



# Lot 2 Ingram Road

SAN ANTONIO, TX



OFFERING MEMORANDUM

**KW COMMERCIAL**  
1717 N Loop 1604 E  
San Antonio, TX 78232

*PRESENTED BY:*

**PATRICIA CHAVEZ, CCIM, TACS, ABR, MRP**  
Director For KW Commercial  
O: 210.264.2087  
patriciachavez@kw.com  
TX #498385

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LOT 2 INGRAM ROAD

# PROPERTY INFORMATION

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PROPERTY SUMMARY

PROPERTY DETAILS

ADDITIONAL PHOTOS

# Property Summary



### PROPERTY DESCRIPTION

1.59 Commercial Lot for Sale on Ingram Rd near Hunt Ln. Great visibility next door to proposed Daycare/Event Center. Their building is almost complete. Zoning is currently C-2NA PUD with a secondary driveway easement to Hunt Ln. Property has already been platted. Great opportunity to build on this lot that is surrounded by many residential homes. Slight elevations in terrain. Aerial map with topography available. There is Water and Sewer available along Hunt Lane and Three Phase Electric located on south side of Ingram Rd. Not located in the FEMA floodplain. Come see if this property will be the perfect location for your business. Owner Financing considered.

### OFFERING SUMMARY

Sale Price:	\$274,500
Lot Size:	1.59 Acres

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	396	1,598	6,301
Total Population	979	3,885	17,646
Average HH Income	\$51,788	\$52,682	\$60,432

### PROPERTY HIGHLIGHTS

- Total Sq. Ft.: 69260 Sq. Ft.



# Property Details

Sale Price

**\$274,500**

## PROPERTY INFORMATION

Property Type	Land
Property Subtype	Other
Zoning	C-2 NA PUD
Lot Size	1.59 Acres
Lot Frontage	423 ft
Corner Property	Yes
Amenities	Utilities available: Electricity, Natural Gas, Water, Telephone, Sewer, Cable TV
MLS #	1649015
Topography	Level

## LOCATION INFORMATION

Building Name	Lot 2 Ingram Road
Street Address	Lot 2 Ingram Rd
City, State, Zip	San Antonio, TX 78245
County	Bexar
Cross-Streets	Ingram Rd & Hunt Ln
Side of the Street	West
Road Type	Paved
Nearest Highway	TX-151 & 410
Nearest Airport	San Antonio International Airport

## PARKING & TRANSPORTATION

## BUILDING INFORMATION

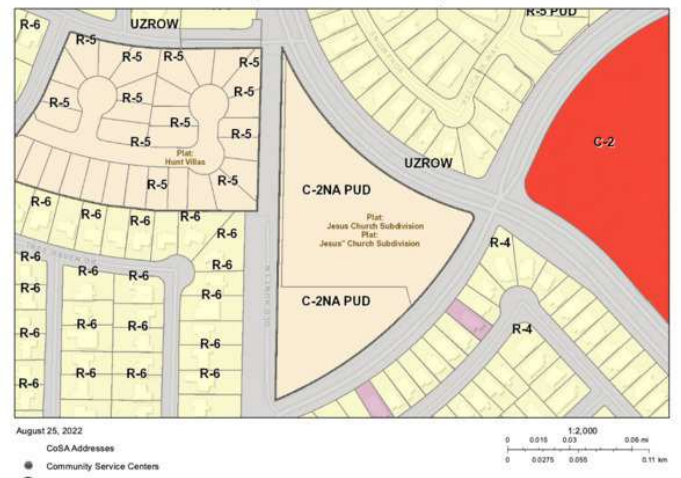
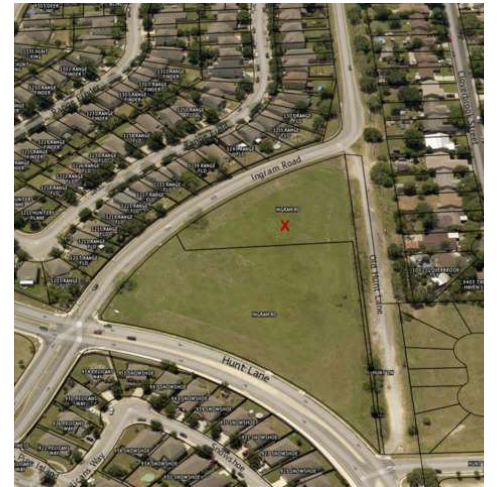
Building Size	0 SF
Number of Lots	1

