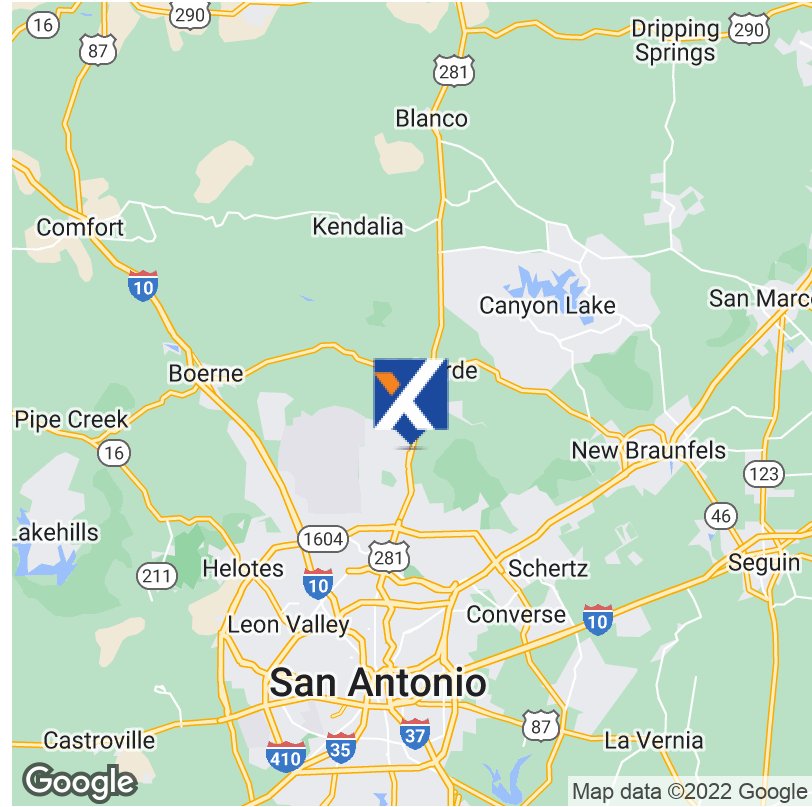


# AVAILABLE | 4.35 Acres Land for Sale or Lease



## OFFERING SUMMARY

Sale Price:	Contact Broker
Available SF:	189,442
Lot Size:	4.35 Acres
Price / Acre:	Contact Broker
Zoning:	C3 CD S
Market:	San Antonio
Submarket:	North Central
Traffic Count:	40,000+

## PROPERTY OVERVIEW

Great development site located on 281 adjacent to Trinity Oaks and HEB owned Land. Land is flat with direct access to HWY 281 North and Trinity Park via easement behind the Midas. Access is shared with the 7/11 gas station. Lot is 22' wide with an additional 30' easement for access. Sewer, water and power to site (runs the length of the northern property line). Only small tract zoned C-3 on 281 with utilities.

## PROPERTY HIGHLIGHTS

- Zoned C-3
- Flat
- Direct 281 and Trinity Park Access
- All Utilities to Site
- Adjacent to HEB owned land

