

EXCLUSIVE

Infill Multi Use Land For Sale

2279 Bandera Rd, San Antonio, TX 78228



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

Multi Use Land
Multifamily Development



Joshua Murphy, CCIM
210.557.2172
josh@entrust-ca.com
Lic. #583858

15510 VANCE JACKSON RD.
STE.101
SAN ANTONIO, TX 78255
www.entrust-ca.com

EXCLUSIVE

Infill Multi Use Land For Sale

2279 Bandera Rd, San Antonio, TX 78228



ENTRUST
COMMERCIAL ADVISORS

Powered by KW Commercial

This Offering Memorandum (the "Memorandum") has been prepared by Entrust Commercial Advisors Group for informational purposes only in connection with the potential sale of the property described herein. The information contained in this Memorandum has been obtained from sources believed to be reliable; however, no representation or warranty, express or implied, is made as to the accuracy, completeness, or correctness of the information provided. Prospective purchasers and investors are strongly encouraged to conduct their own independent investigations, inspections, and analyses of the property and to consult with their legal, tax, financial, and real estate advisors prior to making any investment decision. This Memorandum does not constitute an offer to sell, or a solicitation of an offer to buy, any interest in the property. Any offering will be made only pursuant to a fully executed purchase and sale agreement and in accordance with applicable federal, state, and local laws and regulations. The information contained herein is confidential and is furnished solely for the purpose of evaluating a potential acquisition of the property. By accepting this Memorandum, the recipient agrees that it will not reproduce, distribute, or disclose the contents, in whole or in part, without the prior written consent of Entrust Commercial Advisors Group. Prospective purchasers and investors must rely solely on their own due diligence and independent evaluation of the property. Entrust Commercial Advisors Group and its representatives expressly disclaim any and all liability for representations or warranties, whether express or implied, regarding the information contained herein or any omissions therefrom.



Joshua Murphy, CCIM
210.557.2172
josh@entrust-ca.com
Lic. #583858

15510 VANCE JACKSON RD.
STE.101
SAN ANTONIO, TX 78255
www.entrust-ca.com

PROJECT OVERVIEW

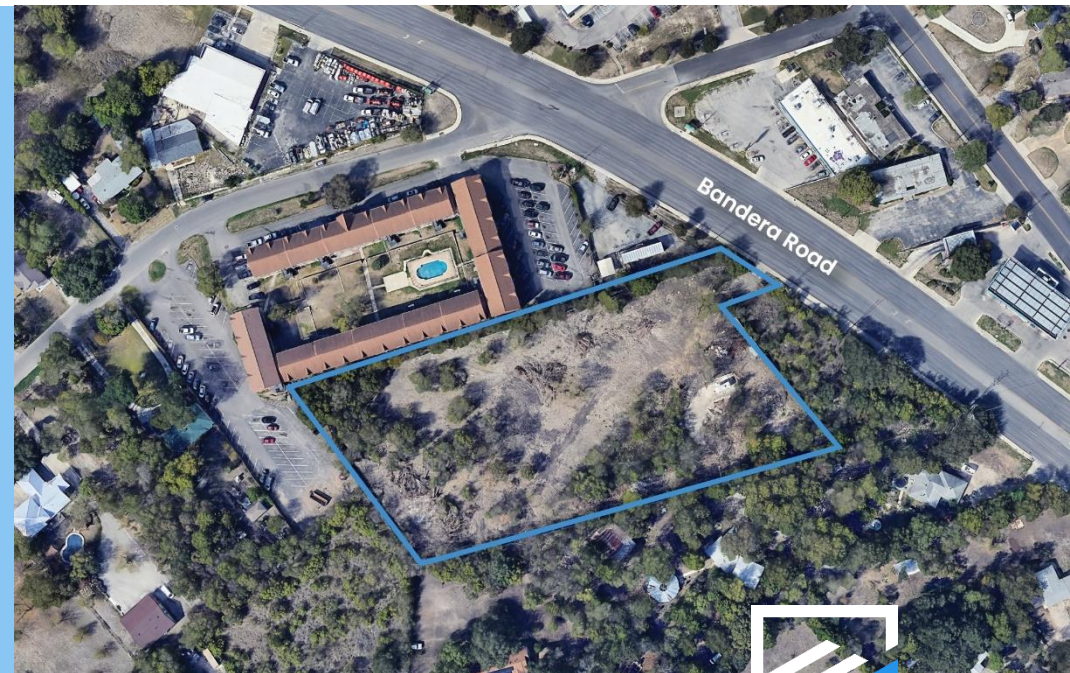
Entrust Commercial Advisors Group presents 2279 Bandera Rd, San Antonio, TX 78228 (Parcel ID: 1538-001-0340), a ±3.321-acre infill development opportunity located approximately one mile inside Loop 410 along the high-traffic Bandera Road corridor. The site offers approximately 52 feet of Bandera Road frontage with traffic counts of 27,617 vehicles per day (2025), providing strong visibility and daily exposure within a densely developed commercial and residential trade area.