## UTILITIES & AMENITIES

Gas / Propane	Yes
Water	Yes
Cable	Yes
Sewer	Yes



# Additional Photos



LOT 2 INGRAM ROAD

# LOCATION INFORMATION

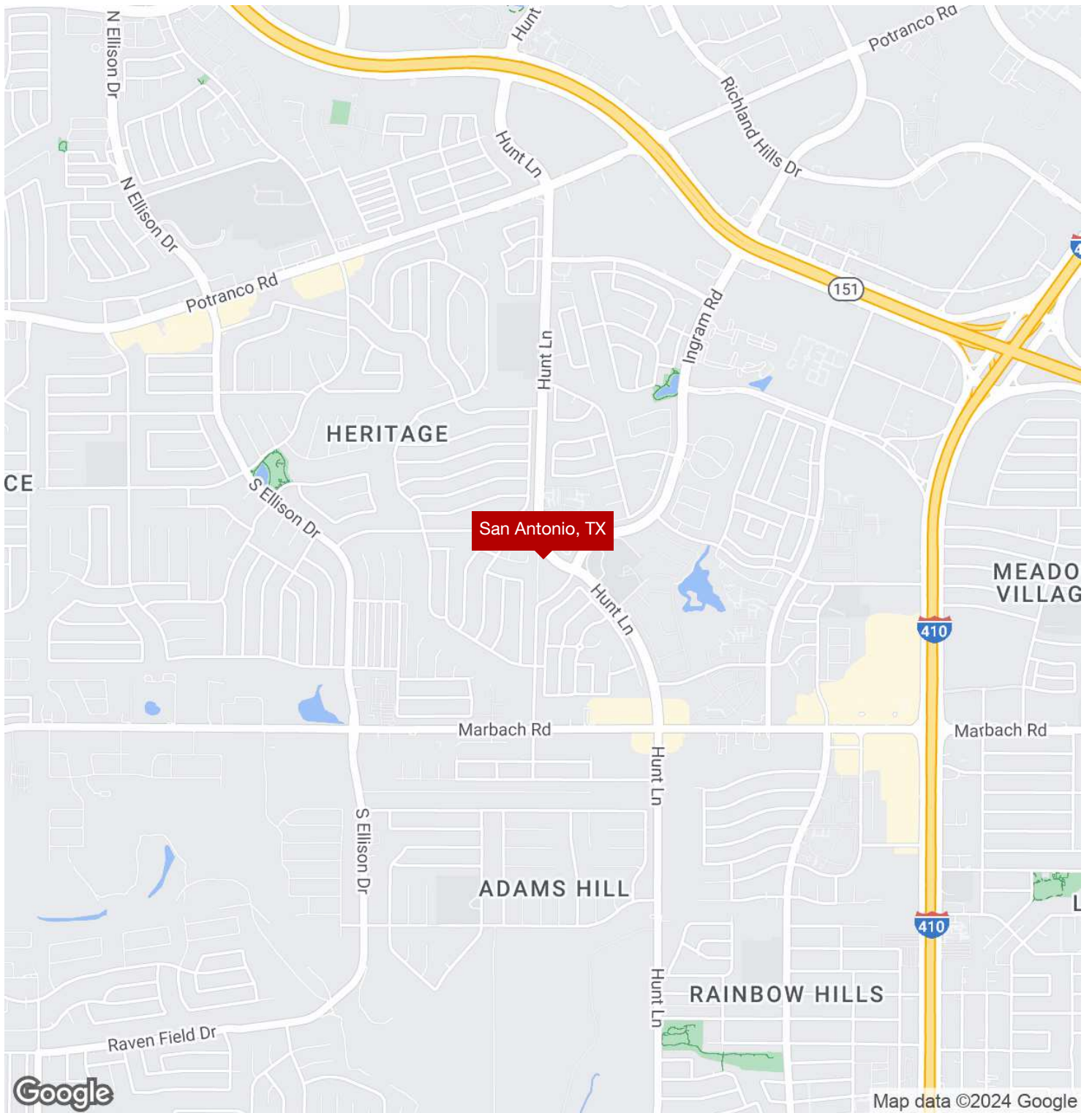