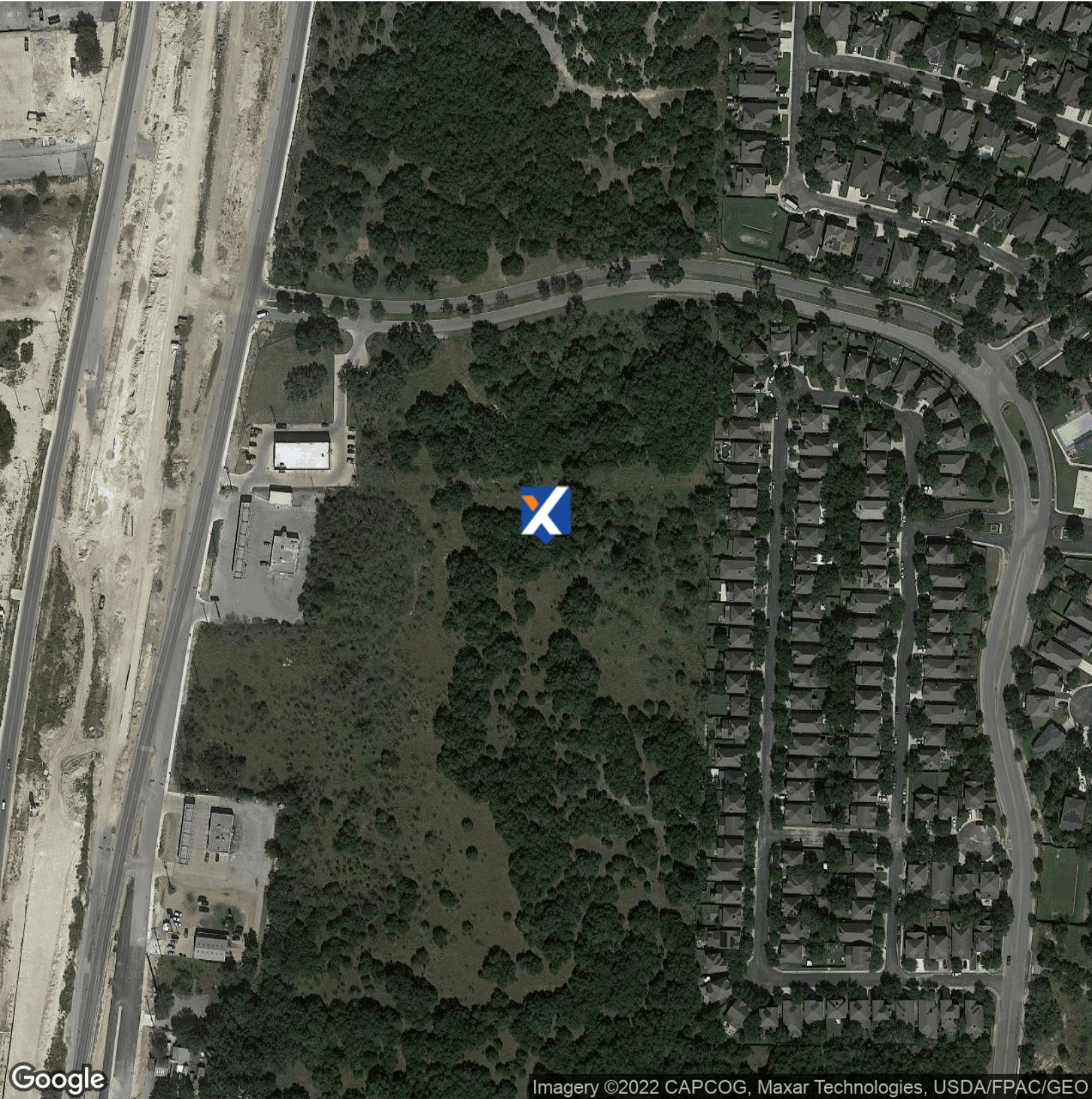
### Seth Prescott

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# 4.35 ACRES AVAILABLE | Location Map



