

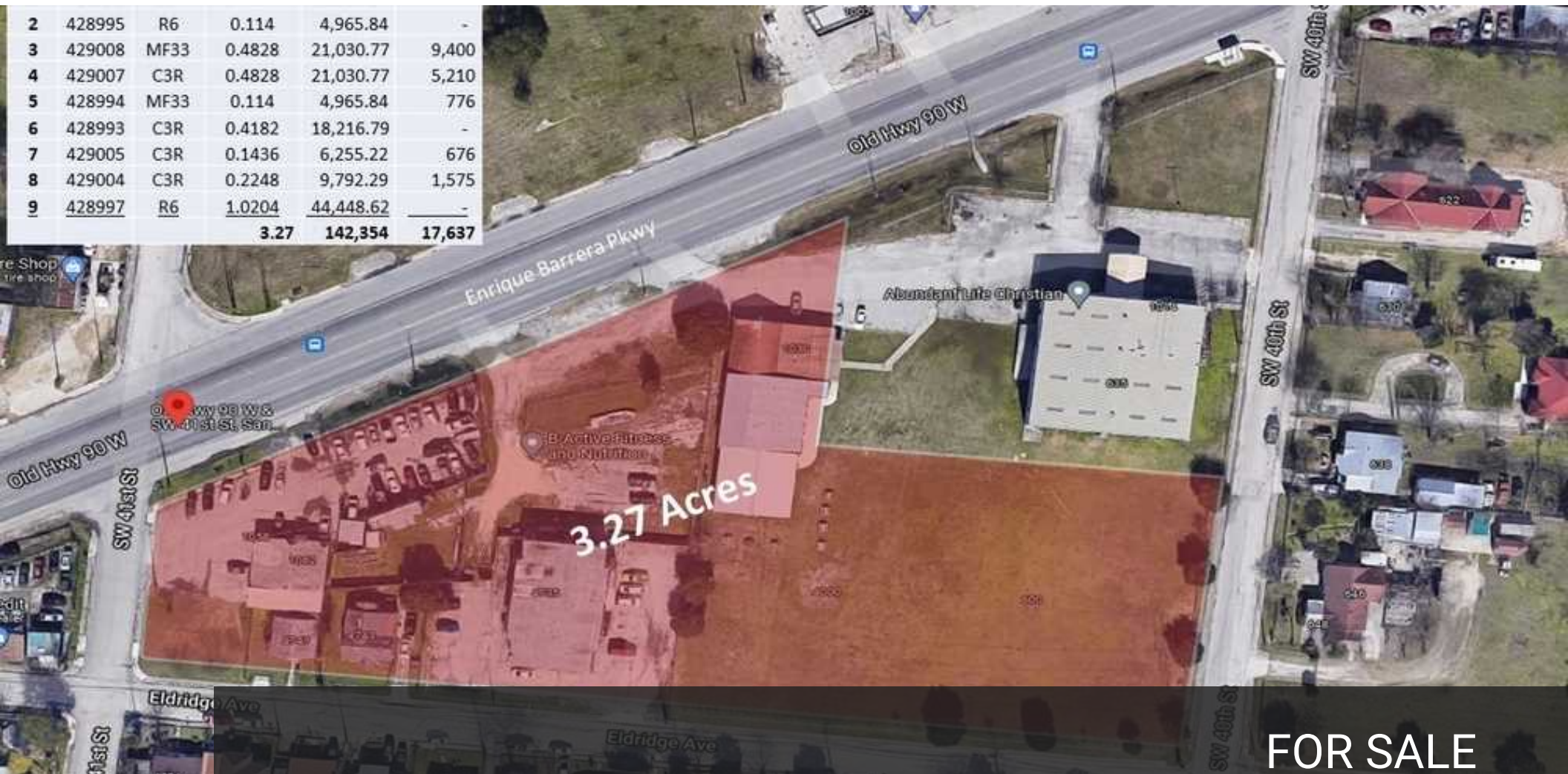
MIXED USE FOR SALE

# REDEVELOPMENT OPPORTUNITY

1058 ENRIQUE M. BARRERA PARKWAY, SAN ANTONIO, TX 78237



2	428995	R6	0.114	4,965.84	-
3	429008	MF33	0.4828	21,030.77	9,400
4	429007	C3R	0.4828	21,030.77	5,210
5	428994	MF33	0.114	4,965.84	776
6	428993	C3R	0.4182	18,216.79	-
7	429005	C3R	0.1436	6,255.22	676
8	429004	C3R	0.2248	9,792.29	1,575
9	428997	R6	1.0204	44,448.62	-
			<b>3.27</b>	<b>142,354</b>	<b>17,637</b>



