

FOR LEASE

VACANT LAND

157 W Broadview Dr, San Antonio, TX 78228



Maureen Moulton

Let's Talk: 210.421.9144
maureenm@ekpartners.us



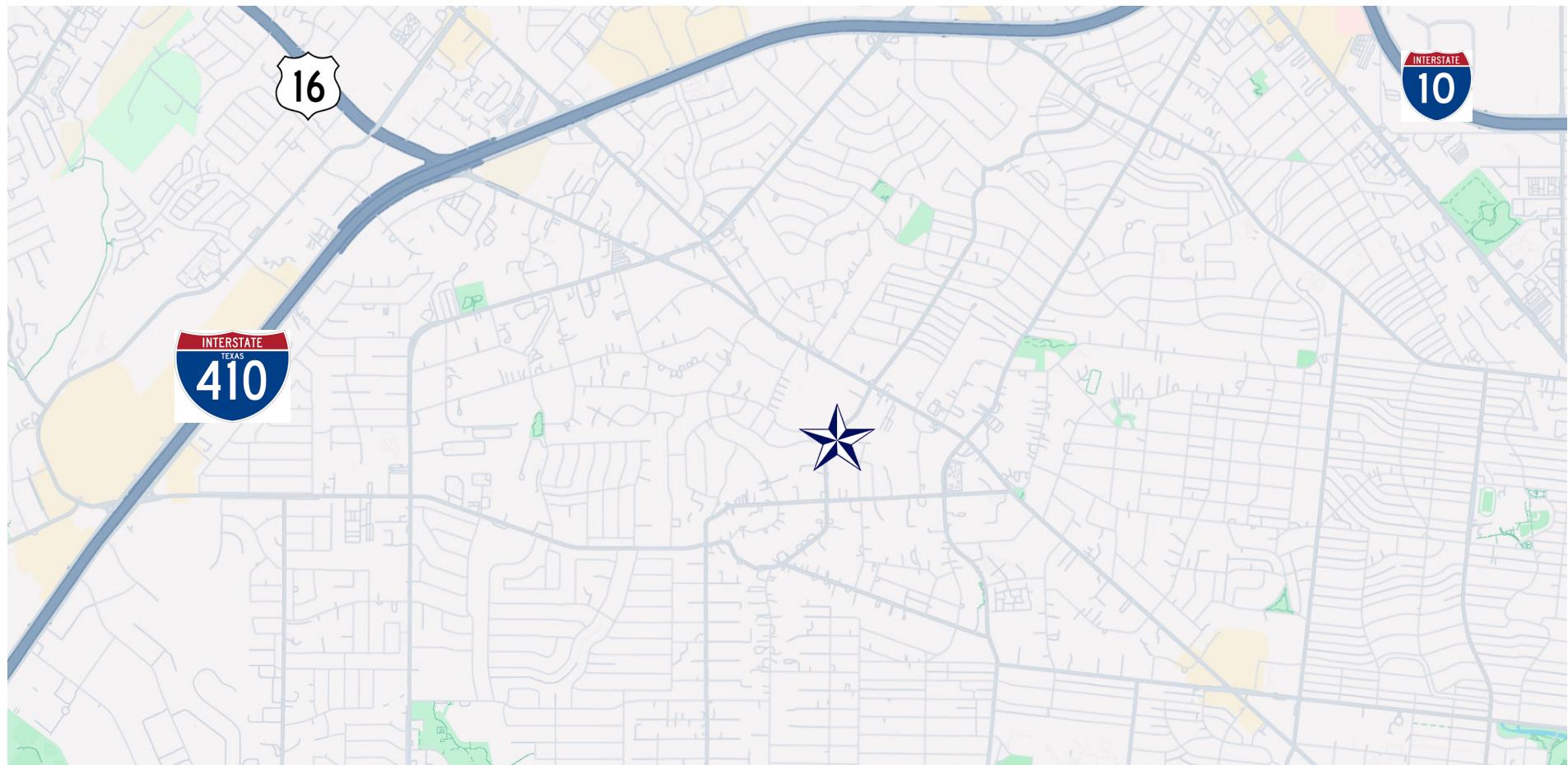
Mark Kincaid

Let's Talk: 702.303.0338
markk@ekpartners.us

Engel Kincaid Partners, LLC

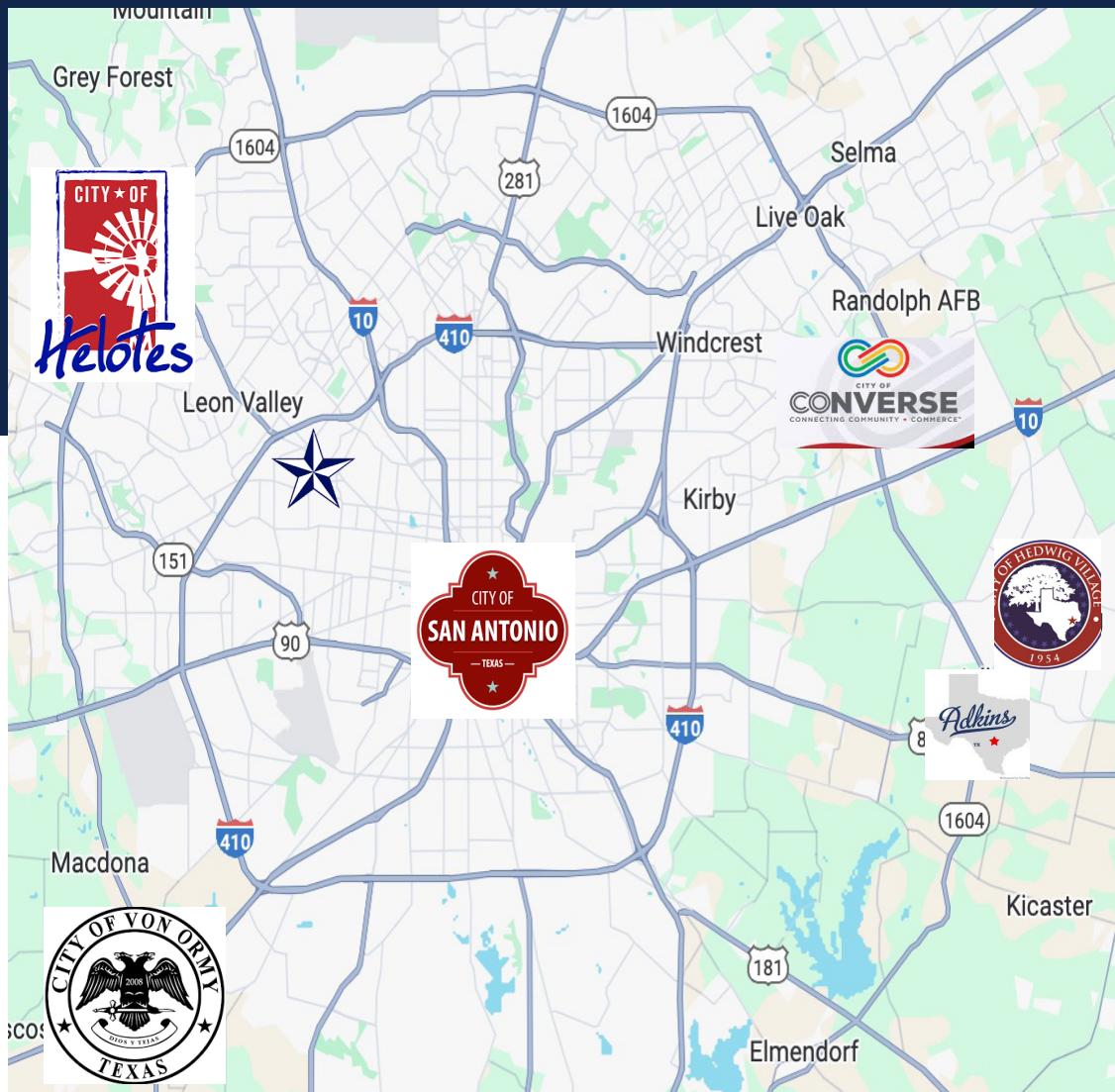
The Offering

The vacant development tract at 157 W Broadview Dr, San Antonio, TX 78228 offers a premier infill opportunity in the heart of a well-established residential community. Surrounded by mature neighborhoods, schools, and everyday amenities, the site is ideally suited for residential redevelopment such as duplexes, triplexes, townhomes, or other small-scale housing options. Its convenient access to Loop 410 and major city thoroughfares provides excellent connectivity for both renters and homeowners. With strong local demographics and steady neighborhood activity, this property is perfectly positioned for infill housing, build-to-rent concepts, or a boutique residential community that aligns with San Antonio's growing demand for high-quality urban living.



*Although this information has been obtained through reliable sources, Owner, Engel Kincaid Partners, LLC and/or their representatives the Brokers or Agents make no guarantees as to the accuracy of the information contained herein and offer the property without express or implied warranties of any kind. The Property, Units and/or rates may be withdrawn at any time without notice.

Property Overview



Lot Size:	1.12 +/- acres
Frontage:	111.90 SF
Utilities	verify w/City
Parcels:	1
Inclusive Growth Area SA	included
For Sale:	Contact Broker

VISIBILITY

Highly visible along Broadview and within walking distance of Bandera Rd., just 5 minutes from Loop 1604.



ZONING

R-5 MLOD-2 MLR-2 AHOD, IDZ-1 MLOD-2 MLR-2 AHOD (verify with City of San Antonio)



