

# BUILD TO SUIT/LAND AVAILABLE

9.66 ACRES ON N LOOP 1604  
N LOOP 1604 W & BLANCO SPRINGS RD



**PRICING: \$5,900,000 (LAND ONLY)**

Call For Build to Suit Quote

AH

Austin Hagauer  
BROKER



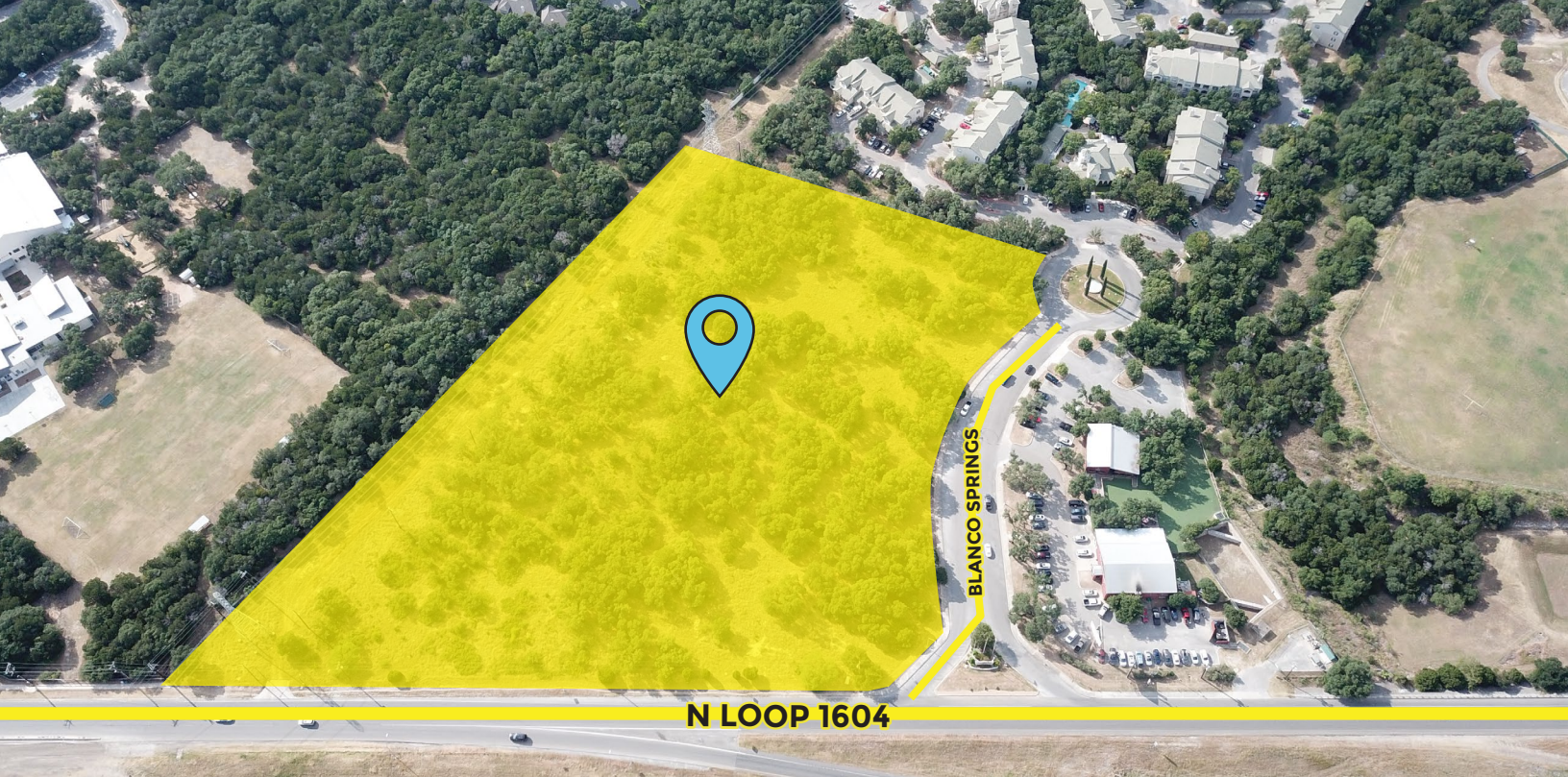
**AUSTIN HAGAUER**

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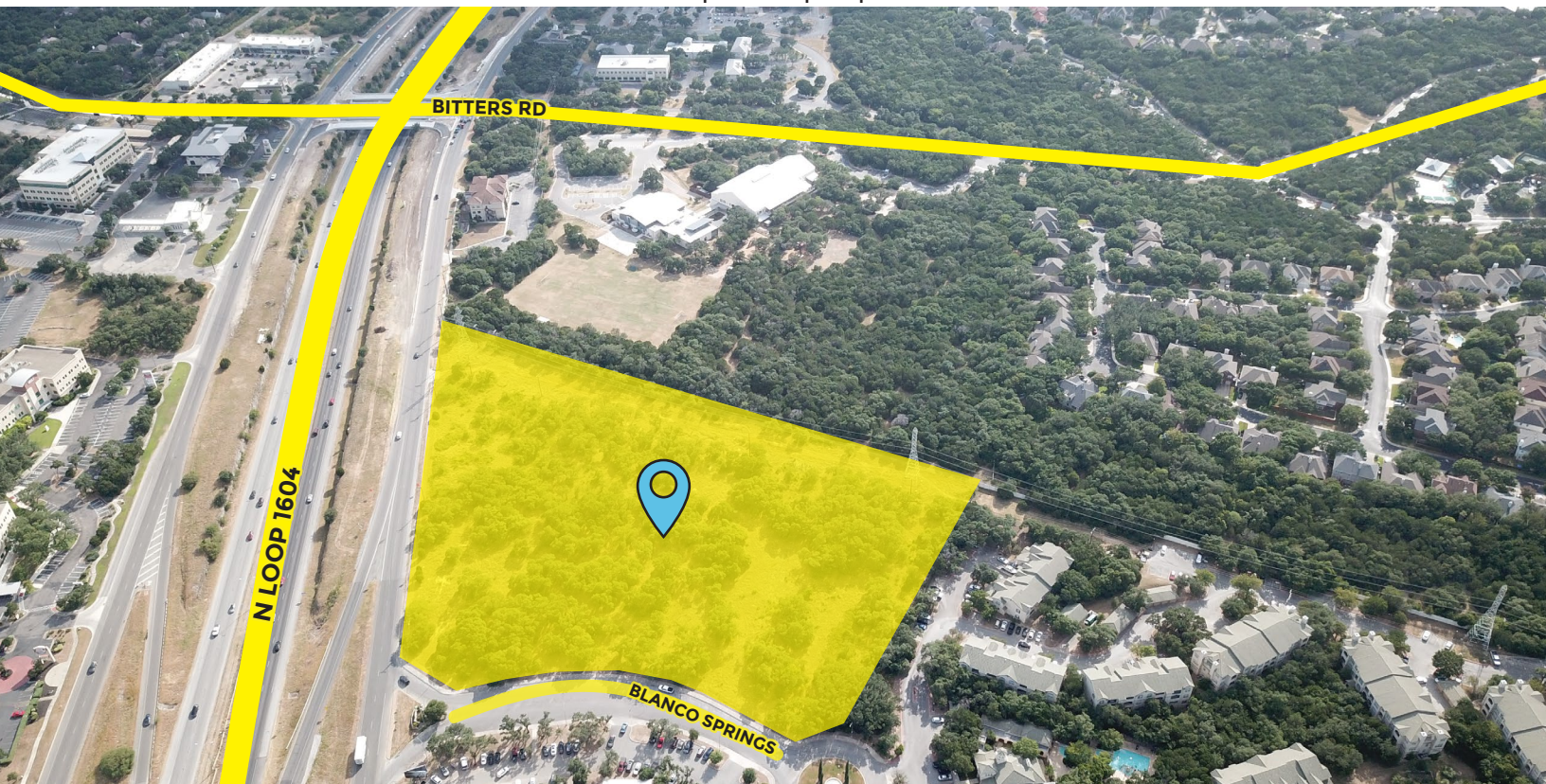
# CONTENTS

- 3** EXECUTIVE SUMMARY
- 4** VESTED RIGHTS & INFRASTRUCTURE EXHIBIT
- 5** PROPERTY DESCRIPTION/SURVEY
- 6** SITE PLAN
- 7** LOCATOR AND TRADE MAP
- 8** DEMOGRAPHICS
- 9** AREA OVERVIEW
- 10** CONTACT



## EXECUTIVE SUMMARY

A platted 9.66 acre undeveloped tract of land on N. Loop 1604. The Property has sewer and water available at the site and has important vested rights such as Category 1 status (No Impervious Cover Limitation) and the 1994 Tree Ordinance. The Property has an off-lot WPAP basin for its benefit. See Vested Rights and Infrastructure Exhibit on next page. Seller will consider build to suit for qualified prospects.