FOR SALE

**KW COMMERCIAL | HERITAGE**  
1717 N Loop 1604 E  
San Antonio, Texas 78232



**INTERNATIONAL**

Each Office Independently Owned and Operated

PRESENTED BY:

**MARCELINO GARCIA, CRE**  
Broker Associate  
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marcelino.kwcommercial@gmail.com  
59919, Texas

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1058 ENRIQUE M. BARRERA PARKWAY



## MARCELINO GARCIA, CRE

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# EXECUTIVE SUMMARY

1058 ENRIQUE M. BARRERA PARKWAY



1	428996	R6	0.2674	11,647.94	-	
2	428995	R6	0.114	4,965.84	-	
3	429008	MF33	0.4828	21,030.77	9,400	
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			3.27	142,354	17,637	



## OFFERING SUMMARY

<b>PRICE:</b>	\$1,800,000
<b>BUILDING SF:</b>	17,637
<b>LOT SIZE:</b>	3.27 Acres
<b>PRICE PER SF</b>	\$102.05
<b>ZONING:</b>	C3   R   MF

## PROPERTY OVERVIEW

REDEVELOPMENT OPPORTUNITY IN WEST SAN ANTONIO near Port San Antonio, Lackland Air Force Base, Hwy 151 and Hwy 90 W. Nine (9) parcels with various zonings. THERE ARE NO FINANCIALS AVAILABLE!

### Investment Highlights:

- Nine parcels
- Various zoned properties
- Retail (C3), Residential (R), and Multi-family (MF)
- Water, Sewer and three-phase power on property
- Access via streets on all sides of property
- Land flat and no flood plain
- Currently multi-users

# PROPERTY PHOTOS

1058 ENRIQUE M. BARRERA PARKWAY



Zoning	Acres	Acre/ S.F.	Bldg. S.F.
R6	0.2674	11,647.94	-
R6	0.114	4,965.84	-
MF33	0.4828	21,030.77	9,400
C3R	0.4828	21,030.77	5,210
MF33	0.114	4,965.84	776
C3R	0.4182	18,216.79	-
C3R	0.1436	6,255.22	676
C3R	0.2248	9,792.29	1,575
<u>R6</u>	<u>1.0204</u>	<u>44,448.62</u>	<u>-</u>
	<b>3.27</b>	<b>142,354</b>	<b>17,637</b>