# 2

REGIONAL MAP

LOCATION MAP

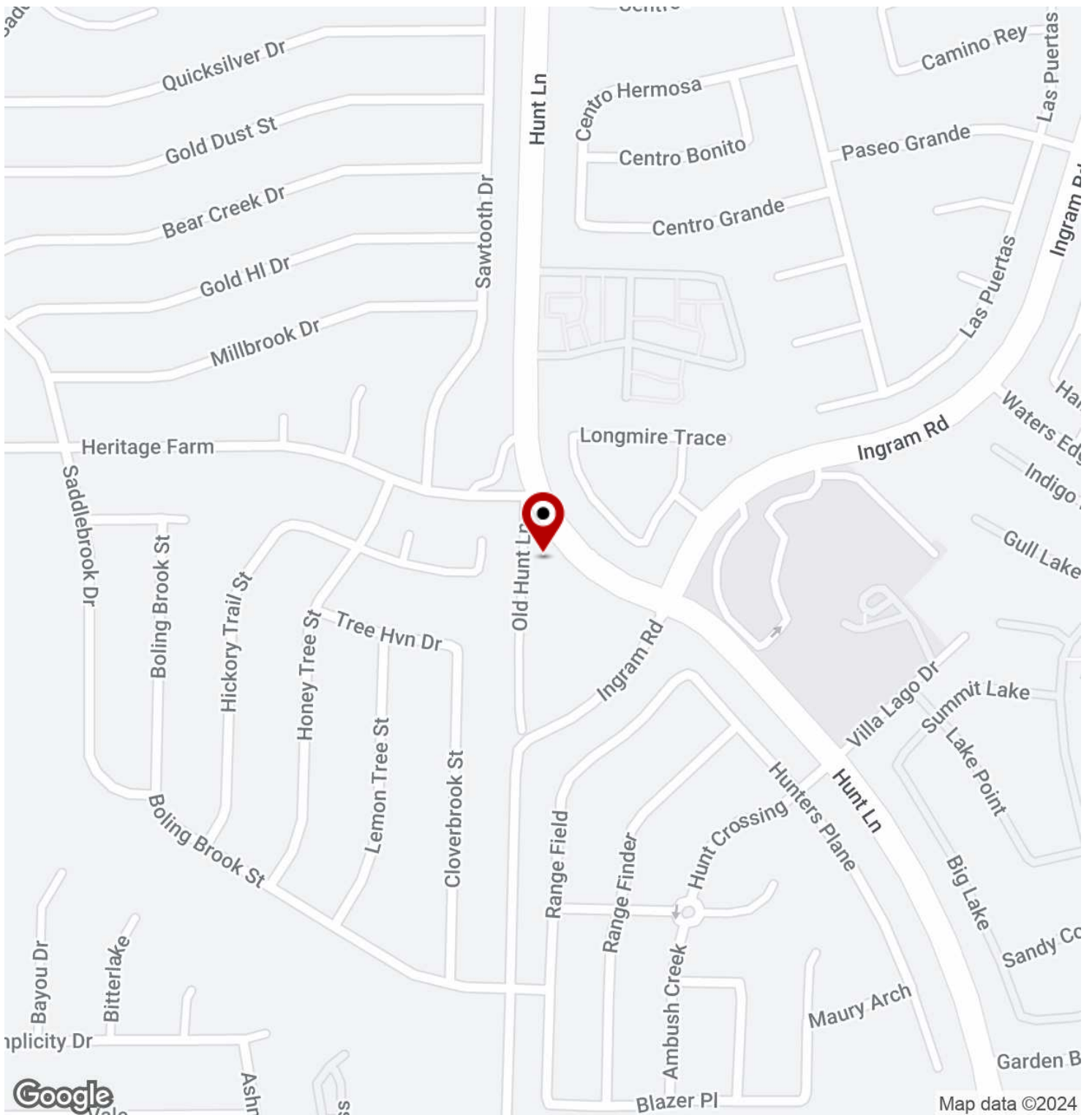
AERIAL MAP

# Regional Map





# Location Map



# Aerial Map

