



±5.74
ACRE SITE

4814 IH-10 E

±5.74 AC OF UNDEVELOPED LAND FOR SALE ALONG THE IH-10
CORRIDOR IN SAN ANTONIO, TX

CBRE

EXECUTIVE SUMMARY

Positioned along the high-traffic IH-10 corridor, 4814 IH-10 E in San Antonio offers 5.74 acres of platted, I-1 zoned land primed for industrial or IOS development. With TXDOT-approved driveway access directly from IH-10 and secondary access via Stout Drive, the site ensures excellent connectivity and logistical convenience. This strategic location combines visibility, access, and development-ready infrastructure—ideal for a wide range of industrial or commercial uses.

PROPERTY HIGHLIGHTS

- ✦ 5.74 Acres
- ✦ Platted
- ✦ Zoning: I-1
- ✦ TXDOT Driveway approved for IH-10
- ✦ Secondary access to Stout Dr
- ✦ Utilities:
 - Water: 8" along TXDOT ROW & 12" off Stout
 - Sewer: 8" along TXDOT ROW
 - Electric: 3 Phase (Estimated 312 KVA)
 - Gas: Estimated 260 CFH



**±5.74
GROSS ACRES**

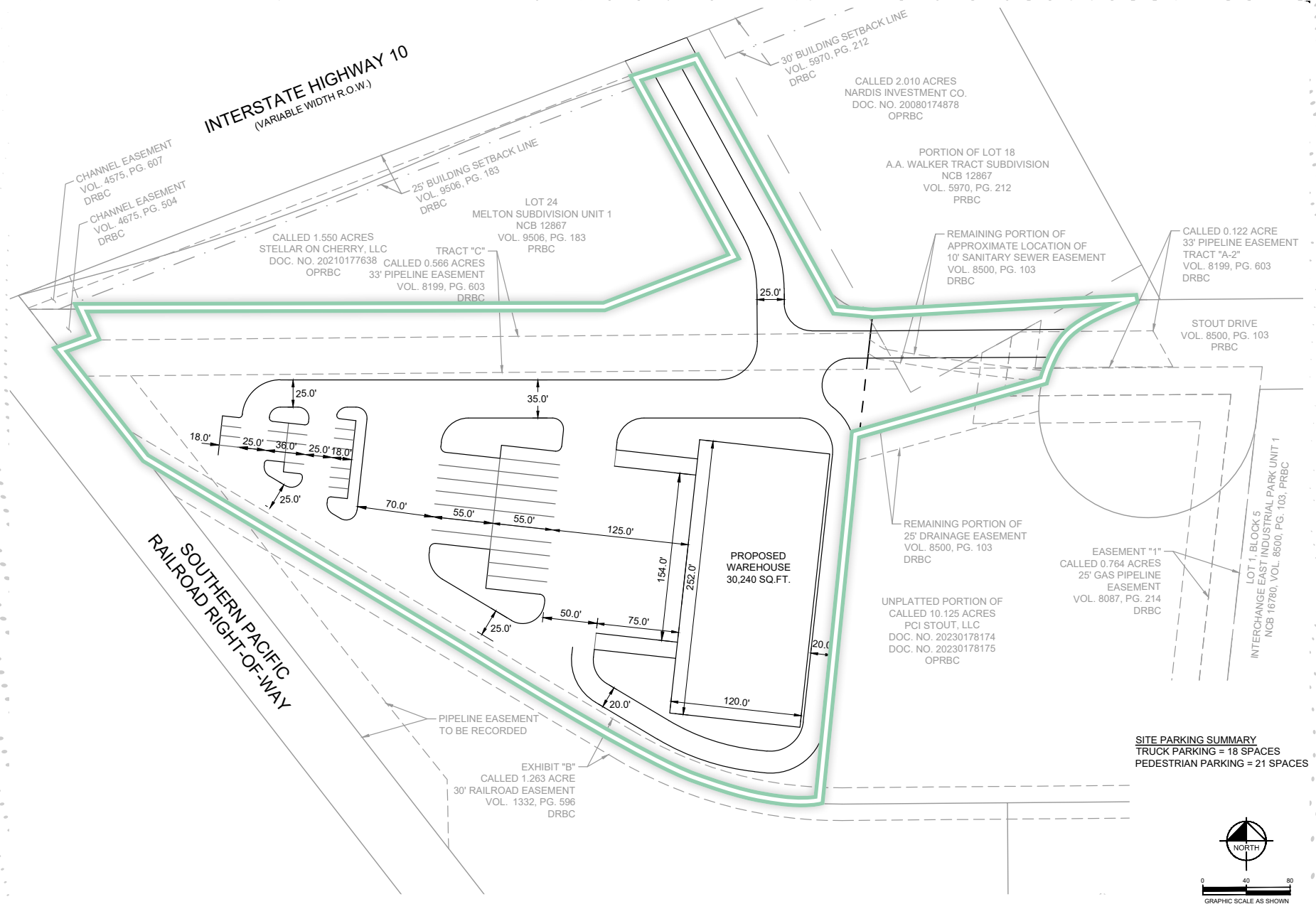


**I-1
ZONING**

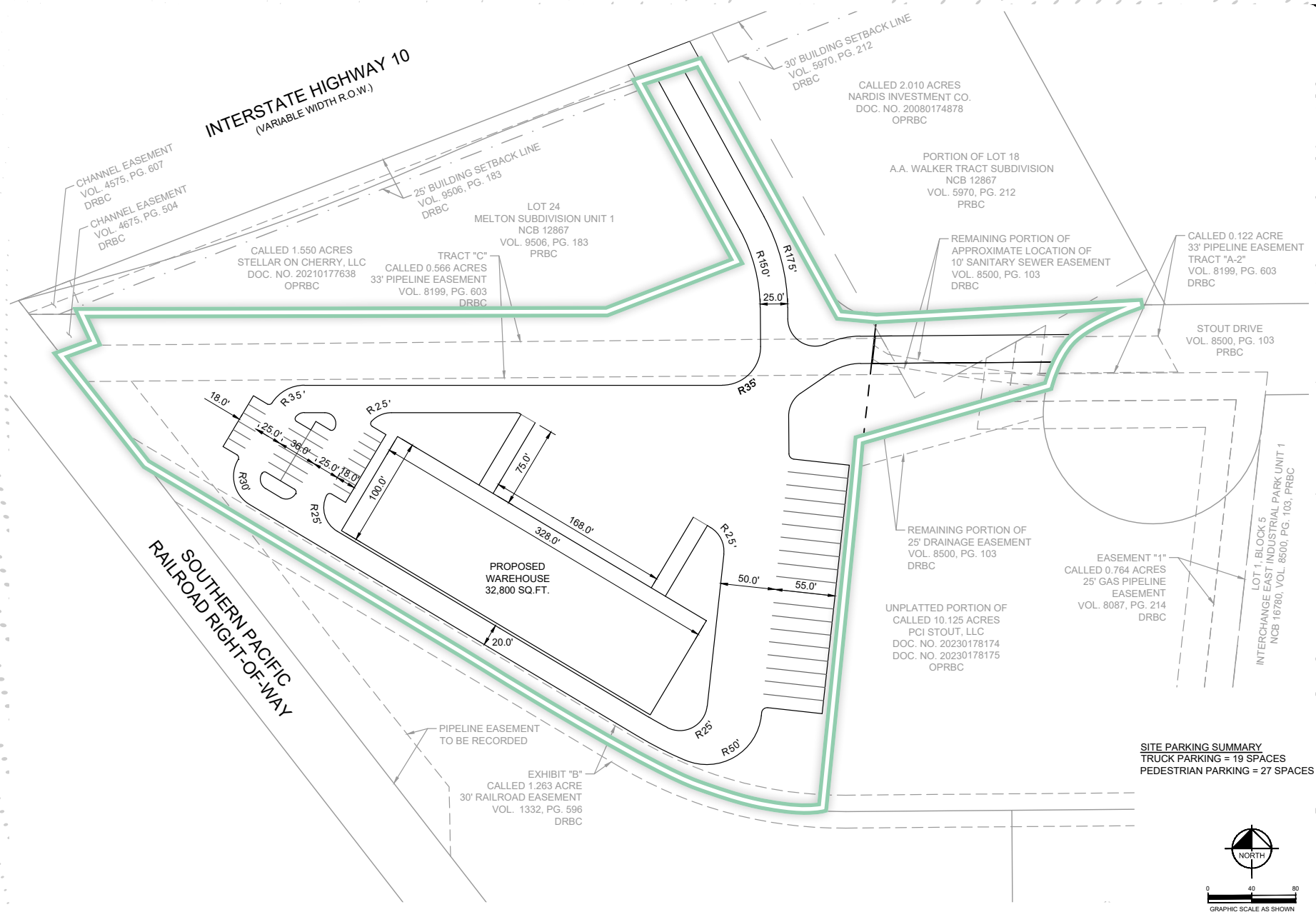


**ACCESS TO IH-10
AND STOUT DR**

PROPOSED LAYOUT 1



PROPOSED LAYOUT 2



AERIAL VIEW



AERIAL VIEW



LOCATION MAP



4814 IH-10 E

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