



JACKSON KELLER RD. MULTIFAMILY LAND

BETWEEN I-410 AND BLANCO RD ON JACKSON KELLER RD NORTH SIDE ACROSS VIEWRIDGE DR
1207 Jackson Keller Rd, San Antonio, TX 78213



FOR SALE

AVAILABLE LAND
5.65 AC

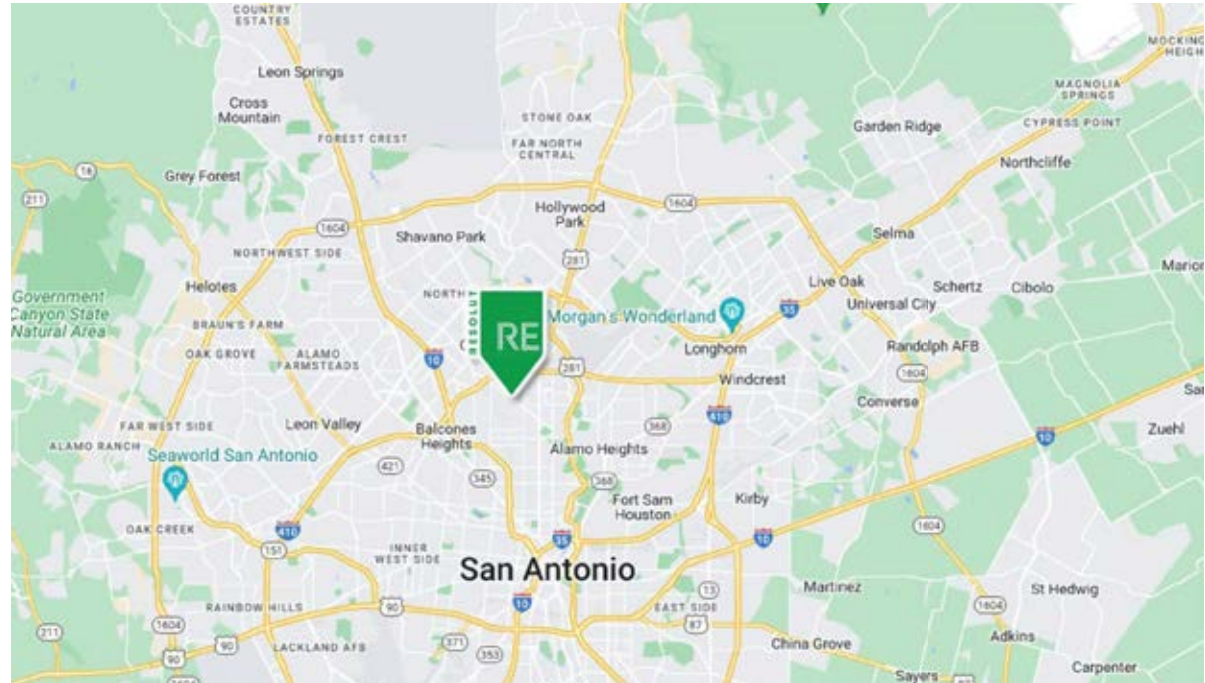
PRICE
\$1,400,000.00
Gemstone has expressed interest in leasing
the units once built. Call for details.

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PRIME 5.65-ACRE DEVELOPMENT OPPORTUNITY IN CASTLE HILL, SAN ANTONIO

This strategically positioned 5.65-acre parcel offers a rare multifamily development opportunity in San Antonio's desirable Castle Hill neighborhood. Located adjacent to an established assisted living community and near Legacy (Lee) High School, this site is well-suited for a 55+ independent living development or a mixed-use residential project.

- **Ideal Location:** Situated **near a thriving senior living facility**, making it an attractive option for 55+ independent living developers. Additionally, proximity to top-rated schools supports a diverse tenant base.
- **Zoned for Duplex & Low-Rise Multifamily:** The site allows for a flexible residential development, accommodating a mix of independent senior living, duplexes, or traditional multifamily units. 1.6 AC along the NE property line is zoned for duplexes and can be rezoned to multifamily
- **Proposed Multifamily Concept:**
 - Hypothetical design supports **118 units**, averaging **813 SF per unit** (mix of 1BR & 2BR layouts).
 - **57,500 SF footprint** with **33% lot coverage** provides ample room for community spaces and amenities.
 - **177 parking spaces and common areas, including a pool**, are factored into the concept.
- **Flexible Development Strategies:** The owner is open to various approaches, including:
 - **Targeting 55+ independent living developers** due to the site's adjacency to assisted living.
 - **Replatting to separate the duplex-zoned area** for alternative development or sale.
- **Existing Structures:** Two buildings are slated for demolition, though a durable metal structure could potentially be repurposed to reduce costs and accelerate development.



