

LAND FOR SALE & LEASE

25AC | US HWY 281 | SAN ANTONIO TX

11779 SOUTH U.S. HIGHWAY 181, SAN ANTONIO, TX 78223



FOR SALE & LEASE

TEXAS TRIANGLE CRE, LLC

San Marcos, TX 78666



PRESENTED BY:

ANTHONY (BUTCH) LAGRED

Principal | Managing Broker

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

PROPERTY SUMMARY

11779 SOUTH U.S. HIGHWAY 181 | SAN ANTONIO, TX 78223



Property Summary

| | |
|-----------------|--------------------------------|
| Price: | \$2,000,000 |
| Lot Size: | 25.0 Acres |
| Price / Acre: | \$80,000 |
| Lease Rate: | TBD |
| Zoning: | OCL |
| Permitted Uses: | Development / Opportunity Zone |
| APN: | 04007-002-1610 |
| Market: | San Antonio |
| Sub-market: | South San Antonio |

Property Overview

Ideal For:- Commercial Retail & Industrial Use- RV Park or Mobile Home Community- Self-Storage or Warehouse Development Residential Subdivision or Multi-Family Units- Logistics & Distribution Hub

Location Overview

High Demand Market – With the continued expansion of San Antonio’s metropolitan area, land in this region is becoming increasingly valuable for long-term appreciation and investment growth.

No Zoning Restrictions – Located outside city limits, providing maximum development flexibility for a wide range of uses—RV parks, storage facilities, trucking hubs, retail centers, residential subdivisions, or industrial development.

Level Topography – A ready-to-develop level landscape, minimizing site prep costs and allowing for a faster development timeline.

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PROPERTY PHOTOS

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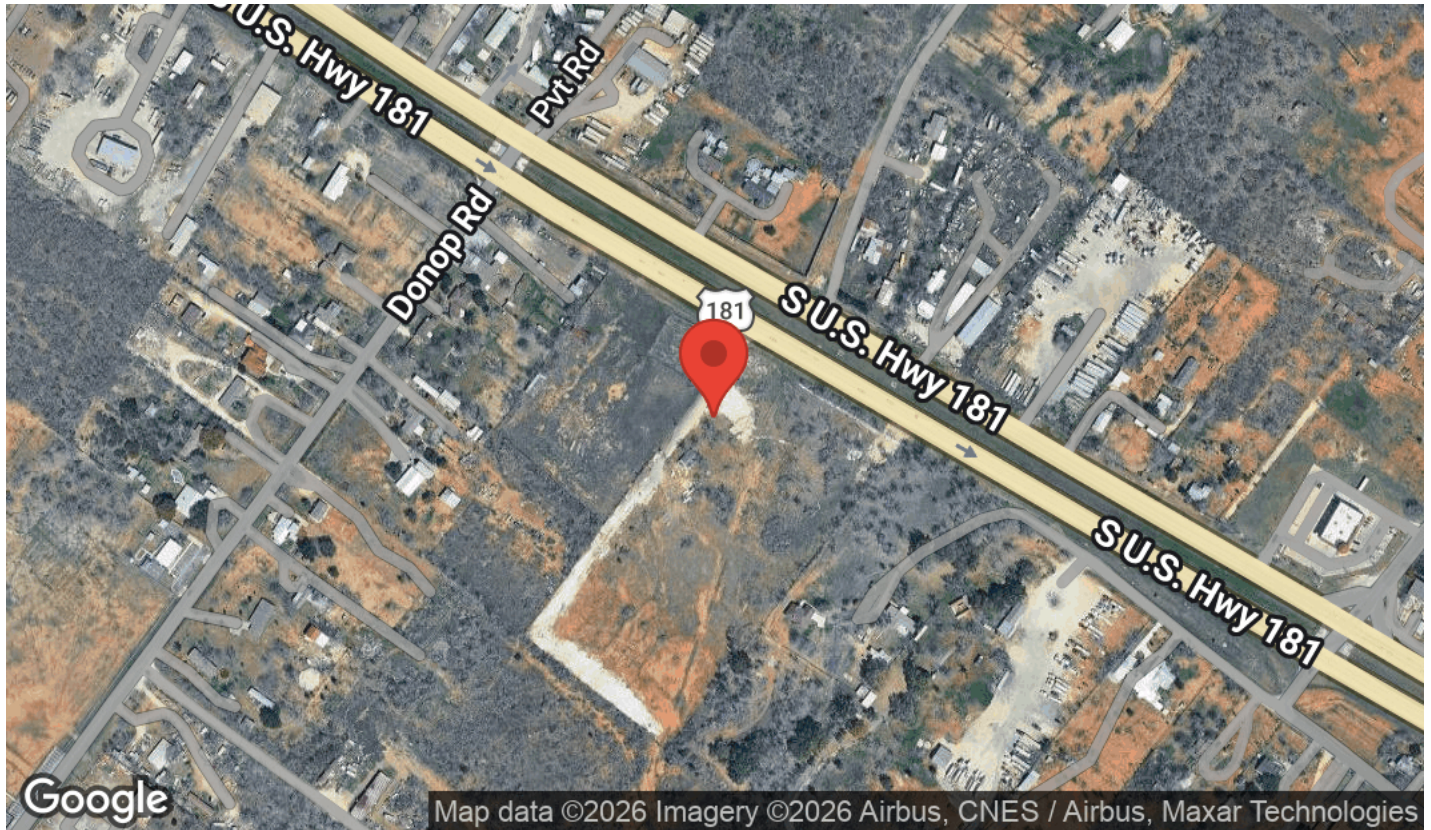
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LOCATION MAPS

