

AVAILABLE

THE LEGACY PAD SITES

LEGACY @ 281/1604
SAN ANTONIO, TEXAS 78259



SANTIKOS
REAL ESTATE SERVICES

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



LOCATION

Sonterra Blvd & Ridgewood Pkwy
San Antonio, TX 78259

SIZE

± 1- 4.3 Acres

ZONING

C3

SUBMARKET

Far North Central

DEVELOPMENT

- 350,000 SF mixed-use development is in the heart of one of San Antonio's fastest growing and affluent corridors
- 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
- 600 Apartment homes (The Standard and The Dwell)
- Other retail offerings in the immediate area include Walmart, Costco, Regal Cinema, HEB, Michaels, Ross, Academy, Kohls, Wells Fargo



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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



LEGACY RETAIL MAP



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SITE MAP



PAD	ZONING	SIZE
A	C3	1.2 ACRE
B	C3	3 ACRES
C	C3	4.23 ACRES



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AVAILABLE

PAD A

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PAD B

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HOME 2 SUITES

STANDARD AT LEGACY

PAD B - 3 ACRES



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AVAILABLE

PAD C

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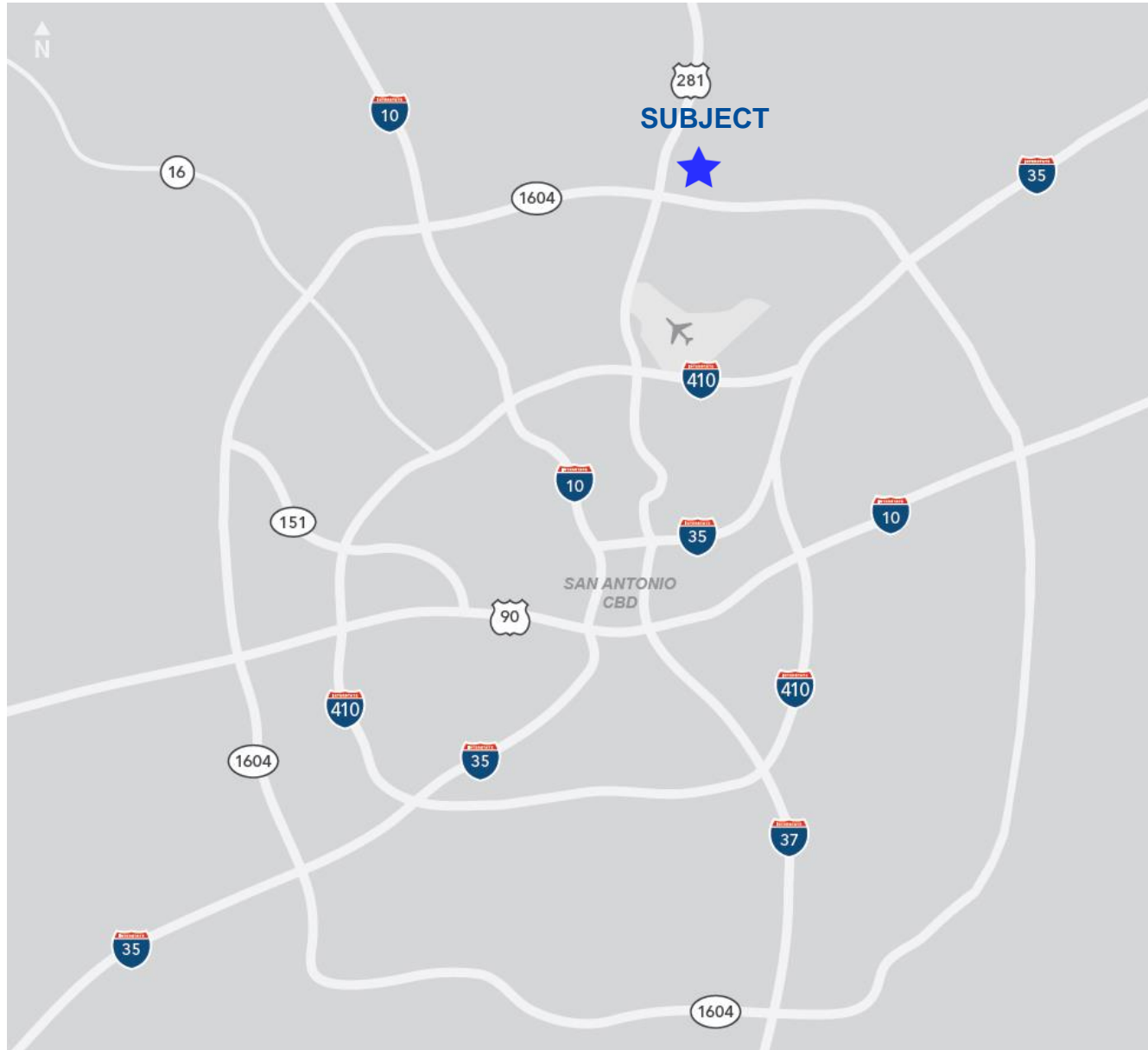


