

Multi Tenant Development Site +/- 3.4 Acre Parcel



SWC Northwest Loop 410 & Ingram Rd - San Antonio, TX

Kristian Cotta, CCIM

Partner

520.971.9295

kristian@hungry-inc.com

Phil Bramsen

Partner

602.717.7447

pbramsen@santanca.com

Brennen Pierson

Partner

480.735.8521

bpierson@santanca.com

Armando Delgado

Tenant Coordinator

480.417.1759

armando@hungry-inc.com





PROPERTY HIGHLIGHTS

- 3.4 Acre Commercially Zoned C-3 Parcel
- Strong Retail Corridor in San Antonio with High Traffic
- Neighboring High Traffic Mall and Large High School
- In Discussions & Interest From:
 - Quick Serve Restaurants (Burger, Chicken, Mexican & Others)
 - Drive Thru Coffee Users
 - Sit Down Restaurant Users

PROPERTY FEATURES

LOT SIZE:

± 3.4 AC
(± 148,191 SF)

LOCATION:

SWC Northwest Loop 410 &
Ingram Rd, San Antonio, TX

ZONING:

C-3 Commercial / AHOD
Airport Hazard Overlay

ADDRESS:

6401 NW Loop 410, San
Antonio, TX 78238, USA

Demographics:

1 mi.

3 mi.

5 mi.

