



37

83,930 VPD

13 TEXAS

35,688 VPD

18,618 VPD

76,972 VPD

37

LOWE'S

OUTPARCEL
3.00 ACRES

ST. BASS
CATHEDRAL

St Mary Brando Ave

Grand Rd

NORTHERN
Goodwill

BIG LOTS

CVS
pharmacy

DOLLAR TREE

Cona's
Home Mart

petco

target

H-E-B

Kirklands

ROSS
HOME FURNITURE

INOP

Walmart

Walmart

Walmart

Walmart

Walmart

Burger King

Office depot

BEST BUY

Chick-fil-A

Chick-fil-A

Chick-fil-A

Walmart

JOANN

ANYTIME FITNESS

City Base Land

sam's club

Walmart
Supercenter

Old Campus Church Hwy

CUIW School of
Osteopathic Medicine

Sidney Birks

Sidney Birks

Compass Rose Academy
193 Students

Mission Trail
Baptist Hospital

CAST Med HS
188 Students

Mission Outdoor
Theater

Grand Rd

Grand Rd

McGoy's
BROTHERS SUPPLY

St Ann St

Old Campus Church Hwy

2
A1

0

0.25

0.5 Miles

PROJECT HIGHLIGHTS

- +/- 3.0 Acres
- Zoning: C3
- Property located along IH37 adjacent to Lowe's
- Area Retailers include Walmart Supercenter, Sam's Club, Target, Home Depot, HEB Plus!, Best Buy, Ross, Conn's and Petco
- Located across from Brooks City Base which is a mixed use, 117 acre redevelopment of a former military base