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LOCATION MAP



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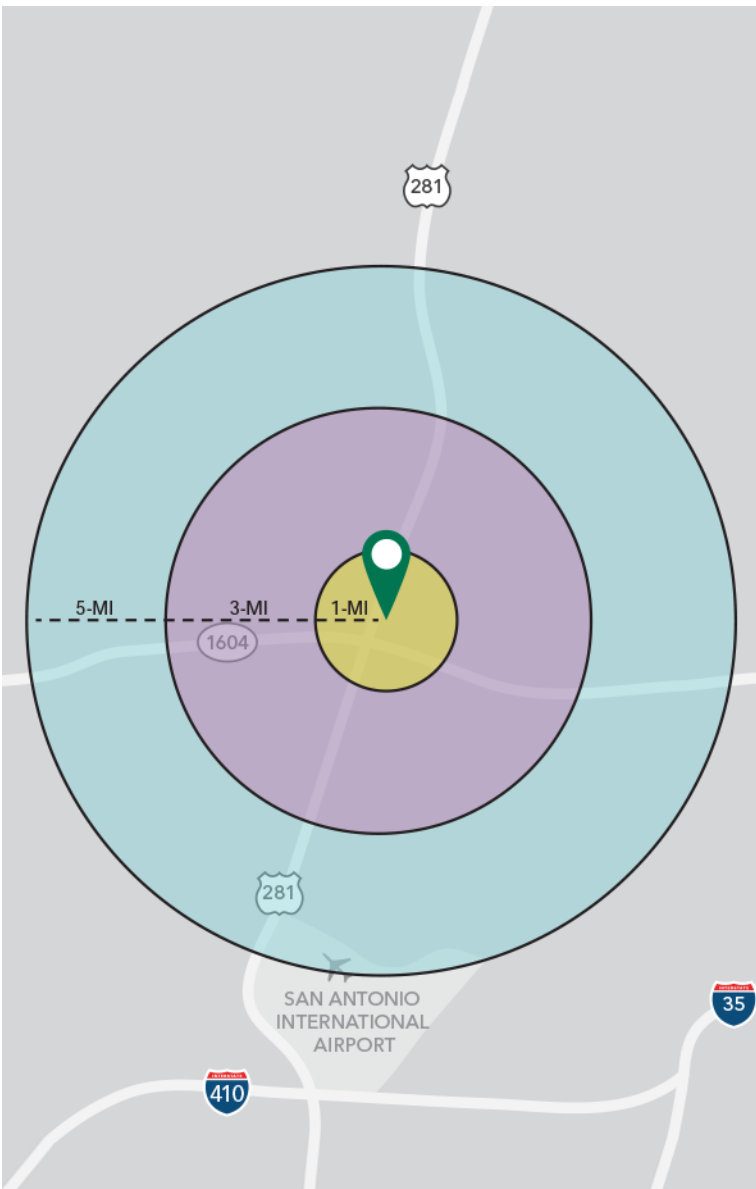
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AREA DEMOGRAPHICS



	1 Mile	3 Mile	5 Mile
Population			
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
Households			
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
Housing			
Median Home Value	\$237,325	\$253,950	\$249,896
Median Year Built	2000	1997	1997
Daytime Employment			
Total Businesses	728	4,830	8,679
Total Employees	10,998	49,989	85,299
Vehicle Traffic (ADTV)			
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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