Est. Total Population

12,425

111,006

340,681

Est. Total Households

5,354

43,563

133,334

Avg. Household Income

\$79,145

\$79,560

\$80,433

Daytime Population

17,097

108,589

366,207



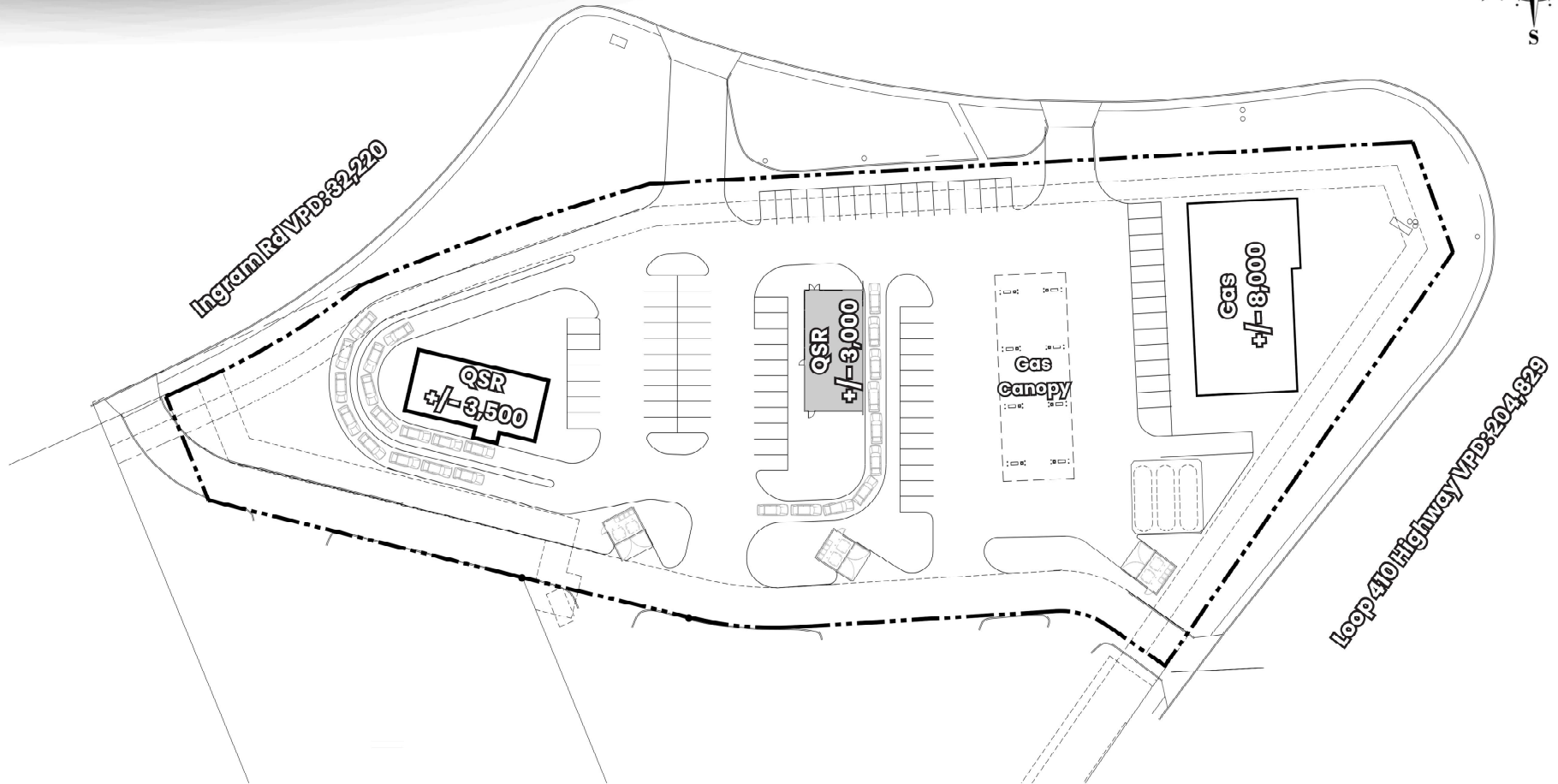
PROPERTY HIGHLIGHTS

- 3.4 Acre Commercially Zoned C-3 Parcel
- A+ Location in San Antonio w/ High Traffic
- Adjacent to Popular Mall (Ingram Park Mall)
- Freeway Accessible, Going-to-Work Side of the Street, & Multiple Access Points
- Dense Population & Strong Employment Base

