

FOR SALE

BULK SALE COMMERCIAL/ RETAIL PADS

Lot 5: ±2.94 AC, Parcel No. 102-32-396

Lot 6: ±2.50 AC, Parcel No. 102-32-397

Fully improved lots

Located near Gateway Pavilions and Gateway
Crossing shopping centers

±0.5 miles from I-10 and Loop 101 freeway

Strong housing growth in trade area

Call for Pricing

CHAD RUSSELL

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KIDDER.COM

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DEMOGRAPHICS

POPULATION

	1 Mile	3 Miles	5 Miles
2024 POPULATION	9,873	116,398	327,722
2029 PROJECTED POPULATION	10,619	126,129	354,637
2024-2029 ANNUAL GROWTH	1.5%	1.7%	1.6%
MEDIAN AGE	30.2	31.6	31.1

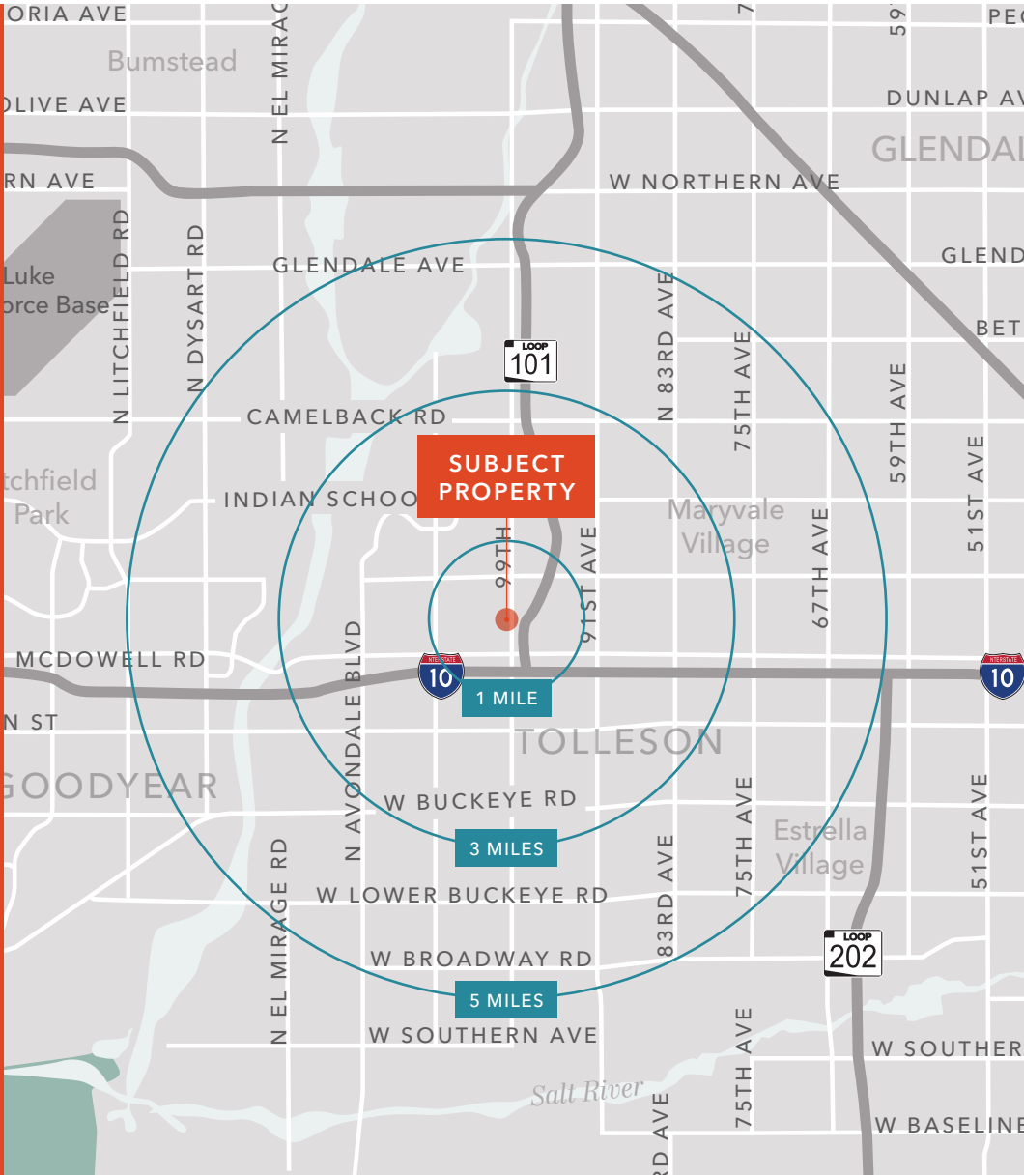
DAYTIME EMPLOYMENT & CONSUMER SPENDING

	1 Mile	3 Miles	5 Miles
TOTAL DAYTIME EMPLOYMENT	5,453	29,400	76,281
TOTAL CONSUMER SPENDING	\$96,909,654	\$1,129,258,521	\$3,179,204,801

