

EXCLUSIVE

LAND PURCHASE OPPORTUNITY

1406 Pinn Rd. San Antonio TX 78227



ENTRUST

COMMERCIAL ADVISORS

Powered by KW Commercial



2.961 AC
Site

Blue Oak Ln

Pinn Road



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15510 VANCE JACKSON RD.
STE.101
SAN ANTONIO, TX 78255

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PROJECT OVERVIEW

Entrust Commercial Advisors Group, as part of KW Commercial, is pleased to bring to the market the property at 1406 Pinn Road, San Antonio, TX 78227, located in the rapidly growing Far West San Antonio submarket. This 2.961-acre tract offers an excellent opportunity for residential development with R-5 zoning, allowing single-family detached homes (minimum 5,000 SF lots, 45' width) as well as foster homes and schools. The site features 600+ feet of Pinn Road frontage, flat topography, minimal trees, and a rectangular shape ideal for efficient site planning.

City water is available adjacent to the property, with quick access to State Highway 151 just 2.2 miles away. The area continues to expand, with a 3-mile population of 94,000, projected to surpass 100,000 by 2029. The property is adjacent to Anson Jones Middle School (1,000+ students) and near Marbach Road, a busy corridor with over 7,000 vehicles daily, while Pinn Road carries 5,000–7,000 vehicles per day.

Offered at a competitive \$7.75 per square foot, this site provides an exceptional infill opportunity for builders or investors seeking a ready-to-develop parcel in a strong growth market. Contact Entrust Commercial Advisors Group for details or to schedule a tour.

PROJECT HIGHLIGHTS

- 2.961 Acres | Far West Submarket
- R-5 Zoning | Homes, Schools, Foster Care
- 600+ Ft Frontage, Flat, Rectangular Site
- Anson Jones Middle School Adjacent
- Marbach Rd. Intersection
- \$7.75 PSF, City Water Proximity



EXECUTIVE SUMMARY

EXCLUSIVE PURCHASE OPPORTUNITY



Prospective Buyers shall engage an engineer to verify site features and utilities.

-  ASKING PRICE
\$1,000,000
-  RENTABLE BUILDING AREA SF
2.961 AC
-  PRICE/ SF
\$7.75
-  PRICE/ AC
\$337,590
-  FRONTAGE
±612 Ft.
-  ELECTRICAL
CPS
-  WATER
SAWS
-  SUBMARKET
Far West
-  ZONING
R-5
-  GEO ID
16168-002-0010





TARGET

Walmart



five BELOW



WENDY'S

LOWE'S

ROSS
DRESS FOR LESS

Academy
SPORTS+OUTDOORS

IHop

151

H-E-B
plus!

