



Cresta Bella Commercial

IH-10 & Camp Bullis, San Antonio, TX 78257



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(210) 829-5088



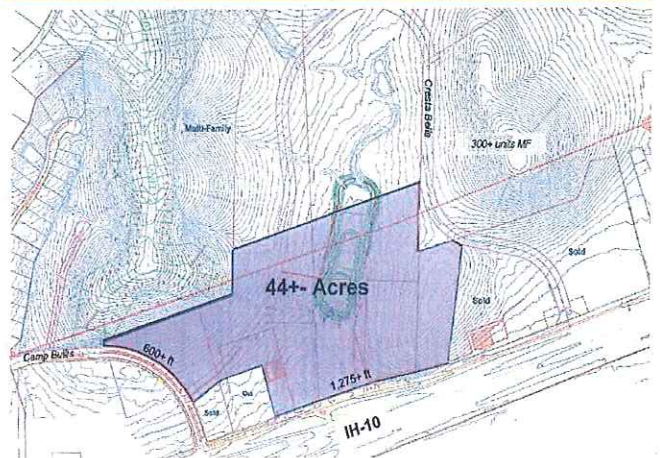
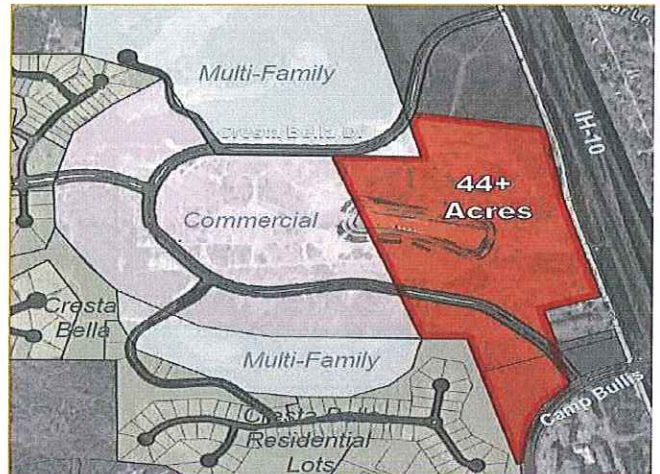
Cresta Bella Commercial

Upon Request

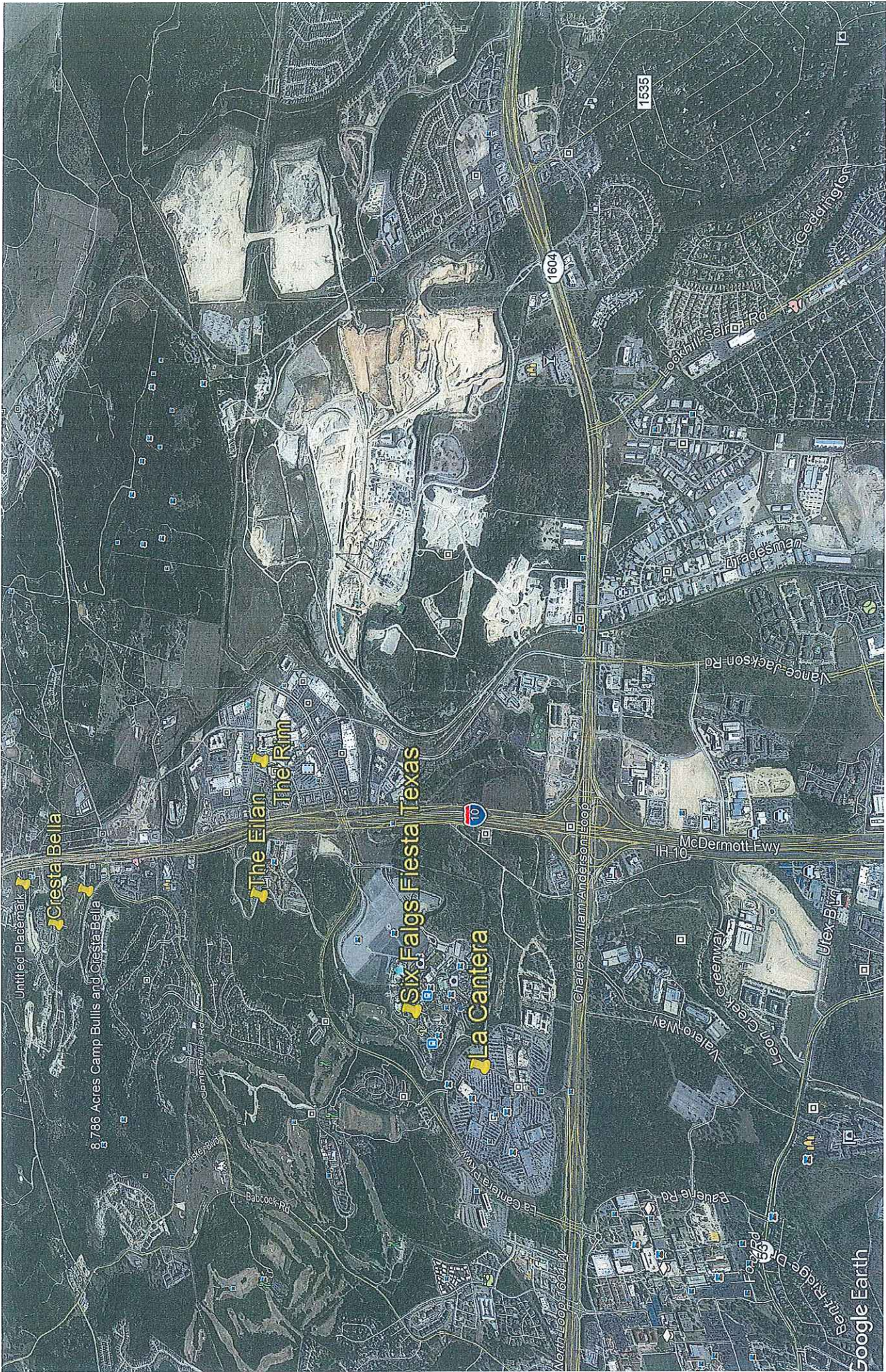
Great location. IH-10 Corridor. Great Demographics. The property is ready to be subdivided to include office complexes, retail centers, pad sites, and multi-family. IH-10 frontage at Cresta Bella and Camp Bullis corner. All utilities are at the property.

