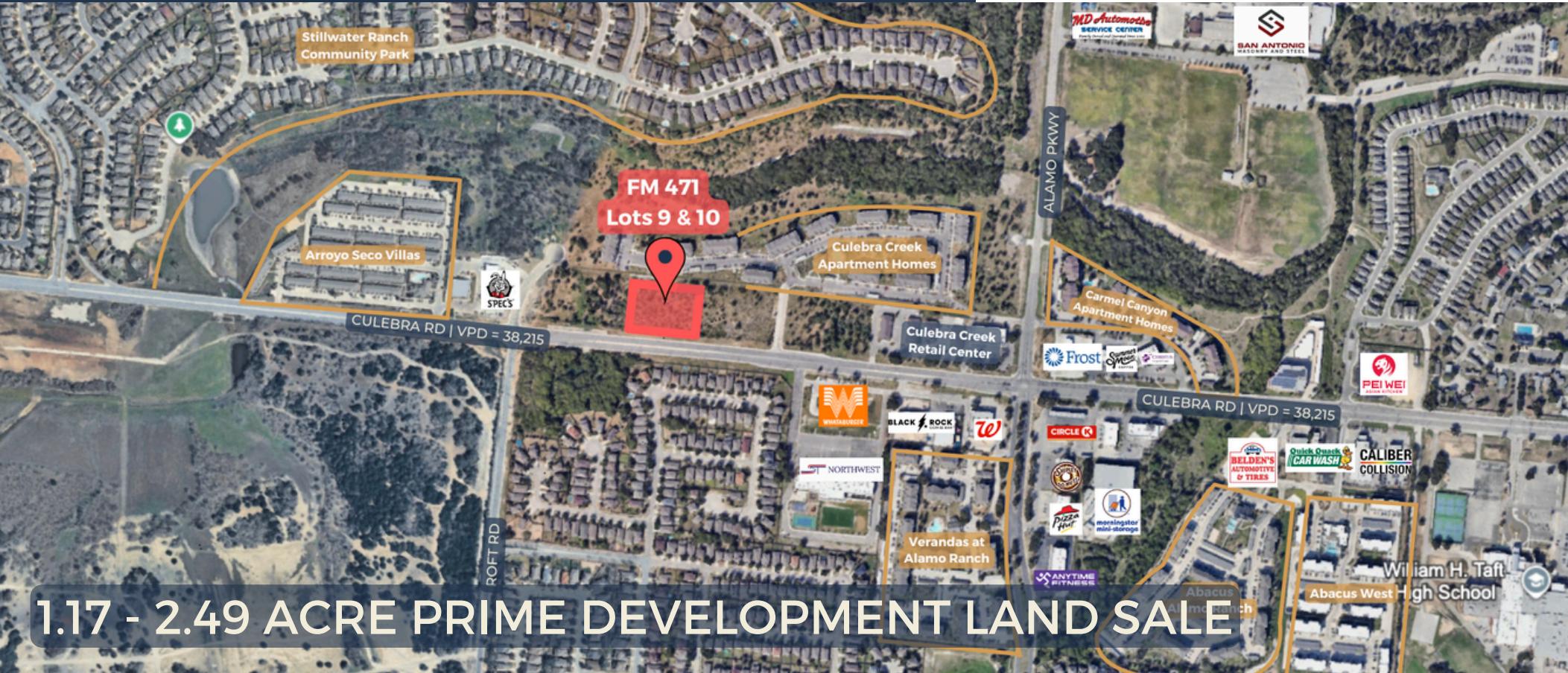


FOR SALE

LOT 9 & 10 FM 471 CULEBRA, SAN ANTONIO, TX 78253



1.17 - 2.49 ACRE PRIME DEVELOPMENT LAND SALE

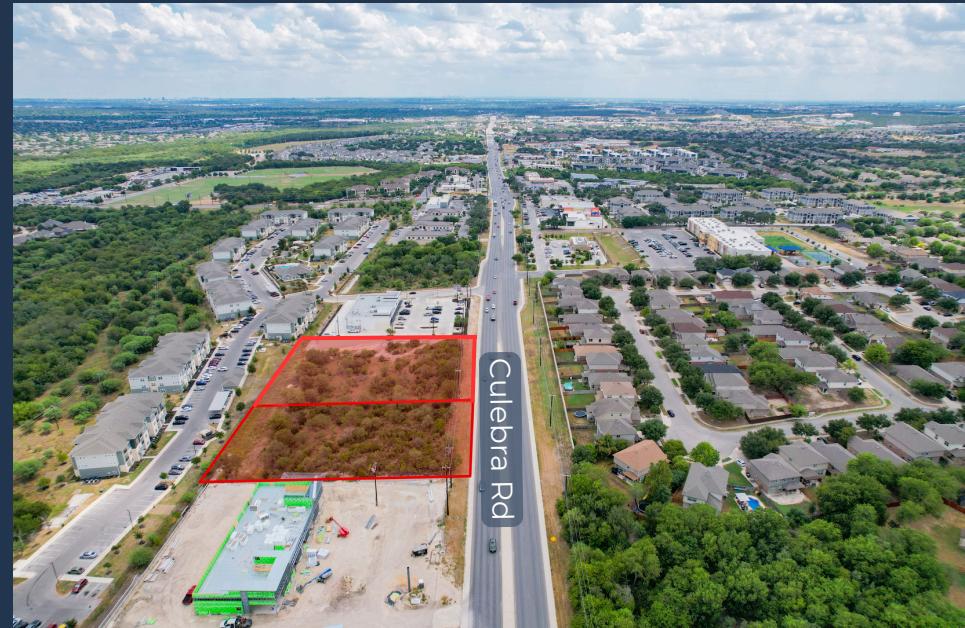
ABOUT THE PROPERTY:

FM 471 Lots 9 and 10 are 1.17- and 1.31-acre commercial land opportunities located in the Far Northwest San Antonio submarket. These