

SITE

FUTURE RETAIL

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FUTURE DEVELOPMENT

FUTURE SHOPPING CENTER

Harbor Valley
HEALTH & REHABILITATION

62,835 VPD

OLD PEARSALL RD



FOR SALE

Loop 410 & Old Pearsall Rd | San Antonio, TX 78242

SUMMARY

Property Specs

SALE PRICE **Contact Broker**

LOT SIZE **±15.72 Ac**

TYPE **Land**

ZONING **C-3**

- 15.72 Acres of Prime Development Land with frontage along SW Loop 410 at Old Pearsall Road in rapidly growing southwest San Antonio.
- Strategic Location Near Lackland Air Force Base at a major intersection with strong traffic exposure and accessibility.
- C-3 Zoning with Full Utilities Available, allowing for a wide range of commercial, retail, or multifamily development opportunities.
- Positioned in an Active Mixed-Use Corridor surrounded by quick-service restaurants, convenience stores, retail centers, and expanding residential growth

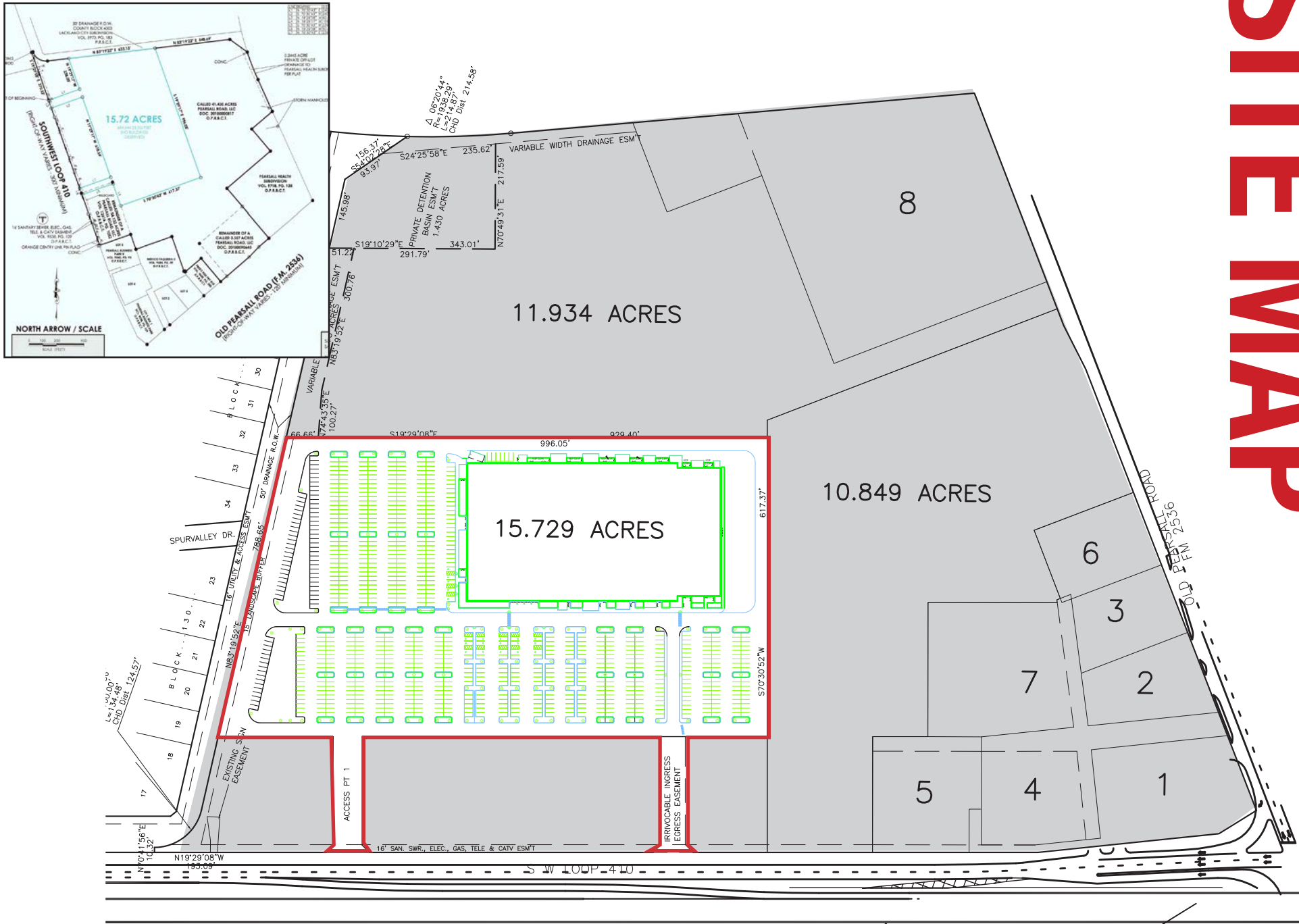


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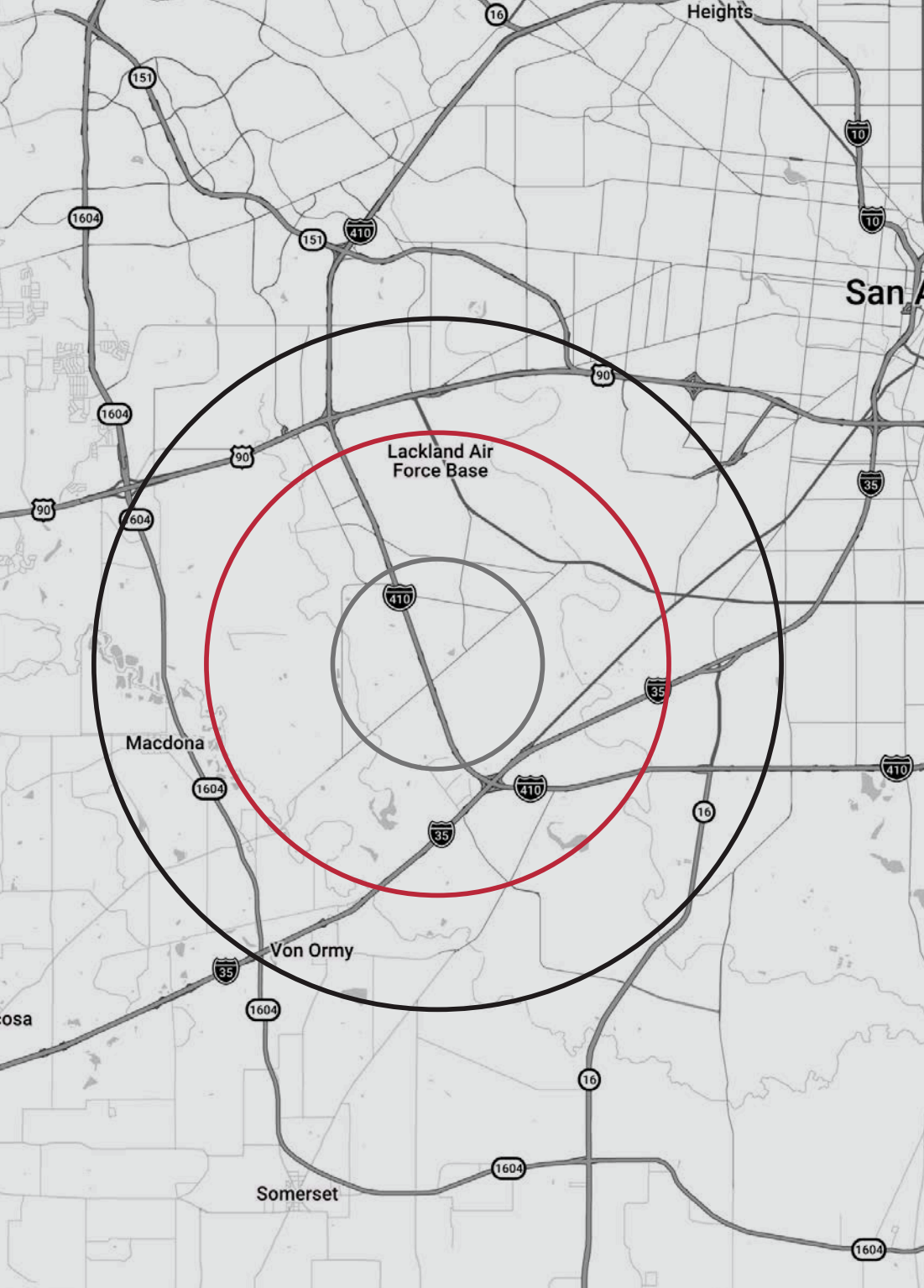
SITE MAP



AREA MAP



- Shops/Tenants
- Schools
- Public Parks
- Govt. Buildings
- Airport



DEMOGRAPHICS

POPULATION	1-mile	3-mile	5-mile
2025 Population	15,518	55,333	122,867
HOUSEHOLDS	1-mile	3-mile	5-mile
2025 Households	4,620	15,989	36,925
INCOME	1-mile	3-mile	5-mile
2025 Average HH Income	\$69,504	\$66,688	\$69,230

Traffic Counts

STREET	AADT
Old Pearsall Rd	62,835
Loop 410	63,458

TERMS & CONDITIONS

Terms and Conditions

This offering, including any related digital marketing, contains selected information pertaining to the Property and does not purport to be a representation of the state of the Property, to be all-inclusive, or to contain all or part of the information which interested parties may require to evaluate a purchase or lease of real property.

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Any and all financial projections and information are provided for general reference purposes only and have been gathered from sources deemed reliable. Certain assumptions have been made relating to the general economy, market conditions, competition and other factors beyond the control of seller and NAI Excel. Therefore, all projections, assumptions and other information provided and made herein are subject to material variation.

