

FOR SALE

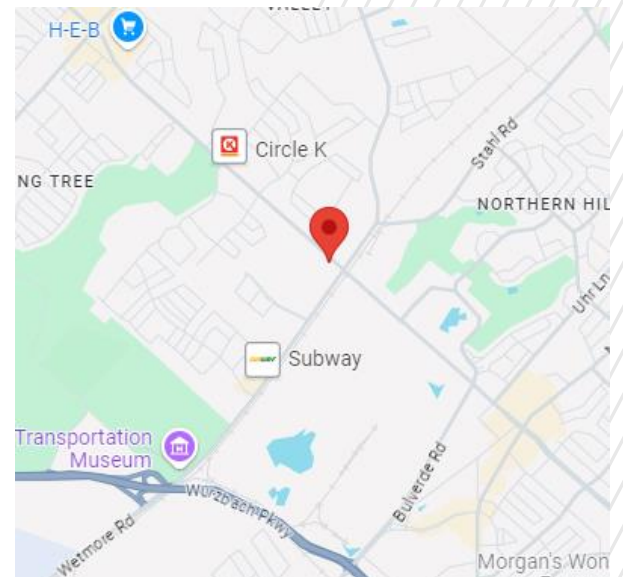
**3724 Thousand Oaks Drive
San Antonio, Texas 78247**



PROPERTY HIGHLIGHTS

Cushman & Wakefield partnered with Franklin Street is pleased to present qualified investors the opportunity to acquire the enclosed vacant land in San Antonio, Texas. The site is positioned at/near the intersection of Thousand Oaks Drive and Wetmore Road, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire San Antonio MSA

BUILDING SF	N/A	SIGNAGE TYPE	TBD
LAND SF	115,086	3-MILE (POP.)	97,625
YEAR BUILT	N/A	5-MILE (POP.)	238,029
PARKING	N/A	MED. INCOME	\$105,270
TRAFFIC COUNTS	21,327 VPD	SPACE USE	TBD



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SAN ANTONIO, TEXAS

San Antonio, Texas, the seventh-largest city in the United States, is a thriving metropolitan area with a population of 1,539,890 as of 2025, experiencing significant growth since 2020. Located in Bexar County, the city has earned the nickname "Alamo City" due to its iconic historic site and rich cultural heritage. With a median age of 34.6 years, San Antonio reflects a dynamic and youthful population.



LEGAL INFORMATION

TAX PARCEL ID	586647
2024 RE TAXES	\$11,071.77
ZONING	C-2 S



RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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