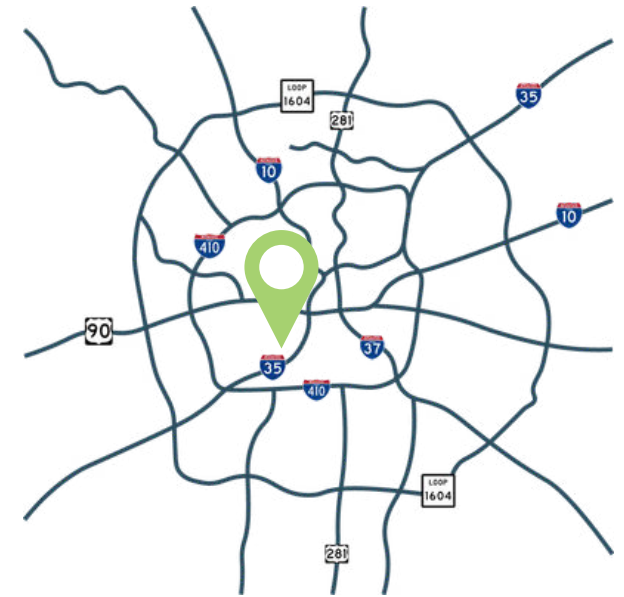


LAND FOR SALE

ALAMO CROSSING - ZARZAMORA & SOUTH IH-35

SAN ANTONIO, TEXAS | 78214

18.69 Acres with C3 Zoning for \$ 12,861,525.60
(\$10.00/PSF for Tract A and \$9.00/PSF for Tract B)
Ideal for Retail / Medical / Service Development.



FORESITE
COMMERCIAL REAL ESTATE

DARYL LANGE
SVP LAND SERVICES AND BROKERAGE
(210) 816-2734
DLANGE@FORESITECRE.COM

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PROPERTY HIGHLIGHTS

1

Join Lowe's and Academy Sports + Outdoors, benefiting from the massive regional draw and high-traffic energy of the adjacent South Park Mall.

2

Capitalize on a proven retail destination with neighboring national restaurant brands, including Olive Garden, Willie's Grill & Icehouse, and Longhorn Steakhouse.

3

Flexible investment opportunity featuring a prime site available in its entirety or as a potential subdivision to suit specific project needs.

ALAMO CROSSING - ZARZAMORA & SOUTH IH-35 SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	11,110	94,980	221,643
Household Income	\$63,610	\$65,033	\$63,903
Daytime Population	16,535	85,021	211,778

POSSIBLE USES

- Mixed Use
- Multifamily
- Retail
- Service/Medical

“

Incredible retail / services / medical development opportunity at Zaramora and South IH-35 Land

D. LANGE

”



ALAMO CROSSING - ZARZAMORA & SOUTH IH-35

SAN ANTONIO, TEXAS



AVAILABLE UTILITIES AND ENTITLEMENTS

Water: Available / Buyer to Verify

Sewer: Available / Buyer to Verify

Electric: Available / Buyer to Verify

Zoning: C-3



ALAMO CROSSING - ZARZAMORA & SOUTH IH-35

SAN ANTONIO, TEXAS



QUINTANA COMMUNITY
(2,311 HOMES)

**MOUNT VERNON
HOMESITE ADD NCB**
(125 HOMES)

NEW LAREDO HWY (13,155 VPD)

SOMERSET ROAD (13,155 VPD)

SW MILITARY DRIVE 26,097 VPD)

MILITARY MARKET

- TRU>FIT ATHLETIC CLUBS
- MATTRESS FIRM
- Car's
- H&R BLOCK
- Firstmark Credit Union
- WELLS FARGO
- Walgreens

- ROSS amazon
- DRESS FOR LESS
- amazon locker
- five BELOW
- Spectrum
- SHOE CARNIVAL



FirstCash



PAM HEALTH

South Texas Clinic PAIN MANAGEMENT



ARTISAN at MISSION CREEK

generations federal credit union



Villa de Oro

PRESENIUS KIDNEY CARE

vertex

DOLLAR TREE

A-AAAKEY MINI STORAGE

Advance Auto Parts

O'Reilly

ExtraSpace Storage

McDonald's

BUSH'S CHICKEN

Bank of America

TEXAS

enterprise

BIG O TIRES



Target

Frost Bank

MG BUILDING MATERIALS



THE HOME DEPOT

ExtraSpace Storage



ZARZAMORA & SOUTH IH-35 LAND

SAN ANTONIO, TEXAS



TRACT B
12.04 AC

TRACT A
6.65 AC

ALAMO CROSSING - ZARZAMORA & SOUTH IH-35

SAN ANTONIO, TEXAS



AVAILABLE FOR SALE

Tract	Size (AC)	Price
A	6.65	\$10.00 PSF
B	12.04	\$9.00 PSF



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