Iconic hill top sit, pad sites located in San Antonio on the IH-10 corridor, part of mixed use master planned development of Cresta Bella. Zoning is C-2 and C-3 of IH-10 West Frontage, with great visibility, high traffic counts, excellent demographics & proximity to employers,...

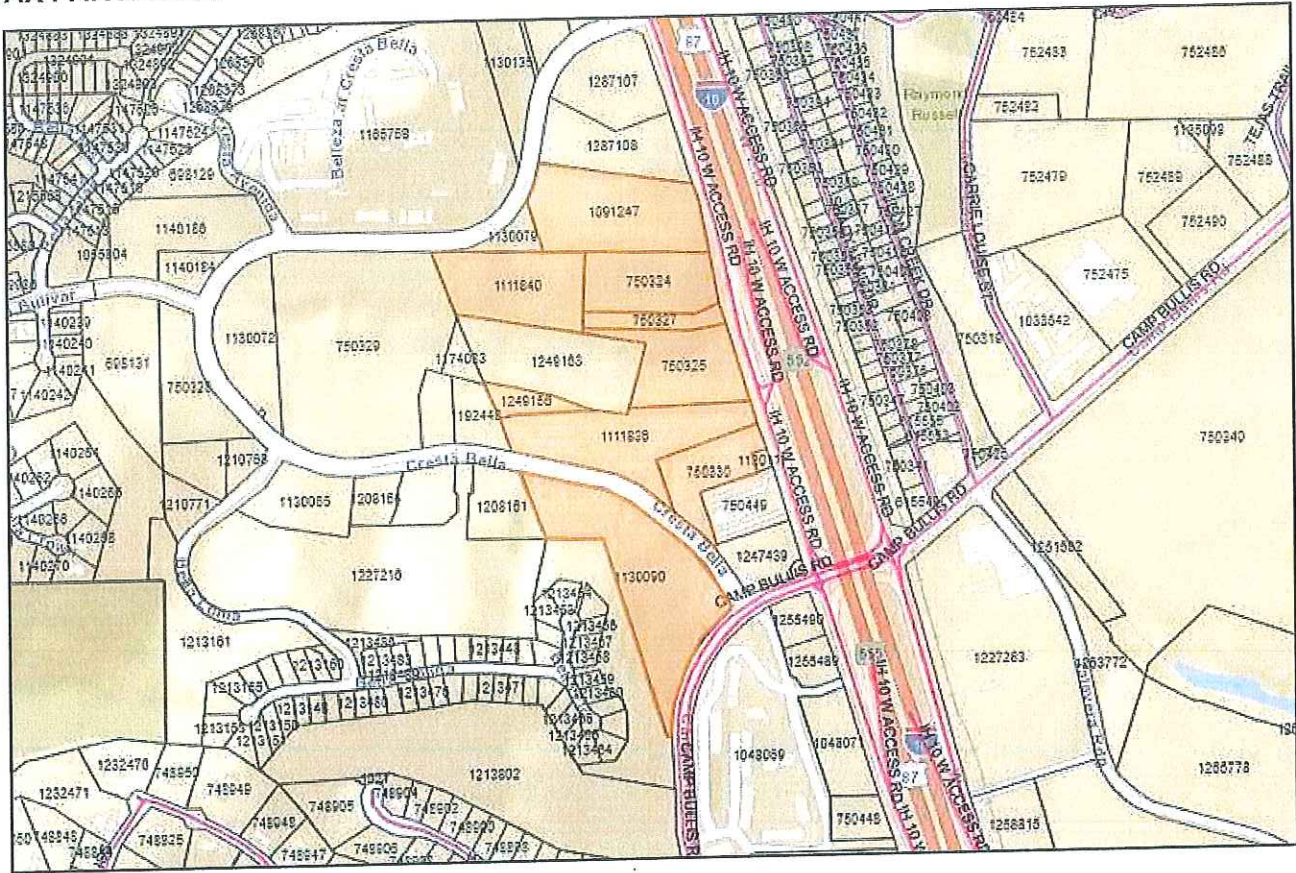
New Owner ready sell parcels. Large or small tracts. Perfect for Office Complex, Retail, Medical, Multi-Family. 38.274 Acres multi-parcel tract of vacant commercial land with Frontage along the Northwest side of IH-10. An 8.76 acre tract is separated by Cresta Bella Drive....



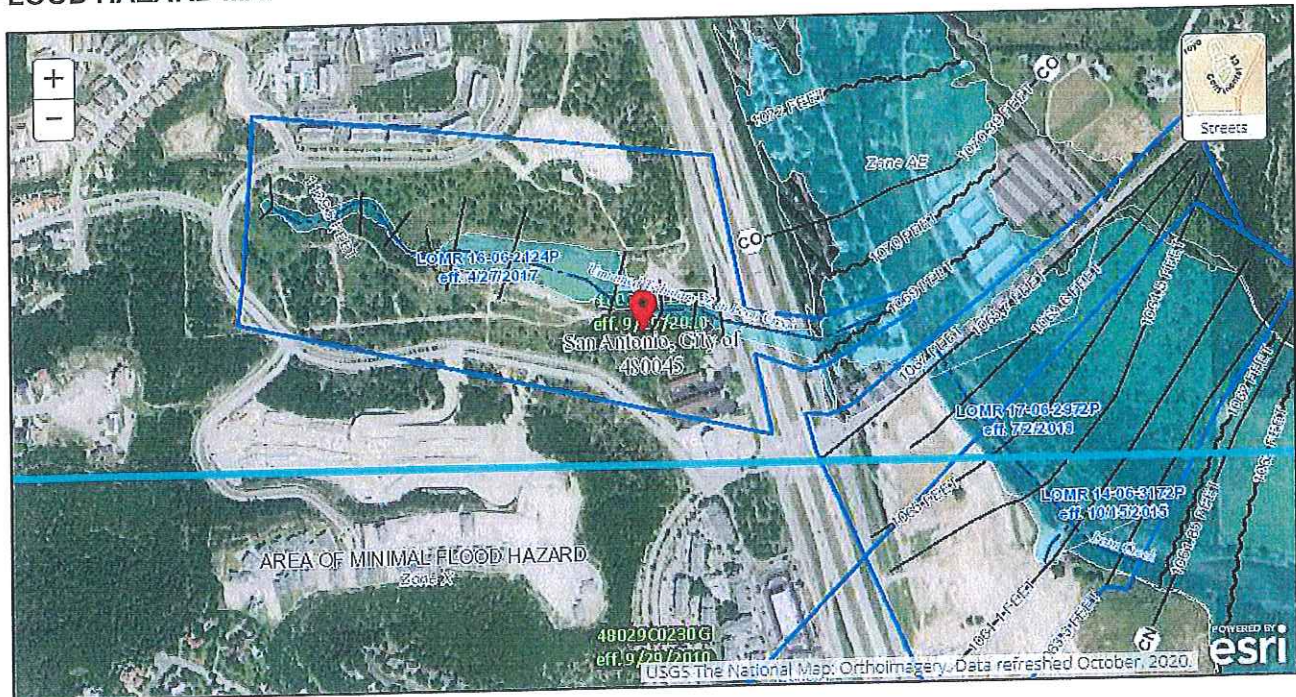
Price:	Upon Request
Property Type:	Land
Property Subtype:	Commercial
Proposed Use:	Commercial
Sale Type:	Investment
Total Lot Size:	38.00 AC
No. Lots:	1
Zoning Description:	C-3 & C-2
APN / Parcel ID:	34725-000-0281