Summary Documents

Additionally, all references to acreage, square feet, and other measurements are approximations. Any demographics, geographic information systems(GIS), maps, photography, zoning, site plan, survey, engineering, architectural drawings, and any other information are without assurance of their accuracy, time sensitivity, completeness, or status of approval. Documents presented may be preliminary, have no assurance of being “as built”, and may not reflect actual property boundaries or improvements. Additional information and an opportunity to inspect the Property can be made available to qualified parties. In this Memorandum, certain documents are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full documents referenced herein. Interested parties are expected to review and confirm all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Non-Warranty

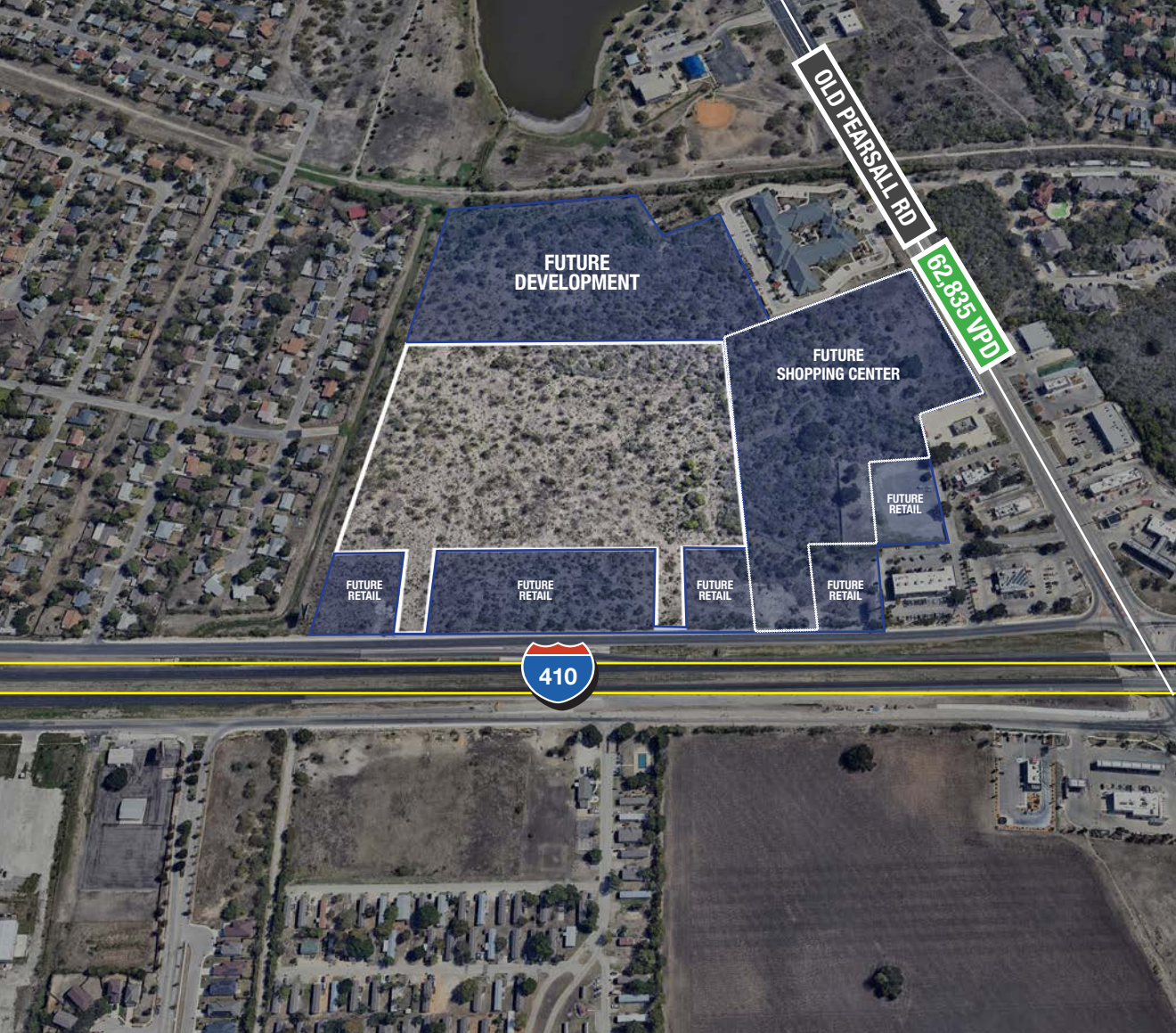
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By receipt of this Memorandum, you agree that this Memorandum and its contents are confidential in nature, that you will hold and treat such in the strictest confidence and that you will not disclose this Memorandum, or any of its contents, to any other entity without the prior written authorization of the seller or NAI Excel. If after reviewing this Memorandum, you have no further interest in purchasing or leasing the Property, please delete or return this Memorandum to NAI Excel.



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