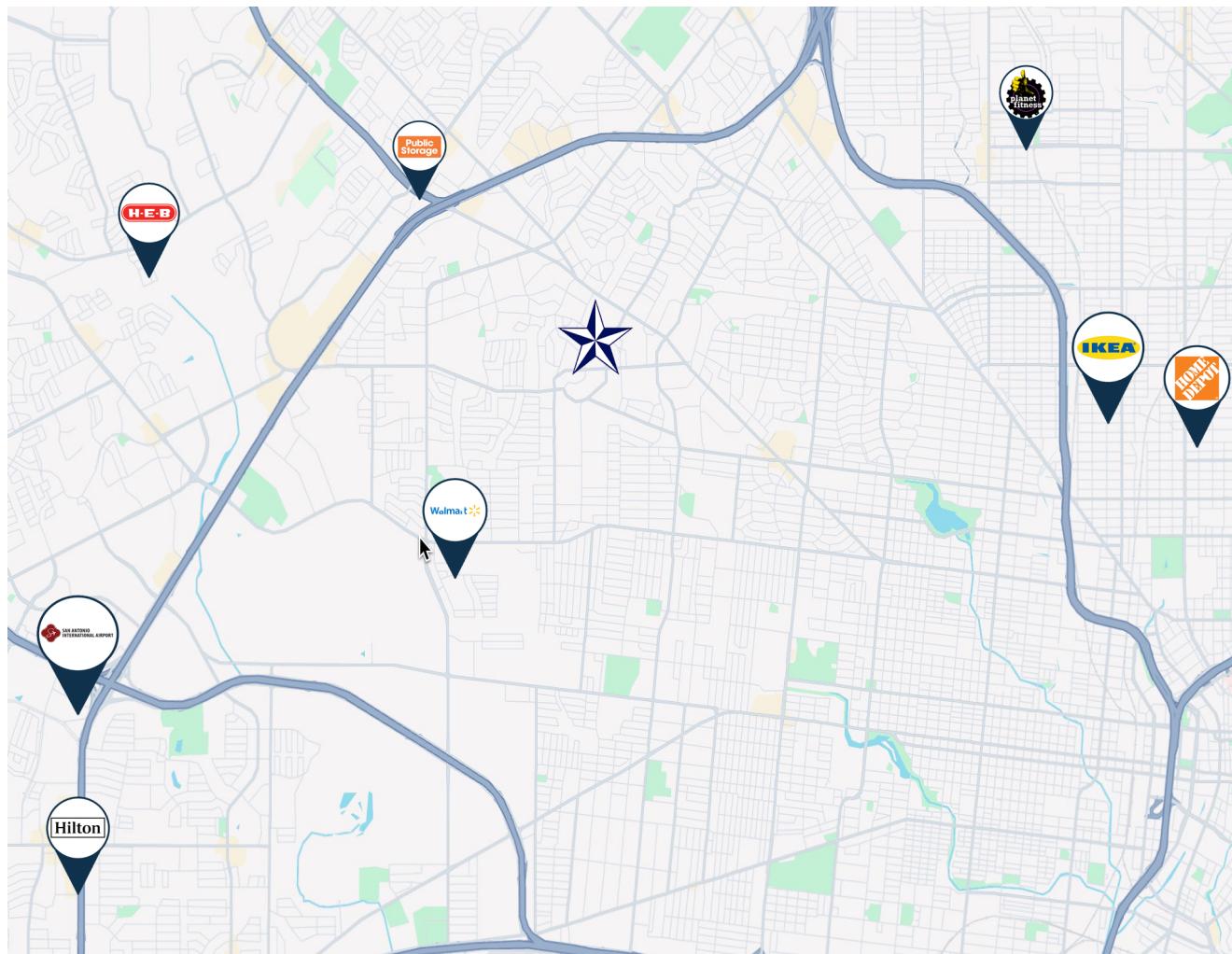
DOWNTOWN LOCATION

Broadview	Location
Bandera	1 mintues
Loop 410	5 minutes
San Antonio Airport	20 minutes
Downtown SA	15 minutes

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Drive Time



157 W Broadview Dr, San Antonio, TX 78228

	 10 mins
	 15 mins
	 12 mins
	 3 mins
	 5 mins
	 3 min
	 14 mins
	 10 mins

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SAN ANTONIO, TX

CENSUS PLACE

ADD COMPARISON

2023 POPULATION

1.46M

0.919% 1-YEAR GROWTH

US SENATOR



John
Cornyn

REPUBLICAN PARTY

US SENATOR



Ted
Cruz

REPUBLICAN PARTY

2023 MEDIAN AGE

34.6

1.47% 1-YEAR INCREASE

2023 POVERTY RATE

17.1%

3.42% 1-YEAR DECREASE

2023 MEDIAN HOUSEHOLD INCOME

\$62,917

5.58% 1-YEAR GROWTH

2023 MEDIAN PROPERTY VALUE

\$219,700

11% 1-YEAR GROWTH

2023 EMPLOYED POPULATION

701,332

1.02% 1-YEAR GROWTH



POPULATION
& DIVERSITY



ECONOMY



CIVICS



EDUCATION



HOUSING &
LIVING



HEALTH

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San Antonio, Texas

A Leading Market for Development

37,000+

people added
in 2023



Infill Development

32%

of new
housing built
2022



Infill
Priority Area

Construction
Activity

Over **18,000**
residential permits
in 2023



Residential Demand

21%

growth in
households
since 2013

Single-Family
Housing Needs

97% of moderate
income households can't
find new SP housing
under **323OK**

Home Values

\$410K

median home
price



81% since
2018

Renters

48%

of residents
are renters

48%

of residents
are renters

metro ars4



Top Growth in the U.S.

#1 Fastest-Growing City (2023)

#3 Most Millennials moving in (201-2021)

#7 Top Metro for new construction

#8 Best Cities for First-Time Buyers

greater:
SATX

Sources: City of San Antonio, U.S. Census Bureau National Association of Realtors

#1. Fastest. Growing City (2022) **#5** Most Millennials moving in

#7 Top Metro for new construction **#8** Best Cities for First-Time Buyers



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Additional Information

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary, and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOOD PLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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