

**AVAILABLE**

**± 5.8 ACRES**

SONTERRA BLVD & RIDGEWOOD PKWY  
SAN ANTONIO, TEXAS 78259



**SANTIKOS**  
REAL ESTATE SERVICES

4630 Loop 1604 | Suite 501  
San Antonio, TX 78249  
210.496.1300  
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# PROPERTY OVERVIEW

## LOCATION

Sonterra Blvd & Ridgewood Pkwy  
San Antonio, TX 78259

## SIZE

± 5.8 Acres

## ZONING

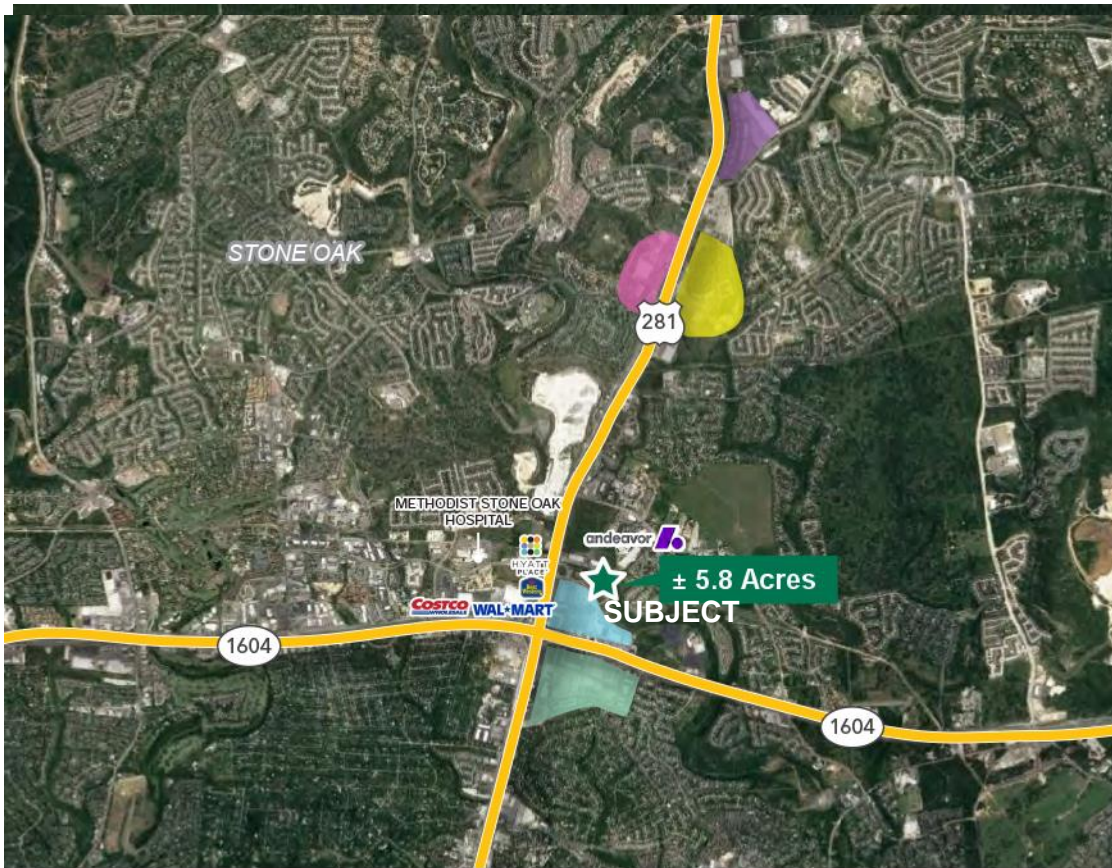
C3

## SUBMARKET

Far North Central

## SURROUNDING AREA

- In the heart of one of San Antonio's fastest growing and affluent corridors
- Adjacent to a Courtyard by Marriott hotel
- Directly across from The Legacy, a 351,679 SF mixed-use development
- Adjacent to Ridgewood Park master planned development
- Other retail offerings in the immediate area include Walmart, Costco and Northwoods Shopping Center, a 693,000 SF retail development



