

**AVAILABLE**

**RIDGEWOOD**  
**2.803 ACRES**

Ridgewood Pkwy @ Sonterra Rd  
SAN ANTONIO, TEXAS 78259



Sonterra Blvd.

Ridgewood Pkwy.

**2.8**  
**ACRES**



**SANTIKOS**  
REAL ESTATE SERVICES

4630 Loop 1604 | Suite 501  
San Antonio, TX 78249  
210.496.1300  
santikosrealestate.com



# PROPERTY OVERVIEW



## LOCATION

Sonterra Blvd & Ridgewood Pkwy  
San Antonio, TX 78259

## SIZE

± 2.803 Acres

## ZONING

C3 ERZD

## SUBMARKET

Far North Central

## SITE

- Property offers small buildable user or development commercial lot.
- Adjacent to the 350,000 SF Legacy mixed-use retail, office, hospitality, and multi-family development
- Excellent location just off 281N/1604 intersection,
- Private and secluded setting
- Sonterra Rd expansion planned for 2024-2025 with access tied to Loop 1604 and 281.
- Legacy Retailers include: Home 2 Suites, Lifetime Fitness, Best Buy, Starbucks, Paul Mitchel, Specs, Main Event, Buffalo Wind Wings, Subway, Salons by JC, Dogtopia, Tomatillos, Men's Wearhouse, Firstmark Credit Union



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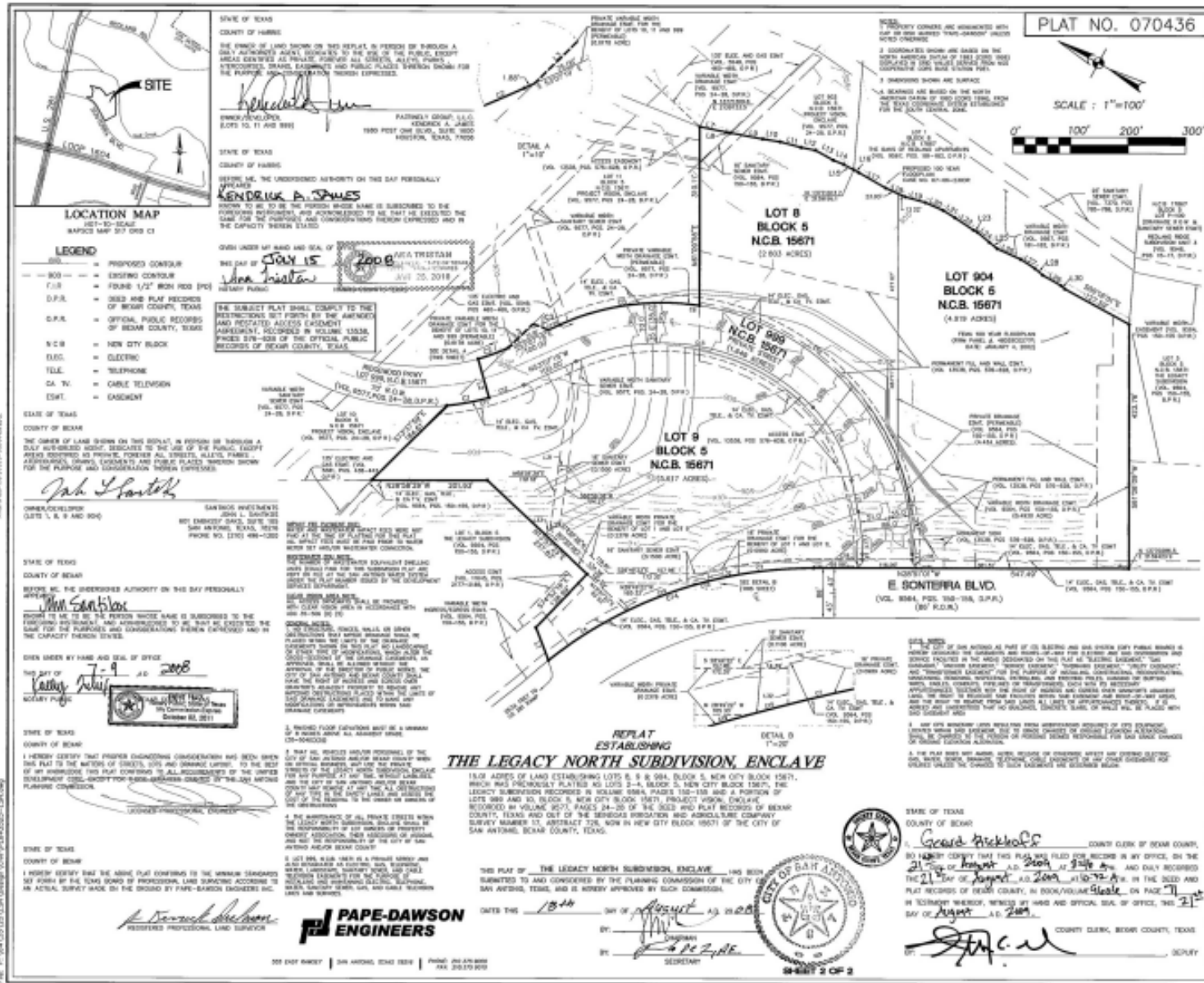
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# PLAT