Currently zoned for minimum 20,000 SF residential lots, the property offers flexibility for several potential development strategies, including small-lot residential development, multifamily development, or light industrial and service-oriented commercial uses (subject to zoning and entitlement review). The tract features gentle topography, minimal tree coverage, and access to all major utilities, which may help streamline the development process. Few comparable vacant tracts remain available in this established submarket.

Within a 3-mile radius, the area supports a population of 132,415 residents across 53,019 households, reinforcing the strength of the surrounding infill location. This offering represents a rare development opportunity in a mature San Antonio corridor, supported by strong infrastructure, existing density, and long-term redevelopment potential.

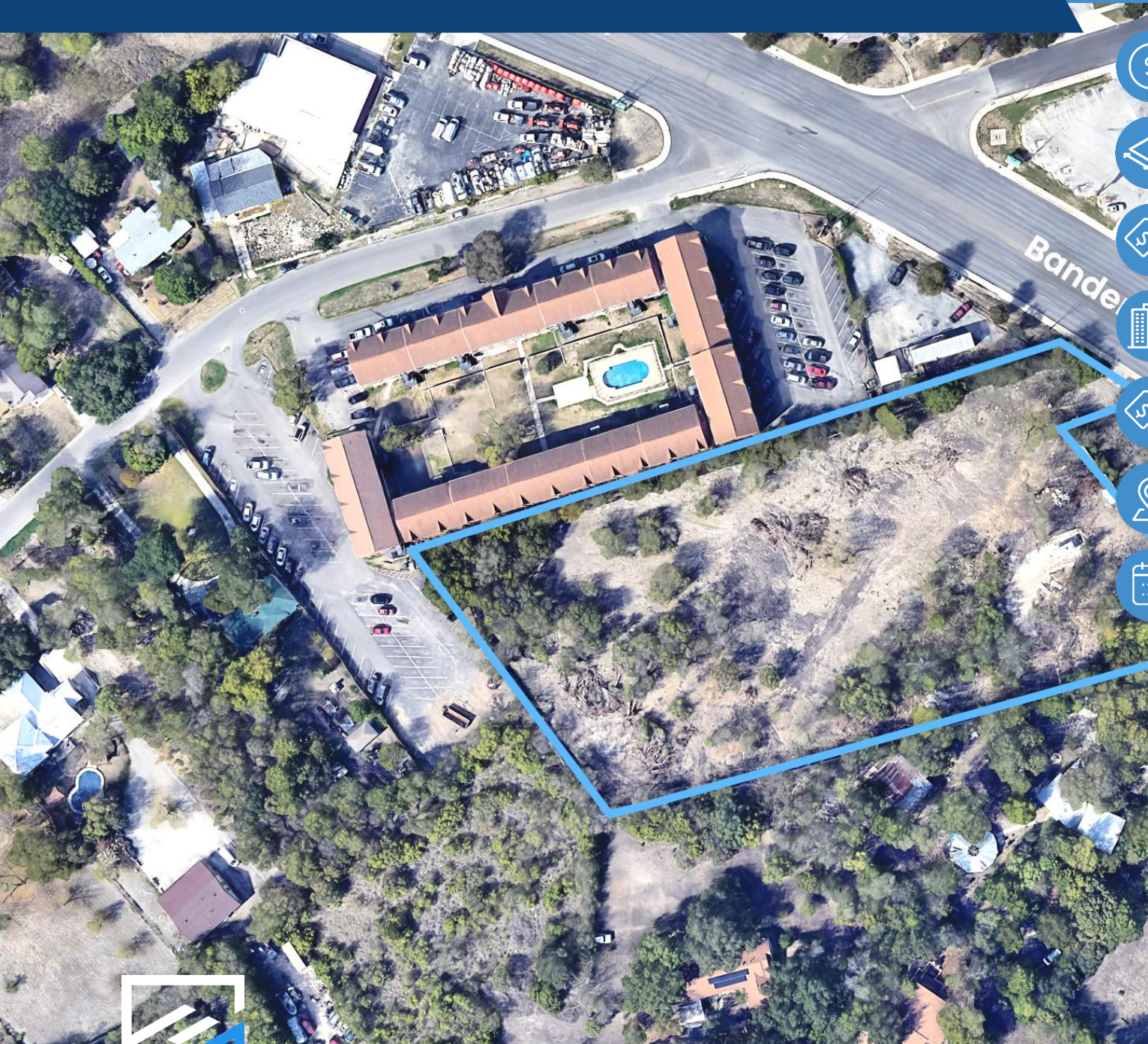
PROJECT HIGHLIGHTS







- 3.321 Acre Infill Site
- 52' Bandera Rd Frontage
- 27,617 VPD (2025 Count)
- 1 Mile Inside Loop 410
- Utilities Available | Gently Sloping Terrain
- 132,415 Pop (3-Mile)
- Rare Development Tract