AREA TRAFFIC GENERATORS



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DEMOGRAPHIC SNAPSHOT 2025



126,235
POPULATION
3-MILE RADIUS



\$97,373.00
AVG HH INCOME
3-MILE RADIUS



117,150
DAYTIME POPULATION
3-MILE RADIUS



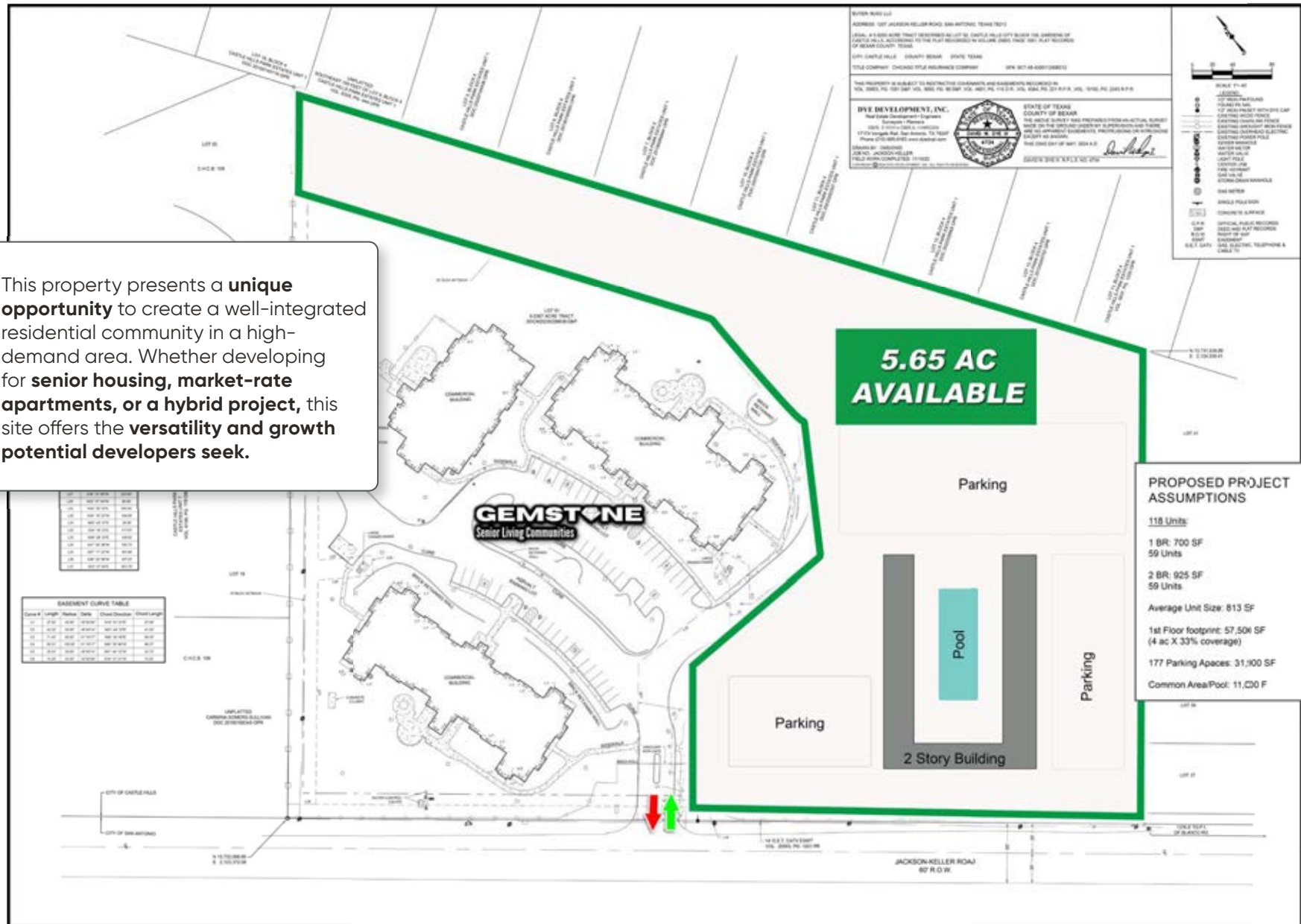
TRAFFIC COUNTS
Jackson Keller Rd: 14,020 VPD
(Costar 2025)