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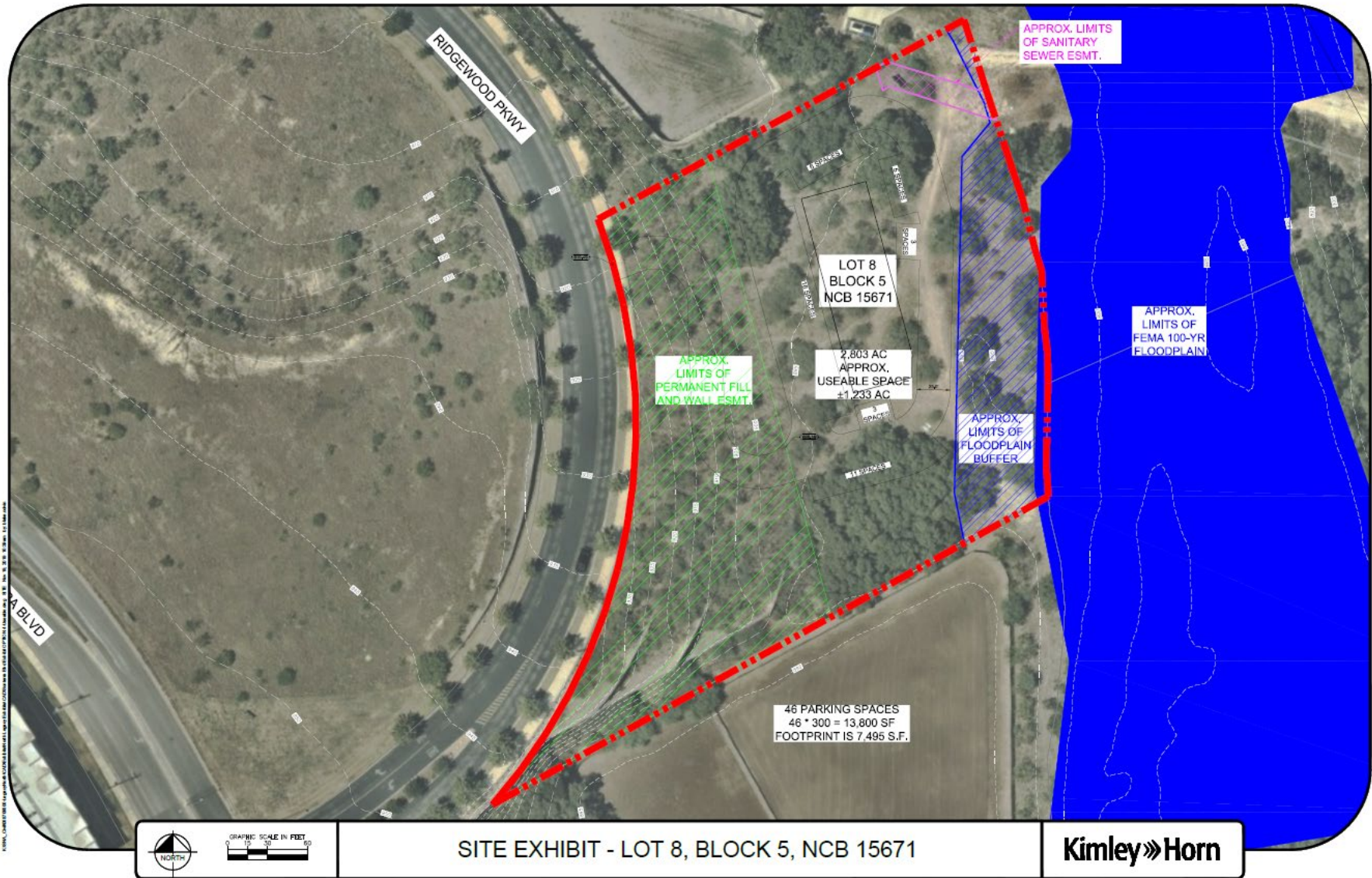
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# USABLE AREA MAP