DEMOGRAPHICS



TOTAL HOUSEHOLDS

3 MILES	5 MILES	7 MILES
20,261	59,367	99,865



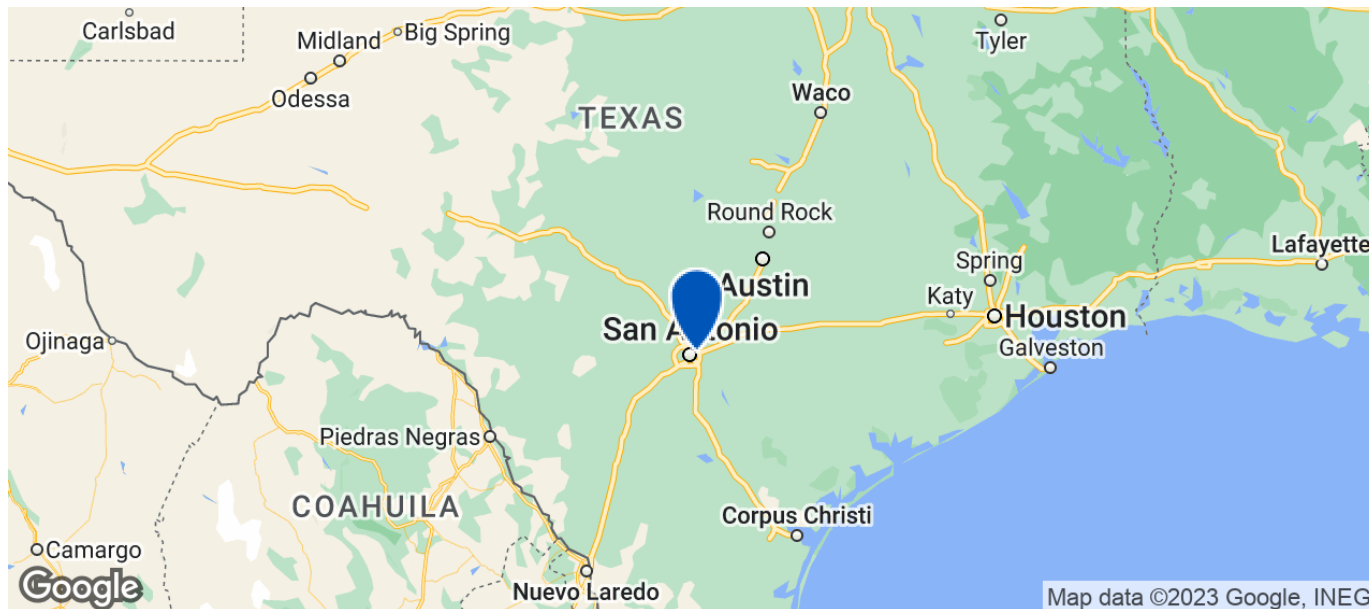
TOTAL POPULATION

3 MILES	5 MILES	7 MILES
56,261	170,522	281,091



AVERAGE INCOME

3 MILES	5 MILES	7 MILES
\$64,373	\$61,214	\$61,092



Map data ©2023 Google, INEGI

3 ACRES
FOR SALE

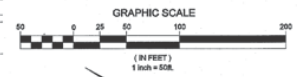
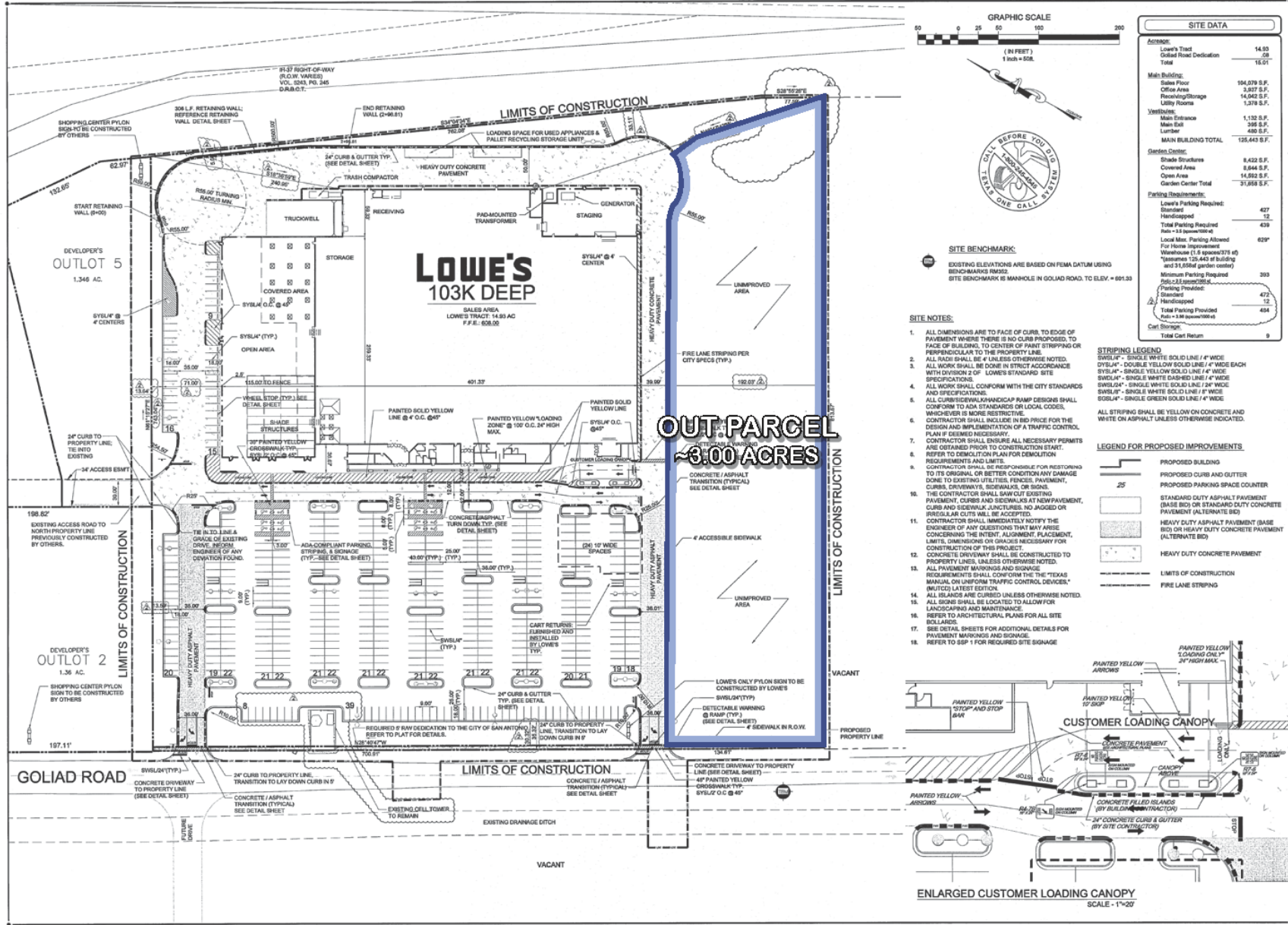
SALES CONTACT