EXECUTIVE SUMMARY

EXCLUSIVE OFFERING MEMORANDUM



-  ASKING PRICE
\$1,200,000
-  LOT SF
144663 SF
-  PRICE / SF
\$8.30
-  LAND AREA
3.321 AC
-  SUBMARKET
Northwest
-  OWNERSHIP
Fee Simple
-  GEO ID
11538-001-0340



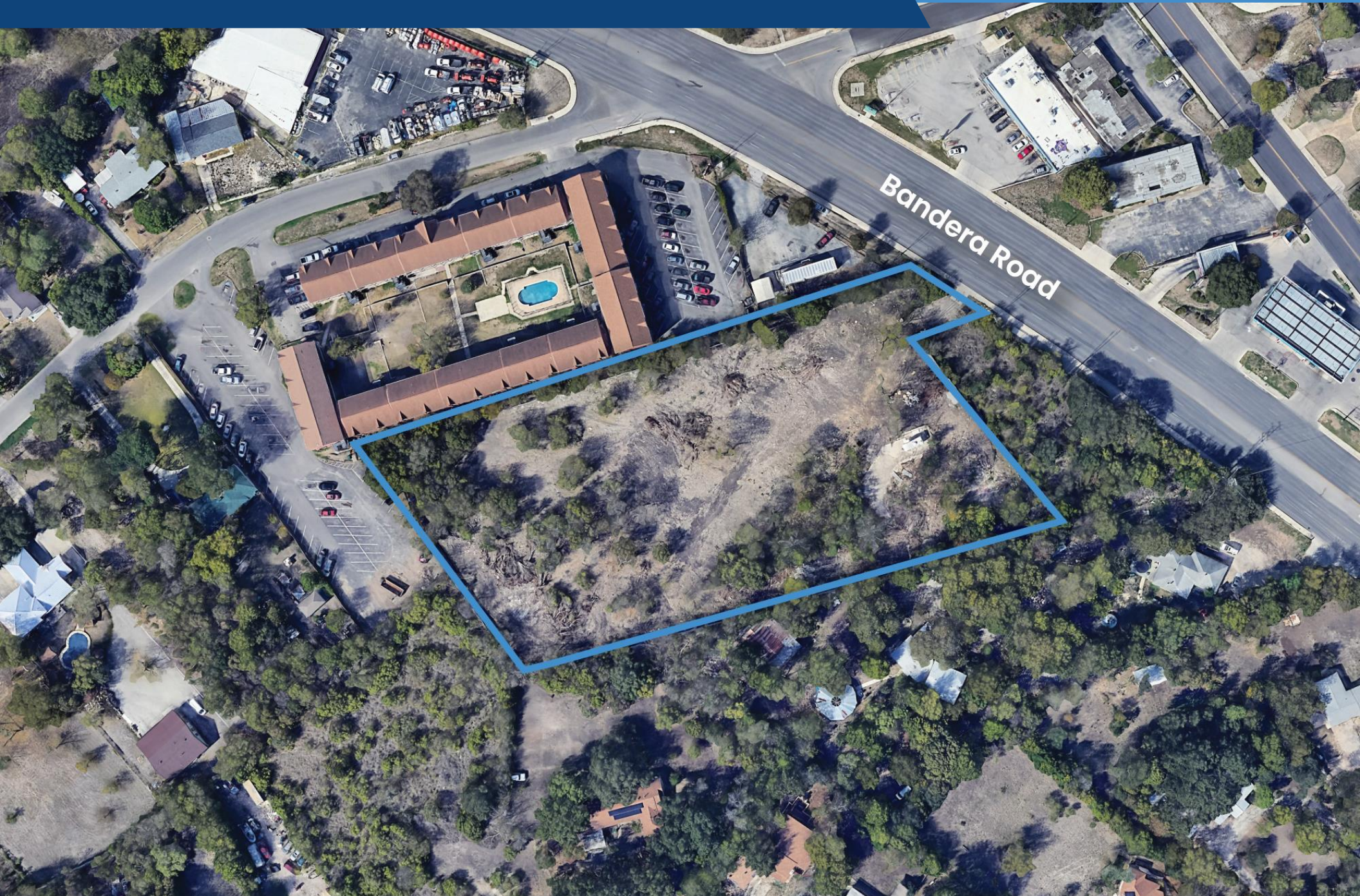
AERIAL MAP

EXCLUSIVE OFFERING MEMORANDUM



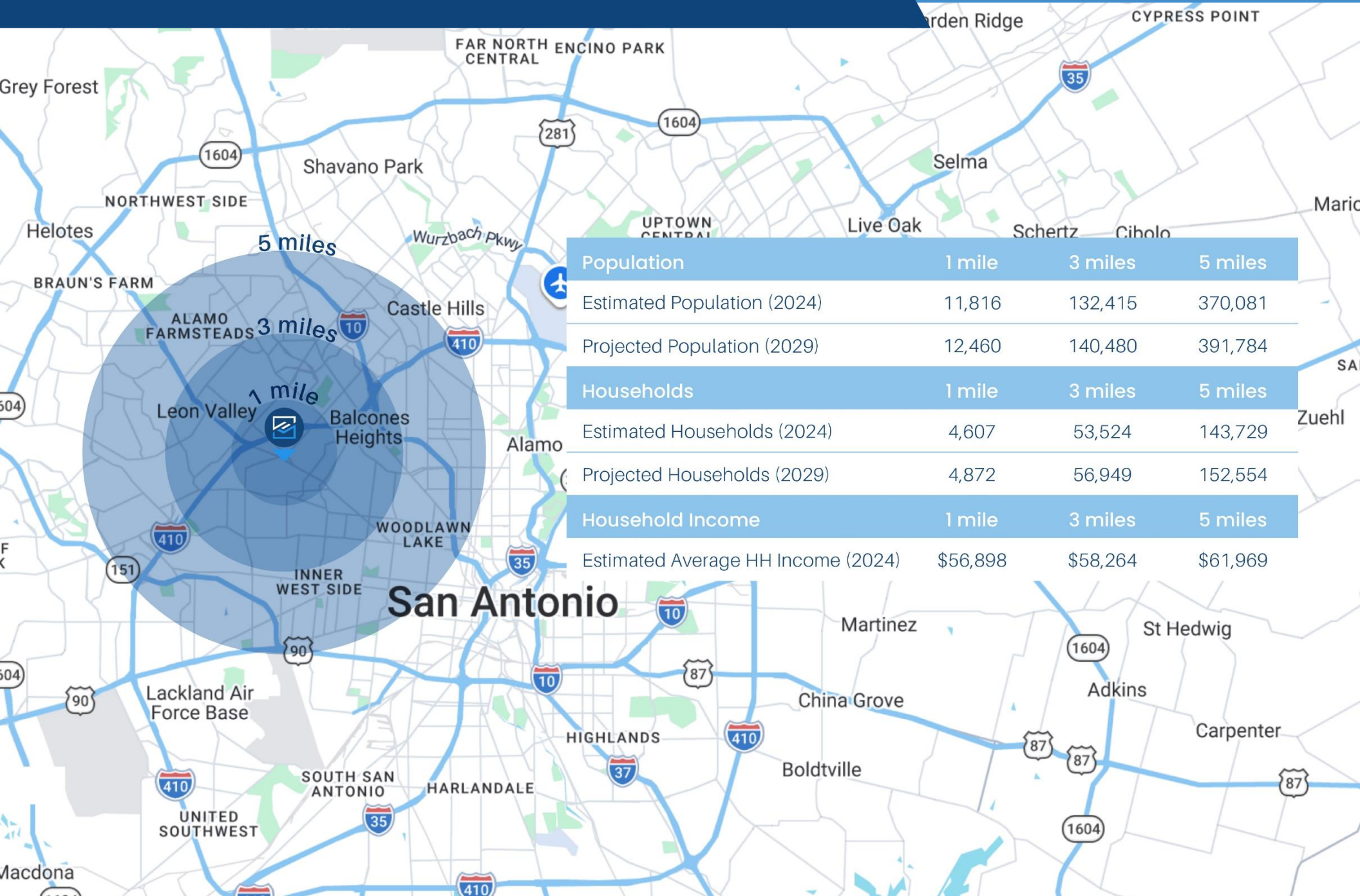
2279 Bandera Rd





DEMOGRAPHICS

EXCLUSIVE OFFERING MEMORANDUM



	1 mile	3 miles	5 miles
Population			
Estimated Population (2024)	11,816	132,415	370,081
Projected Population (2029)	12,460	140,480	391,784
Households			
Estimated Households (2024)	4,607	53,524	143,729
Projected Households (2029)	4,872	56,949	152,554
Household Income			
Estimated Average HH Income (2024)	\$56,898	\$58,264	\$61,969

