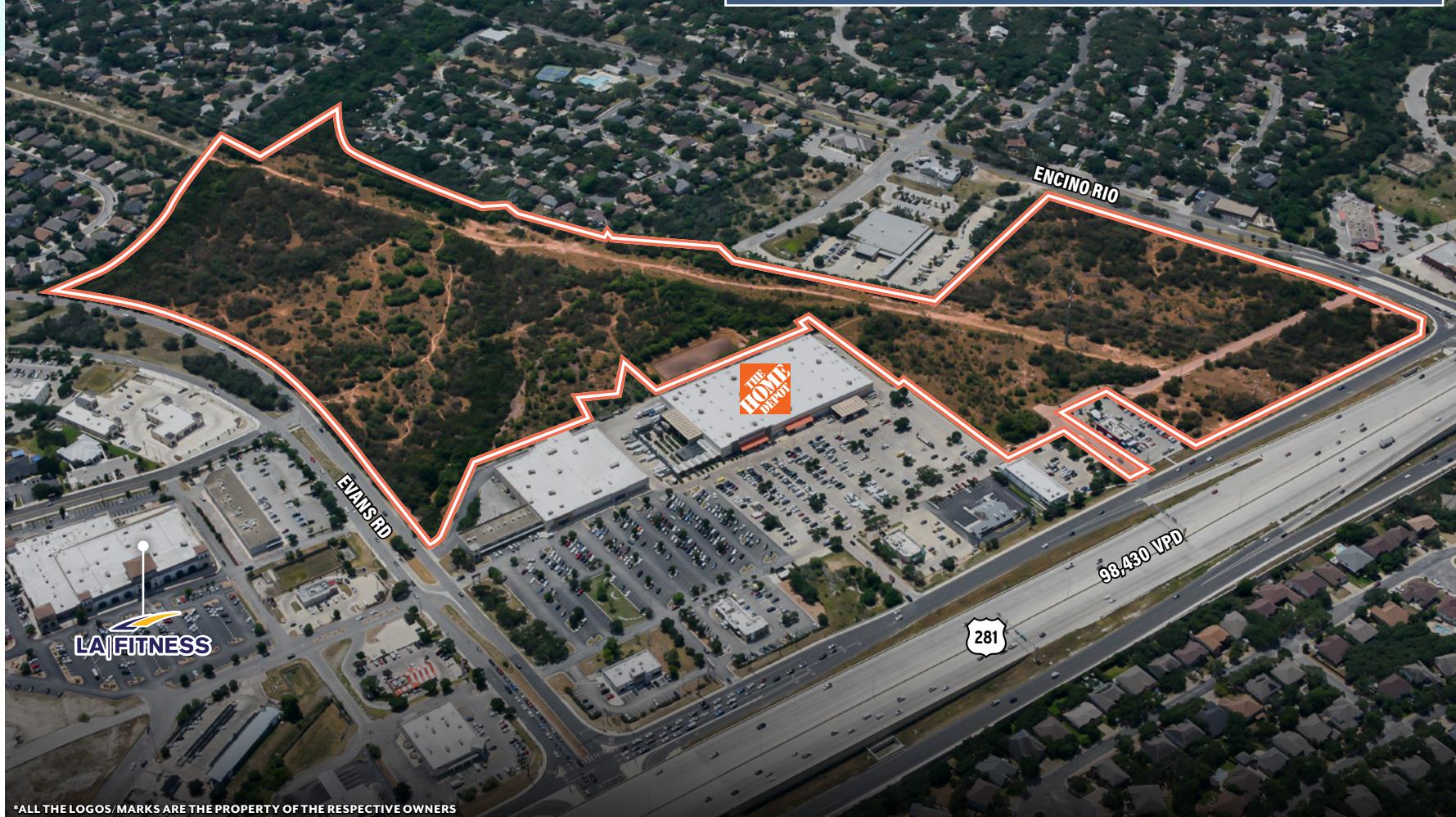


281 COMMERCIAL LAND PARCELS (\pm 62.64 ACRES)

NEC OF HWY 281 N & ENCINO RIO
SAN ANTONIO, TX



EXECUTIVE SUMMARY

The land and pad sites at the intersection of Highway 281 and Encino Rio in San Antonio, Texas, offer a prime opportunity for development due to their high visibility and direct frontage on a major thoroughfare with significant traffic volume. Zoned for commercial use, these sites are suitable for various retail, office, or mixed-use developments. The area has an established affluent local population, creating demand for services and amenities, while limited available land for additional development increases the attractiveness of these sites. With direct access to Highway 281, these pads provide excellent transportation connectivity, making them a solid option for investors and businesses interested in the Stone Oak trade area.