NICK ALTOMARE
210.408.6468
NAltomare@theretailconnection.net

MANAGING BROKER

TED GILDEA
617.369.5914
tgildea@atlanticretail.com





SITE DATA	
Asphalt	
Lowes Tract	14.93
Outlot Parcel Dedication	08
Total	18.01
Main Building:	
Sales Floor	194,079 S.F.
Office Area	3,837 S.F.
Receiving/Storage	14,042 S.F.
Lobby Rooms	1,378 S.F.
Yards/Decks:	
Main Entrance	1,132 S.F.
Main Exit	265 S.F.
Lumber	480 S.F.
MAIN BUILDING TOTAL	125,443 S.F.
Garden Center:	
Shade Structures	8,422 S.F.
Covered Area	8,844 S.F.
Open Area	14,923 S.F.
Garden Center Total	31,858 S.F.
Parking Requirements:	
Lowes Parking Required:	427
Standard	12
Total Parking Required	439
Mininum Parking Program:	
Wares (1.8 spaces/375 sq ft)	303
Handicapped	472
Total Parking Provided	434
Local Max. Parking Allowed For Home Improvement:	629*
Warehouses (1.8 spaces/375 sq ft)	
Handicapped	12
Total Parking Provided	434
Cart Storage:	9



SITE BENCHMARK
EXISTING ELEVATIONS ARE BASED ON FEMA DATUM USING BENCHMARK 8852.
SITE BENCHMARK IS MANHOLE IN GOLIAD ROAD, TO ELEV. + 691.33

- SITE NOTES:**
- ALL DIMENSIONS ARE TO FACE OF CURB, TO EDGE OF PAVEMENT WHERE THERE IS NO CURB PROPOSED, TO FACE OF BUILDING, TO CENTER OF PAINT STRIPPING OR PERPENDICULAR TO THE PROPERTY LINE.
 - ALL RADI SHALL BE 4' UNLESS OTHERWISE NOTED.
 - ALL WORK SHALL BE DONE IN STRICT ACCORDANCE WITH DIVISION 2 OF LOWE'S STANDARD SITE SPECIFICATIONS.
 - ALL WORK SHALL CONFORM WITH THE CITY STANDARDS AND SPECIFICATIONS.
 - ALL CURB/SIDEWALK/HANDICAP RAMP DESIGNS SHALL CONFORM TO ADA STANDARDS OR LOCAL CODES, WHICHEVER IS MORE RESTRICTIVE.
 - CONTRACTOR SHALL INCLUDE A BID PRICE FOR THE DESIGN AND IMPLEMENTATION OF A TRAFFIC CONTROL PLAN IF DEEMED NECESSARY.
 - CONTRACTOR SHALL ENSURE ALL NECESSARY PERMITS ARE OBTAINED PRIOR TO CONSTRUCTION START.
 - REFER TO DEMOLITION PLAN FOR DEMOLITION REQUIREMENTS AND LIMITS.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR RESTORING TO ITS ORIGINAL OR BETTER CONDITION ANY DAMAGE DONE TO EXISTING UTILITIES, FENCE, PAVEMENT, CURBS, DRIVEWAYS, SIDEWALKS, OR SIGNS.
 - THE CONTRACTOR SHALL SAW CUT EXISTING PAVEMENT, CURBS AND SIDEWALKS AT NEW PAVEMENT, CURB AND SIDEWALK JUNCTIONS. NO JAGGED OR IRREGULAR CUTS WILL BE ACCEPTED.
 - CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ENGINEER OF ANY QUESTIONS THAT MAY ARISE CONCERNING THE INTENT, ALIGNMENT, PLACEMENT, LIMITS, DIMENSIONS OR GRADES NECESSARY FOR CONSTRUCTION OF THIS PROJECT.
 - CONCRETE DRIVEWAY SHALL BE CONSTRUCTED TO PROPERTY LINES, UNLESS OTHERWISE NOTED.
 - ALL PAVEMENT MARKINGS AND SIGNAGE REQUIREMENTS SHALL CONFORM TO THE "TEXAS MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES," MULTICOLOR LATEST EDITION.
 - ALL ISLANDS ARE CURBED UNLESS OTHERWISE NOTED.
 - ALL SIGNS SHALL BE LOCATED TO ALLOW FOR LANDSCAPING AND MAINTENANCE.
 - REFER TO ARCHITECTURAL PLANS FOR ALL SITE ISLANDS.
 - SEE DETAIL SHEETS FOR ADDITIONAL DETAILS FOR PAVEMENT MARKINGS AND SIGNAGE.
 - REFER TO SSP-1 FOR REQUIRED SITE SIGNAGE.