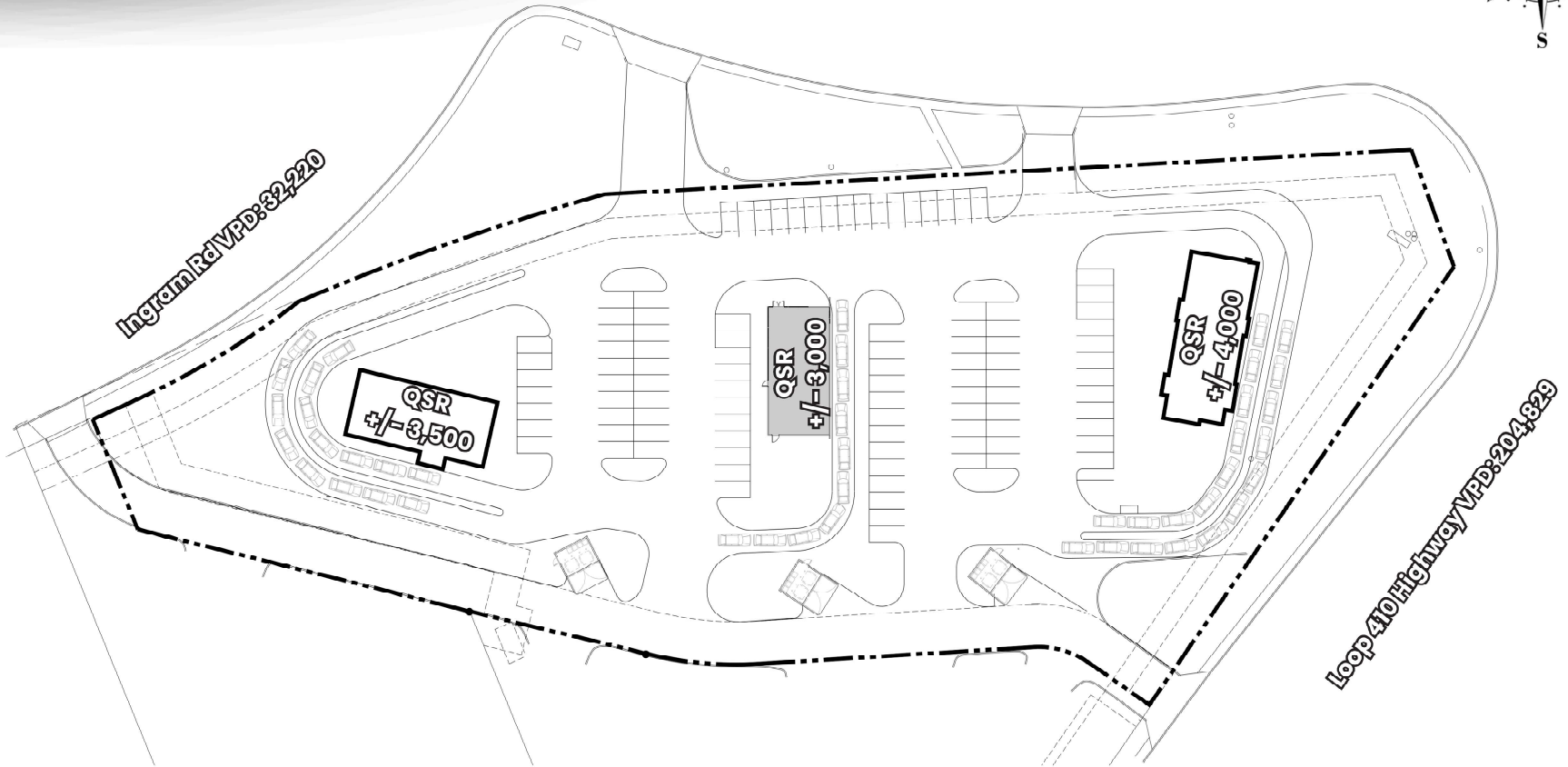


This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.