281 COMMERCIAL LAND PARCELS

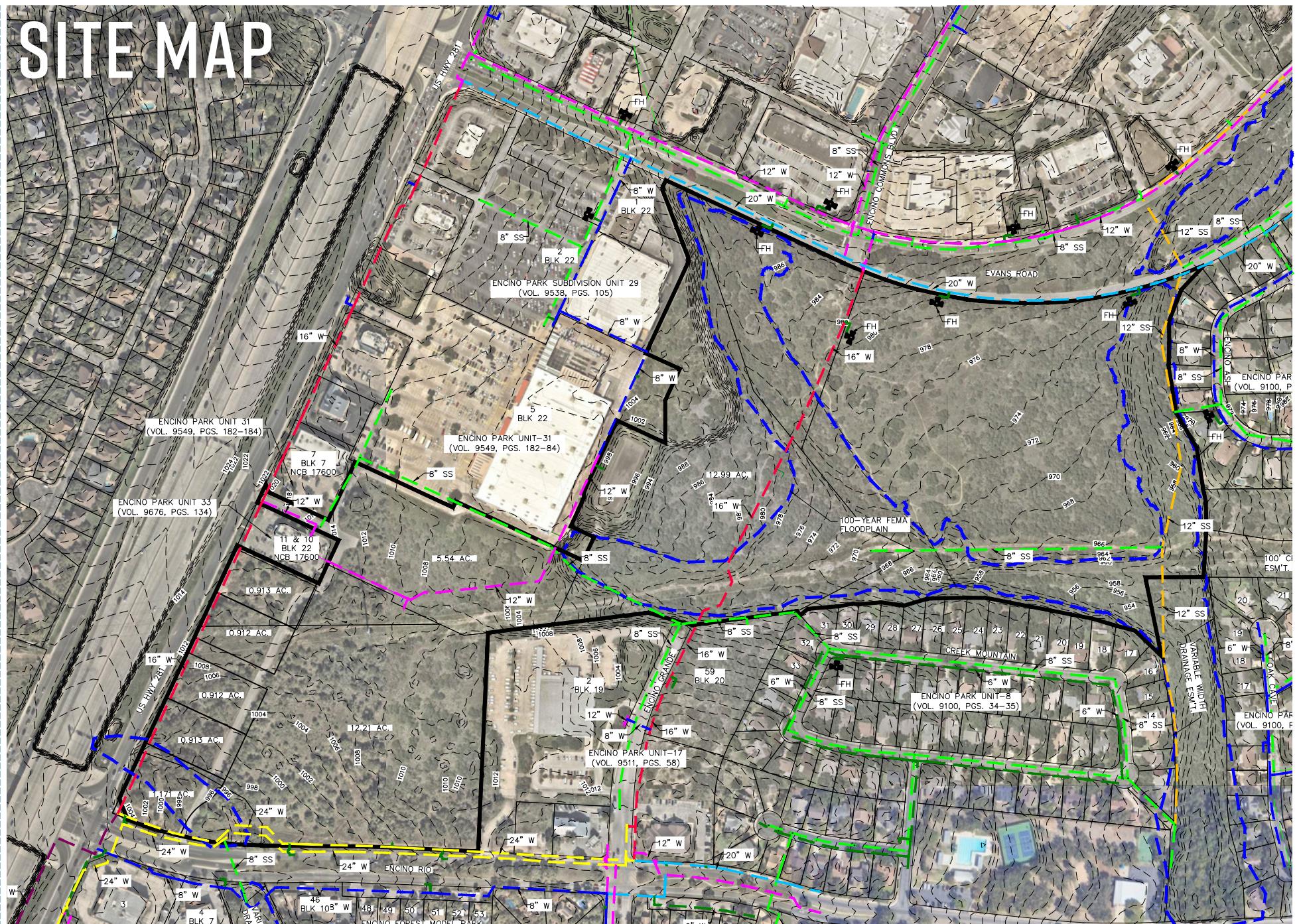
Site Address	NEC of Hwy 281 and Encino Rio
Parcel Size	±62.64 Acres
Zoning	C-1, C-2 CD ERZD, C-3 ERZD
Traffic Counts	Hwy 281 - 98,430 VPD Encino Rio - 17,148 VPD
Offering Price	Contact Brokers







