

AVAILABLE

**33 ACRE
MIXED USE DEVELOPMENT**

281 N @ TRINITY PARK
SAN ANTONIO, TEXAS



SANTIKOS
REAL ESTATE SERVICES

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PROPERTY OVERVIEW



LOCATION

US 281 North & Trinity Park
San Antonio, TX

SIZE

± 1-2 Acre Pad Sites & 16 Acre Site

ZONING

C2 & MF18

SUBMARKET

Far North Central

SITE

- Master planned mixed-use development sites including high density housing, restaurant, retail, and hotel located just south of Borgfeld Rd on 281 North at Trinity Park.
- Over 1,900 feet of US 281N frontage with excellent visibility
- TXDOT US 281 expansion complete
- Existing area businesses and planned/owned development properties include: Starbucks, McDonalds, Dutch Brothers, QT, Walgreens, Bill Miller BBQ, Auto Zone, Alamo Community College District, HEB.
- Excellent US 281 Ingress/Egress
- High median HH income at \$124,195 at 5-mile radius (ESRI)



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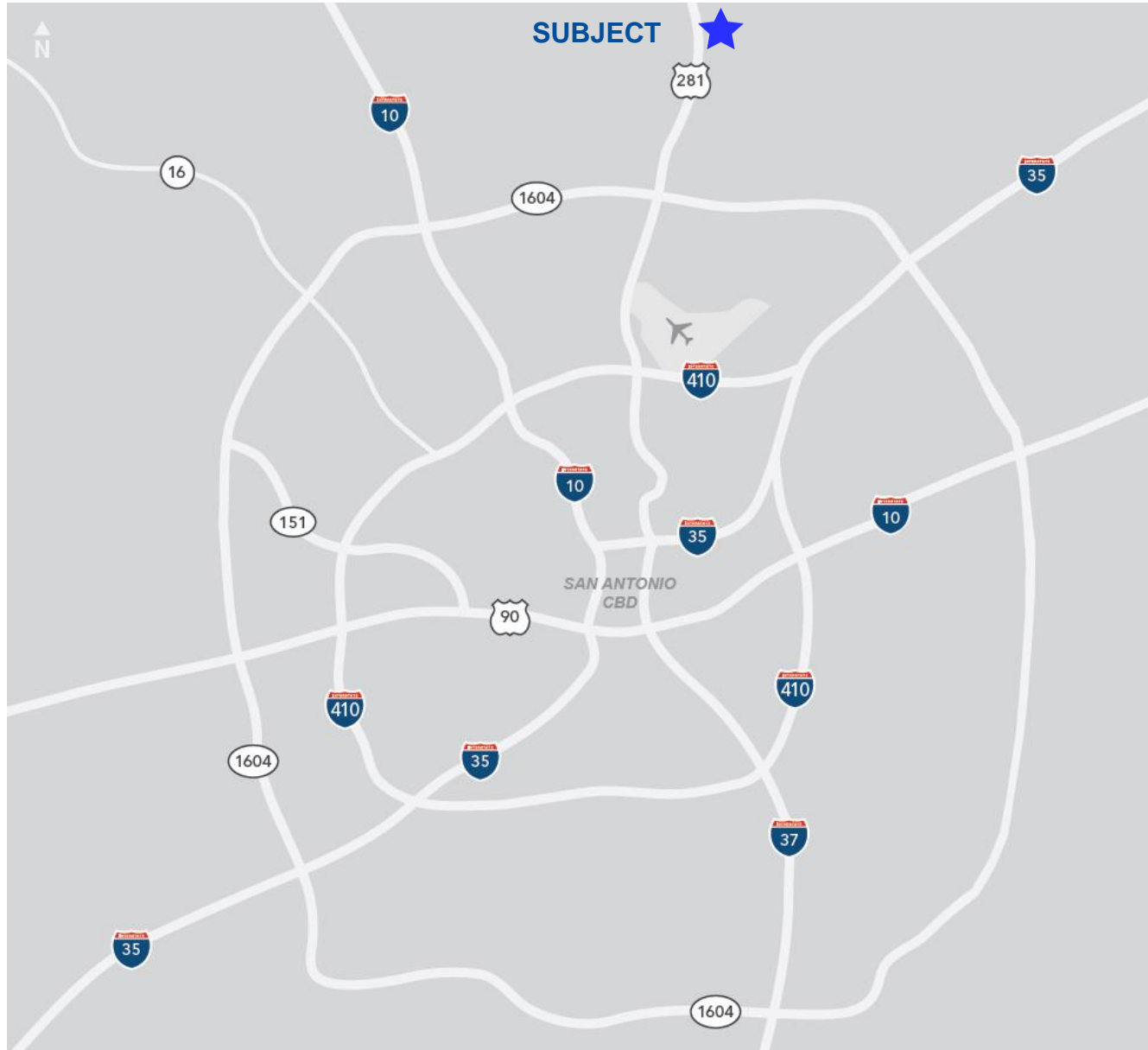
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