CONCEPTUAL SITE PLAN A

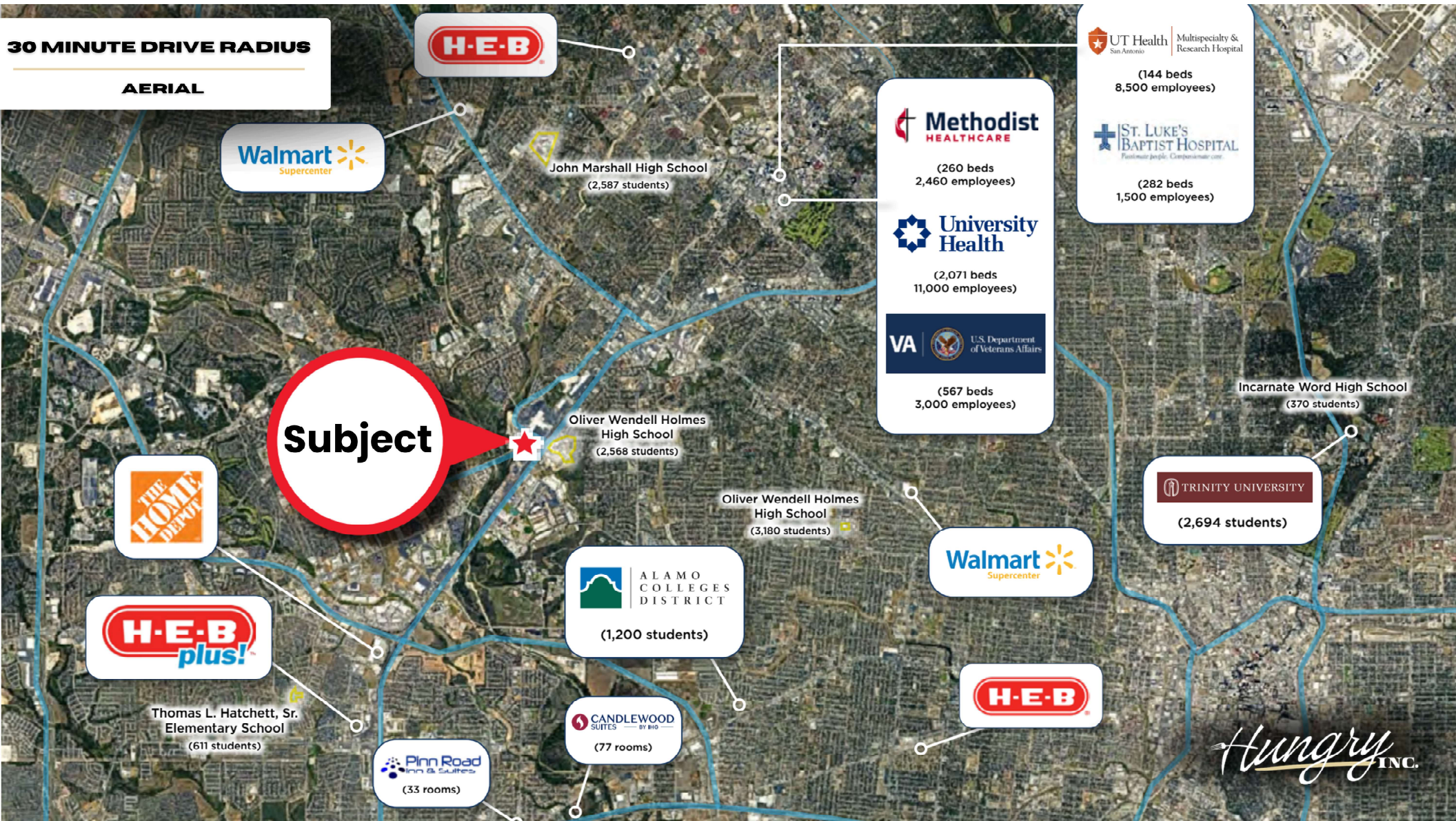


CONCEPTUAL SITE PLAN B





AERIAL OVERVIEW

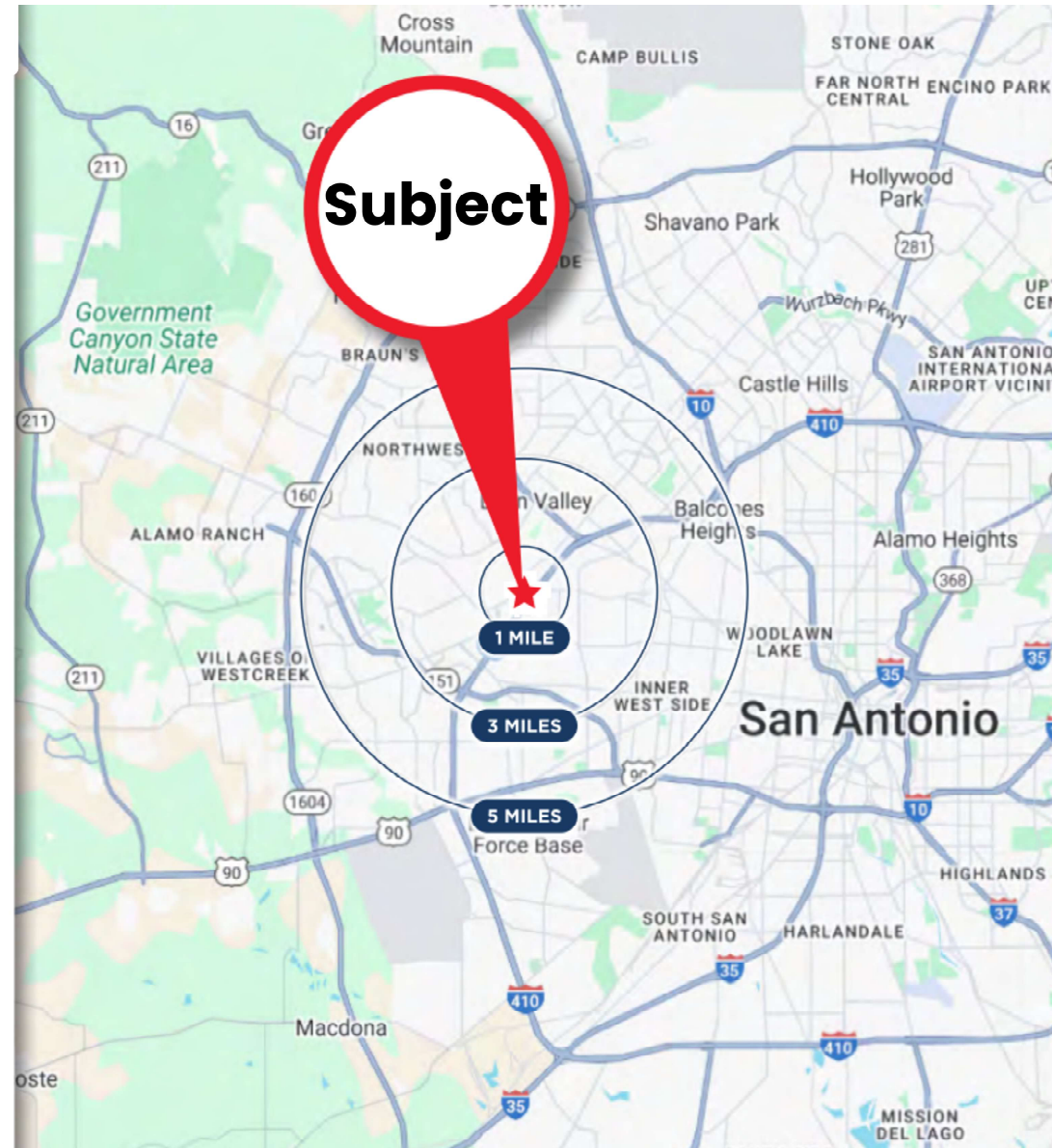


2025 SUMMARY

	1 MILE	3 MILES	5 MILES
POPULATION	11,480	111,233	341,160
HOUSEHOLDS	4,844	43,499	133,867
FAMILIES	2,742	27,328	81,907
AVERAGE HOUSEHOLD SIZE	2.37	2.55	2.52
OWNER OCCUPIED HOUSING UNITS	1,842	22,621	68,386
RENTER OCCUPIED HOUSING UNITS	3,002	20,878	65,481
MEDIAN AGE	34.4	35.9	35.5
MEDIAN HOUSEHOLD INCOME	\$63,180	\$62,147	\$61,992
AVERAGE HOUSEHOLD INCOME	\$79,009	\$80,381	\$80,642

2030 PROJECTION

	1 MILE	3 MILES	5 MILES
POPULATION	11,847	111,184	339,091
HOUSEHOLDS	5,132	44,555	136,538
FAMILIES	2,855	27,573	82,321
AVERAGE HOUSEHOLD SIZE	2.31	2.49	2.46
OWNER OCCUPIED HOUSING UNITS	1,970	23,637	70,799
RENTER OCCUPIED HOUSING UNITS	3,162	20,918	65,739