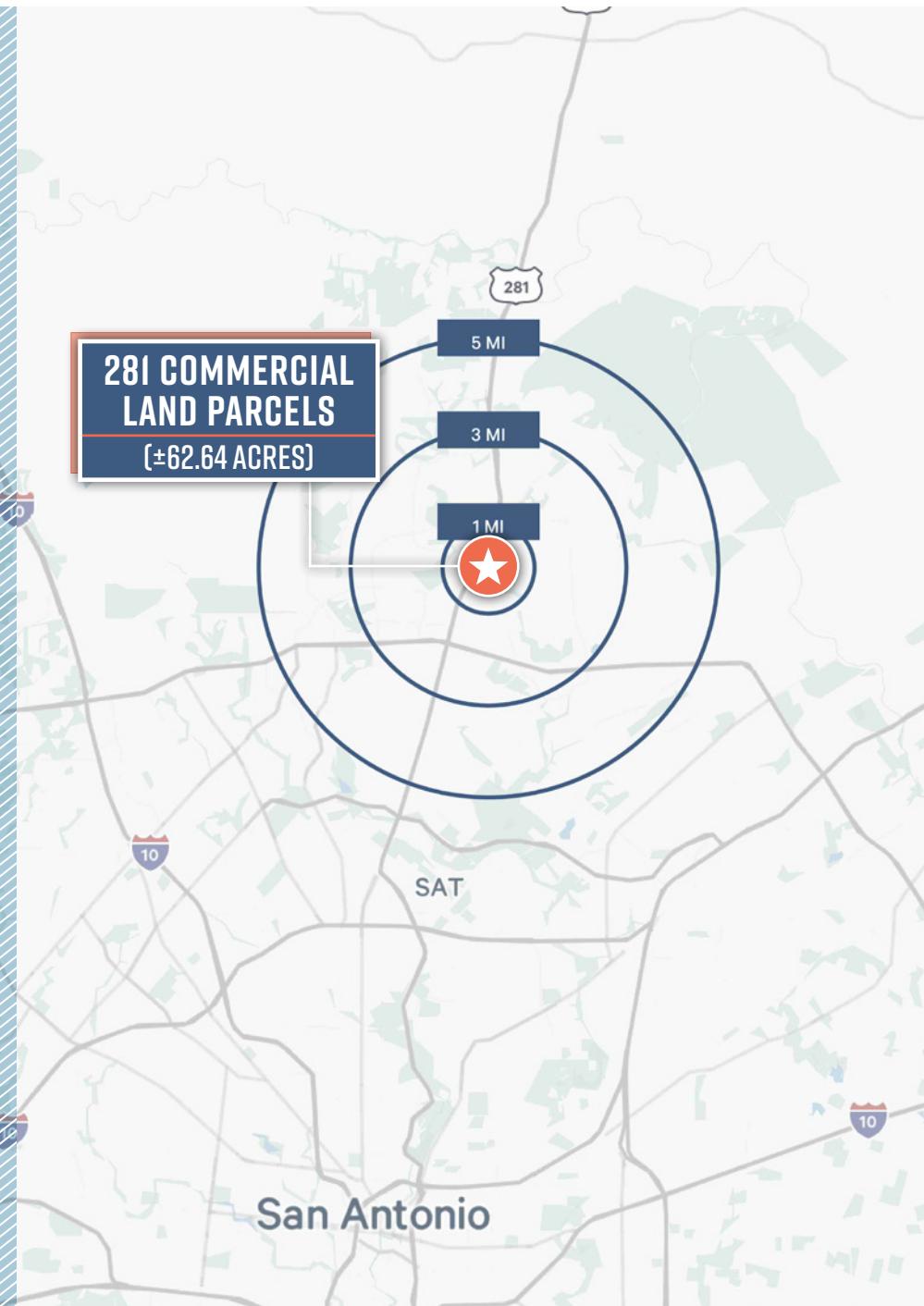
SITE MAP







AREA DEMOGRAPHICS



DEMOGRAPHIC COMPREHENSIVE	1 MILES	3 MILES	5 MILES
POPULATION			
2024 Population	12,221	82,090	207,136
2029 Population - Projection	12,418	87,318	214,677
2024-2029 Annual Population	0.32%	1.24%	0.72%
GENERATIONS			
Generation Alpha	9.6%	8.6%	9.0%
Generation Z	25.1%	24.8%	24.1%
Millennials	25.2%	25.6%	24.5%
Generation X	21.2%	21.5%	21.8%
Baby Boomers	15.2%	15.2%	16.7%
Greatest Generations	3.6%	4.2%	3.8%
HOUSEHOLD INCOME			
Average Household Income	\$136,942	\$134,226	\$137,410
Median Household Income	\$103,902	\$100,598	\$103,216
HOUSING VALUE			
Median Home Price	\$363,322	\$380,990	\$369,106
Average Home Price	\$398,392	\$418,593	\$411,503
HOUSING UNITS			
Owner-Occupied Housing	53.4%	52.2%	63.3%
Renter-Occupied Housing	34.6%	39.4%	30.1%

SAN ANTONIO, TX

With over 2.7 million residents, the San Antonio metropolitan area continues to be one of the fastest growing metros in the nation. It is ranked the 25th largest metropolitan area in the United States, and third in the state of Texas. The area is home to a mix of industries that contribute to a local gross domestic product (GDP) of \$163 billion.

—WHY SAN ANTONIO / H2 2024



#1

SAFEST BIG CITY IN TEXAS

