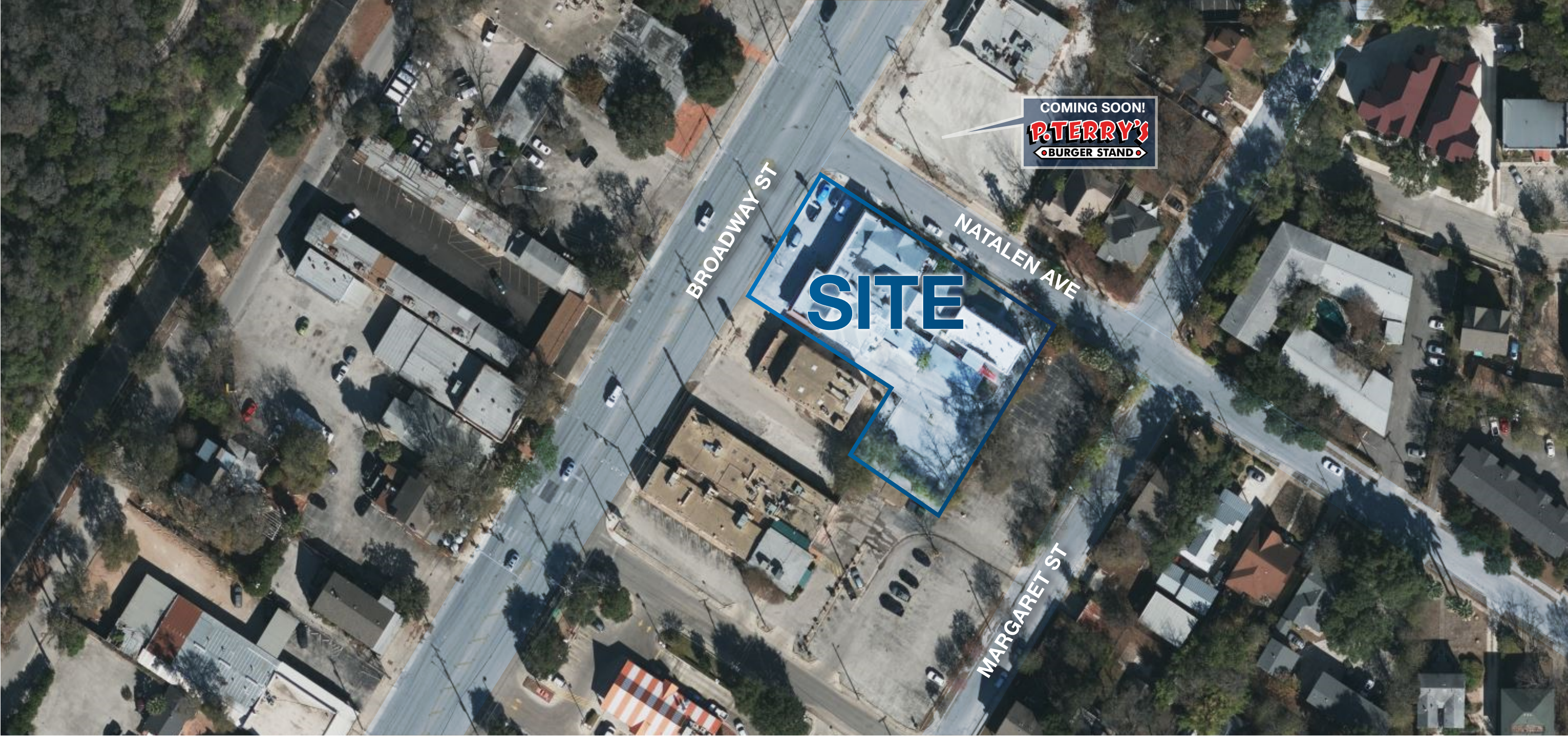


3244-3248 BROADWAY

SAN ANTONIO, TX 78209

0.63 ACRES FOR SALE

REDEVELOPMENT OPPORTUNITY



CONTACT
FOR PRICING

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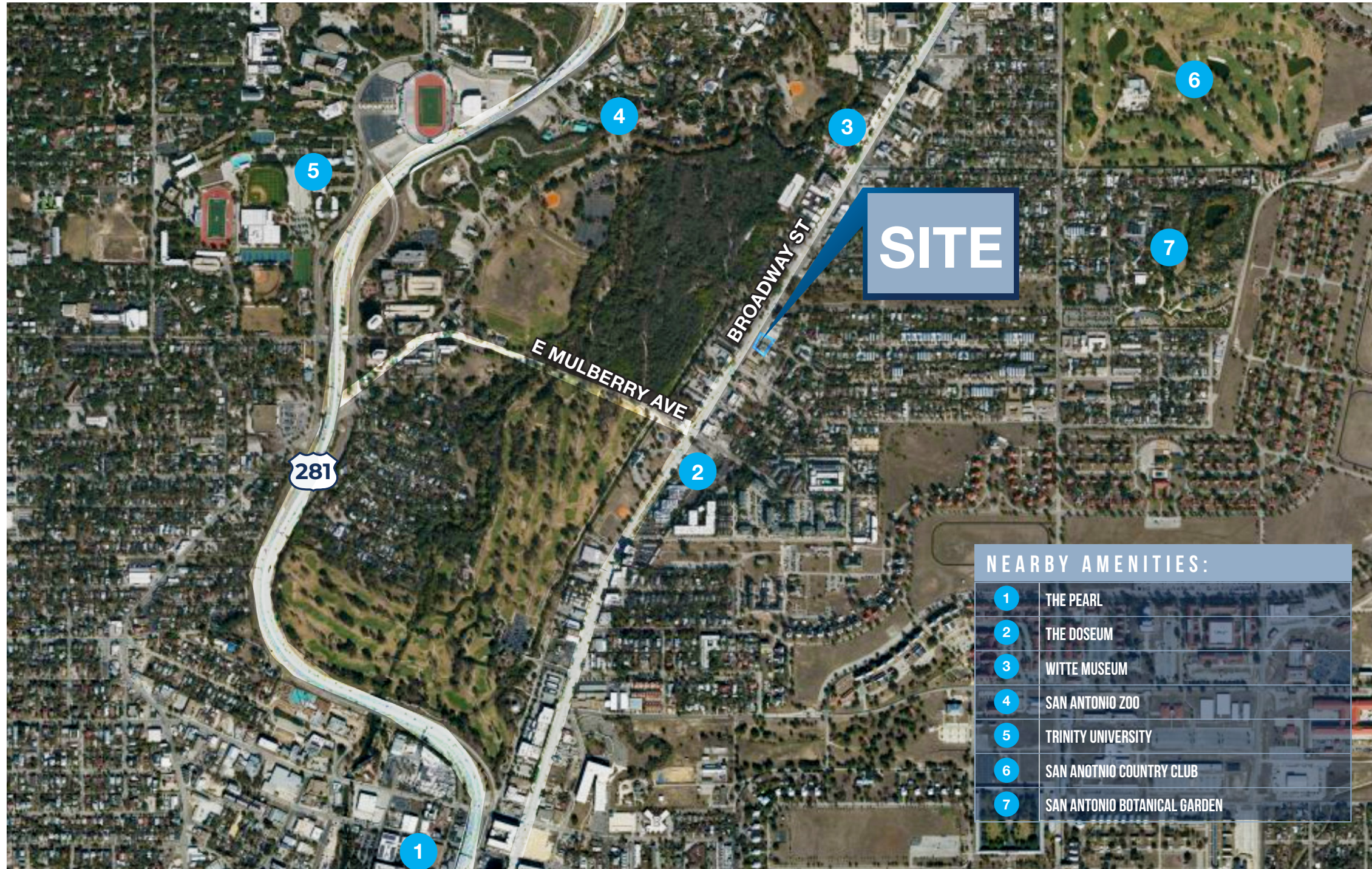
 **TRANSWESTERN**

3244-3248 BROADWAY

SAN ANTONIO, TX 78209

0.63 ACRES FOR SALE

REDEVELOPMENT OPPORTUNITY



OFFERING

-  Zoning: C-2
-  Located at the corner of Broadway St & Natalen Ave
-  0.63 Acres
(115 ft frontage off Broadway)
-  Excellent walkability and easy access to Hwy 281 & I-35
-  All Utilities in place
(Should be verified by Buyer)

NEARBY AMENITIES:	
1	THE PEARL
2	THE DOZEUM
3	WITTE MUSEUM
4	SAN ANTONIO ZOO
5	TRINITY UNIVERSITY
6	SAN ANOTNIO COUNTRY CLUB
7	SAN ANTONIO BOTANICAL GARDEN