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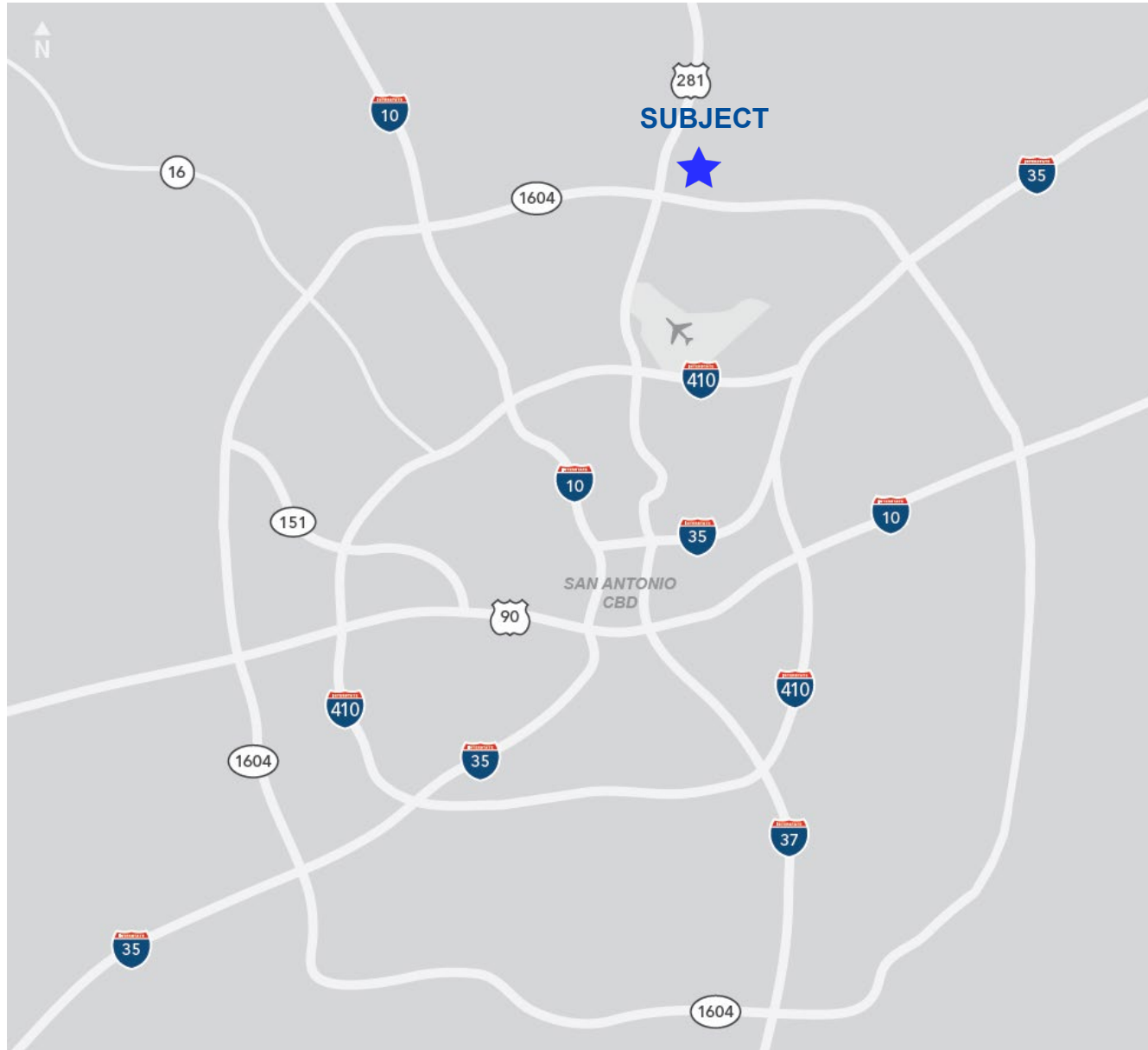
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# LOCATION MAP