LOCATION MAP



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PROPOSED SITE PLAN



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AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
2022 Estimate	2,713	47,409	104,064
2027 Projection	2,678	51,459	112,577
Growth 2022-2027	-.26%	1.65%	1.59%
Median Age	35.2	33.6	36.8
Households			
2022 Estimate	860	15,241	35,003
2027 Projection	855	16,612	38,140
Growth 2022-2027	-.12%	1.74%	1.73%
Owner Occupied	506	12,380	27,119
Renter Occupied	68	2,861	29,902
Median Household Income	\$118,707	\$112,980	\$124,194
Average Household Size	3.15	3.11	2.97
2018 Average Household Vehicles	2.0	2.0	2.0
Housing			
Median Home Value	\$301,630	\$362,792	\$360,956
Median Year Built	2007	2007	2005
Daytime Employment			
Total Businesses	70	655	1,918
Total Employees	443	5,387	16,782
Vehicle Traffic (ADTV)			
US 281N @ Borgfeld Dr	33,580 vpd		

Source: Esri 2022



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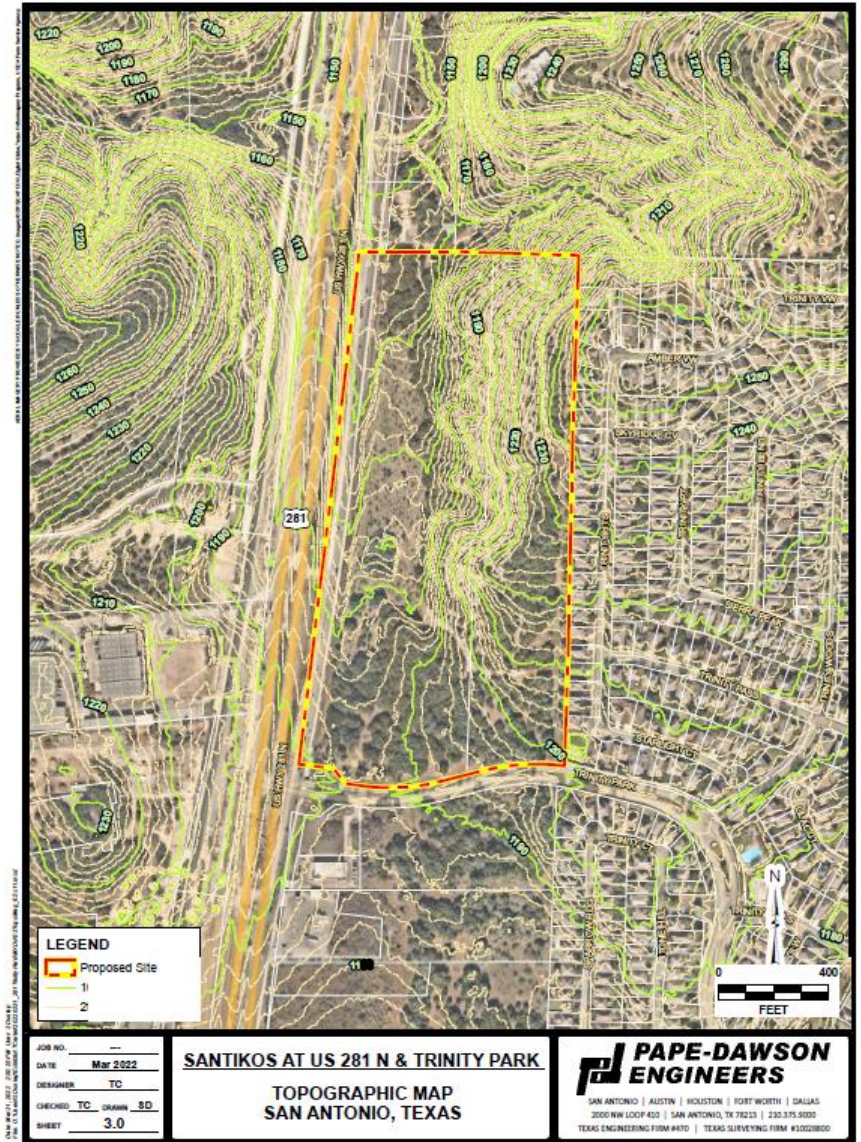
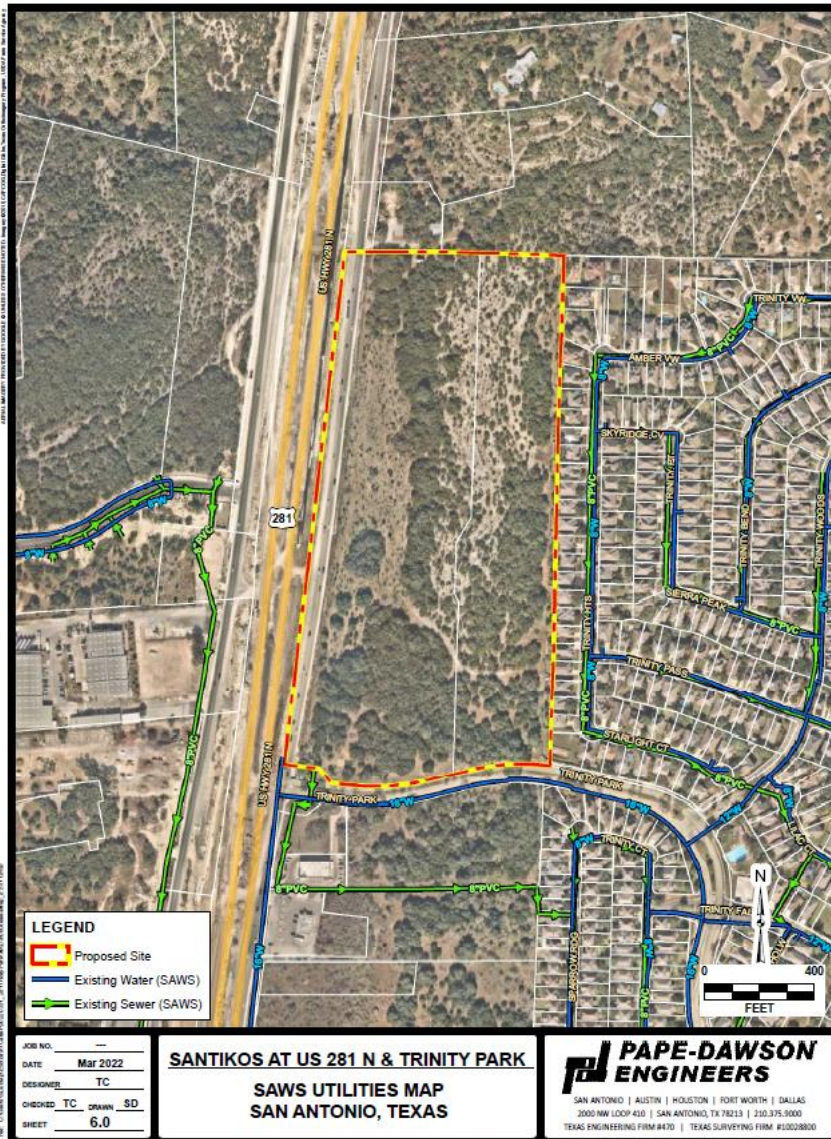
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UTILITY AND TOPO MAP



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