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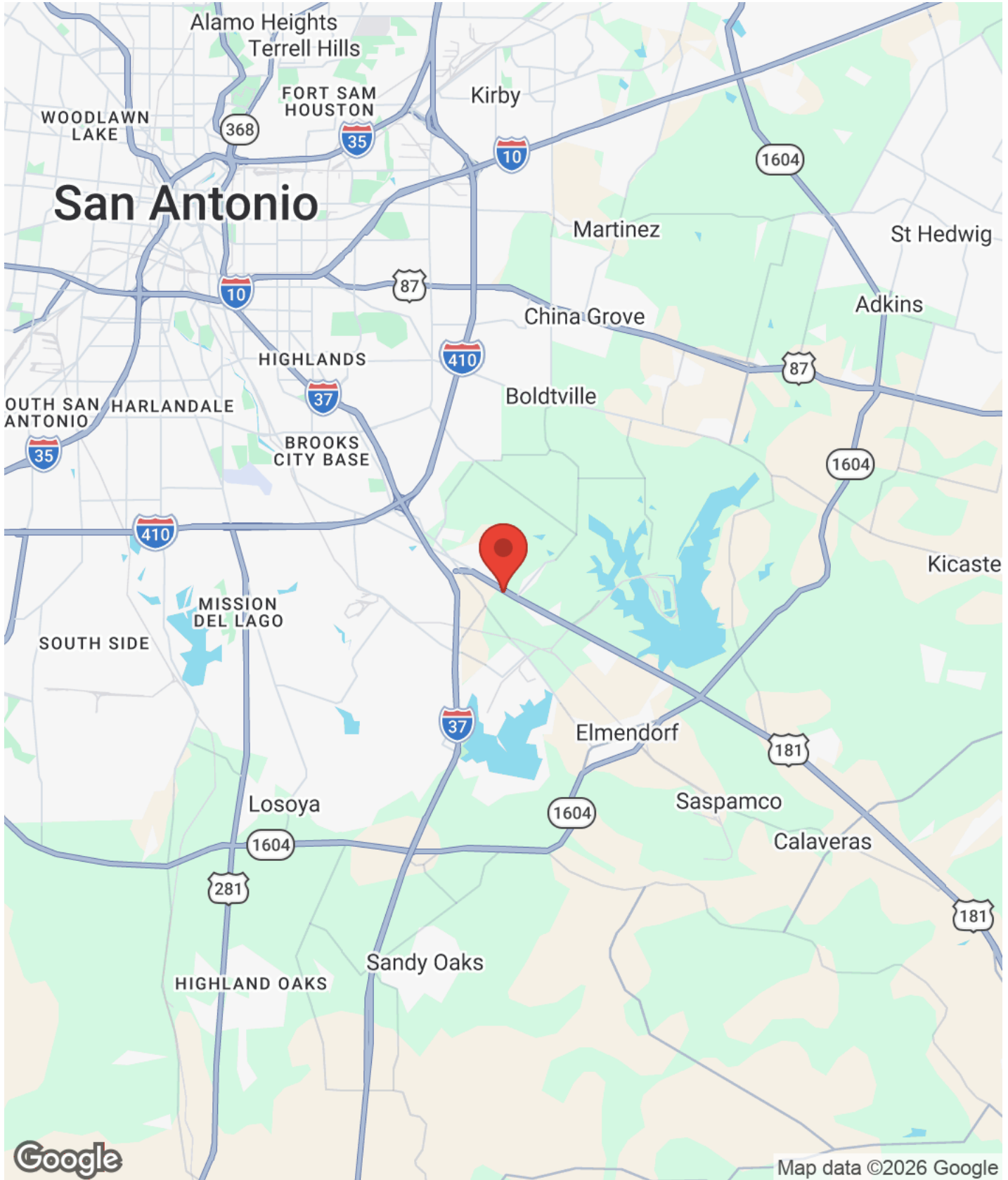
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REGIONAL MAP