WELLS
FARGO



TACO BELL



KFC

Jack
in the box



McDonald's

INTERSTATE
410

DISCOUNT
TIRE

Chick-fil-A

Walgreens

1406 Pinn Rd

Glazer's
Beer & Beverage

Bill Miller Bar-B-Q
Corporate

TACO CABANA

AutoZone

metro
by T-Mobile



Little Caesars Pizza

San Antonio
FOOD
BANK
SERVING SOUTHWEST TEXAS

90

90





Blue Oak Ln

2.961 AC Site

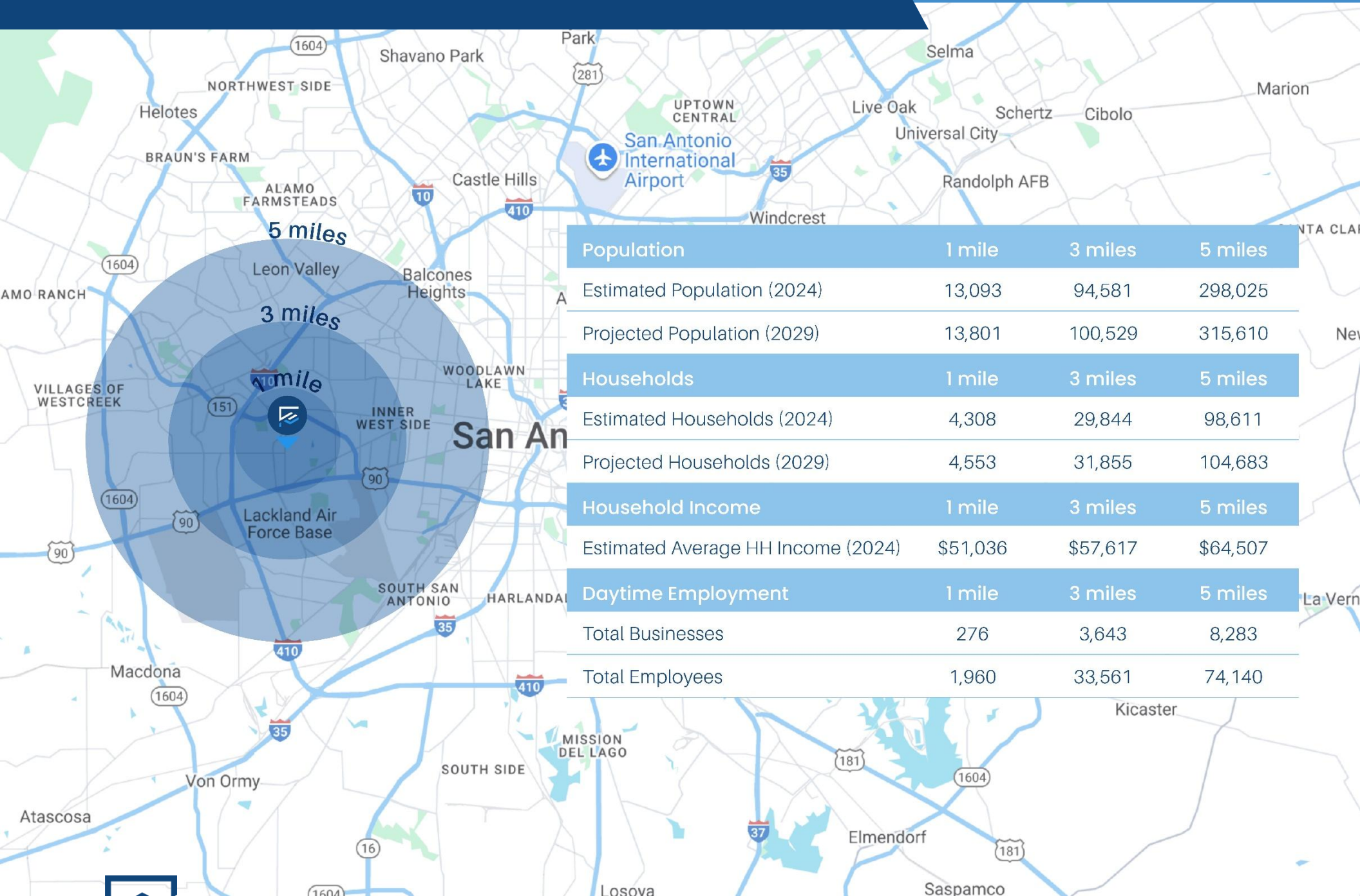
Pinn Road





2.961 AC
Site





Population	1 mile	3 miles	5 miles
Estimated Population (2024)	13,093	94,581	298,025
Projected Population (2029)	13,801	100,529	315,610
Households	1 mile	3 miles	5 miles
Estimated Households (2024)	4,308	29,844	98,611
Projected Households (2029)	4,553	31,855	104,683
Household Income	1 mile	3 miles	5 miles
Estimated Average HH Income (2024)	\$51,036	\$57,617	\$64,507
Daytime Employment	1 mile	3 miles	5 miles
Total Businesses	276	3,643	8,283
Total Employees	1,960	33,561	74,140