MEDIAN AGE	35.9	37.4	36.9
MEDIAN HOUSEHOLD INCOME	\$70,382	\$67,788	\$67,421
AVERAGE HOUSEHOLD INCOME	\$84,568	\$86,703	\$87,574



FRONTCOUNTRY
TRAILHEAD

CITY OVERVIEW

AERIAL

STILLWATER RANCH
COMMUNITY PARK

DENMAN
ESTATE PARK

WALKER
RANCH PARK

MCALLISTER PARK

SAN ANTONIO
INTERNATIONAL AIRPORT



Methodist
HEALTHCARE

(279 beds
1,400 employees)

JOHN
JAMES PARK

KARDON PARK

SUNRISE PARK

CPS ENERGY COMMUNITY
SOLAR ARRAY

**DOWNTOWN
SAN ANTONIO**

SAN PEDRO DRIVING
RANGE AND PAR 3

SOUTHSIDE LIONS
PARK PAVILION 3

ELMENDORF
LAKE PARK

PADRE PARK

STINSON-MISSION

Subject



(3,180 students)

PEARSALL PARK

GOLF CLUB OF
TEXAS - SAN ANTONIO

Hungry
INC.

HENDRICK ARNOLD

SITE OVERVIEW



ZONING

C-3



BUILDING SIZE

10,323 SF



PROPERTY
ACCESS POINTS

- » Wurzbach Road
(21,825 AADT)
- » Ingram Road
(32,220 AADT)



