

9585 BRAUN RD

SAN ANTONIO, TX 78254

HIGH VISIBILITY. HIGH TRAFFIC.

High Potential.

PRIME COMMERCIAL PROPERTY
IN THE HEART OF NORTHWEST SAN ANTONIO'S
FASTEST-GROWING CORRIDOR.



11,000 – 15,000
VEHICLES PER DAY
ON BRAUN RD (NEAR PROPERTY)



100,000+
VEHICLES PER DAY
AT LOOP 1604 & BRAUN RD
LESS THAN 1 MILE AWAY



EXCELLENT VISIBILITY
ON BRAUN RD WITH EASY
ACCESS TO LOOP 1604

DEMOGRAPHICS

2024 ESTIMATES

	1 MILE	3 MILES	5 MILES
Population	13,179	100,420	210,035
Avg. Household Income	\$98,705	\$111,729	\$112,881
Daytime Employees	4,958	29,389	68,498

STRONG & GROWING TRADE AREA



ESTABLISHED
RESIDENTIAL
COMMUNITIES



RETAIL, DINING
& DAILY NEEDS
MINUTES AWAY



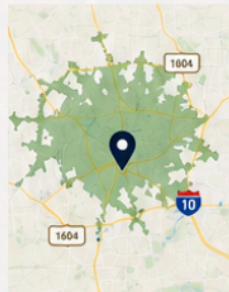
MEDICAL &
PROFESSIONAL
SERVICES NEARBY



EXCELLENT SCHOOLS
& EMPLOYMENT
BASE

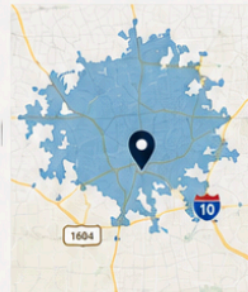
DRIVE TIME MAP

5 MINUTES



Dense neighborhoods,
schools, daily needs retail,
and service businesses.

10 MINUTES



Helotes, Braun Station,
Alamo Ranch, NW Crossing,
Guilbeau Park & more.

15 MINUTES



Access to USAA, Medical Center,
UTSA, Six Flags, Government
Canyon & beyond.

NEARBY RETAILERS & BUSINESSES



BRAUN POINTE



LOCATION HIGHLIGHTS

- ✓ High traffic corridor with 11,000 – 15,000 VPD on Braun Rd
- ✓ Less than 1 mile to Loop 1604
- ✓ Surrounded by dense residential growth
- ✓ Strong afternoon commuter traffic
- ✓ Close proximity to schools, retail, medical & dining
- ✓ Easy access to major thoroughfares

TRI POINT
REALTY

Prime Location. Unlimited Potential.

LET'S BUILD SOMETHING GREAT.



9585 Braun Rd
San Antonio, TX 78254



512.529.6680



TriPointRealty.com