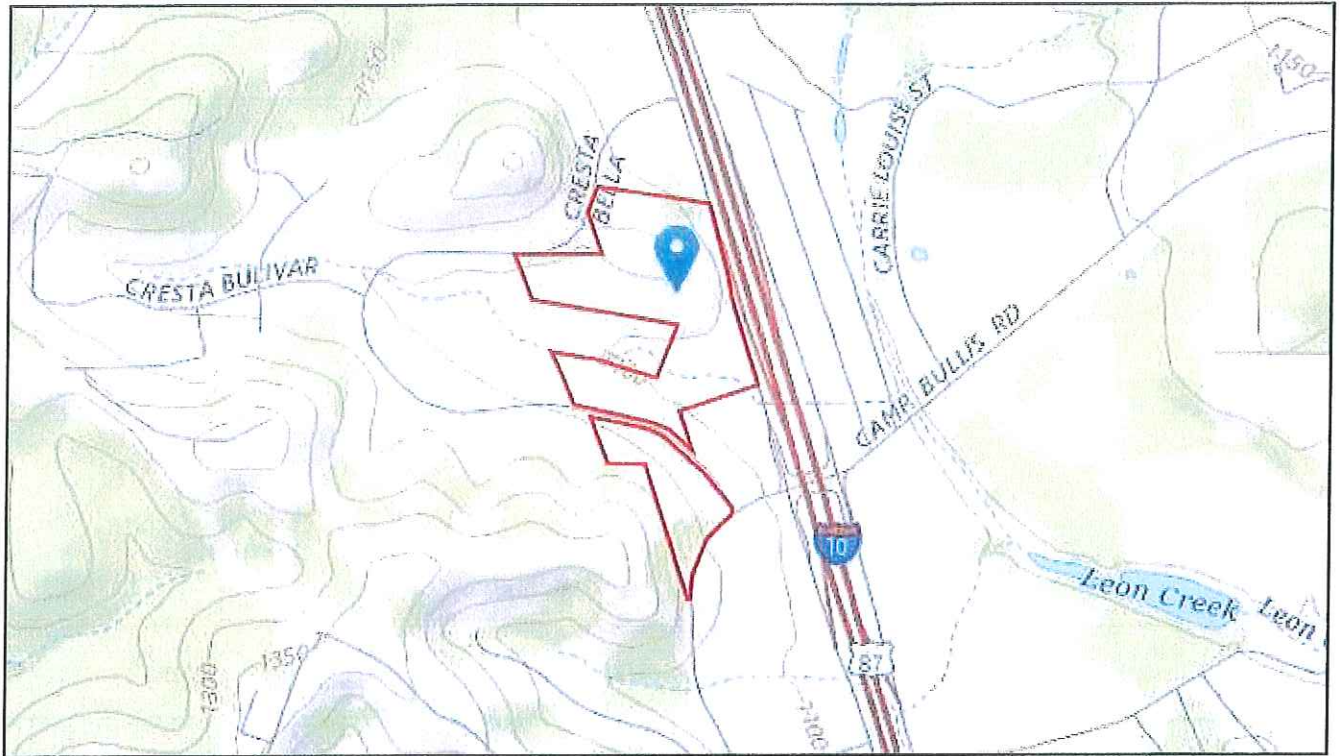
TAX PARCEL MAP



FLOOD HAZARD MAP



TOPOGRAPHIC MAP

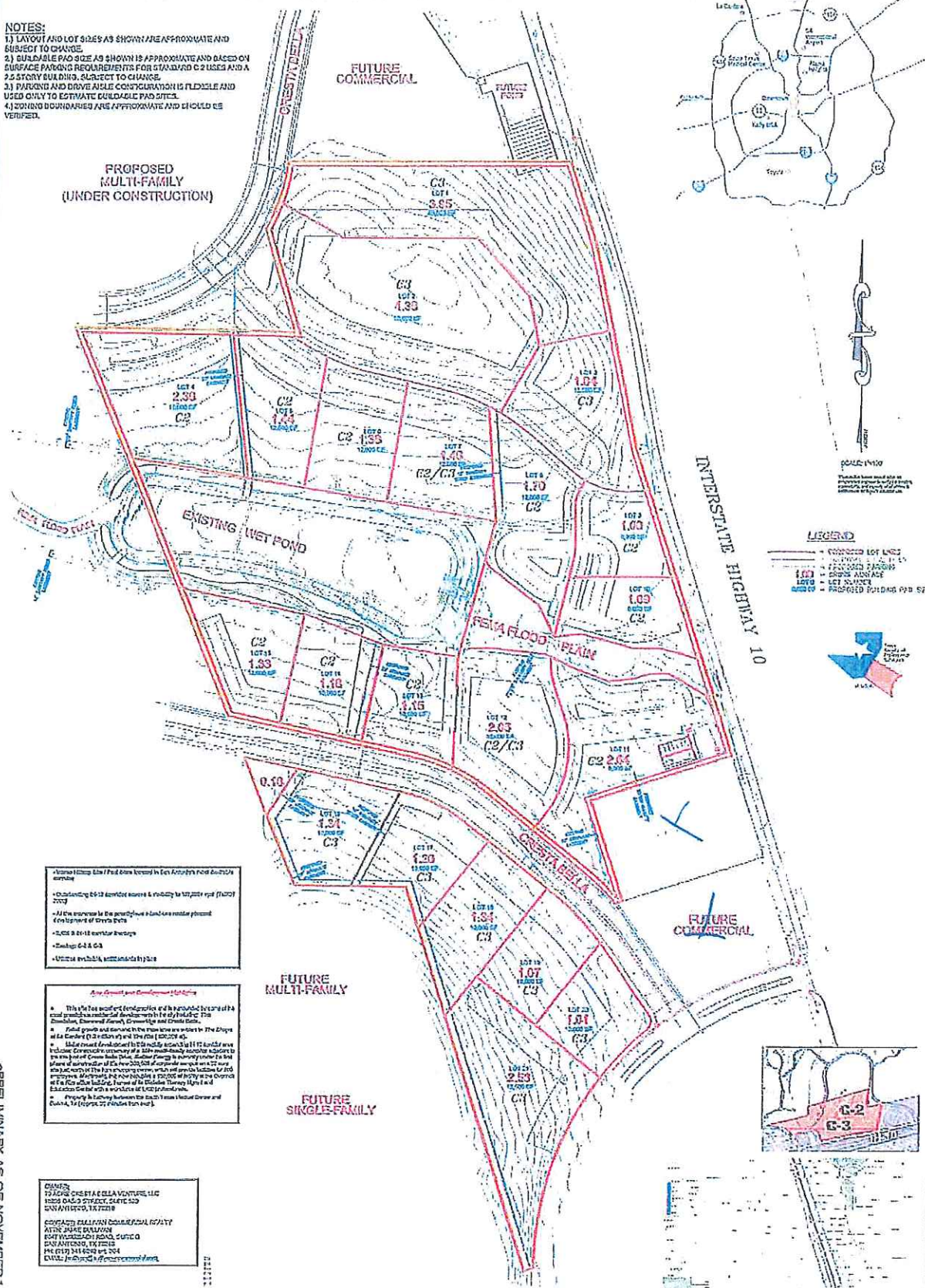


PRELIMINARY COMMERCIAL LAYOUT PLAN

- NOTES:**
- 1) LAYOUT AND LOT SIDES AS SHOWN ARE APPROXIMATE AND SUBJECT TO CHANGE.
 - 2) BUILDABLE PAD SIZE AS SHOWN IS APPROXIMATE AND BASED ON SURFACE PAVING REQUIREMENTS FOR STANDARD C2 USE AND A 2.5 STORY BUILDING. SUBJECT TO CHANGE.
 - 3) PARKING AND DRIVE AISLE CONFIGURATION IS FLEXIBLE AND USED ONLY TO ESTIMATE BUILDABLE PAD SIZES.
 - 4) ZONING BOUNDARIES ARE APPROXIMATE AND SHOULD BE VERIFIED.



PROPOSED MULTI-FAMILY (UNDER CONSTRUCTION)



LEGEND

- PROPOSED LOT LINES
- EXISTING LOT LINES
- PROPOSED DRIVEWAYS
- DRIVE ADVICE
- LOT SIZES
- PROPOSED BUILDING FOOTPRINT

- Assume existing 24" x 12" manholes in San Antonio Road Section 4
- Outstanding 60-12 recorded easements to 10/20/10 (10/20/10 2007)