PARKING SPACES

74



PARCEL SIZE

3.4 Acre

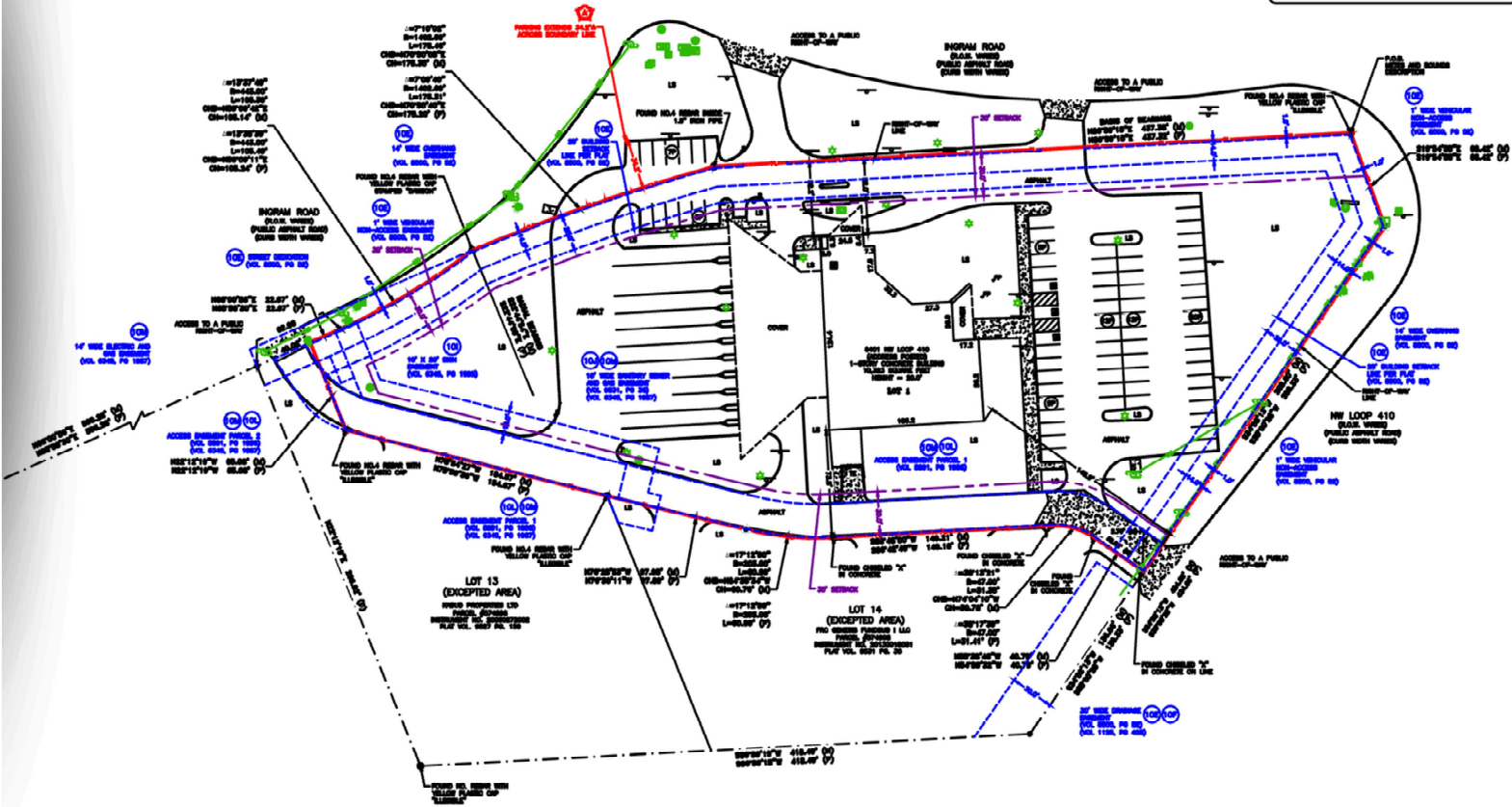
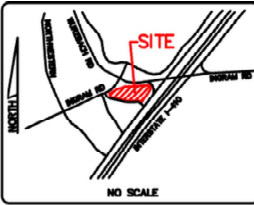


MAJOR
TRAFFIC DRIVERS

- » Interstate 410
(204,829 AADT)
- » Ingram Park Mall
(anchored by Dillard's,
JCPenney, Mega
Furniture, Rush Maxx,
and Macy's Backstage)
- » Downtown San Antonio
(metro area population
of 2,525,000+)

A.L.T.A. / N.S.P.S. LAND TITLE SURVEY

A PARCEL OF LAND IN THE N.C.B. 15328, UNITED UNIT-2 SUBDIVISION, PLAT VOLUME 8500, PAGE 52
COUNTY OF BEXAR, STATE OF TEXAS



This information has been secured from sources believed to be reliable, but no representations or warranties are made, expressed or implied, as to the accuracy of the information. References to square footage are approximate. Buyer and tenant must verify the information and bears all risk for any inaccuracies. All quoted prices are subject to change without notice.



Scan To View On Website



Connect with us

@hungryinvestments



3910 S Rural Rd, Suite 103
Tempe, AZ 85282

www.hungry-inc.com