



**MEDIO CREEK**

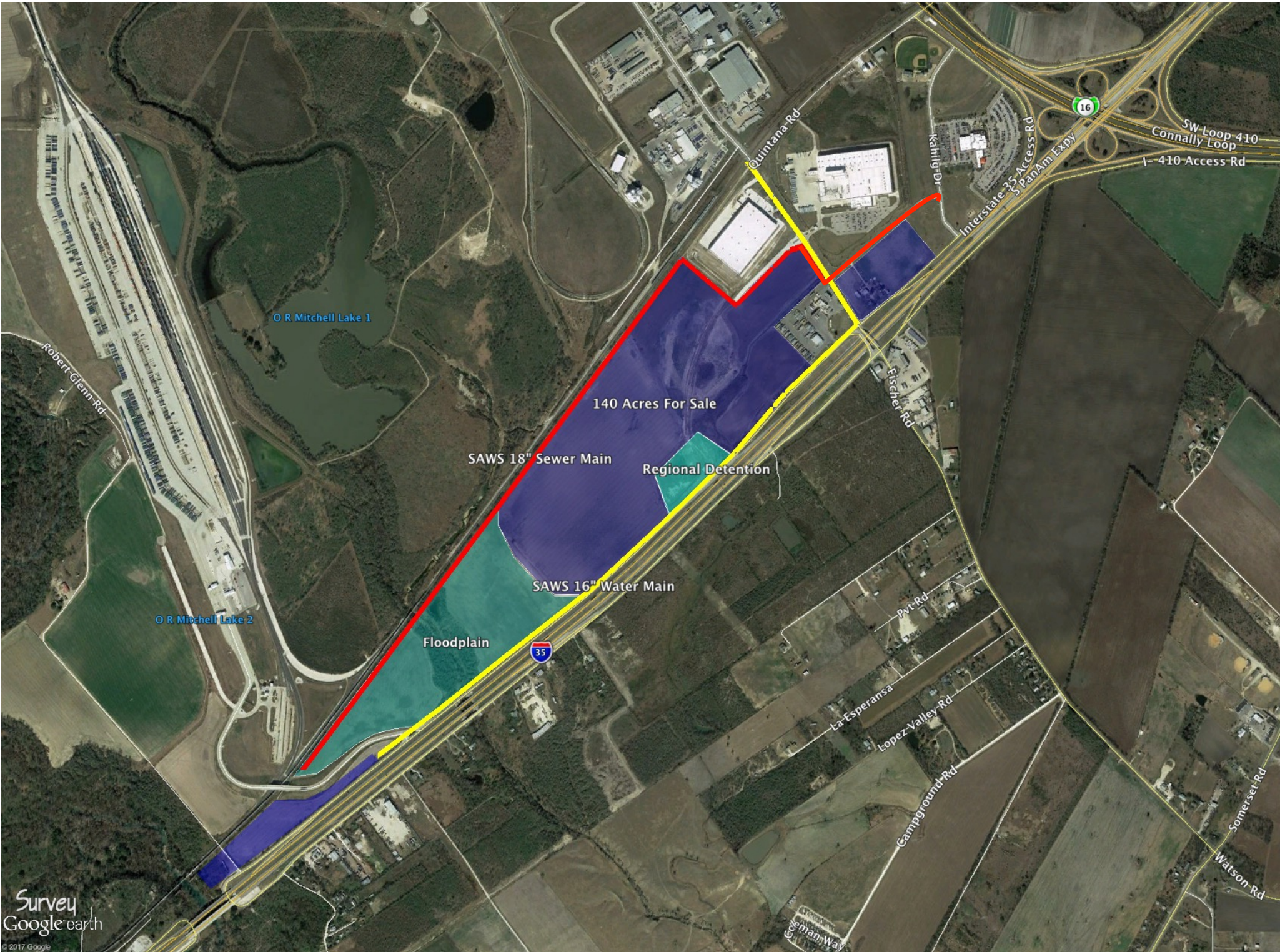
**BUSINESS PARK**



## Medio Creek Business Park Property Summary

Property:	300 acres located on IH-35 South from Fischer Road south to the Medina River.
Access:	Access to the Property from both northbound and southbound traffic on IH-35 is by the Fischer Road and the Medina River exit ramps. Access from the Property back onto IH-35 is by the Fischer Road intersection or the southbound entrance ramp located down the access road and northbound by way of the Medina River turnaround.
Zoning:	The Property has been recently annexed into the City of San Antonio. As such the property is subject to industrial zoning.
Water:	A SAWS 16-inch water line exists along Fischer Rd. and along the I-35 frontage from Fischer Rd. to the Union Pacific Intermodal entrance bridge.
Sanitary Sewer:	A SAWS 18-inch Sanitary Sewer Main is located on site.
Gas and Electricity:	Gas and Electric service is available to the site at Fischer Road
Telephone:	Telephone and fiber optic cable is available to the site
Vested Rights:	The Property has Vested Rights back to August 2008.
Fischer Road Expansion:	Fischer Road has been recently expanded and upgraded to four-lanes.

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O R Mitchell Lake 1

Robert Glenn Rd

O R Mitchell Lake 2

140 Acres For Sale

SAWS 18" Sewer Main

Regional Detention

SAWS 16" Water Main

Floodplain

35

16

Quintana Rd

Kahrig Dr

Interstate 35 Access Rd  
S PanAm Expy

SW Loop 410  
Connally Loop  
I-410 Access Rd

Fischer Rd

Pvt Rd

La Esperanza

Lopez Valley Rd

Campground Rd

Somerset Rd

Watson Rd