

## 1.8+/- AC Zoned C3 | Westover Hills & Hwy 151

Town Center Drive, San Antonio, TX 78251



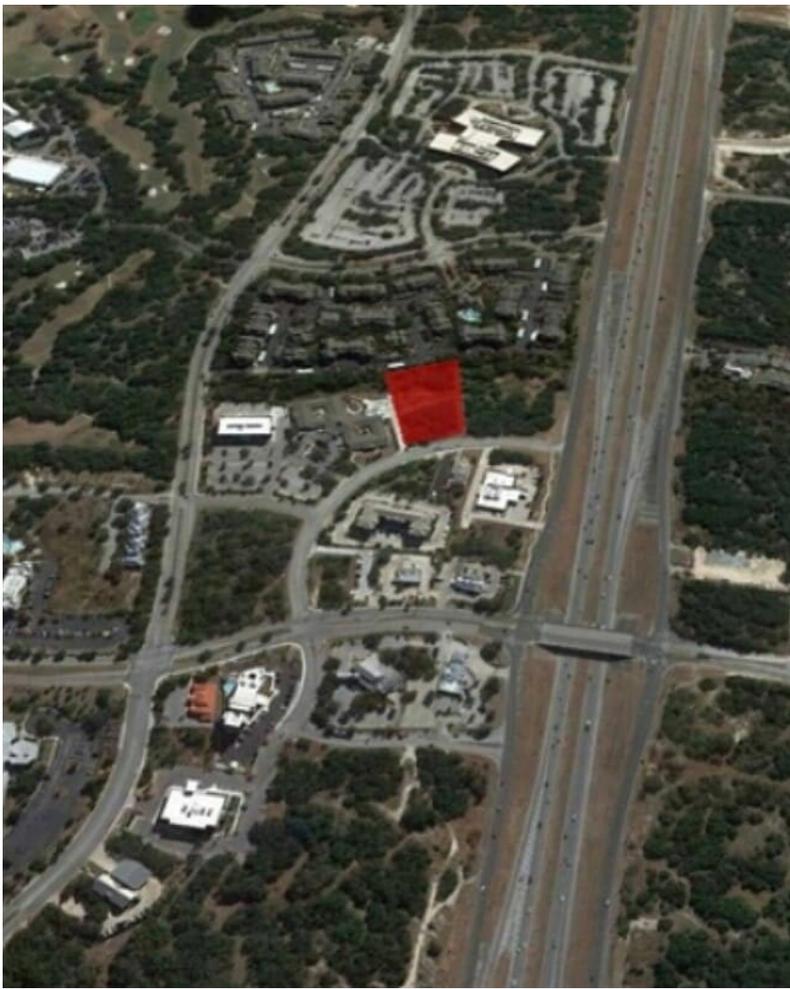
**Matin Tabbakh**

SA Commercial Realty

6827 Camp Bullis Rd, Suite 2, San Antonio, TX 78256

[matin@sacommercialrealty.com](mailto:matin@sacommercialrealty.com)

(210) 776-1500



# 1.8+/- AC Zoned C3 | Westover Hills & Hwy 151

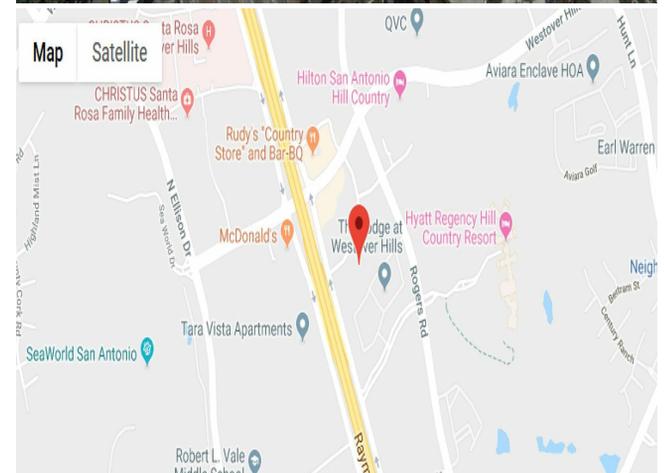
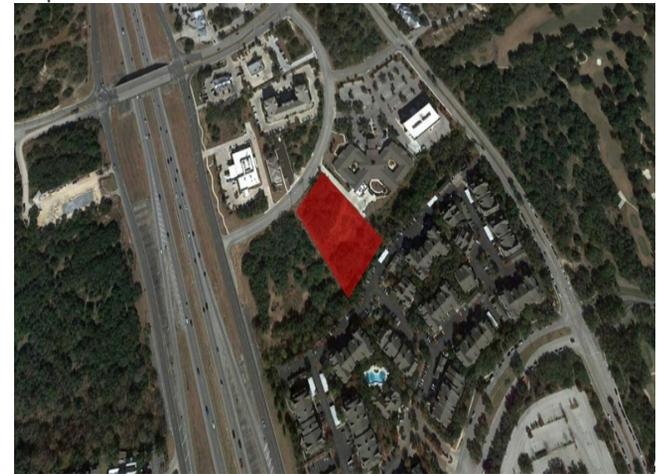
Upon Request