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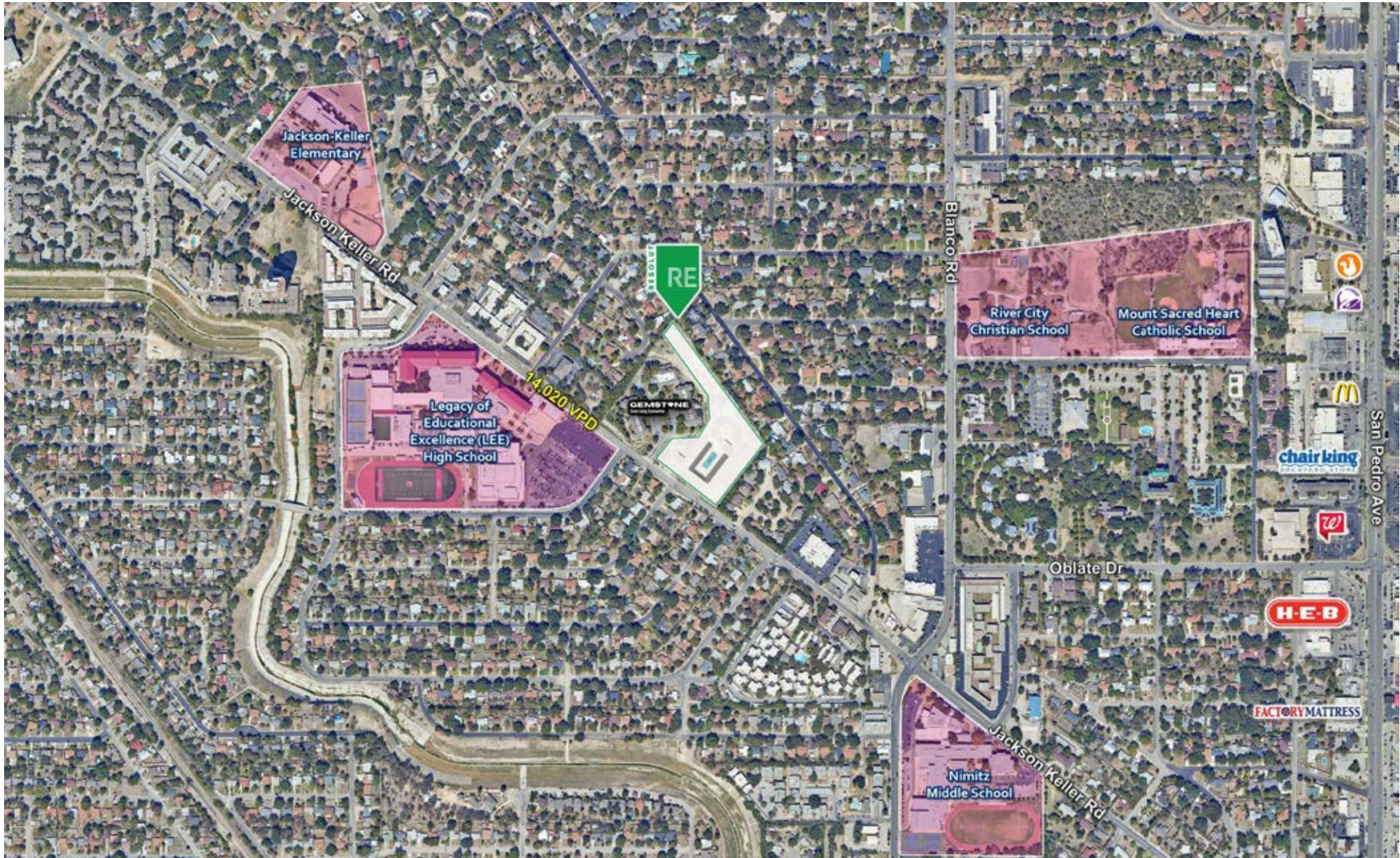
This property presents a **unique opportunity** to create a well-integrated residential community in a high-demand area. Whether developing for **senior housing, market-rate apartments, or a hybrid project**, this site offers the **versatility and growth potential** developers seek.