—WALLETHUB 2023



#2

BEST PLACES TO LIVE IN TEXAS

—US NEWS & WORLD REPORT 2023



#3

FAASTEST-GROWING CITY IN THE NATION

—US CENSUS BUREAU 2023



CITY OF THE YEAR
—JRNY AMERICA AWARDS 2024

SAN ANTONIO EMPLOYMENT

SAN ANTONIO LABOR FORCE & UNEMPLOYMENT



■ UNEMPLOYMENT RATE (NON-FARM) ■ TOTAL LABOR FORCE (NON-FARM)

1.21 M
TOTAL EMPLOYMENT
(NON-FARM SAN ANTONIO)

34%
UNEMPLOYMENT RATE
(NON-FARM SAN ANTONIO)

3.8%
UNEMPLOYMENT RATE
(NON-FARM – US)

Source: Bureau of Labor Statistics, December 2024

CORPORATE HEADQUARTERS AND REGIONAL OFFICES

ACCENTURE
AISIN TEXAS
AW TEXAS
BAPTIST HEALTH
BILL MILLER BAR-B-Q
BOEING
BOOZ ALLEN HAMILTON
BROADWAY BANK
CREDIT HUMAN
CROWDSTRIKE
DELOREAN MOTORS HQ
DBTECH
ERNST & YOUNG
FROST BANK
GLOBALSCAPE INC.
H-E-B
HULU

IHEARTMEDIA
JCB MANUFACTURING
JEFFERSON BANK
JP MORGAN CHASE
LOCKHEED MARTIN
MARUCHI STEEL TUBE CO
MATTHEWS INTERNATIONAL
METHODIST HEALTHCARE
NAVISTAR
NISSEI PLASTICS
NUKUDO HQ
PAPE-DAWSON ENGINEERS
RACKSPACE
RANDOLPH-BROOKS FCU
RUSH ENTERPRISES
SECURITY SERVICE FCU
SIMWON NORTH AMERICA

SIRIUS
SOUTHWEST RESEARCH INSTITUTE
SPURS ENTERTAINMENT
SWBC
TASKUS
TEXAS BIOMED
TOYOTA MANUFACTURING
TRENDY MINDS
USAA
UT HEALTH
VALERO
VICTORY CAPITAL
WELLME
WHATABURGER
XPEL TECHNOLOGIES
ZACHRY CORPORATION

