

PRIME DEVELOPMENT LAND OPPORTUNITY



**24643 US HIGHWAY 281 S,
SAN ANTONIO, TX 78264**

- Generously sized 4.8 acre lot
- Direct frontage on US Highway 281 S, with exceptional visibility
- Zoned for versatile use (subject to local verification)
- Immediate availability upon purchase

PRICE: CONTACT BROKER FOR DETAILS

SALES CONTACT: DOUG SWANSON



(210) 288-0218 cell



doug@turcotteres.com

Discover an exceptional canvas for your vision in the heart of San Antonio's burgeoning South Submarket. This expansive parcel of undeveloped land, strategically positioned along the high-traffic US Highway 281 S corridor, offers unparalleled potential for commercial, residential, or mixed-use development. With its prime location just minutes from downtown San Antonio and seamless access to major thoroughfares, this property is poised to capitalize on the region's rapid growth, including proximity to key employers, retail hubs, and the vibrant Southside community.

PROPERTY HIGHLIGHTS

Lot Size & Layout: 4.8 acres: Generously sized lot ideal for flexible development options, providing ample space for groundbreaking projects while maintaining room for green spaces or parking.

Location Advantages:

Direct frontage on US Highway 281 S ensures exceptional visibility and easy ingress/egress for customers or residents. Nestled in the dynamic South Submarket, enjoy quick connectivity to I-37, Loop 410, and the bustling St. Leona community—perfect for serving San Antonio's expanding population of over 1.5 million.



Growth Potential: Capitalize on San Antonio's economic boom, driven by sectors like logistics, healthcare, and tourism. This site is primed for retail strips, self-storage facilities, multi-family housing, or light industrial uses, with strong demand from nearby amenities like the Toyota manufacturing plant and Pecan Valley Golf Club

Zoning and Utilities: Zoned for versatile use (subject to local verification), with essential utilities available at or near the site, streamlining your permitting and build-out process..

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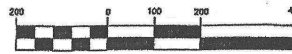


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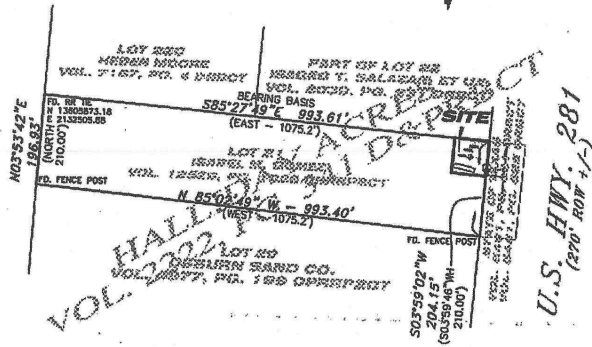


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GRAPHIC SCALE



(IN FEET)
1 inch = 200 ft.



SURVEY OF:

A 0.129 acre lease area out of Lot 21 Halliday Acres
Subdivision recorded in Volume 2222, Page 341 Deed and Plat
Records Bexar County, Texas, in deed to Isabel M. Gomez
recorded in Volume 12528, Pg. 1028 Official Public Records
of Real Property of Bexar County, Texas (OPRRPBCT)

9-1 ADDRESS
24643 SOUTH HWY 281 TELC
SAN ANTONIO TEXAS 78201



VICINITY MAP

N.T.S.

LEGEND

△ = 1/2" IRON BAR
() = BEARING & DISTANCE
FOR RECORD
● = 1/2" IRON BAR FOUND
○ = SET 1/2" IRON BAR W/ SOLID-BRASS CAP

CL = UTILITY POLE
M = METER POLE
D = OVERHEAD LINES
- - - = WIRE FENCE

LEGEND

This property described above appears on the Federal Emergency Management Agency Flood Insurance Rate Map: FIRM 4029C08256, Effective date February 16, 1996. This property does not appear in the "FLOOD HAZARD AREA" shown on the map. No warranty expressed or implied is made regarding the accuracy of the National Flood Insurance Program Map.

FLOOD ZONE

SITE NAME: **MOGFORD**

SITE NUMBER: **20-3424A**

OWNER'S NAME: **ISABEL M. GOMEZ**

SITE ADDRESS: **24643 S. US HWY. 281**

SAN ANTONIO, TEXAS 78207

LATITUDE: **29° 09' 32.85" N** LONGITUDE: **98° 28' 59.28" W**

GROUND ELEVATION: **644.4' AMSL**

LATITUDE NORTH: **29° 09' 32.85"** LONGITUDE WEST: **98° 28' 59.28"**

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MOGFORD
20-3424A
SAN ANTONIO,
BEXAR COUNTY,
TEXAS



Solis-Kanak & Associates, Inc.
Professional Surveyors
1700 HICKORY GROVE
CANTON, LAKE, TX 75040
PH: (817) 595-4000
FAX: (817) 595-4000



JDA NUMBER: 07-0006

DATE: 08/15/07

REV: 1/24/07

ACCORD TO THE DRAWING

BY LESSEE NOTE

CLINTON L. KANAK, R.S., S.

REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4499

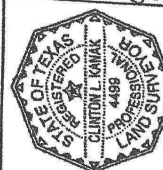
RECORDS BEXAR COUNTY, TEXAS

DIARY BY S.D.

REVISION BY

SHEET NO.

1 of 2



Whether you're an investor eyeing long-term appreciation or a developer ready to break ground, 24643 US Highway 281 S represents a rare blend of accessibility, affordability, and opportunity. Don't miss your chance to shape the future of San Antonio's Southside—contact us today for more details, site tours, or customized market analysis. Serious inquiries only.

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Information About Brokerage Services

2-10-2025



Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

Turcotte Real Estate Services		210-840-2722	
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Greg Turcotte	326437	Jg@turcotteres.com	210-840-2722
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Doug Swanson	0506222	Doug@turcotteres.com	210-288-0218
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date