- All the easements for the proposed easements and easements for easements of 60-12
- Easements 60-12 easements
- Easements 60-12 easements

Area of Interest - Commercial Development

This site is located in the area of the proposed development of the Cresta Bella Commercial Development and is located in the area of the proposed development of the Cresta Bella Commercial Development and is located in the area of the proposed development of the Cresta Bella Commercial Development.

OWNER:
 12 CRESTA BELLA VENTURE, LLC
 12000 DALLAS STREET, SUITE 200
 DALLAS, TEXAS 75244

DESIGNER:
 KAVANAUGH CONSULTING, LLC
 10000 W. WYATT ROAD, SUITE 200
 DALLAS, TEXAS 75244
 PHONE: (214) 342-1234
 EMAIL: info@kavnaugh.com

PRELIMINARY AS OF NOVEMBER 1, 2011

FOR REVIEW

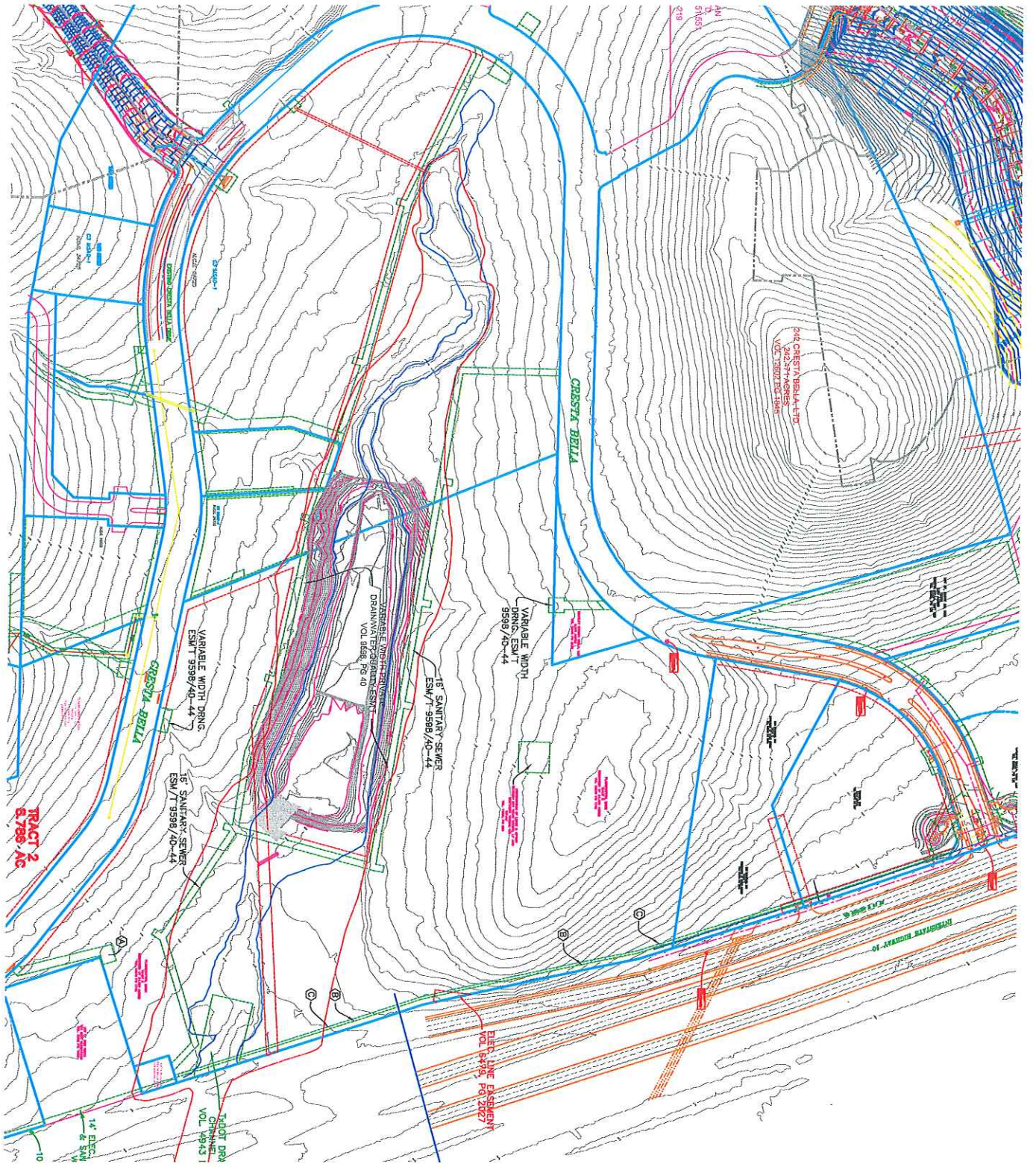
Scale:	As Shown
Designed by:	MSK
Checked by:	MSK
Date:	NOVEMBER 2011
Project No.:	11-071.01

