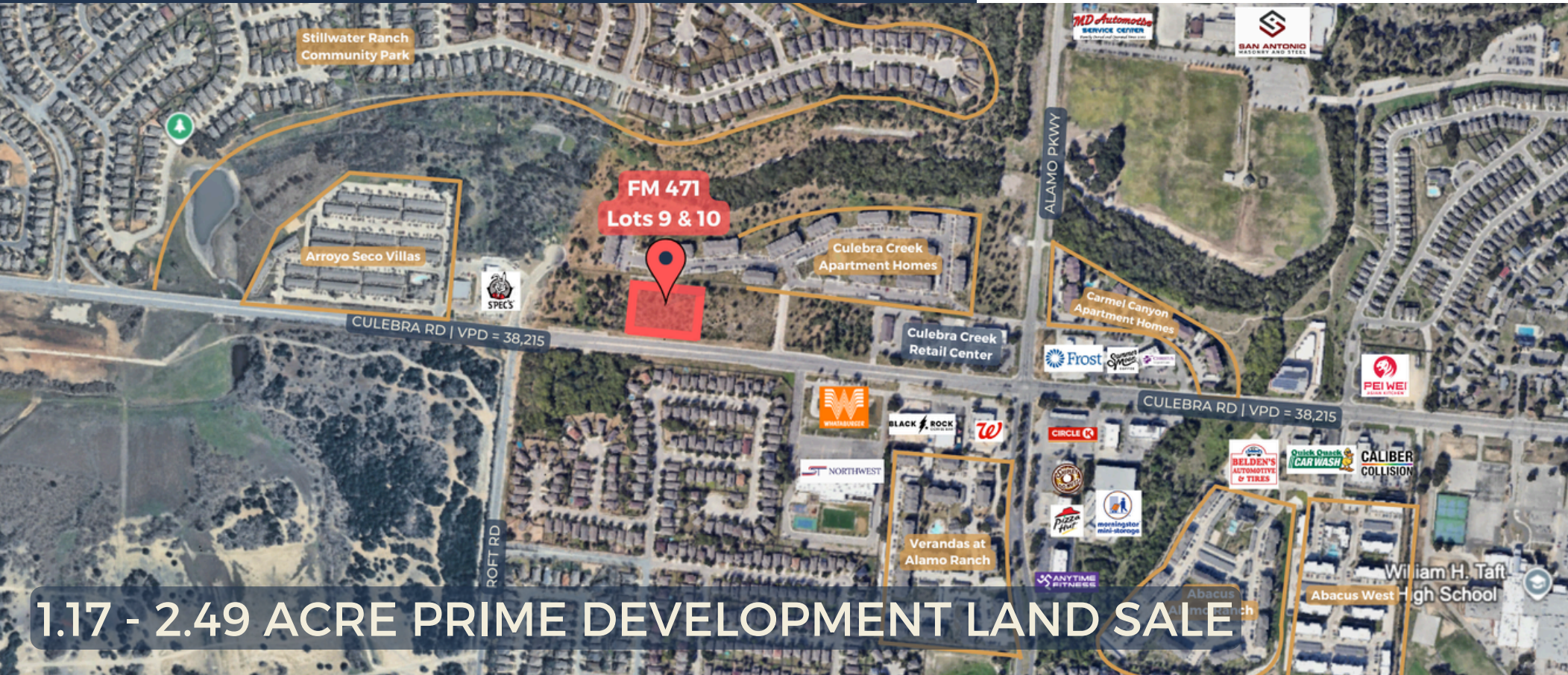


# FOR SALE

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.

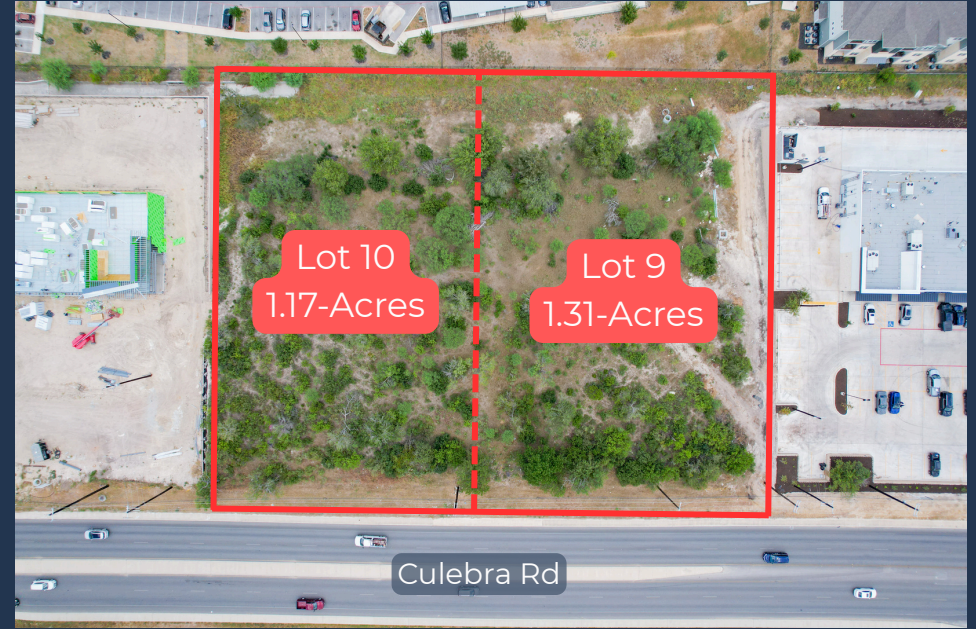
### FEATURES:

- 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

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BEAR COUNTY  
CITY OF SAN ANTONIO  
CITY LIMIT LINE

FALCON INTERNATIONAL BANK  
UNPLATTED  
38.28 ACRE TRACT  
(VOL. 14502, PG. 544, O.P.R.)

OFF-LOT  
20' SANITARY SEWER  
EASEMENT  
(VOL. 9675, PG. 179, D.P.R.)

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EASEMENT  
(VOL. 9675, PG. 179, D.P.R.)

LOT 10  
(4.17 ACRES)

LOT 9  
(4.33 ACRES)

LOT 8  
(1.35 ACRES)

LOT 11  
(1.79 ACRES)

14' ACCESS  
EASEMENT

20' SANITARY SEWER  
EASEMENT

14' ACCESS  
EASEMENT

70' ACCESS  
EASEMENT

WATER EASEMENT  
DETAIL "A"

WATER EASEMENT  
DETAIL "B"

WATER EASEMENT  
DETAIL "C"

WATER EASEMENT  
DETAIL "D"

14' E.G.T.CATV.  
(VOL. 9675, PG. 179, D.P.R.)

14' E.G.T.CATV.  
(VOL. 9675, PG. 179, D.P.R.)

898.14' TO THE  
CUTBACK  
R.O.W. LINE JOINING  
THE NORTH R.O.W. OF  
CULEBRA RD. AND  
THE WEST R.O.W. LINE  
OF F.M. 1560

FALCON INTERNATIONAL BANK  
UNPLATTED  
38.28 ACRE TRACT  
(VOL. 14502, PG. 544, O.P.R.)

WATER EASEMENT  
DETAIL "A"

WATER EASEMENT  
DETAIL "B"

WATER EASEMENT  
DETAIL "C"

WATER EASEMENT  
DETAIL "D"

14' E.G.T.CATV.  
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THE NORTH R.O.W. OF  
CULEBRA RD. AND  
THE WEST R.O.W. LINE  
OF F.M. 1560

F.M. 471 - CULEBRA RD.  
(120' R.O.W.)  
(VOLUME 17448, PAGE 1757, O.P.R.)

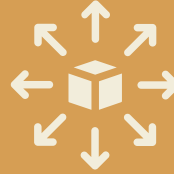
# DEMOGRAPHICS



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.

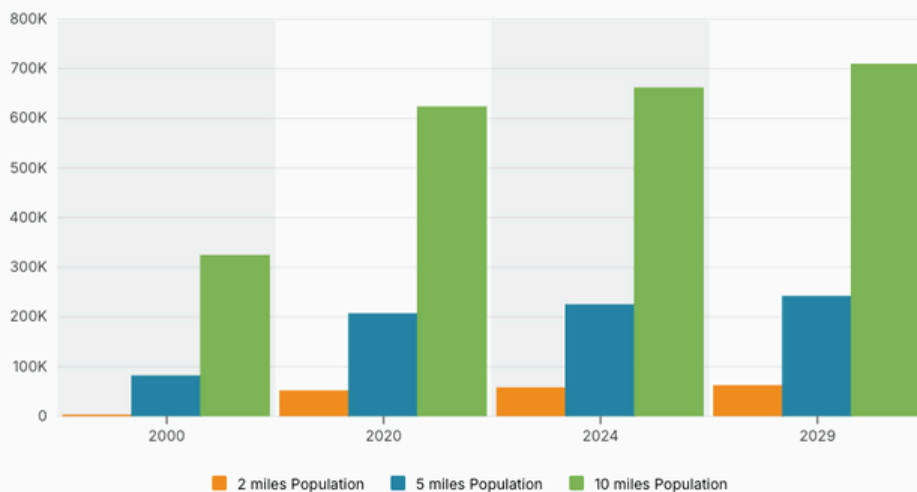


38,215 vehicles-per-day along Culebra Rd.