STRIPING LEGEND
SW/SL4" - SINGLE WHITE SOLID LINE 4" WIDE
D/SL4" - DOUBLE YELLOW SOLID LINE 4" WIDE EACH
SY/SL4" - SINGLE YELLOW SOLID LINE 4" WIDE
SW/SL4" - SINGLE WHITE DASHED LINE 4" WIDE
SW/SL2" - SINGLE WHITE SOLID LINE 2" WIDE
SW/SL4" - SINGLE WHITE SOLID LINE 4" WIDE
SG/SL4" - SINGLE GREEN SOLID LINE 4" WIDE

LEGEND FOR PROPOSED IMPROVEMENTS

[Symbol]	PROPOSED BUILDING
[Symbol]	PROPOSED CURB AND GUTTER
[Symbol]	PROPOSED PARKING SPACE COUNTER
[Symbol]	STANDARD DUTY ASPHALT PAVEMENT (BASE BID) OR STANDARD DUTY CONCRETE PAVEMENT (ALTERNATE BID)
[Symbol]	HEAVY DUTY ASPHALT PAVEMENT (BASE BID) OR HEAVY DUTY CONCRETE PAVEMENT (ALTERNATE BID)
[Symbol]	HEAVY DUTY CONCRETE PAVEMENT
[Symbol]	LIMITS OF CONSTRUCTION
[Symbol]	FIRE LANE STRIPING

REVISIONS

NO.	DATE	DESCRIPTION
1	11/08/08	CITY COM.
2	11/09/09	REV. FOR CELL TOWER TO REMAIN

McEntee Engineering & Design, Inc.
2313 Wilshire Trails Blvd., Ste. # 102A, Austin, Texas 78704
737.452.1111 • www.mcenteeengineering.com • 01010101

LOWE'S HOME CENTERS, INC.
1898 CURTIS BROSKE ROAD
WILKESBORO, NC 28697
336.656.4000 (TX) 336.656.3237 (FL)

LOWE'S

SITE PLAN BID SET
LOWE'S OF SE SAN ANTONIO
SE SAN ANTONIO
SAN ANTONIO, TX
PROJECT NO. 02-2020 (DRAWN BY: C. GARDNER)

ORIGINAL ISSUE DATE: _____
PERMIT SET ISSUE DATE: _____
CONSTRUCTION SET ISSUE DATE: _____
DRAWING NUMBER: **C-1**

3 ACRES
FOR SALE

SALES CONTACT
NICK ALTOMARE
210.408.6468
NAltomare@theretailconnection.net

MANAGING BROKER
TED GILDEA
617.369.5914
tgildea@atlanticretail.com