SITE ATTRIBUTES

- 3 parcels consisting of .63 acres
- Prime location for retail development
- Impressive demographics in the surrounding area
- Walkability Score: 85
- Abundance of nearby retail and dining options
- Updated due diligence available
- Strategically located within 2 miles of The Pearl, Downtown, and Alamo Quarry Market

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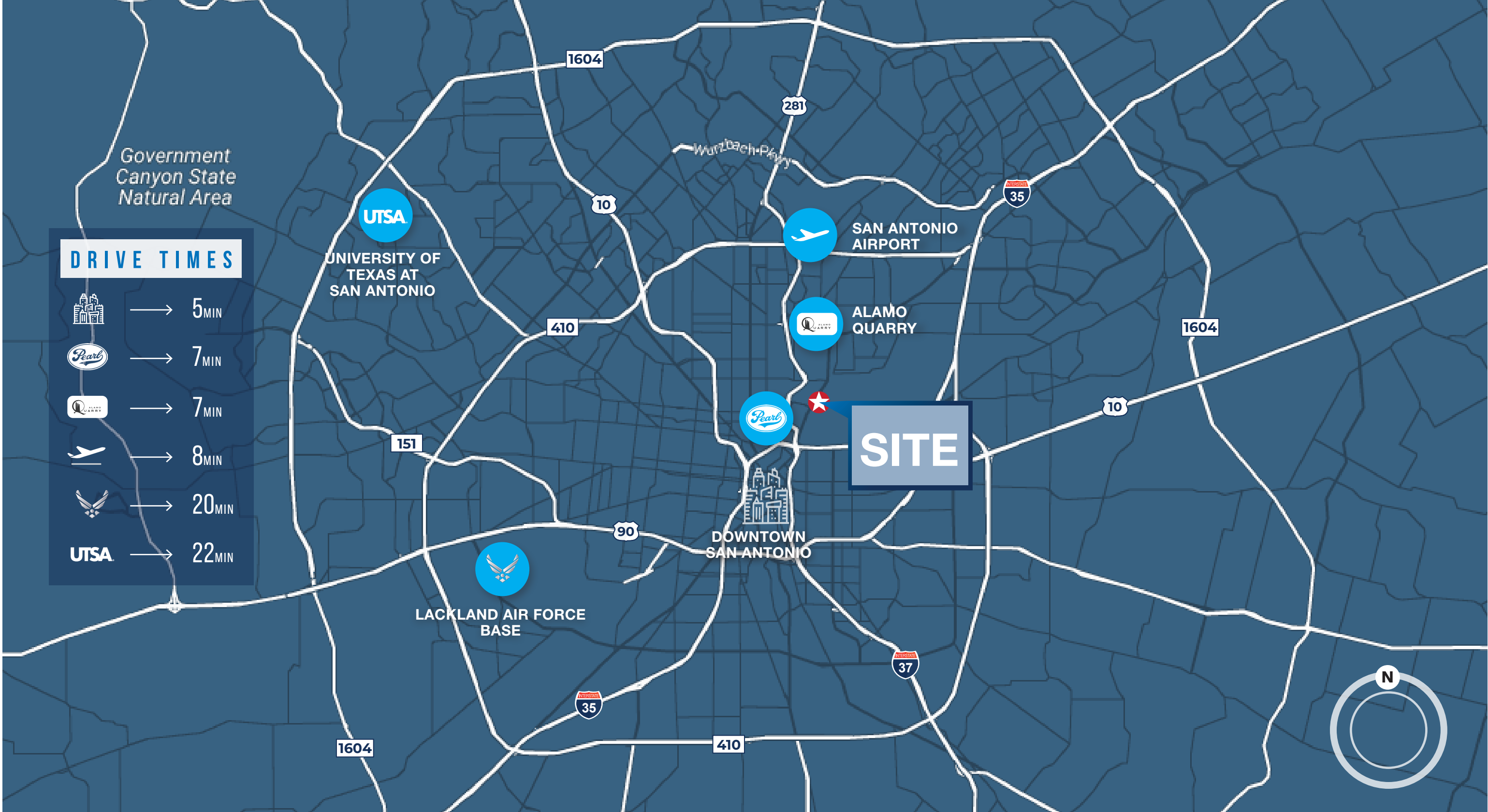