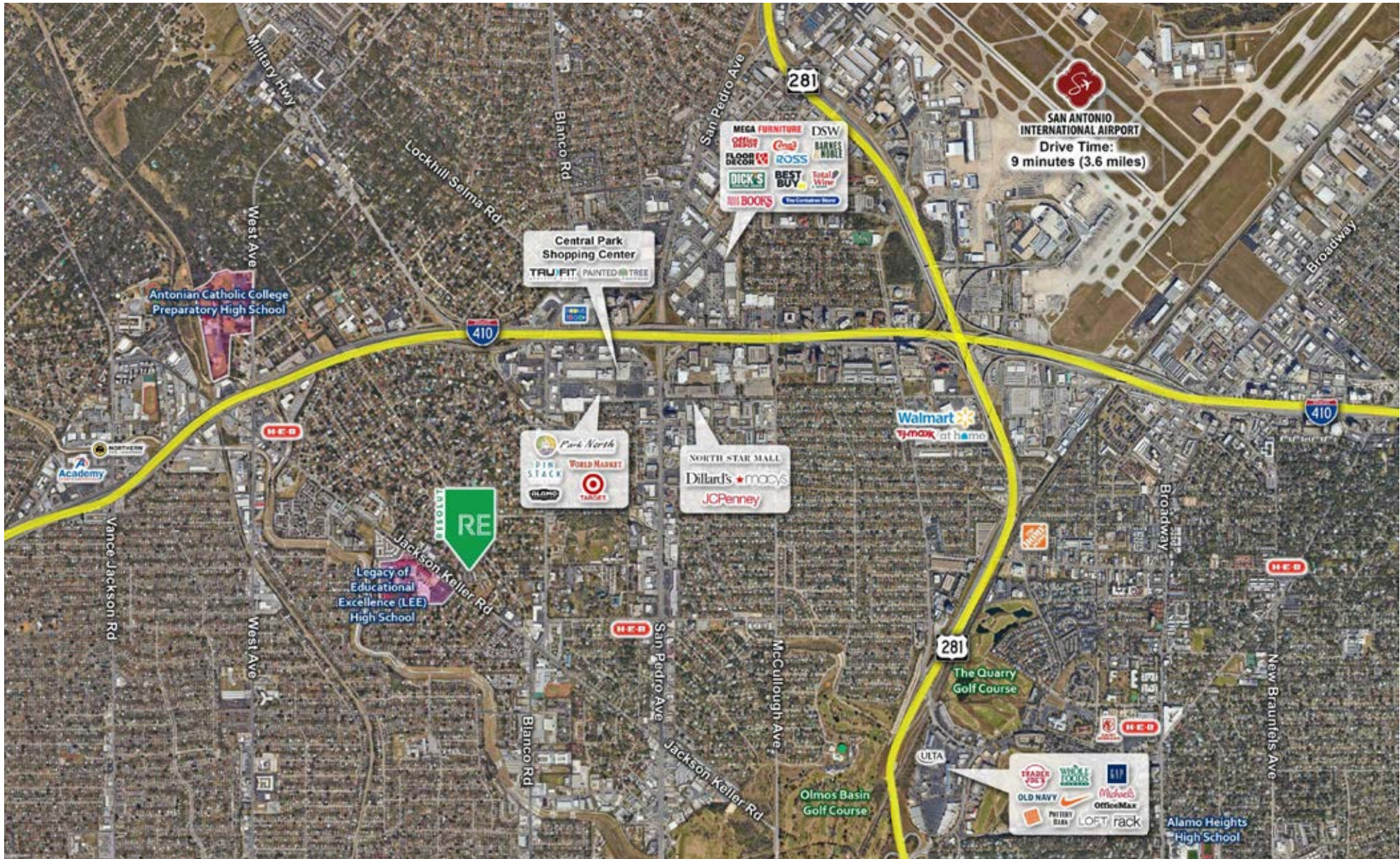
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Buyer/Tenant/Seller/Landlord Initials

Date