properties are development-ready land zoned C-2 CD within a densely populated residential community. The sites are well-suited for various purposes, including self-storage, residential projects, multi-family housing, or retail developments, with high visibility from Culebra Rd.

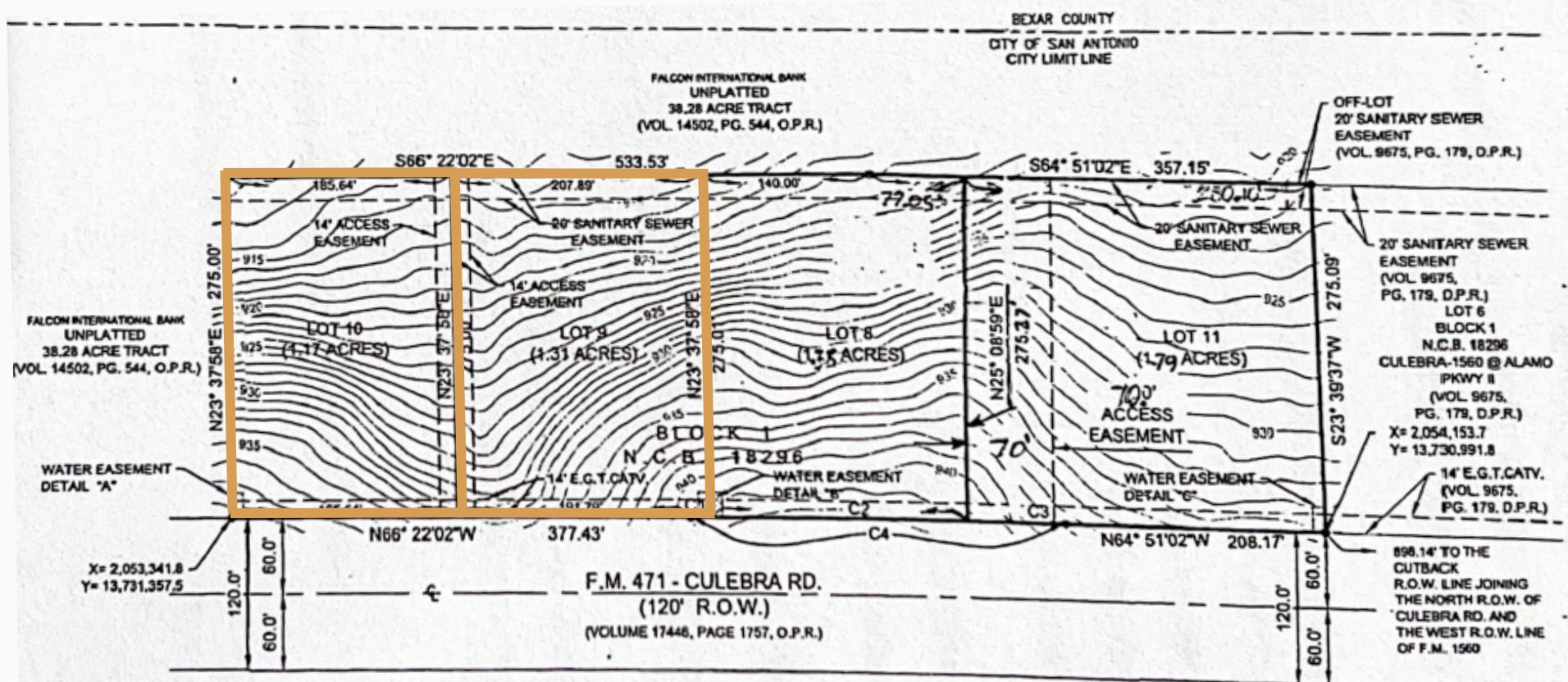
FEATURES:

- 1.17 - 2.49-Acres (not in flood plain)
- Proposed retail development use (C-2 CD Zoning)
- Located in a densely populated residential community (18,672 homes in 2-mile radius)
- Direct visibility Culebra Rd (VPD = 29,546)
- Quick access to Loop 1604 and Hwy 90

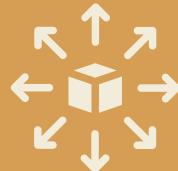
PROPERTY HIGHLIGHTS



PLAT OVERVIEW



DEMOGRAPHICS



Situated along Culebra Rd, providing high traffic and high visibility.

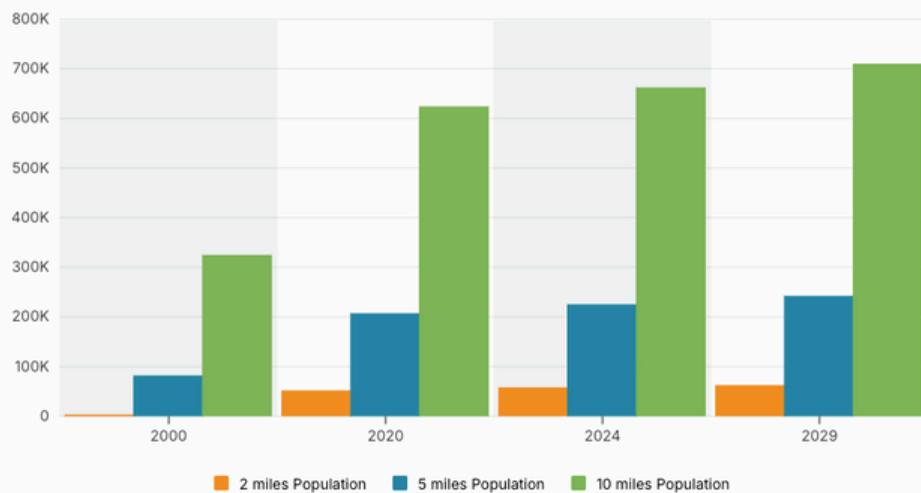
Consistent year-over-year population growth.

Attractive location for restaurants, store fronts, and various retail uses.

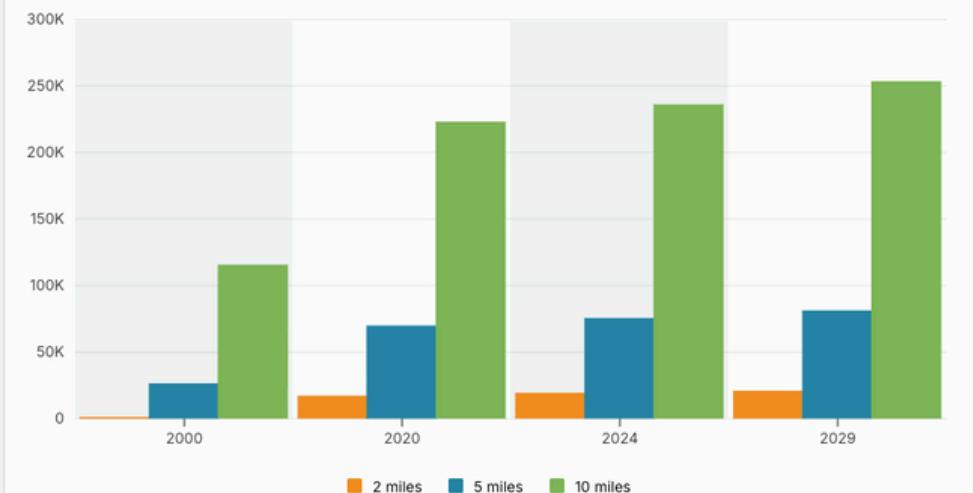
38,215 vehicles-per-day along Culebra Rd.

235,441 households within a 10-mile radius in 2024.