SAN ANTONIO EMPLOYMENT SECTORS

A donut chart illustrating the distribution of employment sectors in San Antonio. The sectors and their percentages are:

Sector	Percentage
Trade, Transportation, and Utilities	18%
Government	16%
Education and Health Services	16%
Professional and Business Services	14%
Leisure and Hospitality	12%
Financial Activities	8%
Mining, Logging and Construction	6%
Manufacturing	5%
Other Services	4%
Information	1%

Source: Bureau of Labor Statistics, November 2024

47,769
JOBS ADDED SINCE H2 2023

276,900
JOBS ADDED SINCE H2 2014

Source - Bureau of Labor Statistics, December 2024

AFFILIATED BUSINESS DISCLOSURE

CBRE, Inc. ("CBRE") operates within a global family of companies with many subsidiaries and related entities (each an "Affiliate") engaging in a broad range of commercial real estate businesses including, but not limited to, brokerage services, property and facilities management, valuation, investment fund management and development. At times different Affiliates, including CBRE Investment Management, Inc. or Trammell Crow Company, may have or represent clients who have competing interests in the same transaction. For example, Affiliates or their clients may have or express an interest in the property described in this Memorandum (the "Property") and may be the successful bidder for the Property. Your receipt of this Memorandum constitutes your acknowledgement of that possibility and your agreement that neither CBRE nor any Affiliate has an obligation to disclose to you such Affiliates' interest or involvement in the sale or purchase of the Property. In all instances, however, CBRE and its Affiliates will act in the best interest of their respective client(s), at arms' length, not in concert, or in a manner detrimental to any third party. CBRE and its Affiliates will conduct their respective businesses in a manner consistent with the law and all fiduciary duties owed to their respective client(s).

DISCLAIMER

This Memorandum contains select information pertaining to the Property and the Owner and does not purport to be all-inclusive or contain all or part of the information which prospective investors may require to evaluate a purchase of the Property. The information contained in this Memorandum has been obtained from sources believed to be reliable, but has not been verified for accuracy, completeness, or fitness for any particular purpose. All information is presented "as is" without representation or warranty of any kind. Such information includes estimates based on forward-looking assumptions relating to the general economy, market conditions, competition and other factors which are subject to uncertainty and may not represent the current or future performance of the Property. All references to acreages, square footages, and other measurements are approximations. This Memorandum describes certain documents, including leases and other materials, in summary form. These summaries may not be complete nor accurate descriptions of the full agreements referenced. Additional information and an opportunity to inspect the Property may be made available to qualified prospective purchasers. You are advised to independently verify the accuracy and completeness of all summaries and information contained herein, to consult with independent legal and financial advisors, and carefully investigate the economics of this transaction and Property's suitability for your needs. ANY RELIANCE ON THE CONTENT OF THIS MEMORANDUM IS SOLELY AT YOUR OWN RISK.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions at any time with or without notice to you. All offers, counteroffers, and negotiations shall be non-binding and neither CBRE, Inc. nor the Owner shall have any legal commitment or obligation except as set forth in a fully executed, definitive purchase and sale agreement delivered by the Owner.

CONFIDENTIALITY AGREEMENT

Your receipt of this Memorandum constitutes your acknowledgement that (i) it is a confidential Memorandum solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property, (ii) you will hold it in the strictest confidence, (iii) you will not disclose it or its contents to any third party without the prior written authorization of the owner of the Property ("Owner") or CBRE, Inc. ("CBRE"), and (iv) you will not use any part of this Memorandum in any manner detrimental to the Owner or CBRE.

If after reviewing this Memorandum, you have no further interest in purchasing the Property, kindly return it to CBRE.

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281 COMMERCIAL LAND PARCELS (±62.64 ACRES)

SEC OF HWY 281 N & ENCINO RIO
SAN ANTONIO, TX

ASHER REILLY
Senior Vice President
+1 210 841 3213
asher.reilly@cbre.com

THOMAS TYNG
Senior Vice President
+1 210 841 3222
thomas.tyng@cbre.com

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