

For Sale on Market

**\$475,000**

Call 7133771022 Today!

## GENERAL DESCRIPTION

**Building Sqft:** 64,147 /

**Lotsize:** 641,465

**MLS# / Area:** KMLSTX-120761

Exceptional opportunity just minutes from San Antonio. This 14.726 acre tract is located outside city limits, offering unrestricted use suitable for commercial, residential, multifamily, agricultural, or mixed-use development. The property is mostly flat, level terrain with naturally occurring "select fill aggregate" (per the owner), presenting a favorable development opportunity. The square-shaped lot with approximately 584 feet of road frontage and over 900 feet of depth make it easy to plan future improvements. Utilities are available at the street (buyer to verify). Beautiful oak trees dot the landscape and a dry creek bed adds character and supports local wildlife. The land provides an inviting setting for outdoor activities while you plan your project or business. Less than 20 minutes to the Toyota Motor Manufacturing facility in South San Antonio (making this property highly visible to workforce and supplier networks) and 10 miles (15 minutes) to Joint Base San Antonio Lackland. Easy access to shopping and recreation. Rural yet accessible: about 15 miles to central San Antonio providing balance of quiet acreage with urban connectivity. This versatile tract offers a rare chance



Presented By  
**Chad Sayles**

Walzel Properties - Spring

7133771022

Listing Broker  
San Antonio Elite Realty

17520 Jackel Rd, Von Ormy, TX 78073

Visit <https://www.har.com/KMLSTX-120761> for more information