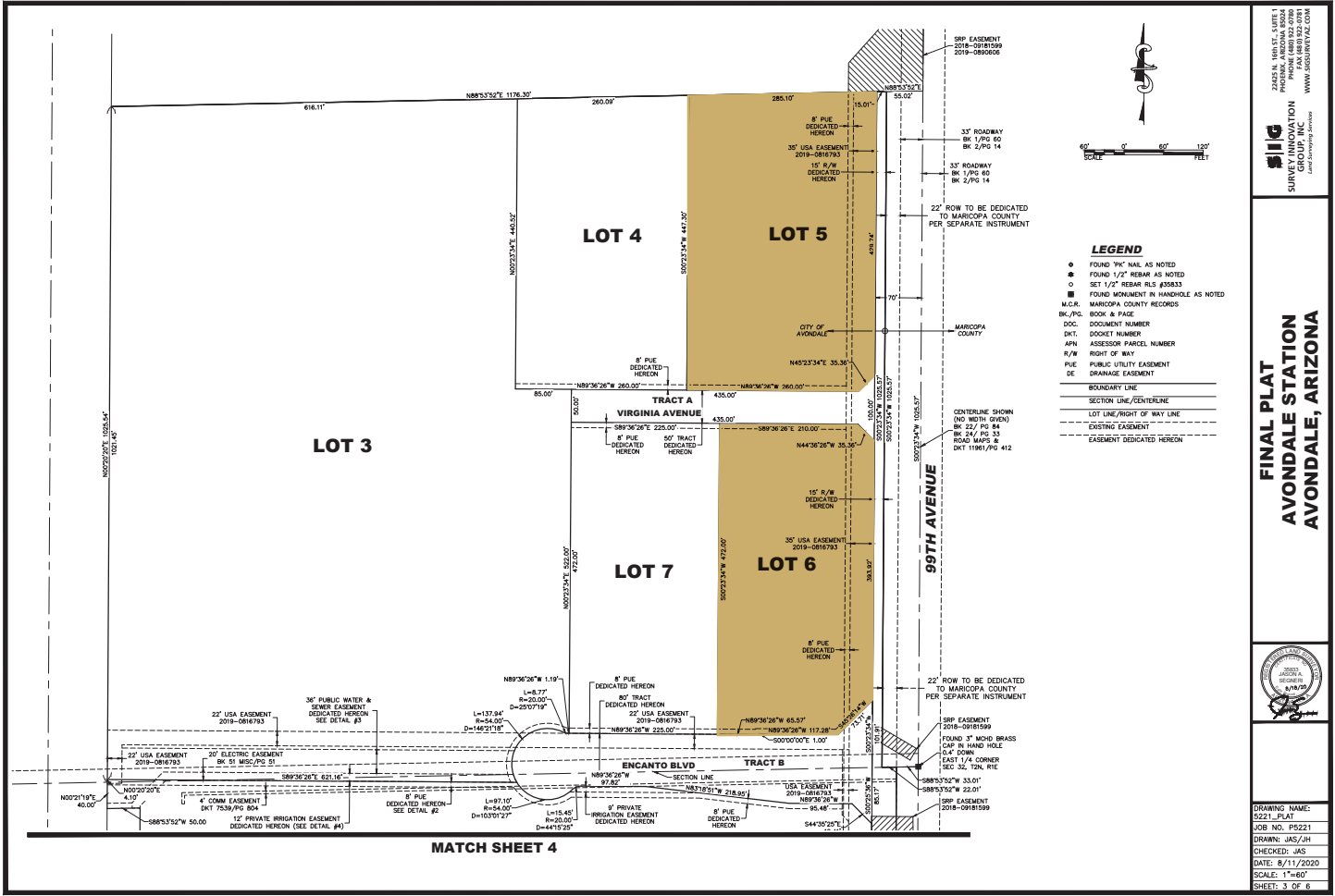
HOUSEHOLDS & INCOME

	1 Mile	3 Miles	5 Miles
2024 HOUSEHOLDS	3,160	34,778	94,951
2029 PROJECTED HOUSEHOLDS	3,403	37,732	102,914
2024-2029 ANNUAL GROWTH	1.5%	1.7%	1.7%
AVERAGE HOUSEHOLD INCOME	\$82,787	\$82,832	\$84,835

Data Source: ©2025, Costar



PLAT MAP



PAD EXHIBIT



±2.94 AC

LOT 5

±2.50 AC

LOT 6

CALL

BROKER FOR PRICING

PARCEL MAP





NWC 99TH AVE & ENCANTO BLVD

*For more information on
this property, please contact*

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