



ESSEX
MODERN CITY

**±7.708 ACRES IN
SAN ANTONIO, TX**

Contact **Information**

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The Offering



604 Carolina Street serves as an outstanding opportunity to acquire a ± 7.708 -acre site core San Antonio development assemblage. The property is designated under a sought-after IDZ zoning designation (Infill Development Zone), which permits up to 100 multi-family units per acre. This centrally located site offers direct access to I-37 and I-10, and is adjacent to an active railway.

± 7.708 ACRES IN SAN ANTONIO, TX

Property Description

Essex Modern City

604 Carolina Street, San Antonio, TX 78209



Total Land Area
7.708 Acres



Total Land SF
336,980 SF



Zoning
IDZ



County
Bexar



Ref #
1309186

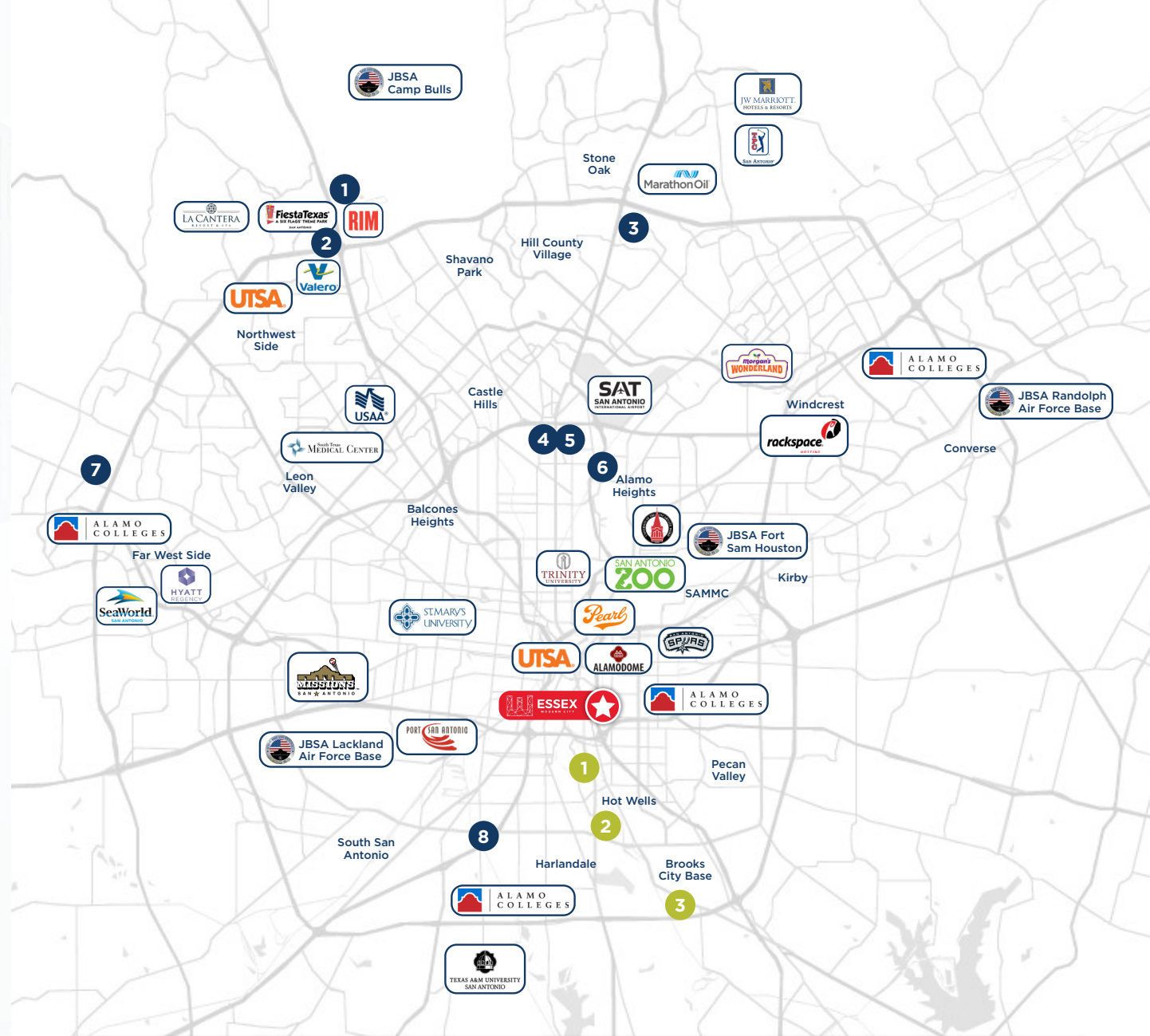


Property Location

Irreplaceable Centralized Location

Essex Modern City is strategically located adjacent to San Antonio's central business district giving the Property immediate proximity to large-scale employers and unparalleled access to the rest of the city.

The site enjoys a large population base, with 185,289 citizens within a three-mile radius. Direct access to I-10 and I-37 helps make it a highly accessible and desirable location.



Locations

Property

Retail

Historic Locations

ESSEX
MODERN CITY

<p>1 The Rim</p> <p>2 The Shops at La Cantera</p> <p>3 Legacy Town Center</p>	<p>4 Park North</p> <p>5 North Star Mall</p> <p>6 Alamo Quarry Market</p>	<p>7 Alamo Marketplace</p> <p>8 South Park Mall</p>
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<p>1 Mission Concepcion</p> <p>2 Mission San Jose</p> <p>3 Mission San Juan</p>
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Traffic Counts & Demographics



Traffic Count

	Vehicle Count
I-37	136,661
I-10	152,676
Carolina St.	3,726
Cherry St.	3,637
Essex St.	3,035
Denver Blvd.	2,392

