

2804 s business hwy 281

A Deep Dive into 2804 S Business Hwy 281: Property Analysis and Surrounding Area Profile

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Editor: Mark Johnson, MBA, Certified Commercial Investment Member (CCIM). Mr. Johnson has 20 years of experience in commercial real estate brokerage and possesses extensive knowledge of the Texas real estate market, including the specifics of the Hwy 281 corridor.

Keywords: 2804 S Business Hwy 281, San Antonio real estate, commercial property analysis, Texas real estate market, Hwy 281 corridor, property valuation, business opportunities, San Antonio economic development

Introduction:

This report provides a comprehensive analysis of the property located at 2804 S Business Hwy 281, San Antonio, Texas. We will examine its physical characteristics, current use, market value, and potential for future development, considering its location within the larger context of the Hwy 281 corridor and San Antonio's overall economic landscape. The analysis draws upon publicly available data, including property records, market surveys, and economic reports, to offer a data-driven perspective on 2804 S Business Hwy 281.

Property Characteristics:

(This section would require accessing property records. The following is an example based on hypothetical information. Replace this with actual data obtained from public records and reputable sources).

The property at 2804 S Business Hwy 281 is a [Size] square foot building on a [Size] acre lot. It was built in [Year] and is currently used as a [Current Use - e.g., retail space, office building, warehouse]. The building features [Building Features - e.g., number of floors, parking spaces, loading docks]. Its construction materials are primarily [Construction materials]. The property's zoning designation is [Zoning Designation] allowing for [Permitted Uses]. The assessment value, according to the Bexar County Appraisal District, is [Tax Assessment Value].

Market Analysis:

The location of 2804 S Business Hwy 281 offers significant advantages. Business Highway 281 is a major thoroughfare in San Antonio, providing excellent visibility and accessibility. The surrounding area is characterized by [Describe surrounding area – e.g., mixed-use development, residential neighborhoods, commercial centers]. Analyzing comparable properties in the immediate vicinity of 2804 S Business Hwy 281 helps us determine its market value. Using recent sales data, we can estimate the current market value of this property to be approximately [Estimated Market Value]. This estimate considers factors such as location, building condition, size, and current market trends.

Economic Factors Influencing 2804 S Business Hwy 281:

San Antonio's robust economic growth significantly impacts the value of commercial properties like 2804 S Business Hwy 281. The city's diversification across sectors such as healthcare, technology, and tourism contributes to a stable and growing real estate market. Data from the San Antonio Economic Development Foundation will be used to support the analysis of the local market conditions and their impact on the property's value and potential for future development.

Potential for Future Development:

The property at 2804 S Business Hwy 281 presents several opportunities for future development. Depending on the owner's goals, the property could be renovated for its current use, repurposed for a different function, or redeveloped entirely. A detailed analysis of potential redevelopment scenarios, including estimated costs and potential returns, would be included here (This section would require in-depth market research and possibly financial modeling).

Conclusion:

The property located at 2804 S Business Hwy 281, San Antonio, represents a valuable asset with significant potential. Its strategic location on a major thoroughfare, coupled with San Antonio's positive economic outlook, makes it an attractive investment. However, a comprehensive due diligence process, including a detailed site analysis, market study, and financial modeling, is crucial before making any investment decisions. Further research is recommended to assess the property's specific characteristics and potential for future development.

FAQs:

1. What is the current zoning for 2804 S Business Hwy 281? (Answer based on research)
2. What are the comparable properties in the area? (Answer based on research)
3. What is the estimated rental income potential for this property? (Answer based on research)
4. What are the potential risks associated with investing in 2804 S Business Hwy 281? (Discuss market risks, environmental risks, etc.)

5. What are the transportation options near 2804 S Business Hwy 281? (Discuss access to highways, public transportation, etc.)
6. What are the demographics of the surrounding neighborhood? (Discuss population density, age, income levels, etc.)
7. What are the property taxes for 2804 S Business Hwy 281? (Answer based on research)
8. What is the history of the property at 2804 S Business Hwy 281? (Answer based on research)
9. What are the environmental considerations for this property? (Discuss potential environmental hazards or regulations)

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Note: This report is a template. Actual data must be gathered and inserted to complete the report accurately. The specific content of each section will depend heavily on the available information regarding 2804 S Business Hwy 281. Remember to properly cite all sources used.

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