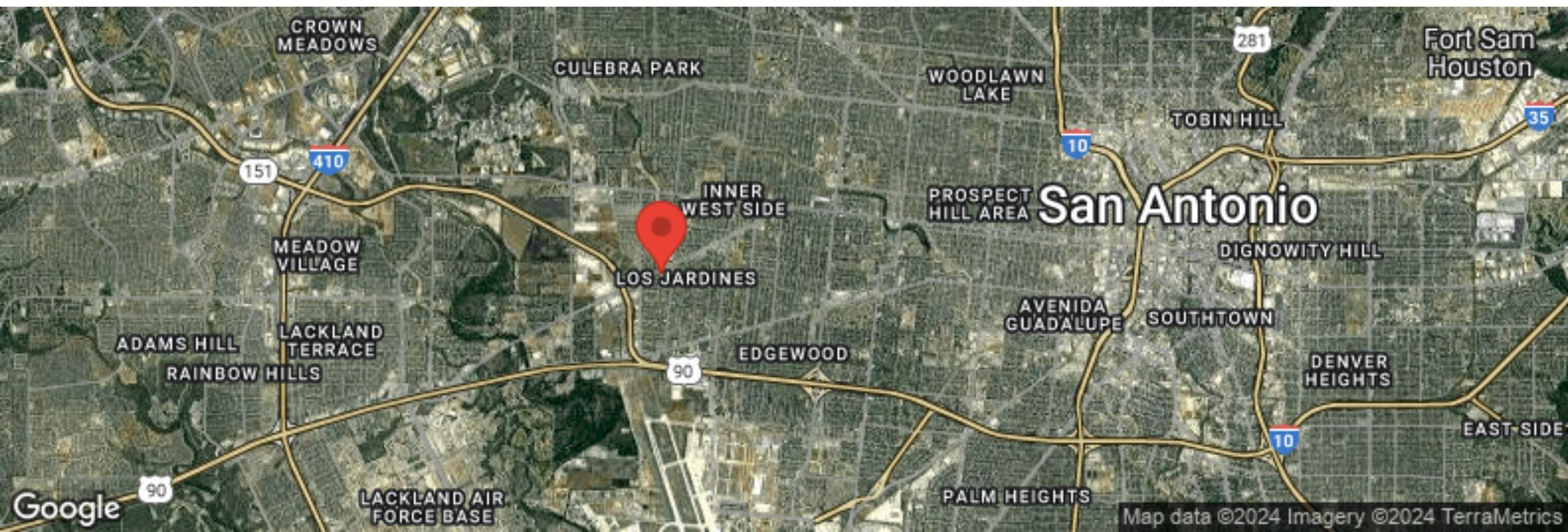
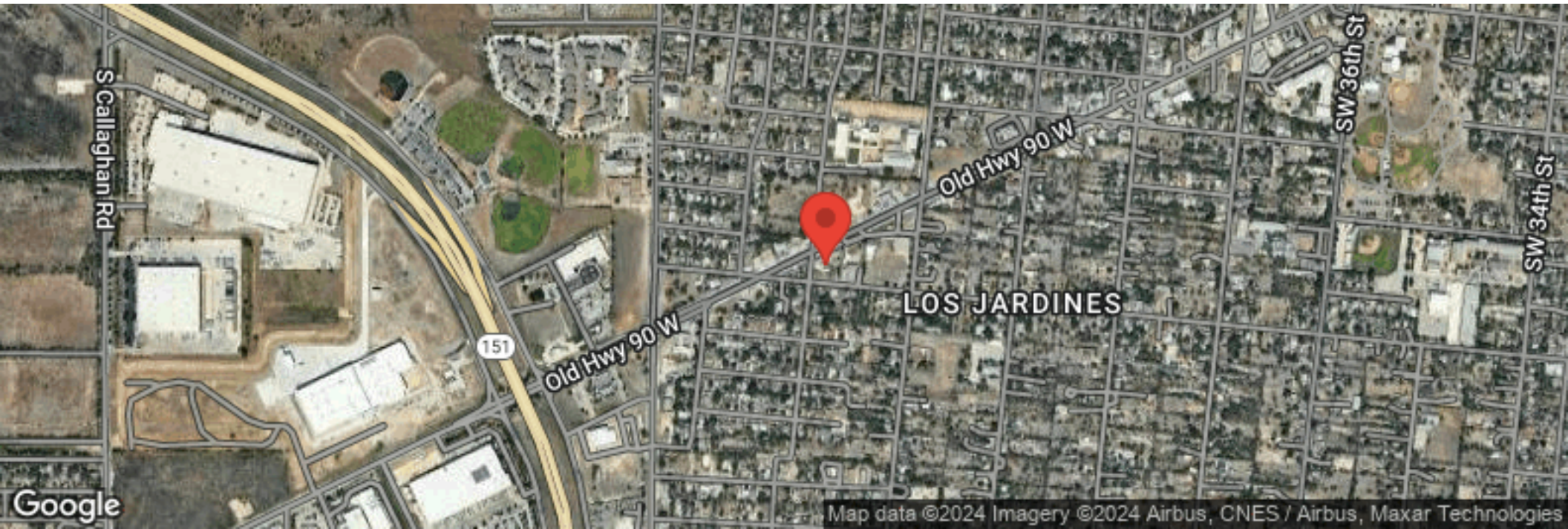
# ADDITIONAL PHOTOS