**LOCATION:** Prime spot just off Hwy 151 and Westover Hills Blvd, near Westover Hills Christus Santa Rosa and SeaWorld.

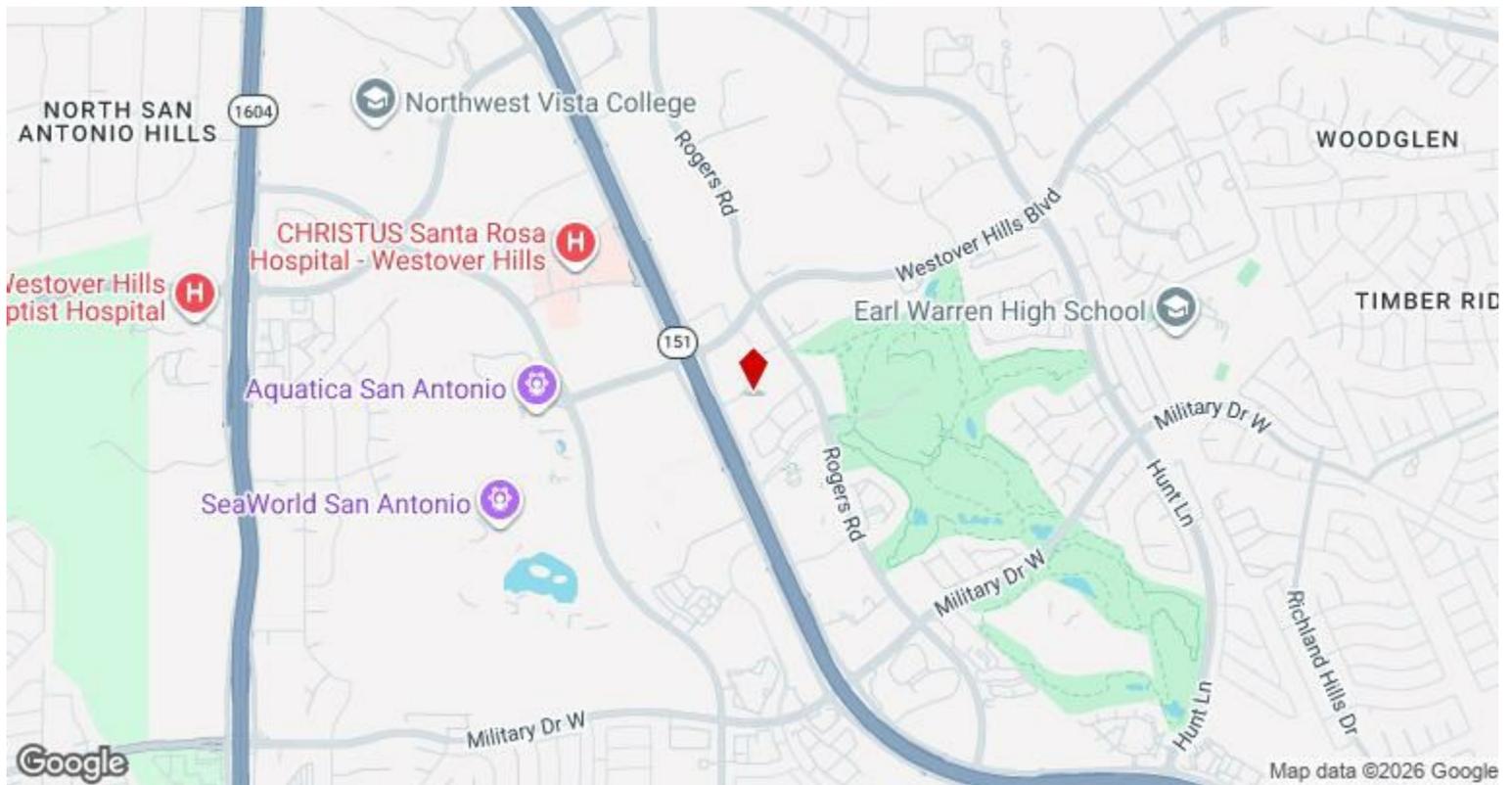
**ZONING:** C3 - allowing for diverse uses including hospitality, general or medical office, retail, or mixed-use...

1.8+/- Acres, zoned C3, grandfathered and entitled under the previous COSA tree ordinance....

- Prime Location Within 1 Mile from Seaworld gates
- 1.8+/- Acres Total | C3 Zoning
- Grandfathered under past COSA Tree Ordinance.
- Booming NW Corridor w/ Many New Developments Nearby
- Just off TX-151 between Loop 410 and Loop 1604
- Across from Christus Santa Rosa Hospital and Baptist ER



Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	1.80 AC
Sale Conditions:	[object Object]
No. Lots:	1
Zoning Description:	C3
APN / Parcel ID:	17642-009-0030



## Town Center Drive, San Antonio, TX 78251

**LOCATION:** Prime spot just off Hwy 151 and Westover Hills Blvd, near Westover Hills Christus Santa Rosa and SeaWorld.

**ZONING:** C3 - allowing for diverse uses including hospitality, general or medical office, retail, or mixed-use developments.

**SPECIAL FEATURES:** This is the last available commercial lot in the Westover Town Center. The property benefits from the previous developer-friendly San Antonio tree ordinance, which permits a higher Floor Area Ratio (FAR) and greater development potential.

**OPPORTUNITY:** Ideal for businesses, developers or investors; looking to capitalize on highly desirable location and proximity to major landmarks and amenities. Well developed area and utilities at the curb.