



FOR SALE

AVAILABLE SPACE
3.03 - 3.05 AC

ZONING
C-3/G-MU

**CALL LISTING AGENT FOR
MORE INFORMATION**

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PROPERTY HIGHLIGHTS

Corner lots available across from the development Ventanas Pavillion, which will be the follow up development to the very successful La Cantera Pavillion, a Class A retail and office development.

These corner parcels will provide commercial development opportunities to coincide with already successful and attractive developments which serve this area’s neighborhoods. Future expansion of Tierre Este is also planned which will enhance traffic flow and accessibility to the intersection. Many commercial uses are possible and may lend well to mixed use projects.



AREA TRAFFIC GENERATORS



DEMOGRAPHIC SNAPSHOT 2022



197,635
POPULATION
3-MILE RADIUS



\$60,193
AVG HH INCOME
3-MILE RADIUS



\$151,836
MEDIAN HH INCOME



TRAFFIC COUNTS
N ZARAGOZA: 41,822VPD
TIERRA ESTE RD: 21,242 VPD
(TDT)