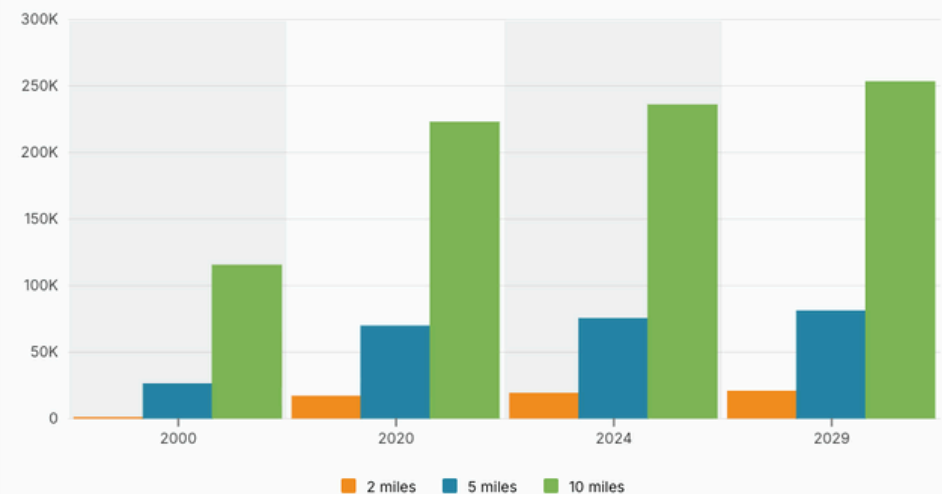


235,441 households within a 10-mile radius in 2024.

Population



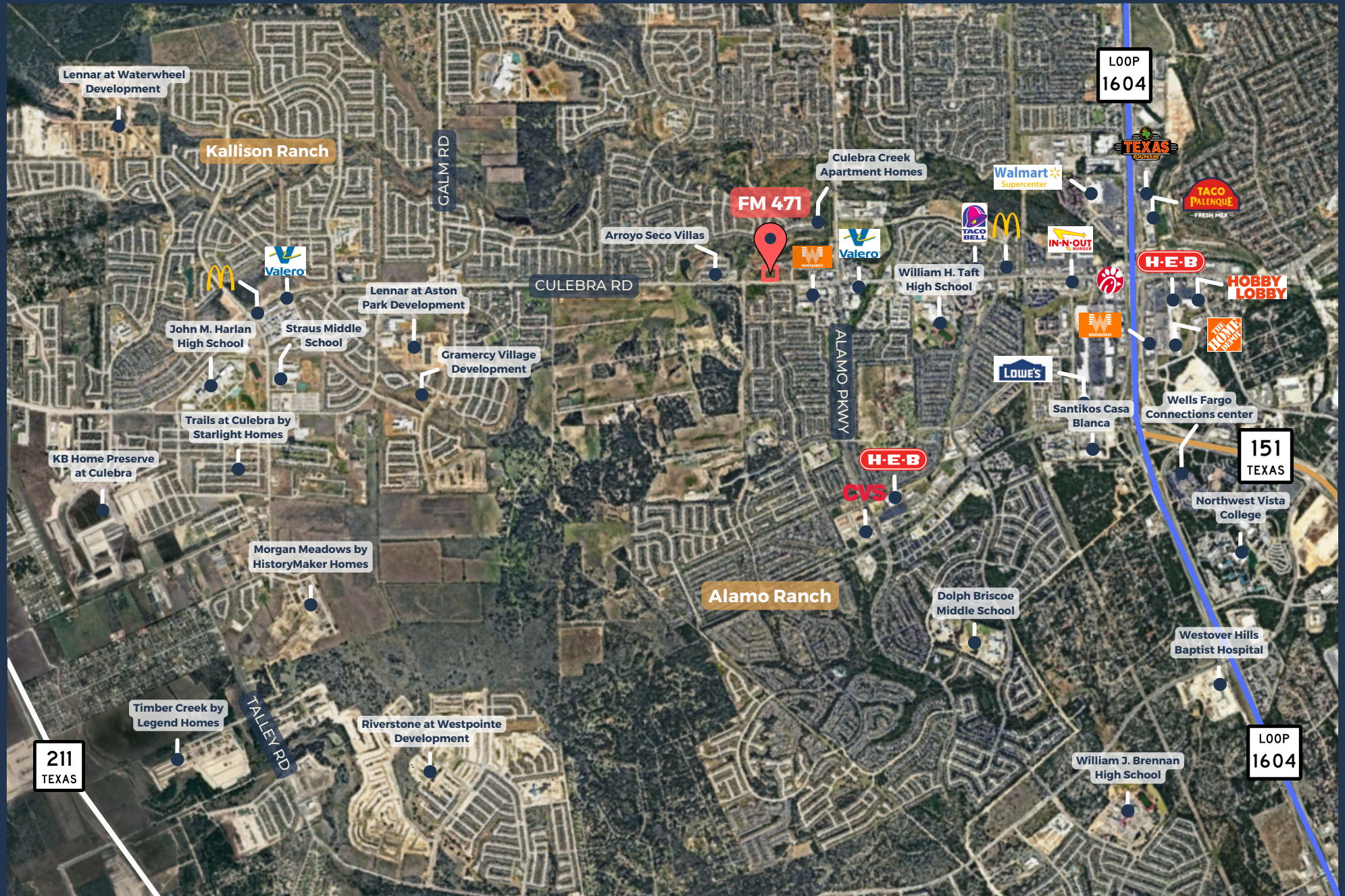
Households



\*All demographics according to CoStar Analytics



# AREA OVERVIEW





# AREA OVERVIEW







## CONTACT OUR TEAM



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