Area Demographics

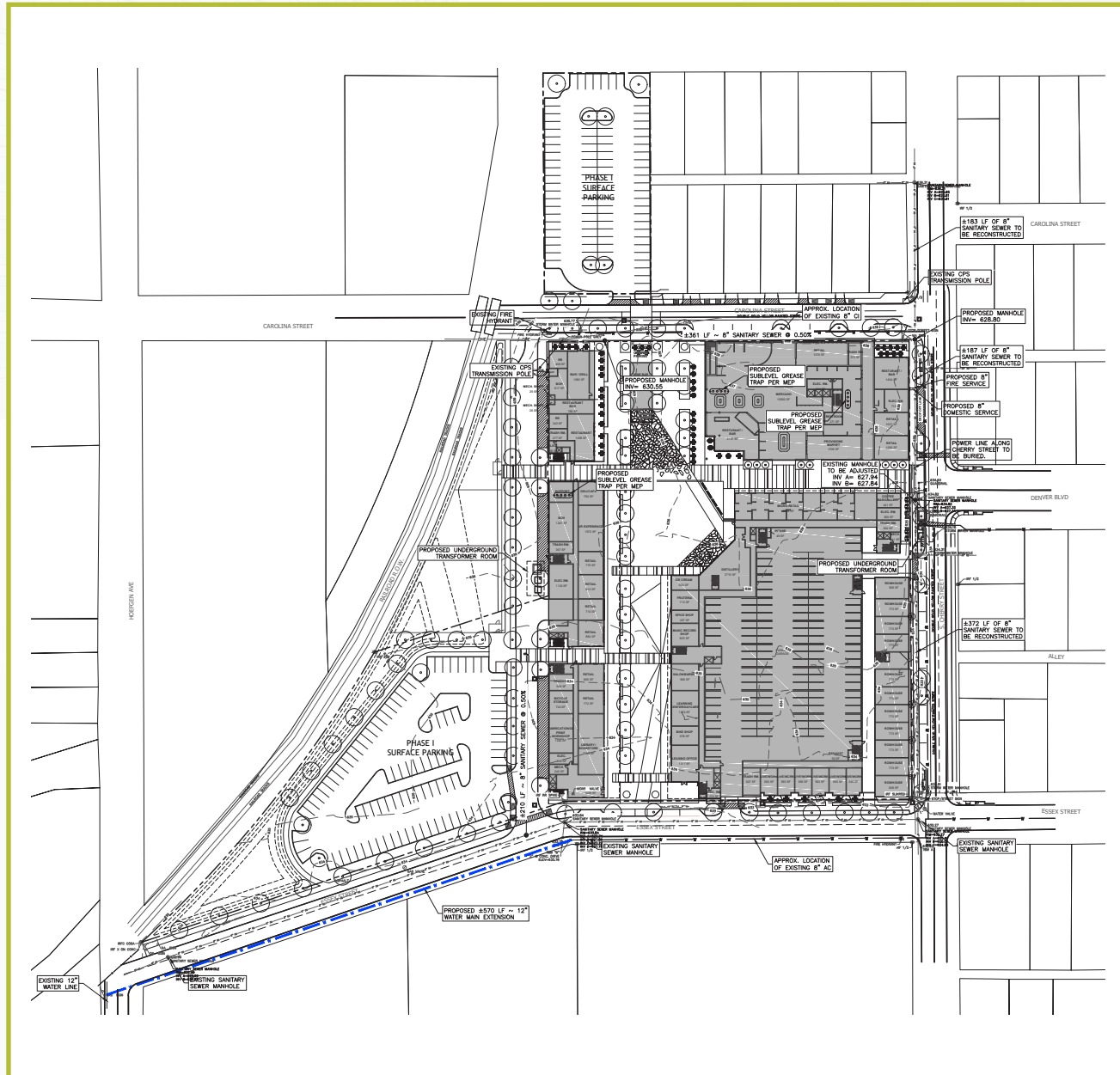
	1 Mile	2 Miles	3 Miles
2010 Total Population	14,874	135,333	328,470
2010-2021 Growth %	4.59%	8.84%	5.94%
2021 Total Population	15,556	147,294	347,969
2021-2026 Growth %	4.36%	6.64%	4.75%
2026 Total Population	16,277	157,080	364,491
2021 Total Day Time Population	14,092	185,289	384,461
2021 Average Household Income	\$57,170	\$49,795	\$52,614
2026 Average Household Income	\$63,921	\$55,674	\$58,624
2021-2026 Average Household Income Growth %	11.81%	11.81%	11.42%

Zoning

Building Standards	IDZ-1 Limited Intensity Infill Development Zone	IDZ-2 Mid-Intensity Infill Development Zone	IDZ-3 High-Intensity Infill Development Zone
Permitted Uses	Residential: Up to 18 units/acre Non-Residential: Up to "C-1" and "O-1"	Residential: Up to 50 units/acre Non-Residential: Up to "C-2" and "O-1.5"	Residential: Unlimited, must be stated Non-Residential: "C-3", "O-2" and "I-1"
Submit if ≤ 1 acre	Detailed Site Plan Ground Plan Comparison Form	Detailed Site Plan Ground Plan Comparison Form	Detailed Site Plan Ground Plan Comparison Form
Submit if > 1 acre	Detailed Site Plan Ground Plan Comparison Form	IDZ Site Plan	IDZ Site Plan
Max Building Height	2.5 stories/35 Feet	4 Stories	Not limited, can be shown on Site Plan
Front Setback	Res: Within 10% of median blockface Non-Res: None	Res: None Non-Res: None	Res: None Non-Res: None
Side Setback	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)
Rear Setback	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)	Res: 5 Feet (Perimeter) Non-Res: 5 Foot (Perimeter)
Parking Requirements	Waived	Reduced by 50%	Reduced by 50%
Minimum Lot Size	1,250 SF	1,250 SF	1,250 SF



Utility Map



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