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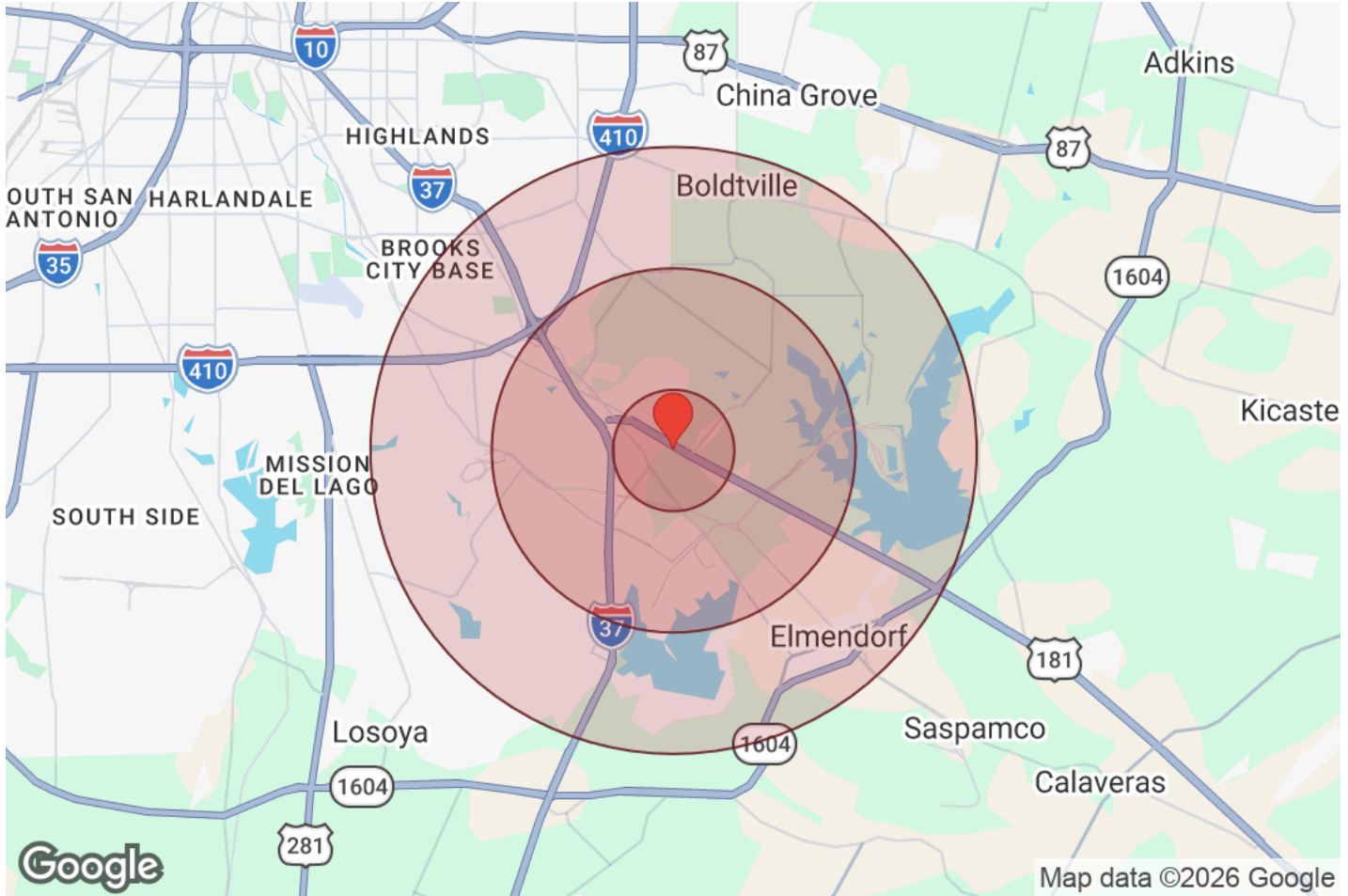
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DEMOGRAPHICS

