



6.939 ACRES

Available For Sale/Lease

**SE CORNER OF RAY ELLISON
BOULEVARD AND MEDINA ROAD**

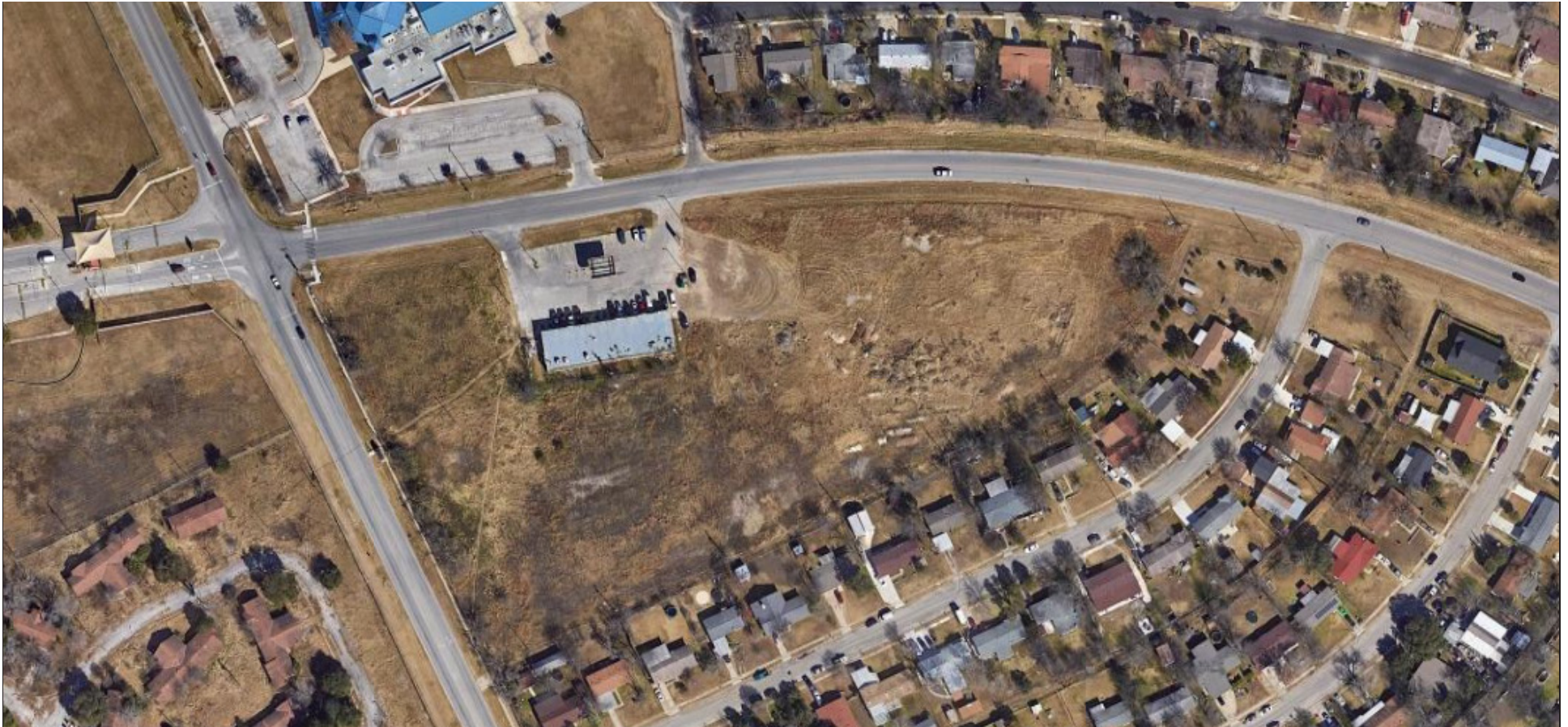
**7714 MEDINA BASE ROAD 1
SAN ANTONIO, TX 78227**



LOCATION OVERVIEW

HIGHLIGHTS

This site makes a perfect mixed-use development that is in an active corridor with large anchor tenants and major employers. Surrounded by plenty of roof tops and amenities: H-E-B, Walmart, Gold's Gym, Banks, Hotels, and more. Conveniently located between JBSA-Lackland Air Force Base Main Gate and Medina Training Annex. Lackland houses 24,000 Active-Duty members, 10,000 Department of Defense Civilians, 11,000 Contractors, and trains 35,000 recruits and over 4,000 foreign military students annually.



RENDERINGS

LOT AREA

Lot 1 - 0.975 Acres
Lot 2 - 5.4891 Acres
Lot 3 - 0.475 Acres
TOTAL - 6.9391 Acres

BUILDING AREAS

Lot 1 - 8,000 SF Retail/Mixed Use
Lot 2 - 170,000-200,000 SF Multi-Family
Lot 3 - 3,500-5,000 SF Retail

UNIT TABULATION

1 Bedroom - 70 Units
2 Bedroom - 52 Units
3 Bedroom - 8 Units
TOTAL - 130 Units

5.48 Acres with 26 Units/Per Building

PARKING REQUIREMENTS

Lot 1 - 1 Per 300 SF-27 Parking Spaces Required
(Approx. 62 parking spaces shown)
Lot 2 - 2 Per Unit-Approx. 260 Parking Spaces Required
Lot 3 - 1 Per 300 SF-Approx. 12 Parking Spaces Required

Fast Food - 1 Per 150 SF
Restaurant - 1 Per 100 SF



LOCATION



Contact Broker For Asking Price/Rate



Contact Information

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