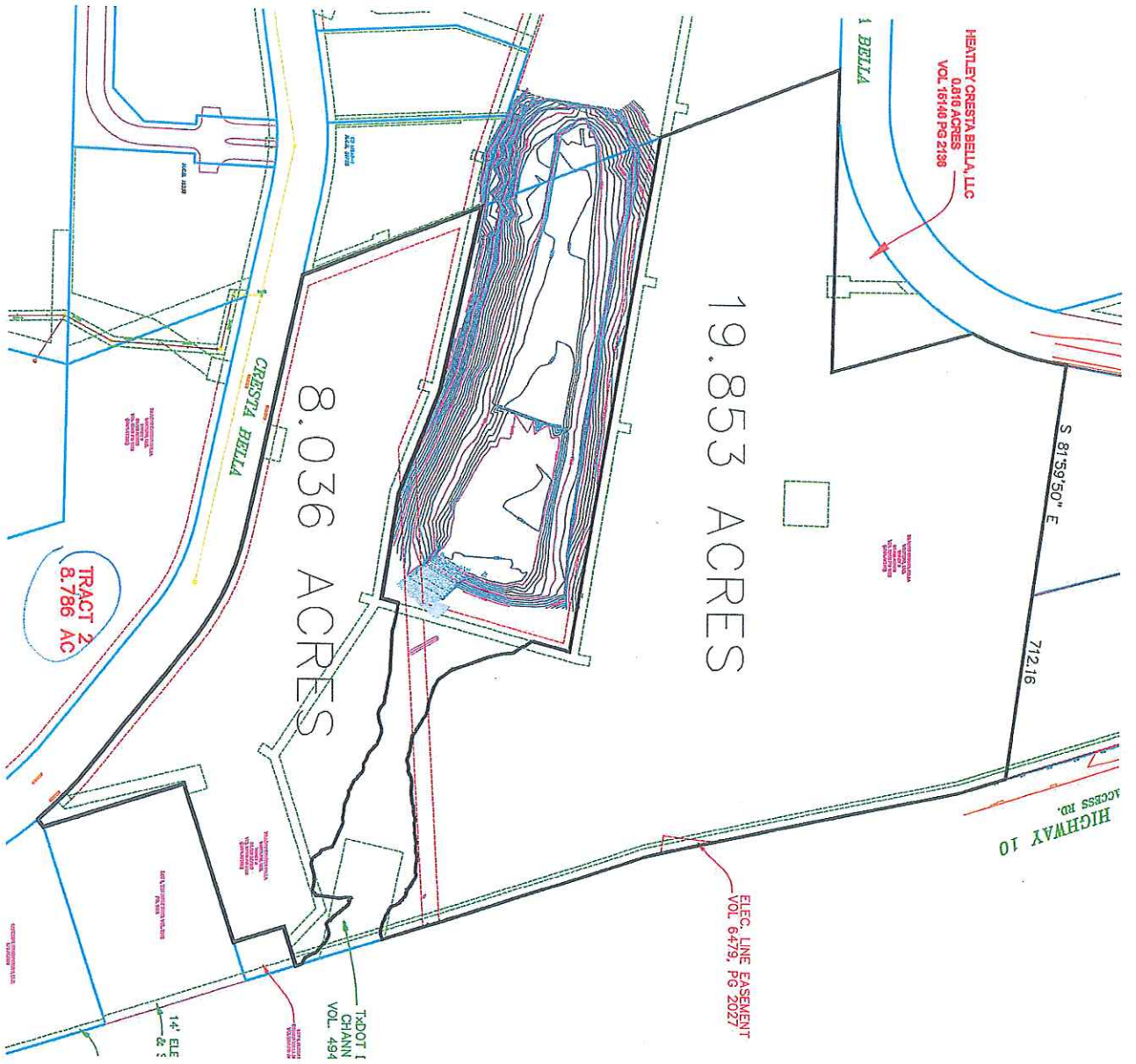
PRELIMINARY COMMERCIAL LAYOUT

**CRESTA BELLA
 38-ACRE COMMERCIAL
 SAN ANTONIO TEXAS**

BAKER ENGINEERING, INC.
 10000 W. WYATT ROAD, SUITE 200
 DALLAS, TEXAS 75244
 PHONE: (214) 342-1234
 EMAIL: info@bakereng.com

KAVANAUGH CONSULTING, LLC
 10000 W. WYATT ROAD, SUITE 200
 DALLAS, TEXAS 75244
 PHONE: (214) 342-1234
 EMAIL: info@kavnaugh.com