### NORTHWOODS SHOPPING CENTER

ACADEMY  
BED BATH & BEYOND  
H-E-B  
KOHL'S  
MARSHALLS  
OLD NAVY  
MICHAELS  
REGAL CINEMAS  
ROSS

### LEGACY SHOPPING CENTER

BEST BUY  
BUFFALO WILD WINGS  
LIFETIME FITNESS  
MAIN EVENT  
STARBUCKS

### STONE RIDGE MARKET

ADVANCE AUTO  
HALF PRICE BOOKS  
H-E-B PLUS!  
PETSMART  
PHENIX SALON SUITES  
RUBY TUESDAY  
SALLY BEAUTY SUPPLY  
VERIZON

### PINNACLE AT ENCINO COMMONS

AVEDA INSTITUTE  
EVANS GROCERY  
GOLD'S GYM  
SECURITY SERVICE  
WALGREENS  
WILD WEST

### VILLAGE AT STONE OAK

ALAMO DRAFTHOUSE  
DSW  
HOBBY LOBBY  
HOMEGOODS  
OFFICE MAX  
SPEC'S  
TARGET



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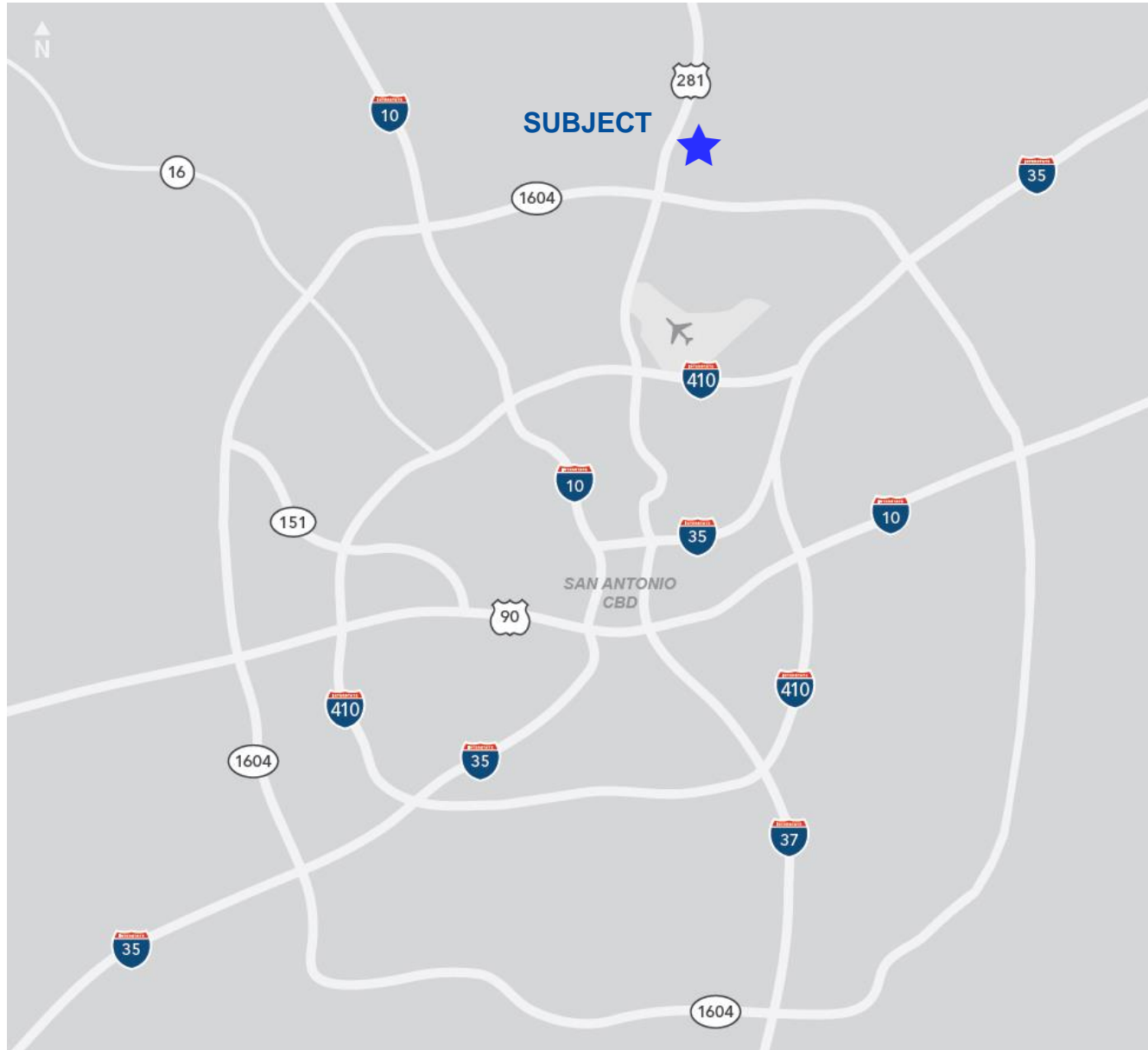
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# LOCATION MAP