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SITE SURVEY & DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 Total Population	12,465	110,495	334,286
2023 Households	4,199	41,786	121,829
2023 Avg Income	\$84,935	\$83,395	\$66,924



Highest population increase in Texas



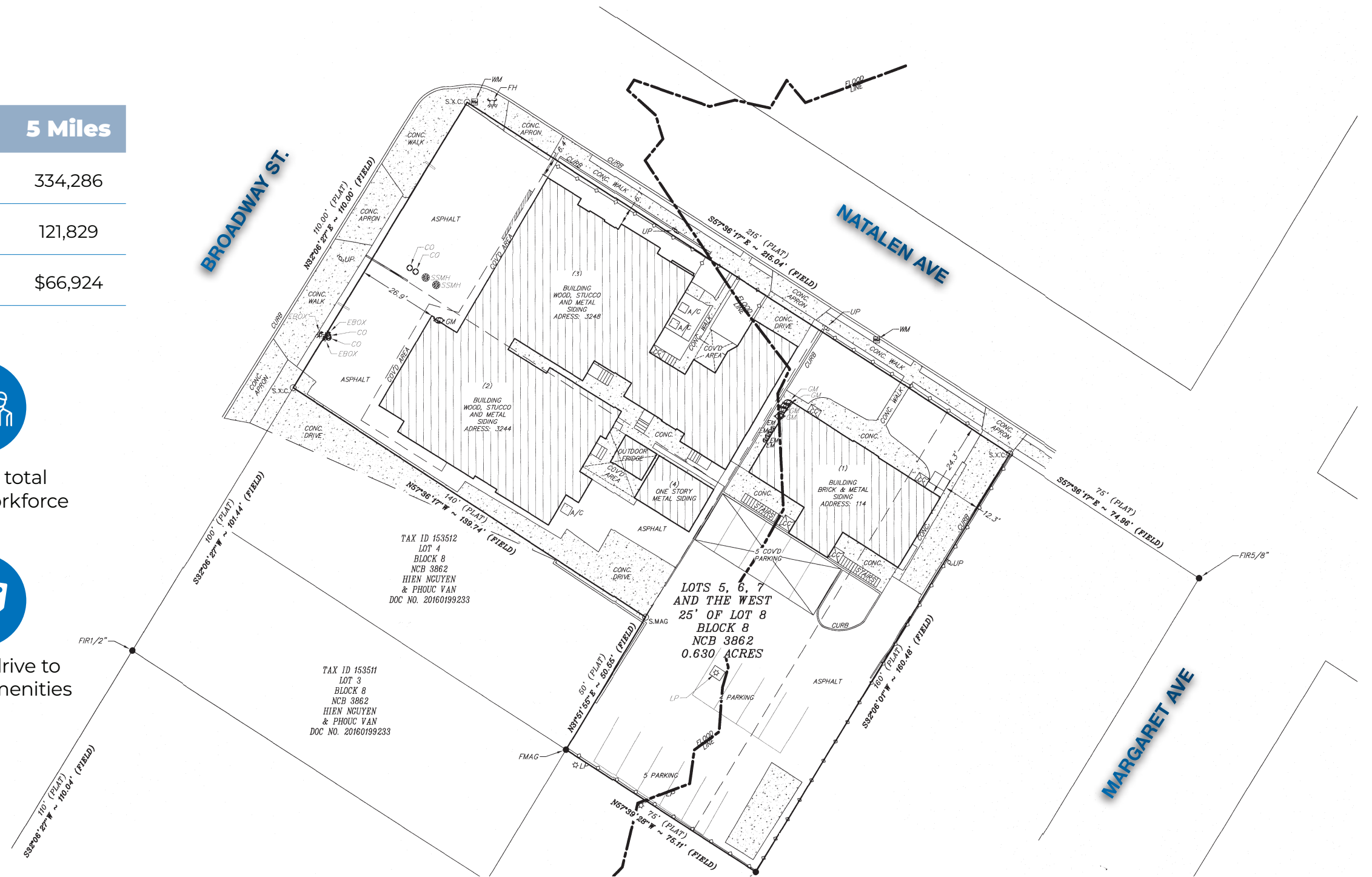
1,223,500 total regional workforce



Direct access to Broadway



5 minute drive to the Pearl amenities



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