11779 SOUTH U.S. HIGHWAY 181 | SAN ANTONIO, TX



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 751 | 7,446 | 18,947 |
| Female | 756 | 7,299 | 19,042 |
| Total Population | 1,507 | 14,745 | 37,989 |
| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
| White | 483 | 4,320 | 9,064 |
| Black | 55 | 411 | 1,360 |
| Am In/AK Nat | 1 | 21 | 57 |
| Hawaiian | 1 | 7 | 19 |
| Hispanic | 936 | 9,609 | 26,444 |
| Asian | 4 | 44 | 368 |
| Multiracial | 23 | 304 | 615 |
| Other | 5 | 27 | 61 |
| Housing | 1 Mile | 3 Miles | 5 Miles |
| Total Units | 602 | 5,430 | 14,101 |
| Occupied | 545 | 4,998 | 13,052 |
| Owner Occupied | 405 | 3,815 | 9,352 |
| Renter Occupied | 140 | 1,183 | 3,700 |
| Vacant | 56 | 432 | 1,049 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Ages 0 - 14 | 270 | 2,806 | 7,611 |
| Ages 15 - 24 | 195 | 2,080 | 5,598 |
| Ages 25 - 54 | 615 | 6,030 | 16,347 |
| Ages 55 - 64 | 194 | 1,732 | 4,068 |
| Ages 65+ | 233 | 2,097 | 4,367 |
| Income | 1 Mile | 3 Miles | 5 Miles |
| Median | \$65,943 | \$69,599 | \$70,595 |
| Under \$15k | 34 | 518 | 1,365 |
| \$15k - \$25k | 39 | 146 | 443 |
| \$25k - \$35k | 41 | 455 | 962 |
| \$35k - \$50k | 78 | 580 | 1,466 |
| \$50k - \$75k | 125 | 1,004 | 2,782 |
| \$75k - \$100k | 50 | 589 | 1,754 |
| \$100k - \$150k | 61 | 713 | 2,013 |
| \$150k - \$200k | 72 | 680 | 1,569 |
| Over \$200k | 48 | 313 | 698 |

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DISCLAIMER

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