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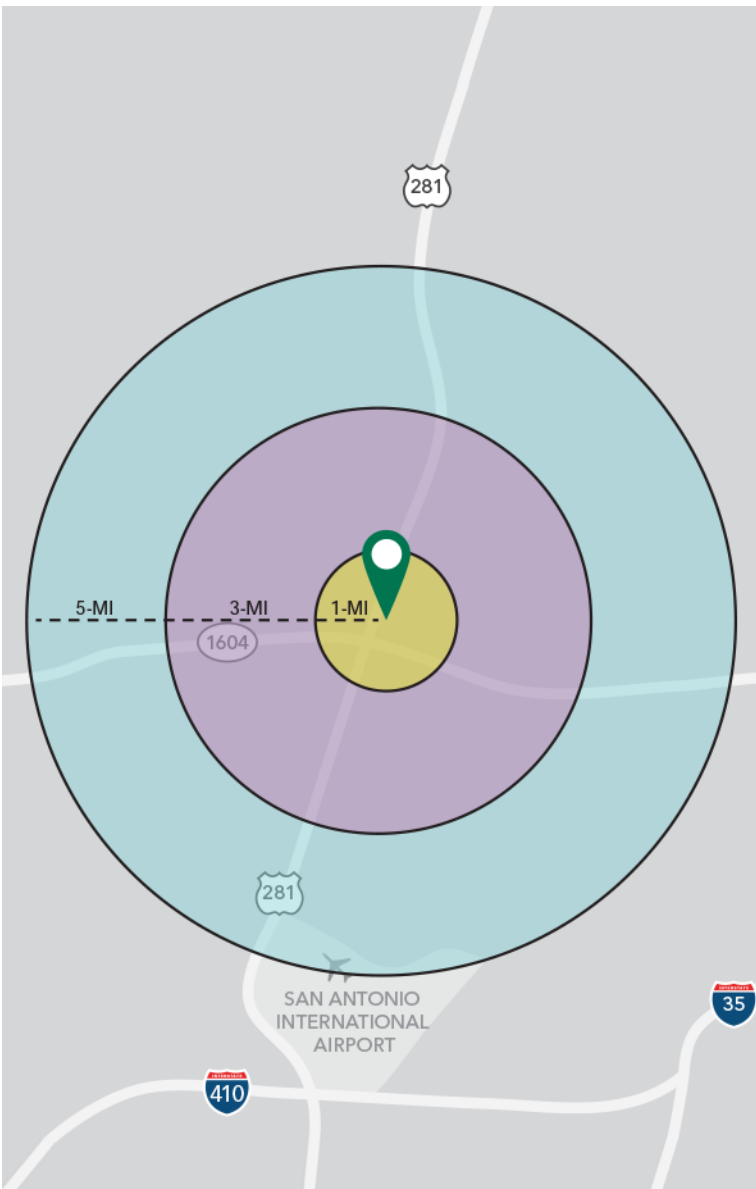
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# AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2019 Estimate	6,216	80,765	219,037
2024 Projection	6,692	86,624	234,958
Growth 2019-2024	1.49%	1.59%	1.41%
Median Age	36.4	39.1	37.8
<b>Households</b>			
2019 Estimate	2,655	31,977	81,779
2024 Projection	2,850	34,271	84,182
Growth 2019-2024	1.43%	1.41%	1.32%
Owner Occupied	1,151	18,687	53,473
Renter Occupied	1,111	13,290	30,709
Median Household Income	\$80,783	\$83,862	\$86,121
Average Household Size	2.5	2.5	2.6
2019 Average Household Vehicles	2.0	2.0	2.0
<b>Housing</b>			
Median Home Value	\$237,325	\$253,950	\$249,896
Median Year Built	2000	1997	1997
<b>Daytime Employment</b>			
Total Businesses	728	4,830	8,679
Total Employees	10,998	49,989	85,299
<b>Vehicle Traffic (ADTV)</b>			
Loop 1604 Access	143,340 vpd		
Hwy 281 Access	110,722 vpd		
Hwy 281 @ E Sonterra Blvd	89,095 vpd		

Source: Esri



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