Imagery ©2022 CAPCOG, Maxar Technologies, USDA/FPAC/GEO

**Seth Prescott**

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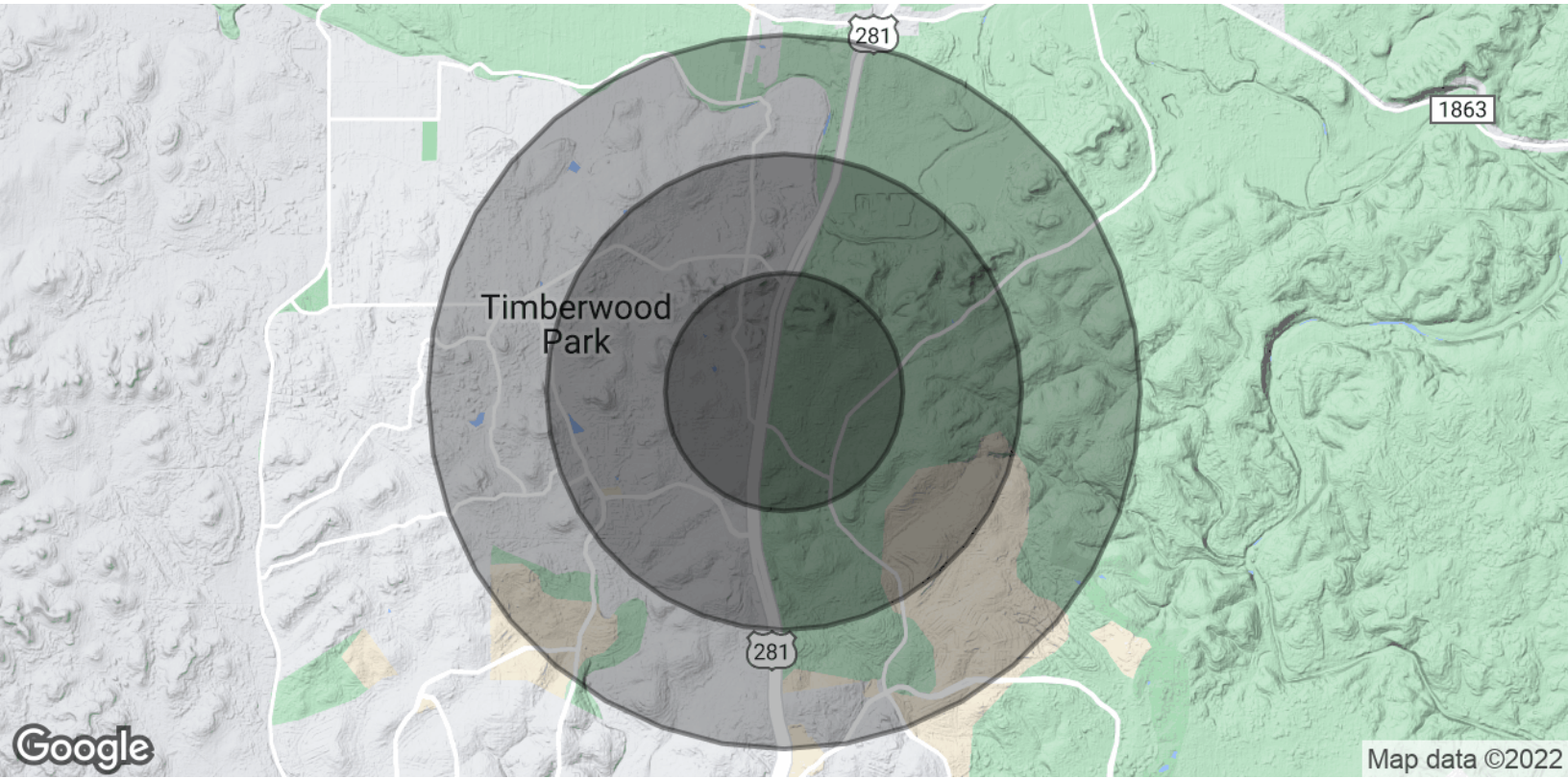
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# 4.35 ACRES AVAILABLE | Demographics



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,799	10,341	26,790
Average Age	39.0	35.8	36.7
Average Age (Male)	41.6	36.3	37.7
Average Age (Female)	34.3	35.4	35.0
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,245	3,620	8,863
# of Persons per HH	3.1	2.9	3.0
Average HH Income	\$125,617	\$111,402	\$122,975
Average House Value	\$754,847	\$636,156	\$497,512

\* Demographic data derived from 2020 ACS - US Census

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