

PAD AVAILABLE FOR GROUND LEASE

SSEC WW White Rd and Houston Street
San Antonio, Texas

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PAD AVAILABLE FOR GROUND LEASE



Property Highlights

- Rare Infill Pad Available (up to 1.65 AC)
- Full access movements to high traffic retail corridor (30,335 VPD)
- Direct access to Interstate 10 (62,028 VPD)
- Strategically located near H-E-B, Sam Houston High School, IDEA and CPS Energy.
- Amazon and Dollar General distribution hub located just northeast of trade area.
- AT&T Center (home of the San Antonio Spurs) located just northwest of trade area.
- Call for pricing and terms.

Traffic Counts

Houston St	7,357 CPD
WW White Rd	30,335 CPD
Total	37,692 CPD

Demographics

	3 mi	5 mi	7 mi
Estimated Population	56,434	203,733	401,363
Estimated Households	19,721	70,658	145,366
Med Household Income	\$37,687	\$50,762	\$70,682
Daytime Population	25,951	83,648	199,472

Source: SitesUSA

Nearby Tenants



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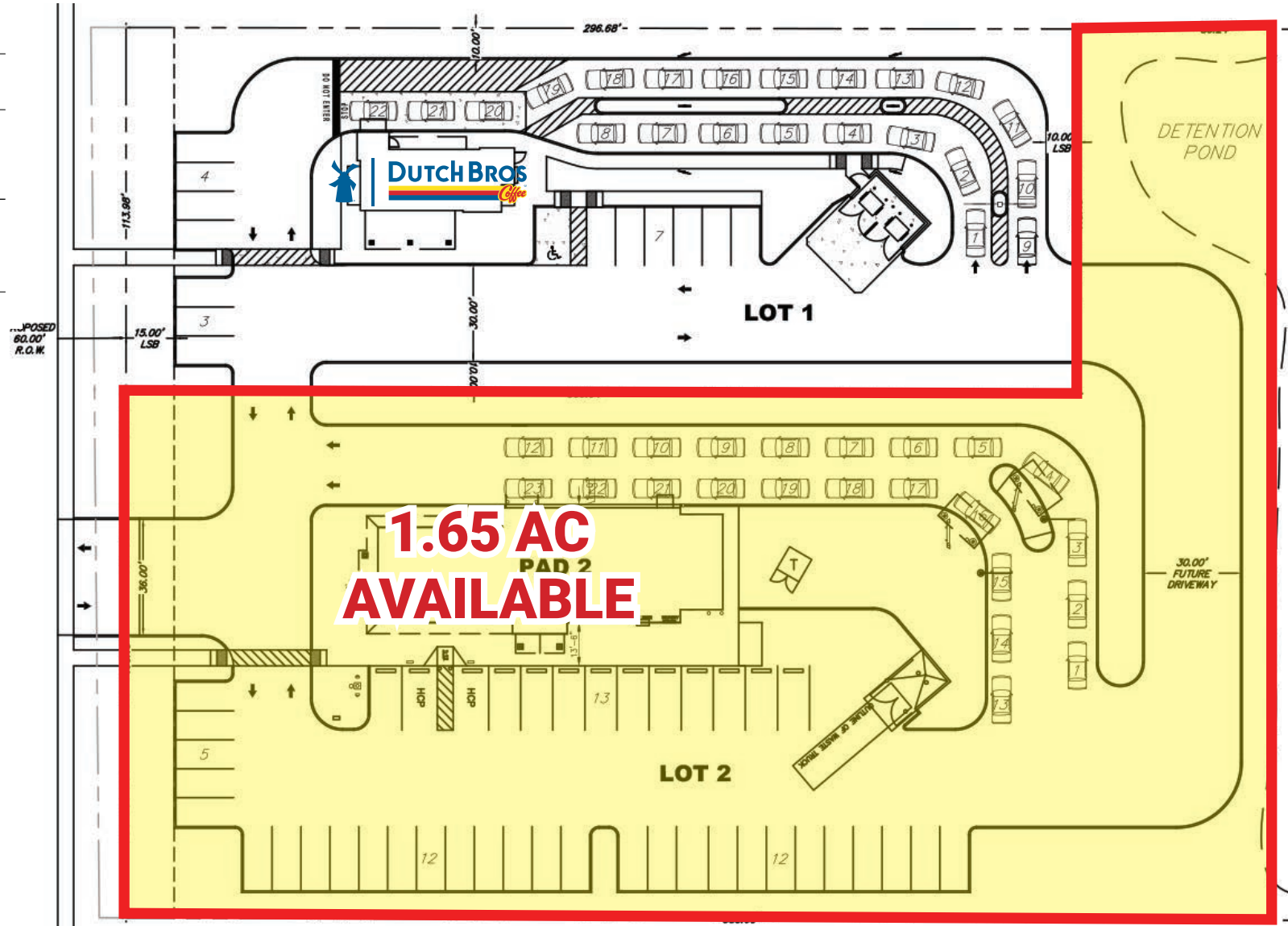