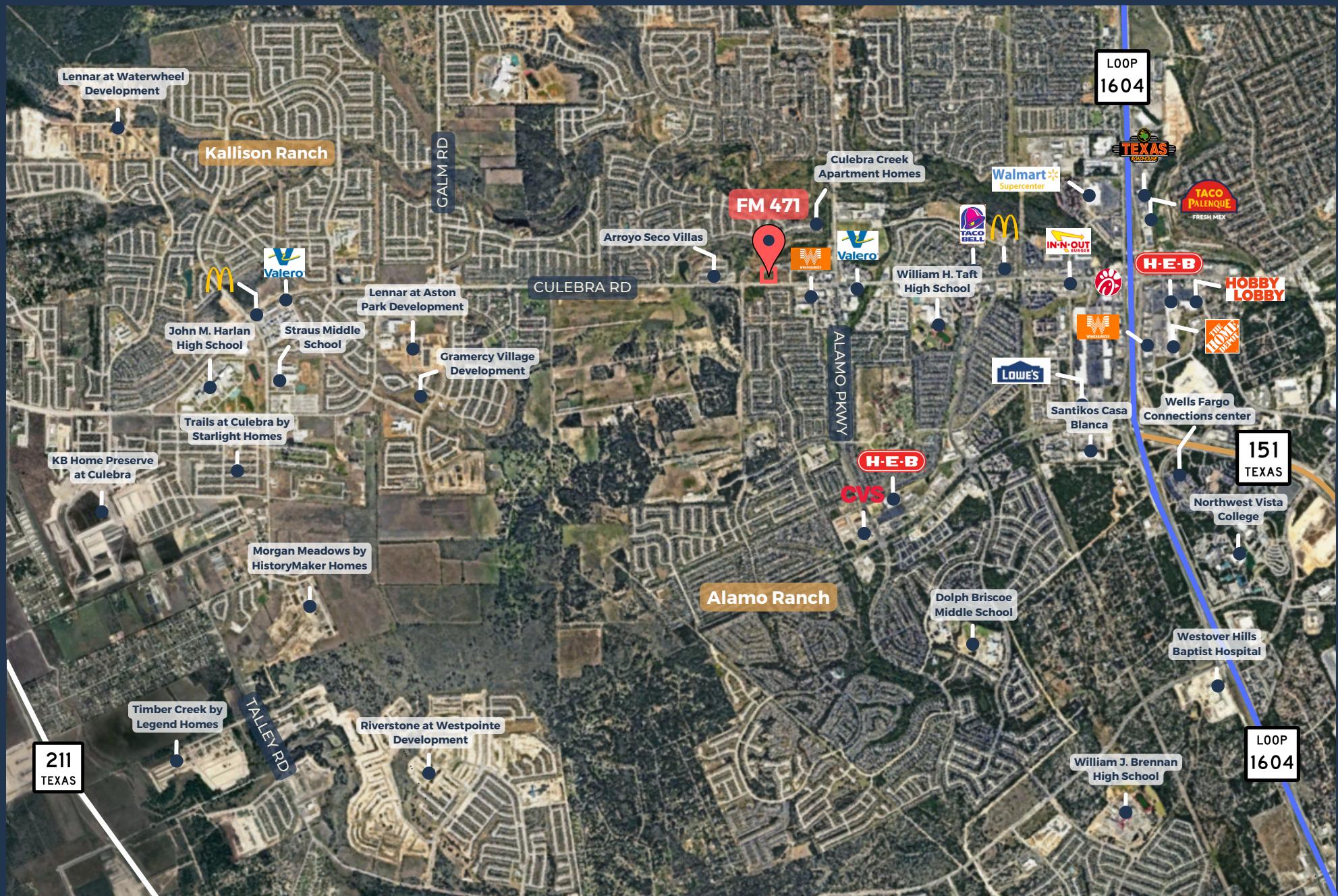
Population



Households

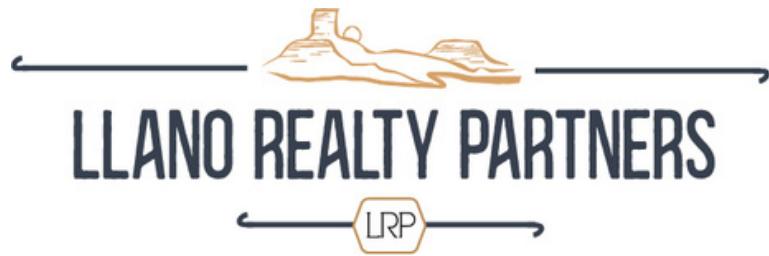


AREA OVERVIEW



AREA OVERVIEW





CONTACT
OUR TEAM



Chris Moran
Associate
cmoran@llanorealty.com
(210) 951-5689



Frank Harris
Associate
fharris@llanorealty.com
(210) 598-7274