1058 ENRIQUE M. BARRERA PARKWAY



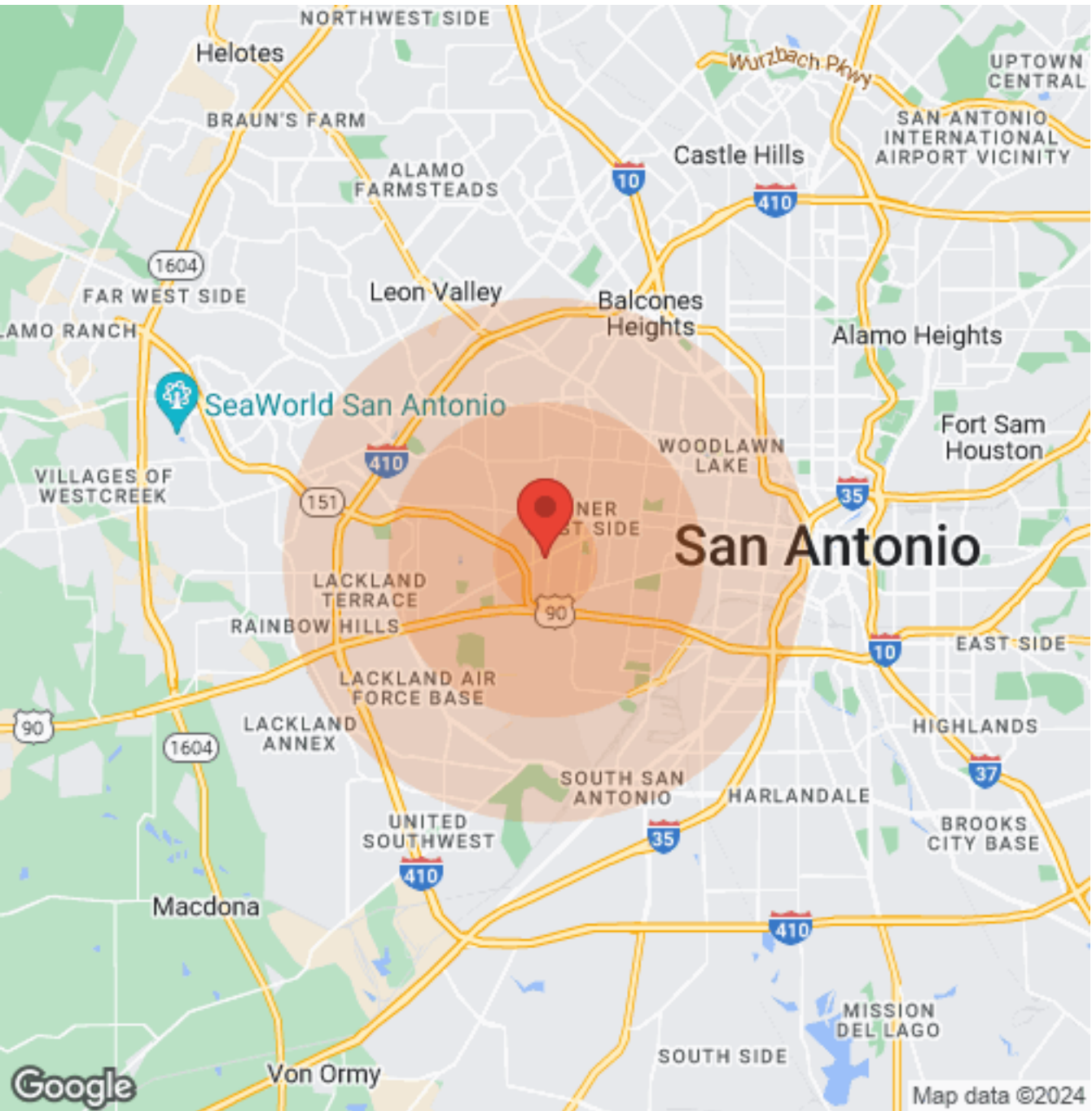
# LOCATION MAPS

1058 ENRIQUE M. BARRERA PARKWAY



# DEMOGRAPHICS

1058 ENRIQUE M. BARRERA PARKWAY



Population	1 Mile	3 Miles	5 Miles
Male	6,379	56,194	176,552
Female	6,425	57,906	176,500
Total Population	12,804	114,100	353,052

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	3,258	29,416	84,328
Ages 15-24	2,001	18,019	51,684
Ages 25-54	4,884	44,877	144,393
Ages 55-64	1,160	9,949	32,183
Ages 65+	1,501	11,839	40,464

Race	1 Mile	3 Miles	5 Miles
White	8,688	82,850	261,063
Black	637	2,088	12,560
Am In/AK Nat	67	411	1,071
Hawaiian	N/A	3	207
Hispanic	12,028	107,683	300,981
Multi-Racial	6,818	57,316	152,736

Income	1 Mile	3 Miles	5 Miles
Median	\$23,565	\$28,046	\$29,953
< \$15,000	1,127	9,250	26,900
\$15,000-\$24,999	818	6,348	18,577
\$25,000-\$34,999	457	4,939	17,057
\$35,000-\$49,999	631	5,648	19,359
\$50,000-\$74,999	489	4,640	18,466
\$75,000-\$99,999	104	1,763	8,002
\$100,000-\$149,999	170	1,074	4,001
\$150,000-\$199,999	20	274	963
> \$200,000	N/A	63	366

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,295	38,549	127,242
Occupied	3,972	34,955	115,635
Owner Occupied	2,466	21,437	61,236
Renter Occupied	1,506	13,518	54,399
Vacant	323	3,594	11,607

# DISCLAIMER

1058 ENRIQUE M. BARRERA PARKWAY



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