CONCEPTUAL SITE PLAN

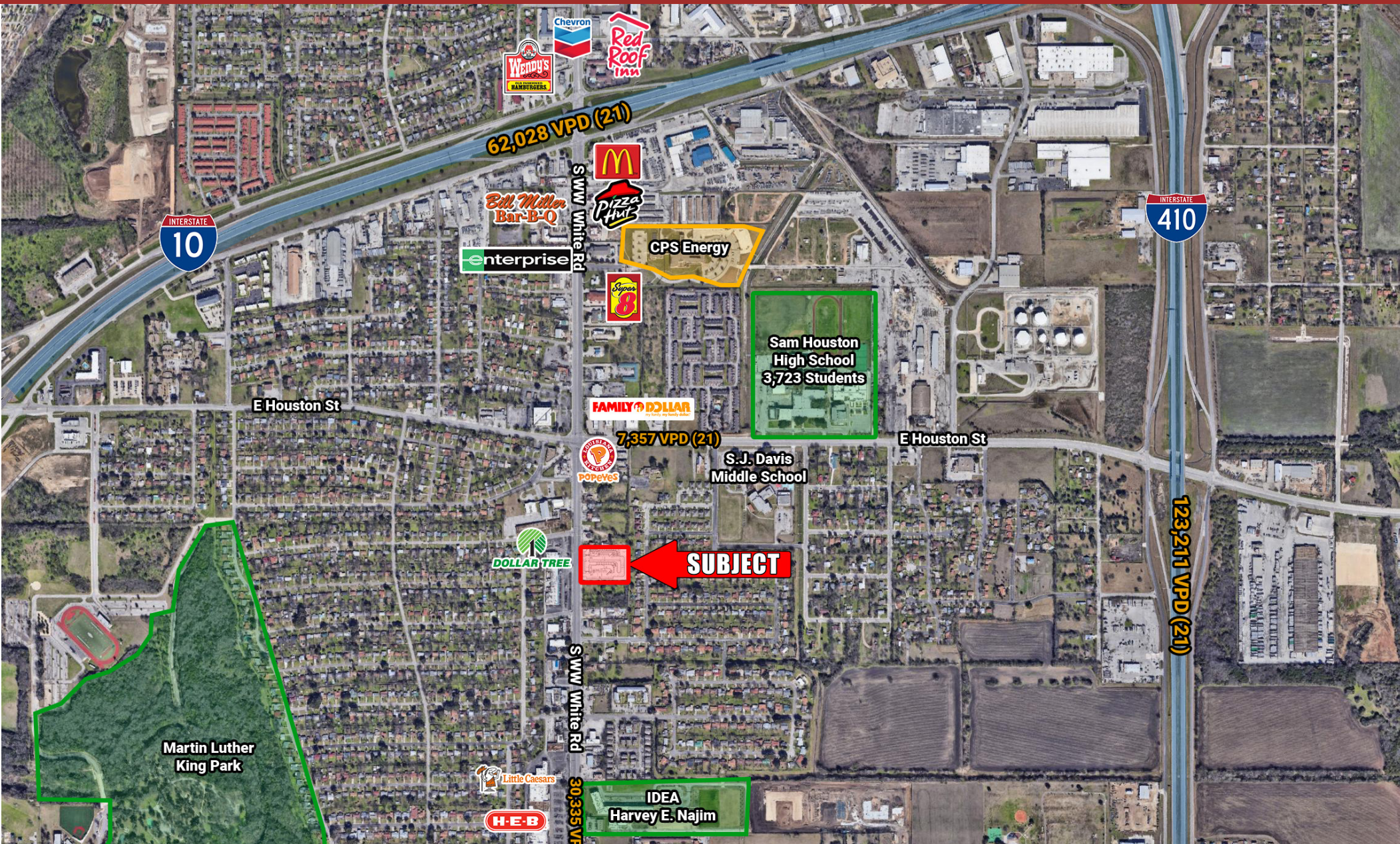


SITE DATA

LOT 1:	±71,982 S.F. (1.65 AC)
LOT 2:	±37,310 S.F. (0.86 AC)
TOTAL:	±109,292 S.F. (2.51 AC)
PAD 1:	2,583 S.F.
PAD 2:	950 S.F.
TOTAL:	3,533 S.F.
PAD 1 PARKING:	13 SPACES
PAD 2 PARKING:	46 SPACES
TOTAL:	59 SPACES



TRADE AREA



DEMOGRAPHICS



2022 POPULATION

3 MILE: 56,434
5 MILES: 203,733
7 MILES: 401,363



MEDIAN HOUSEHOLD INCOME

3 MILE: \$37,687
5 MILES: \$50,762
7 MILES: \$70,682



POPULATION GROWTH PROJECTION 2022 - 2027

3 MILE: 1.0%
5 MILES: 1.0%
7 MILES: 1.1%



TOTAL BUSINESSES

3 MILE: 1,832
5 MILES: 6,525
7 MILES: 16,855



2022 TOTAL HOUSEHOLDS

3 MILE: 19,721
5 MILES: 70,658
7 MILES: 145,366



NUMBER OF EMPLOYEES

3 MILE: 25,951
5 MILES: 83,648
7 MILES: 199,472



MEDIAN HOME VALUE

3 MILE: \$105,738
5 MILES: \$141,330
7 MILES: \$173,223

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