

# FULLY DEVELOPED RETAIL COMMERCIAL PADS

**FOR SALE – BUILD TO SUIT**

1516 MIXED USE DEVELOPMENT

FM 1516 & BINZ-ENGLEMAN RD, SAN ANTONIO, TX



9901 W IH-10  
Suite 725  
San Antonio, TX 78230



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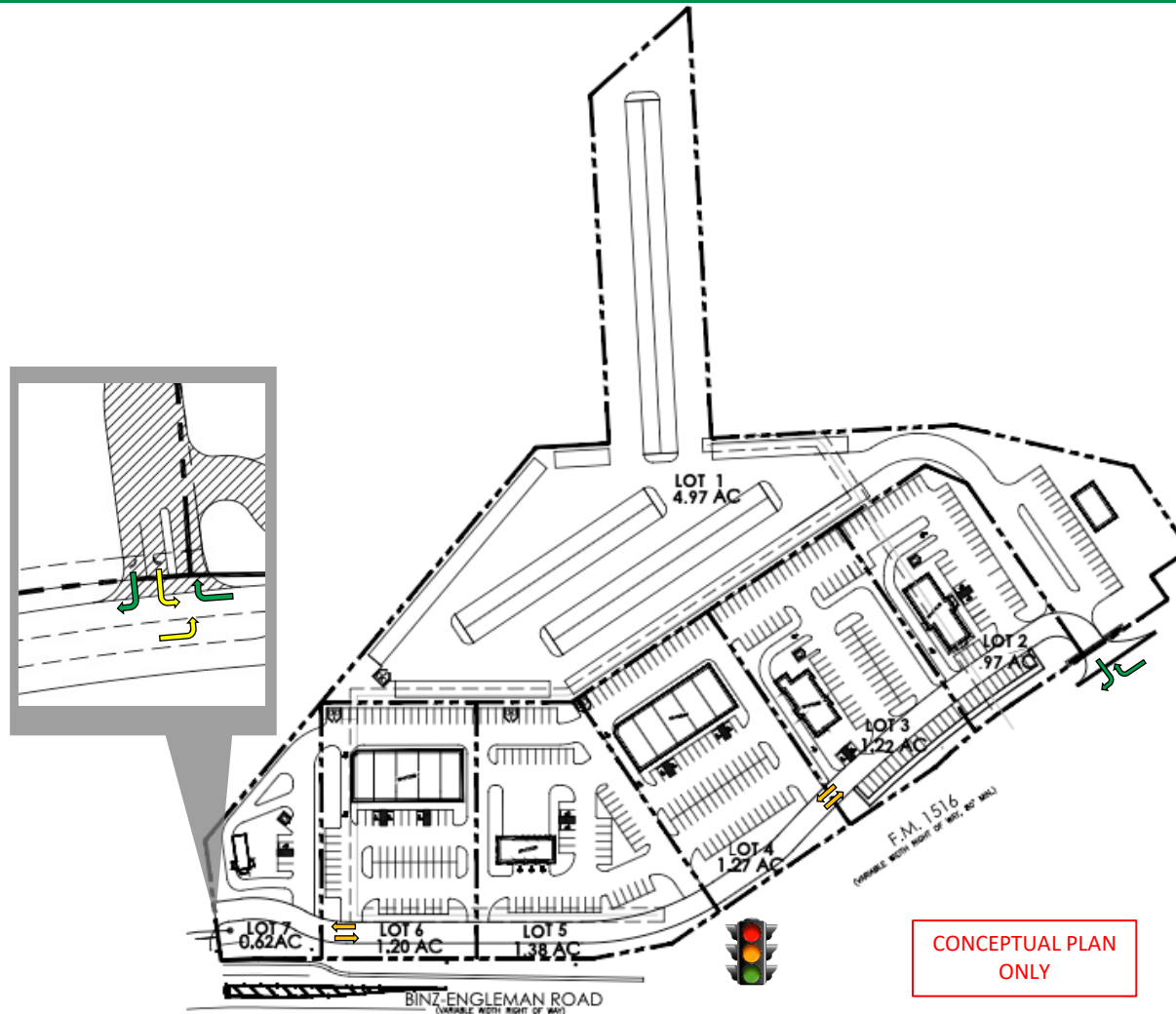


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## AVAILABLE PADS:

Lot 1	+/- 4.97 AC (Under Contract)
Lot 2	+/- 0.97 AC
Lot 3	+/- 1.22 AC
Lot 4	+/- 1.27 AC
Lot 5	+/- 1.38 AC
Lot 6	+/- 1.20 AC
Lot 7	+/- 0.62 AC

## PRICING:

Call for Pricing

## UTILITIES:

Water – 16" Stubbed to Pad  
Sewer – 18" Stubbed to Pad  
Offsite Detention Provided

## ACCESS:

**Direct Access** on FM 1516 (Currently Under Construction to 5 Lanes) & Binz-Engleman Rd at Lighted Intersection

## ZONING:

OCL

## HIGHLIGHTS:

- **High Growth** Residential Market with Over 3,000 Single-Family Lots Under Construction Within 2 Mile Radius
- Adjacent to **New 315 Unit MF Project (Under Construction)**
- **Underserved** Retail Market
- Projected 26,900 VPD on FM 1516

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## DEMOGRAPHIC SNAPSHOT

	1 Mile	3 Mile	5 Mile	10 Min Drivetime
Population	7,960	85,575	182,452	113,170
Households	2,797	21,930	52,300	30,493
Median HH Income	\$79,911	\$71,882	\$67,111	\$69,745
Labor Population	6,714	51,277	119,473	70,446
Unemployment Rate	2.9%	2.8%	2.5%	2.7%

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