# VESTED RIGHTS & INFRASTRUCTURE EXHIBIT



# PROPERTY DESCRIPTION



**Acres:** Platted 9.66 Acre Tract



**Zoning:** C-2 with & C-2NA (NW Corner)



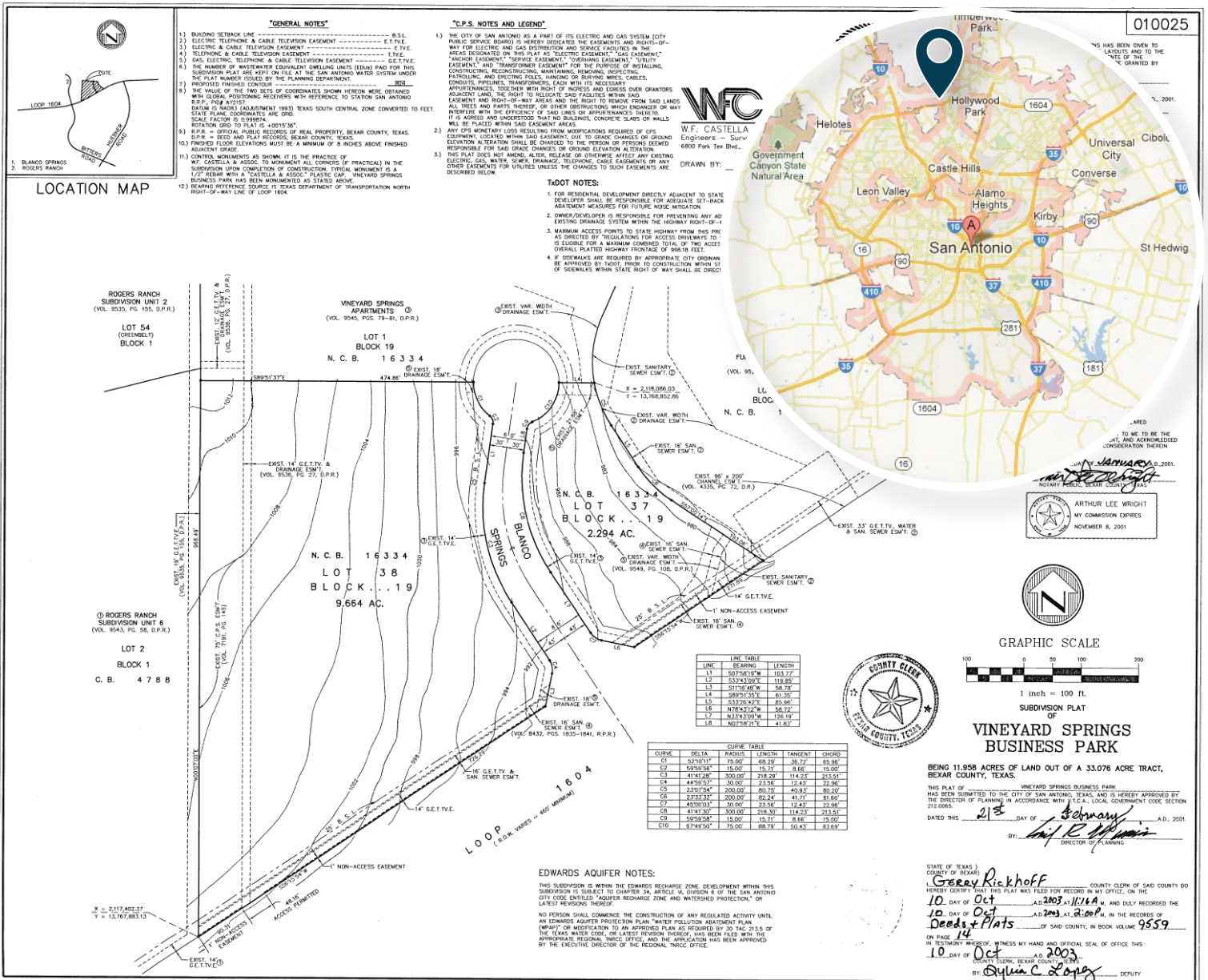
**Location:** Excellent Visibility Along Loop 1604