Cresta Bella

Future

Belleza Apartments

COMMERCIAL

13 ACRES MULTI-FAMILY

LA CIMA

Drake Commercial Group
(210)402-6363

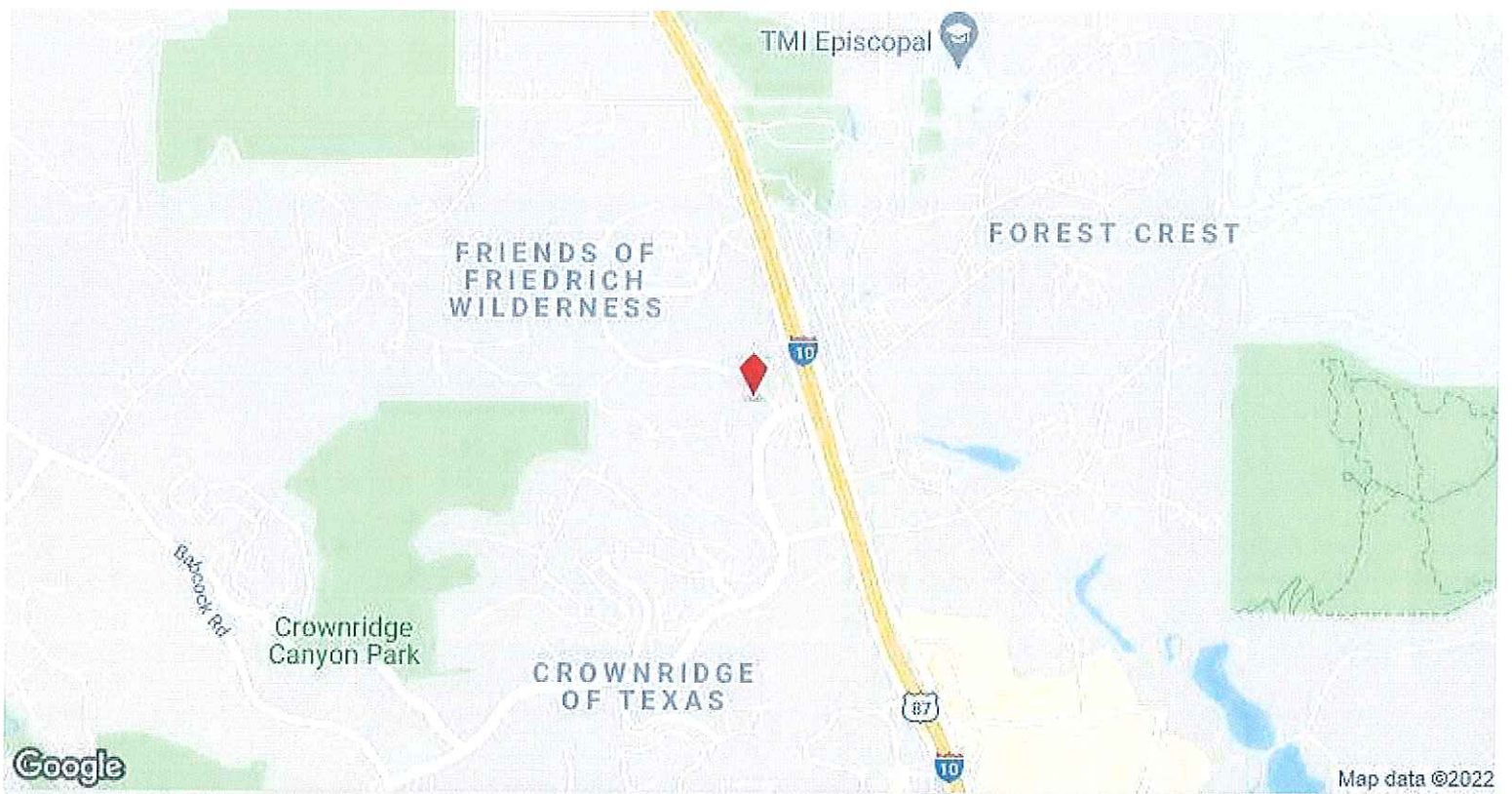
[Directions »](#)

[Individual lots for sale—available to homeowners or builders »](#)