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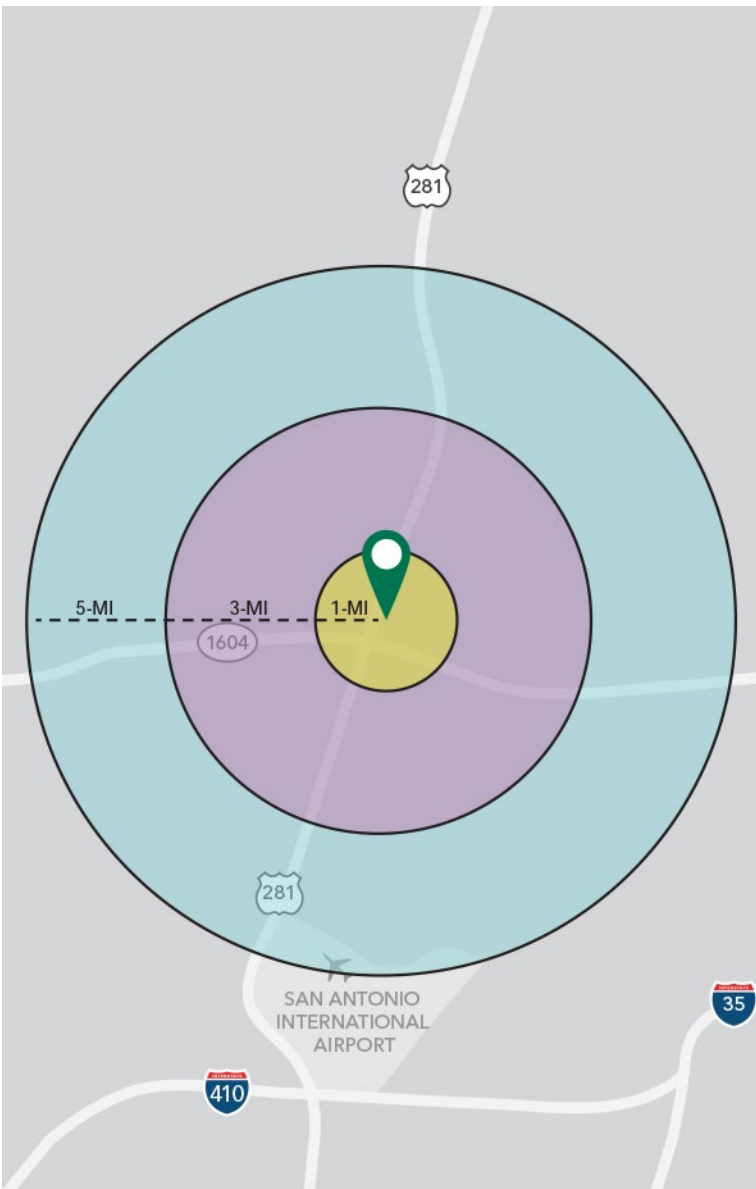
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# AREA DEMOGRAPHICS



	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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