**Access:** Quick and Easy Access To and From Loop 1604, IH-10, US-281



**Nearby:** Conveniently Located Near Stone Oak, Rogers Ranch, Vineyard Shopping Center



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# SITE PLAN

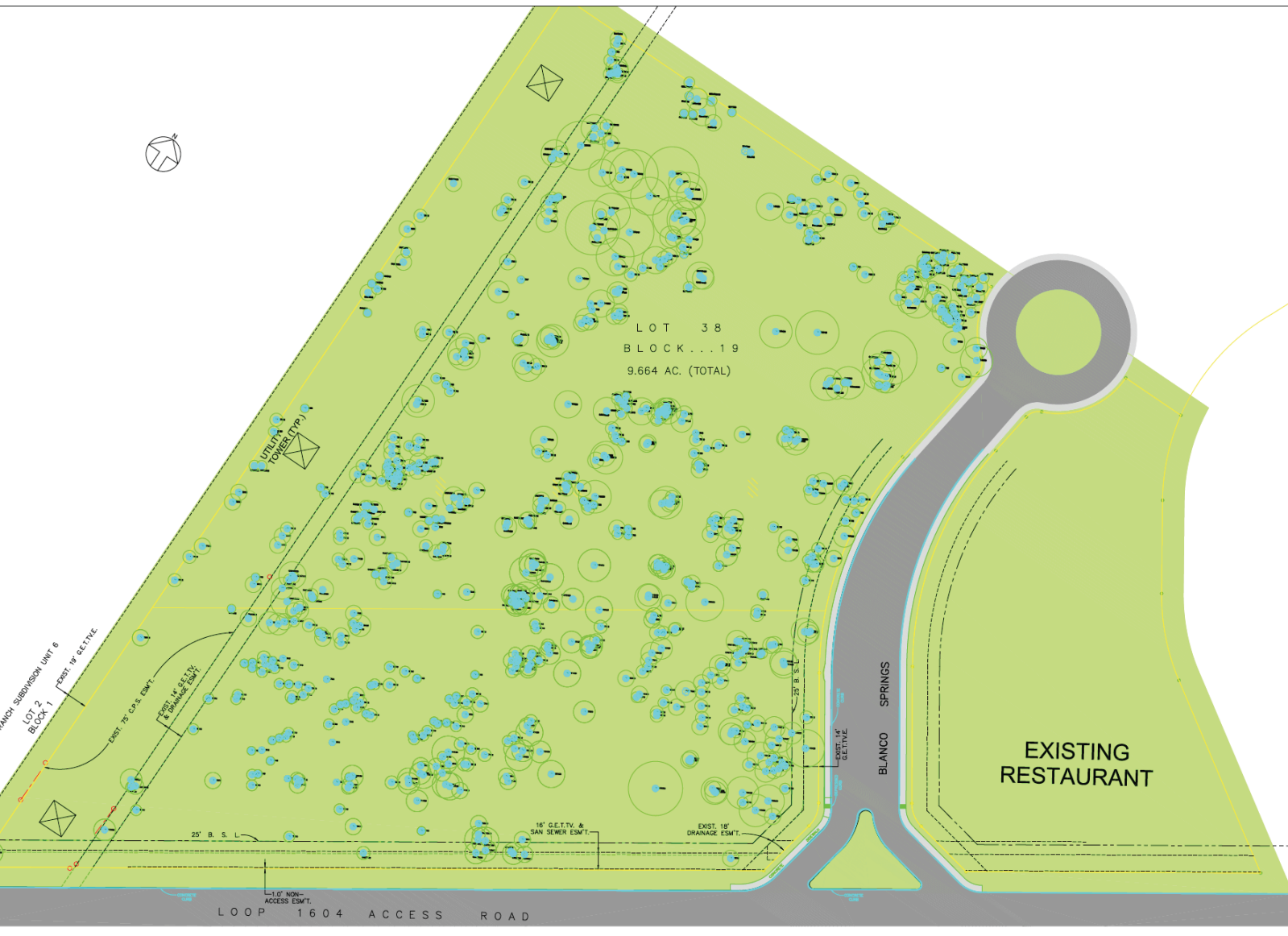


LOT 38  
BLOCK . . . 19  
9.664 AC. (TOTAL)