Drake Commercial Group

Drake Commercial Group • Travis Bauer
210 402 6363 • www.drakecommercial.com

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Property Photos



Other



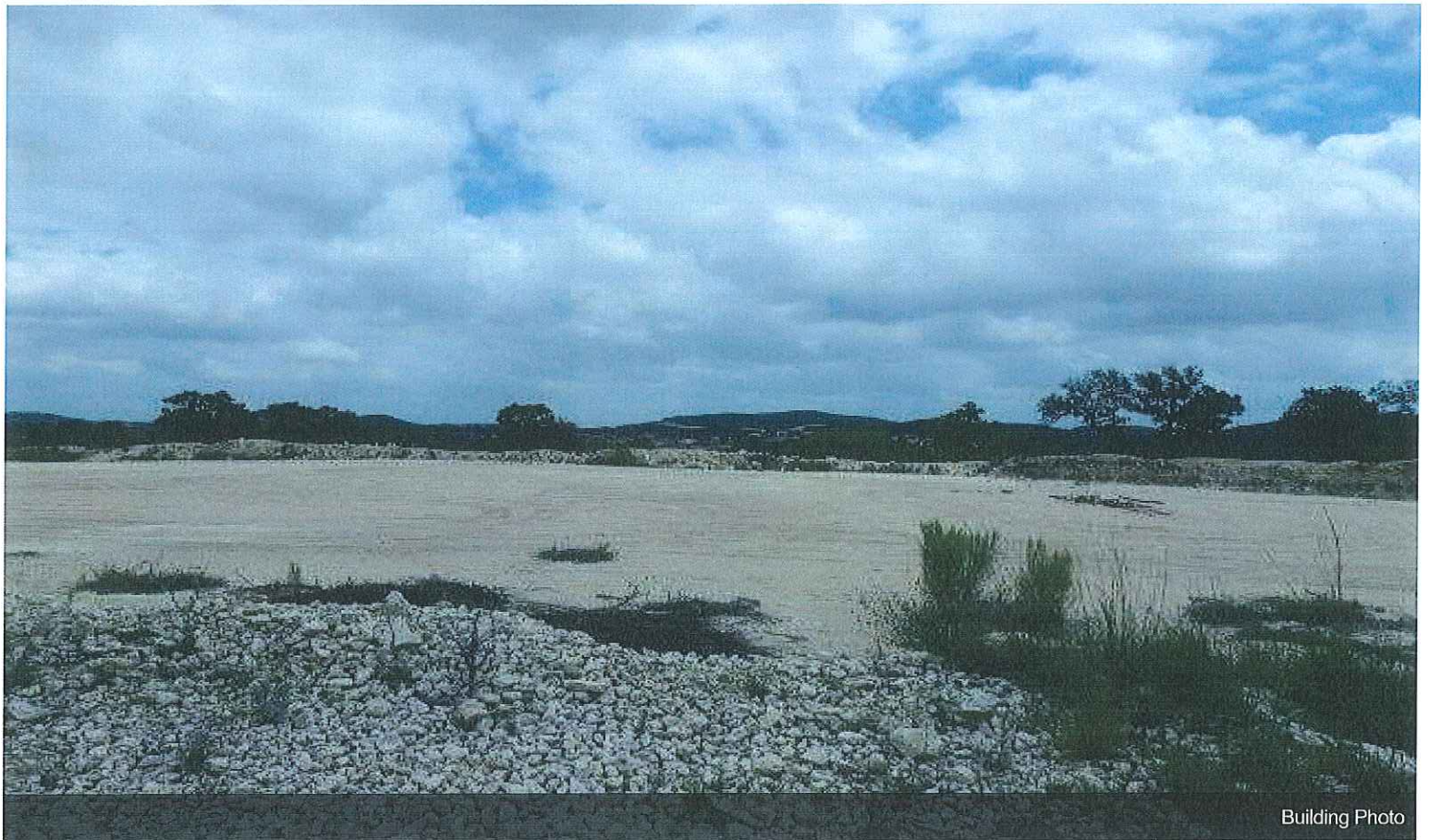
Building Photo

Property Photos



8.76
Acres

Property Photos



