

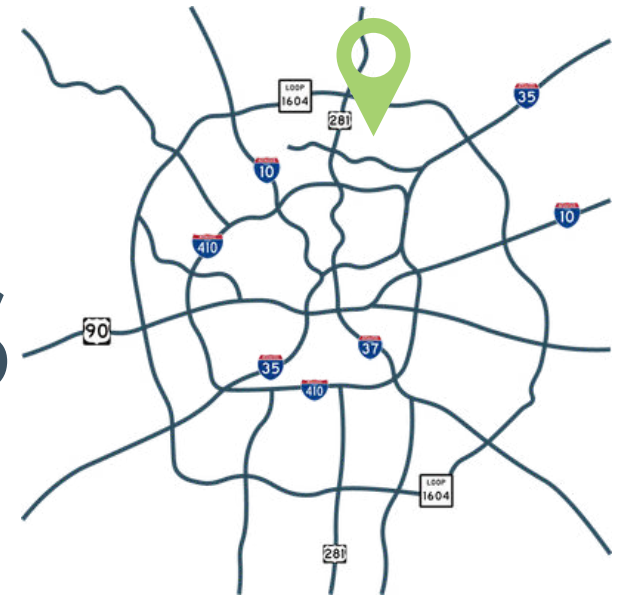
LAND FOR SALE OR LEASE

PAD SITE AT NACOGDOCHES

14922 NACOGDOCHES | SAN ANTONIO, TEXAS 78247

1.69 Acres / Offers Reviewed for Sale or Lease

Seller Financing Available



 **FORESITE**
COMMERCIAL REAL ESTATE

ALEXANDRIA TATEM
ASSOCIATE VICE PRESIDENT
(210) 816-2734
ATATEM@FORESITCRE.COM

The information contained in this presentation has been obtained from sources deemed reliable. Foresite and seller does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

PROPERTY HIGHLIGHTS

1 Positioned on the east side of Nacogdoches Road, this site has just over an acre of usable land for future development.

2 Surrounded by other retail and light industrial users, this site benefits from national tenants as well as dense residential neighborhoods.

3 Site is shovel ready with utilities. The property has a water line that runs along the front of the site, and a sewer line located along the southwest property line.

PAD SITE AT NACOGDOCHES

SAN ANTONIO, TEXAS

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	16,893	100,230	231,030
Household Income	\$87,885	\$97,755	\$101,440
Households	6,628	38,034	92,158
Median Age	38.0	38.3	38.4

DESIRED USES

Coffee Kiosk or Standalone	Drive-thru banking services
Quick Service Restaurants	Professional Office Space

“ Positioned along one of San Antonio’s major corridors, this property presents an opportunity for development, investment, or owner occupancy.

ALEX TATEM

”



FORESITE[®]
COMMERCIAL REAL ESTATE

The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

PAD SITE AT NACOGDOCHES

SAN ANTONIO, TEXAS



SPRING CREEK
(832 HOMES)

HIGH COUNTRY
(600 HOMES)

FOX RUN
(1,100 HOMES)

WOODSTONE
(1,000 HOMES)

GREENRIDGE NORTH
(600 HOMES)

JUDSON ROAD (24,753 VPD)

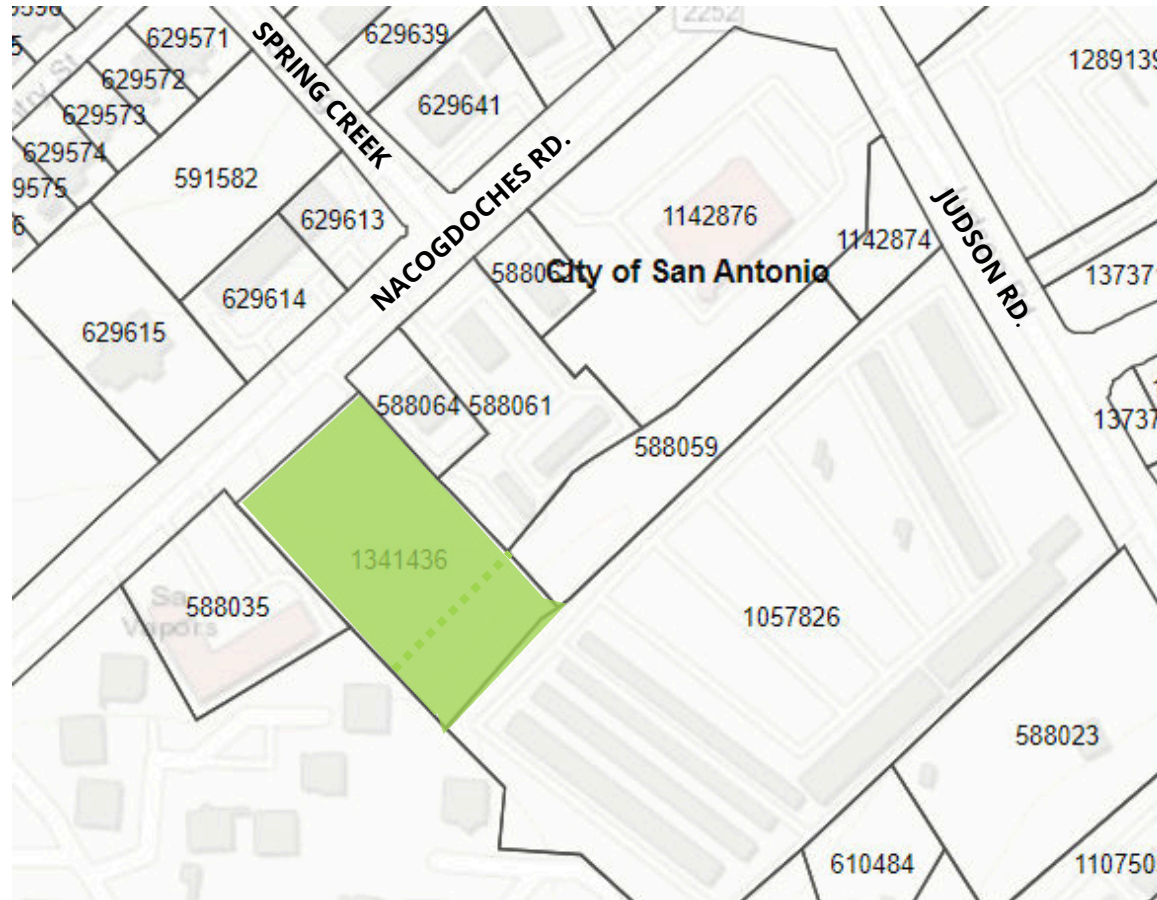
NACOGDOCHES ROAD (31,646 VPD)

JUDSON ROAD (24,753 VPD)

AGAPE

PAD SITE AT NACOGDOCHES

SAN ANTONIO, TEXAS



AVAILABLE SPACE FOR GROUND LEASE

Total Lot Size	1.6957 acres
Usable Lot Size	1.0961 acres
Easement	0.5996 acres
Zoning	C-3



The information contained in this message has been obtained from sources deemed reliable. Foresite does not make any guarantees or representations regarding the accuracy or comprehensiveness of the information contained herein. Any projections, opinions, or assumptions are for example only. Foresite nor any of its clients accepts any liability for loss resulting from reliance on such information. There may be material differences between projected results and actual results. Any property offered for sale or lease may be withdrawn without notice.