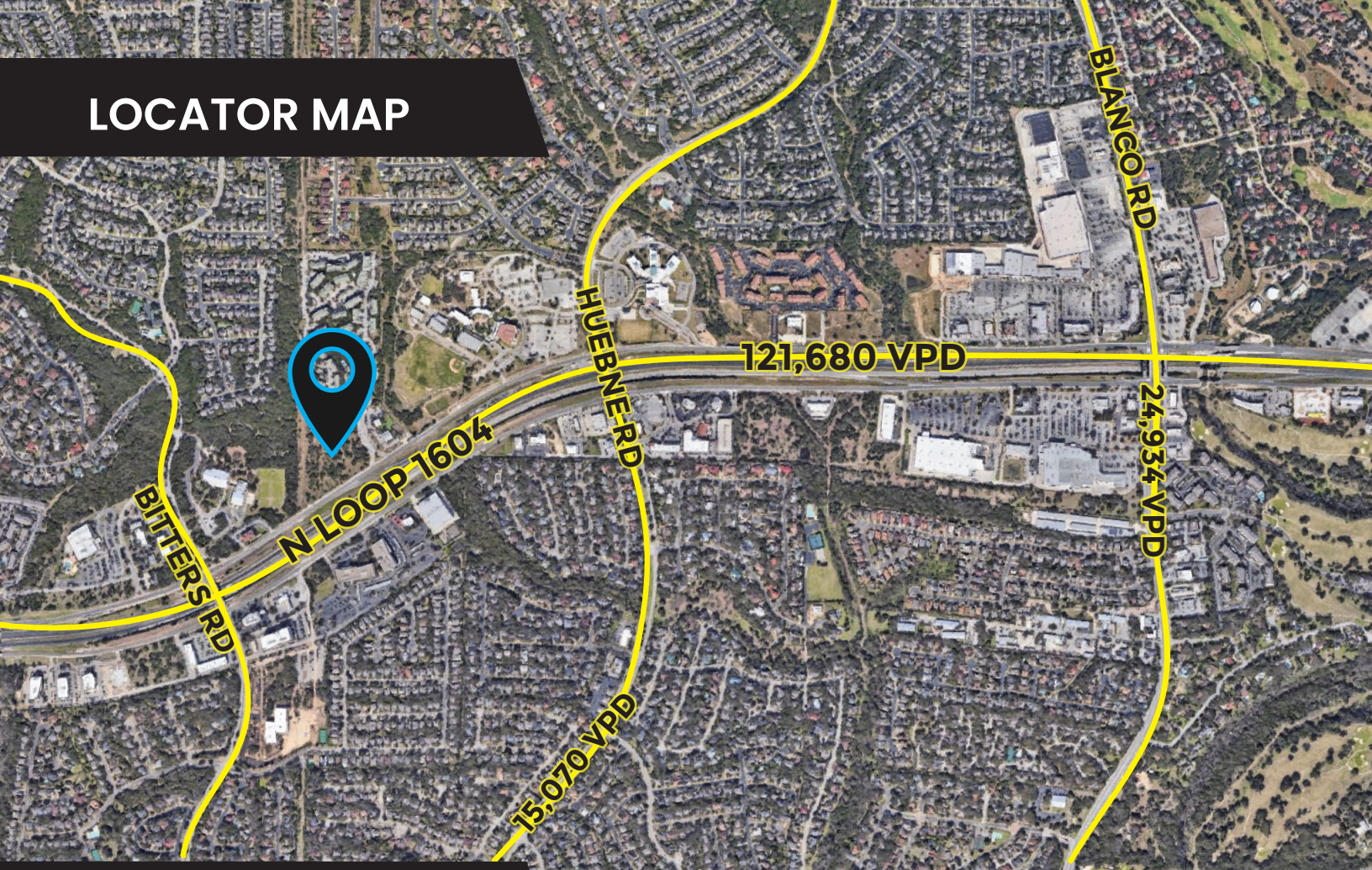
EXISTING  
RESTAURANT

BLANCO SPRINGS

LOOP 1604 ACCESS ROAD



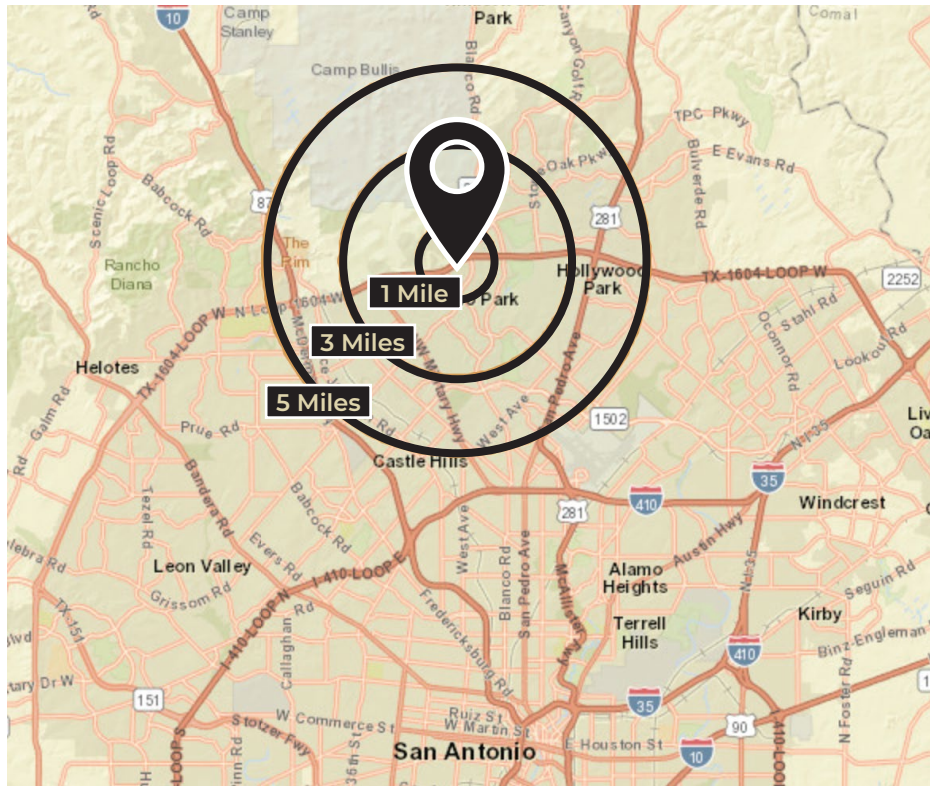
# LOCATOR MAP



# TRADE MAP



# DEMOGRAPHICS



### 5 MILE KEY FACTS

<b>192,875</b> Population	<b>37.0</b> Median Age
<b>2.3</b> Average Household Size	<b>\$104,633</b> Average Household Income

### BUSINESS

<b>9,061</b> Total Businesses	<b>105,353</b> Total Employees
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### INCOME

<b>\$71,602</b> Median Net Worth	<b>\$44,695</b> Median Household Income	<b>\$86,830</b> Per Capital Income
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# AREA OVERVIEW

## SAN ANTONIO AT A GLANCE SAN ANTONIO, TEXAS

### F O R B E S L I S T S

#### BEST PLACES TO RETIRE

FORBES 2019 RANKINGS

#### #1

HOTTEST CITY  
FOR MILLENIALS

#### #1

BEST CITIES  
FOR YOUNG  
GRADUATES

#### LIMITLESS OPPORTUNITY

San Antonio continues to be recognized as a prime center of growth and economic development. From bioscience, cybersecurity, advanced manufacturing, new energy and technology, to small business entrepreneurship, today's San Antonio is redefining its role as the new frontier for opportunity. Business Facilities recently ranked San Antonio #1 Economic Growth Potential and Realtor.com ranked San Antonio as America #1 "Destination for Millennials".

Adding spice to San Antonio's economic development momentum is its rich heritage of diverse cultures, business, military and pride that make the City sparkle with ambience. It is a special air that has been described as genuine, authentic, unique and real. These values have helped catapult San Antonio's attraction for companies and young professionals. How does a bustling, large city grow, while maintaining its inherent values and quality of life? San Antonio, America's 7th largest city, has done just that. As Texas continues to lead the nation as the land of economic opportunity, as reported by Forbes in terms of job creation, wealth formation and overall growth, San Antonio stands out as a unique city undergoing transformative growth and is thriving while maintaining its genuine and unique culture.





## **CONTACT**

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