Building Photo

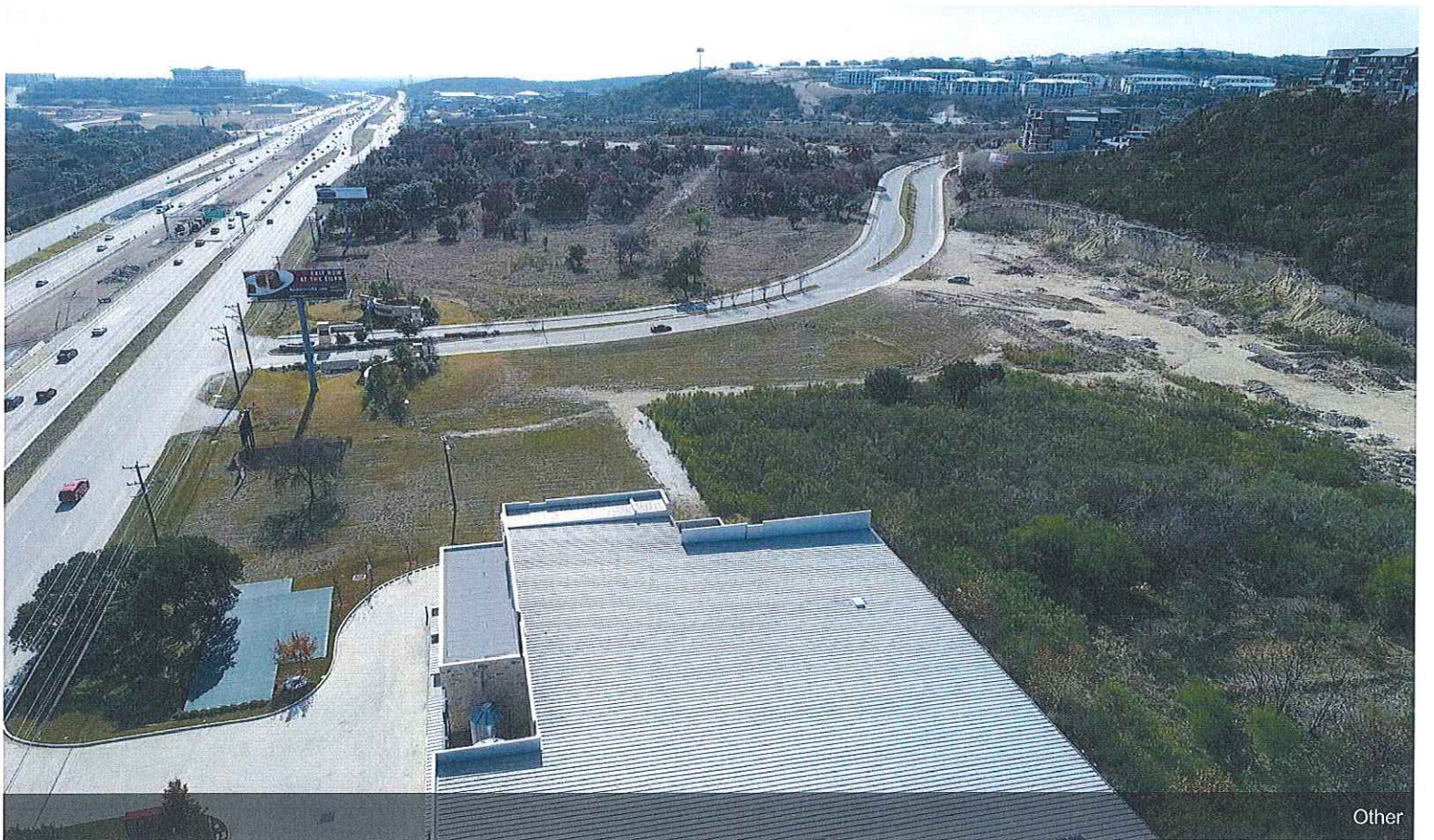


Building Photo

Property Photos



Building Photo

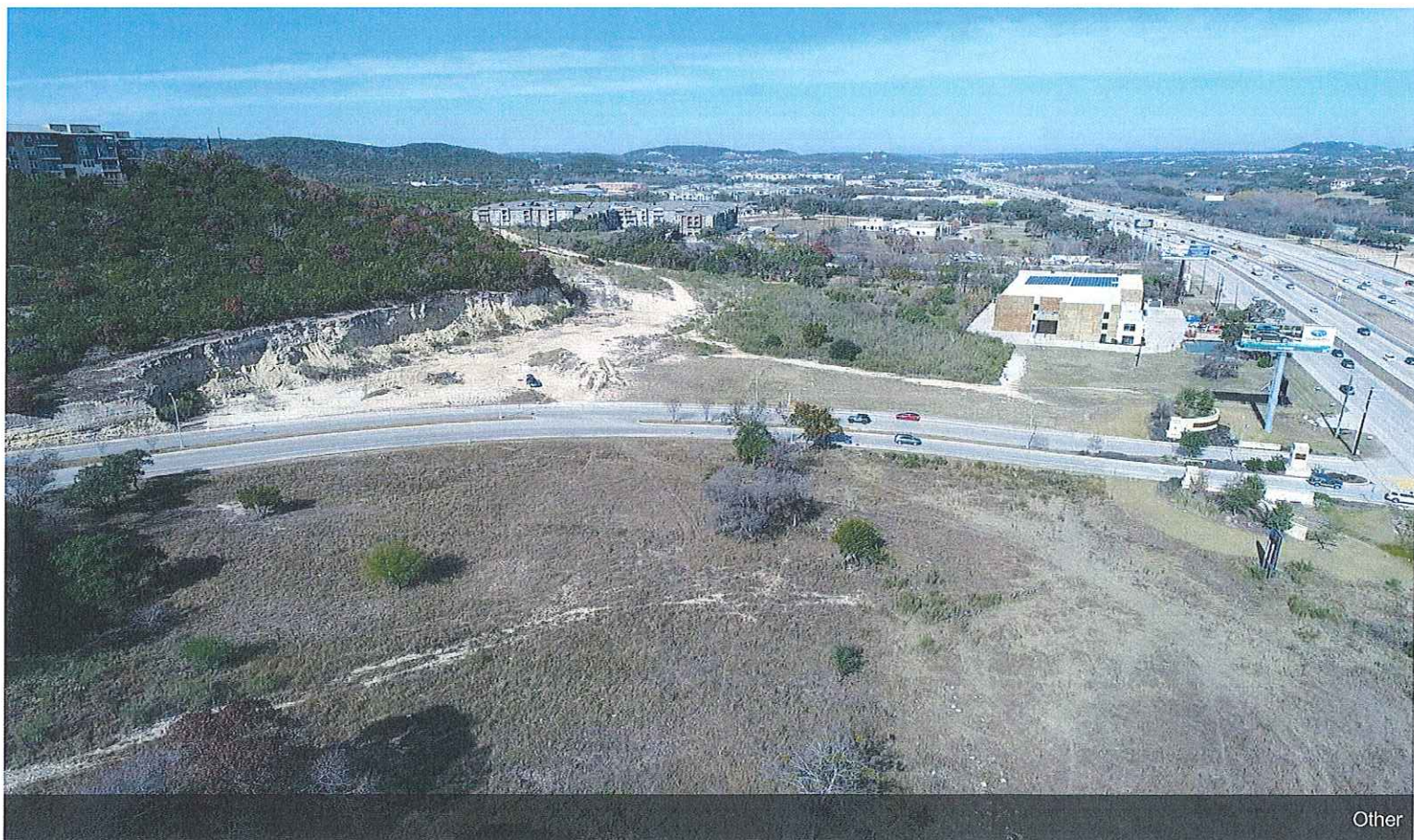


Other

Property Photos



Other



Other

Property Photos

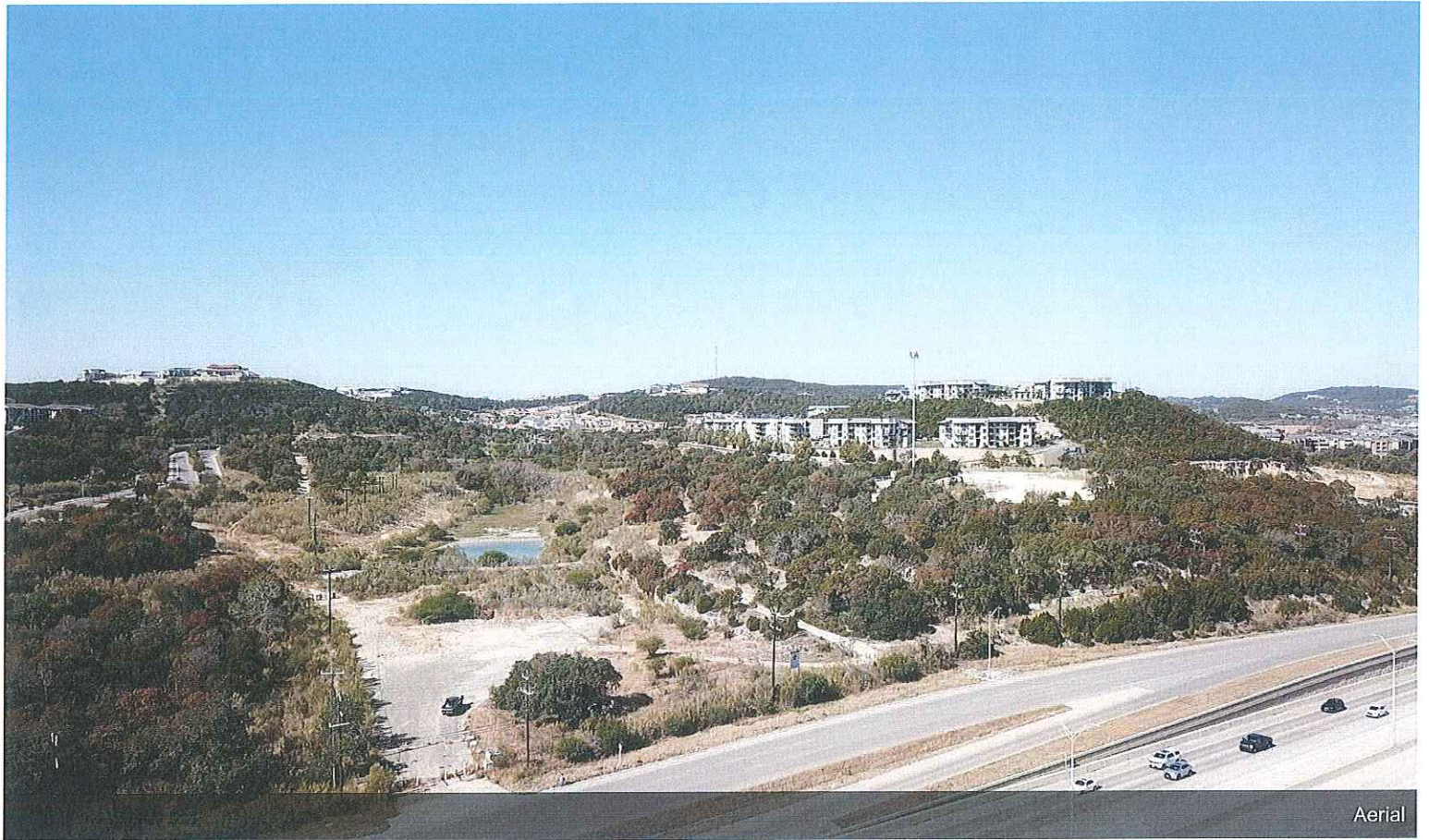


Other



Aerial

Property Photos



Aerial