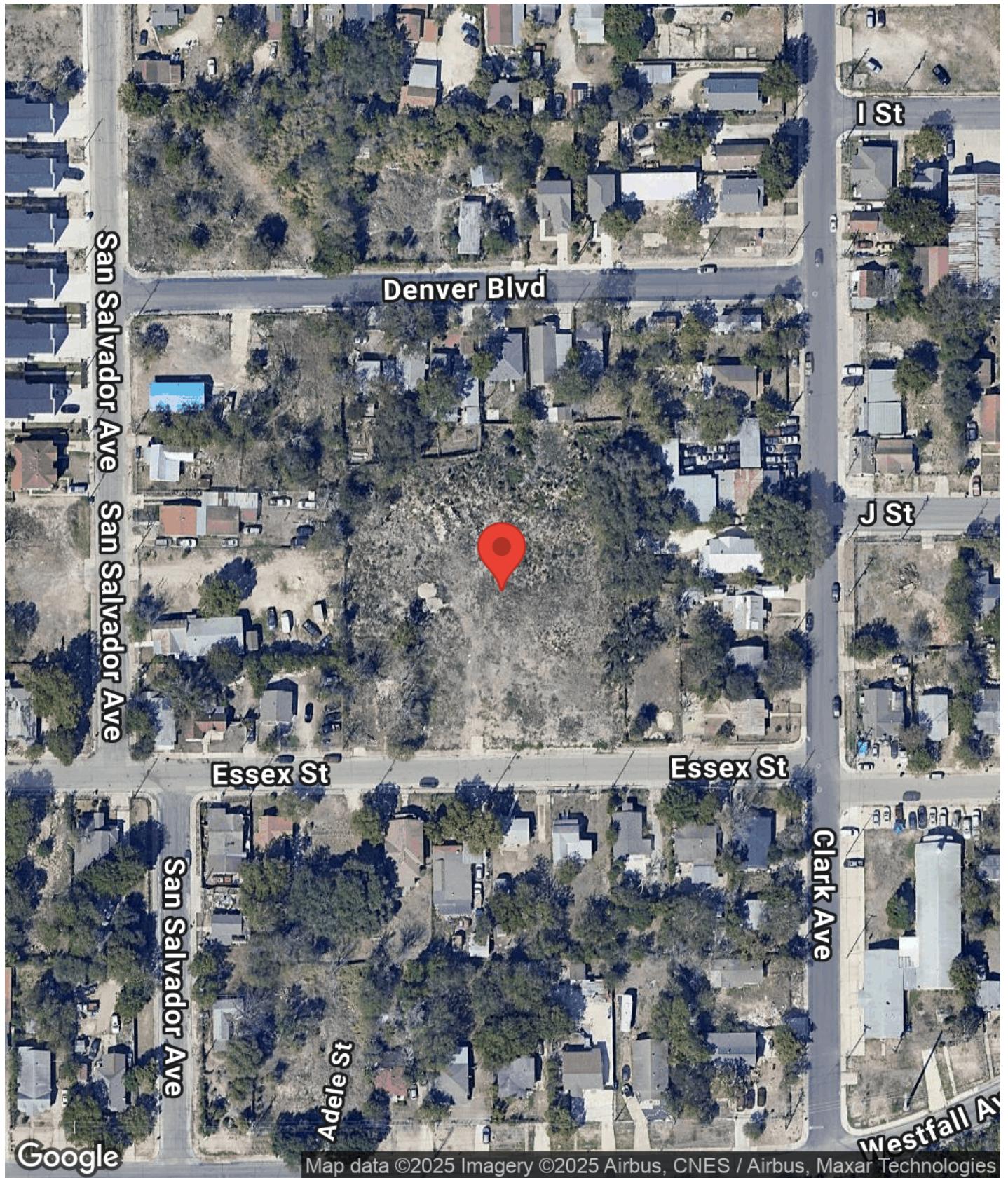


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Map data ©2025 Google

AERIAL MAP

1349 ESSEX STREET | SAN ANTONIO, TX 78210



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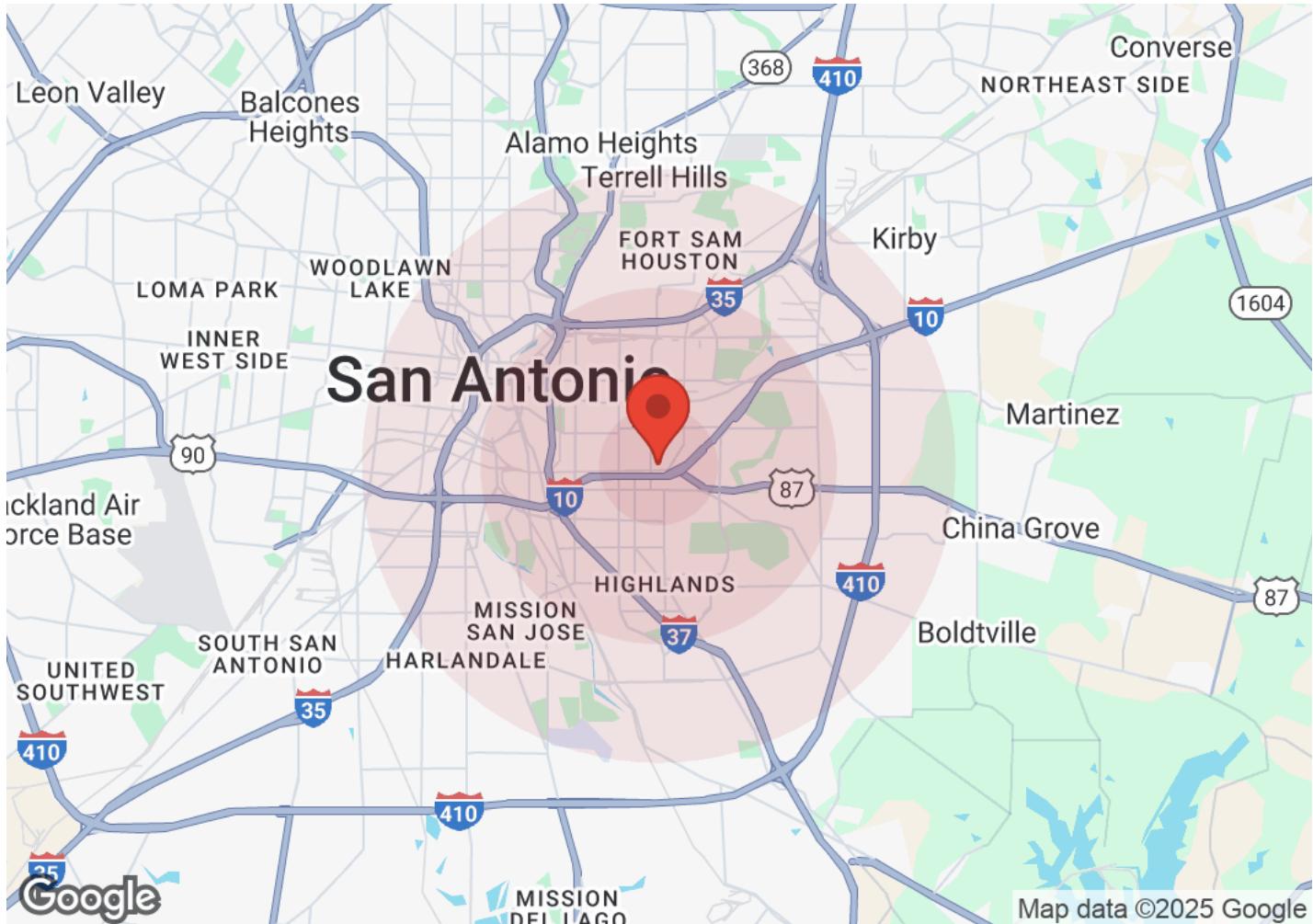
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DEMOCRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	8,138	57,512	148,275
Female	8,298	57,417	137,390
Total Population	16,436	114,929	285,665

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,396	22,058	53,123
Ages 15-24	2,237	15,519	44,032
Ages 25-54	6,756	48,116	118,065
Ages 55-64	1,944	13,503	31,504
Ages 65+	2,103	15,735	38,942

Race	1 Mile	3 Miles	5 Miles
White	2,073	18,550	53,762
Black	1,798	14,447	26,995
Am In/AK Nat	36	264	600
Hawaiian	2	57	171
Hispanic	12,286	79,198	196,995
Asian	53	873	3,114
Multi-Racial	168	1,379	3,428
Other	23	172	628

Income	1 Mile	3 Miles	5 Miles
Median	\$51,631	\$51,788	\$53,113
< \$15,000	1,055	6,524	14,630
\$15,000-\$24,999	363	4,388	10,043
\$25,000-\$34,999	568	4,930	11,852
\$35,000-\$49,999	732	5,443	13,285
\$50,000-\$74,999	1,035	7,964	18,675
\$75,000-\$99,999	728	4,904	11,709
\$100,000-\$149,999	712	5,584	13,559
\$150,000-\$199,999	227	1,868	4,515
> \$200,000	194	2,253	6,496

Housing	1 Mile	3 Miles	5 Miles
Total Units	6,369	49,605	117,505
Occupied	5,614	43,859	104,764
Owner Occupied	3,089	20,293	49,704
Renter Occupied	2,525	23,566	55,060
Vacant	755	5,746	12,741

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