

FOR SALE 1526 North New Braunsfels Avenue San Antonio, Texas 78208



PROPERTY HIGHLIGHTS

Cushman & Wakefield U.S. partnered with Franklin Street, as an exclusive advisor, is pleased to present qualified investors the opportunity to acquire the enclosed property in San Antonio, Texas. The site is positioned at/near the intersection of IH-35 Frontage Road and North New Braunfels Avenue, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire San Antonio MSA.

BUILDING SF	2,096
LAND SF	24,002
YEAR BUILT	N/A
PARKING	N/A
TRAFFIC COUNTS	16,952 VPD

SIGNAGE TYPE	TBD
1-MILE (POP.)	14,923
3-MILE (POP.)	107,338
MED. INCOME	\$40,633
SPACE USE	TBD



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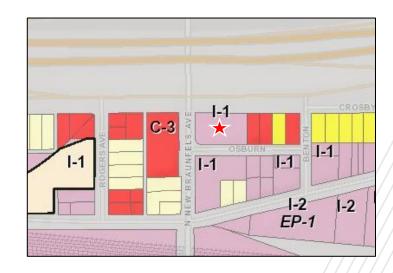
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ADDITIONAL INFORMATION

The property lies in the City of San Antonio, yielding a multitude of development opportunities. The seller is seeking proposals from qualified investors to acquire the property via a fee simple sale.



LEGAL INFORMATION

TAX PARCEL ID	119315
2024 RE TAXES	\$27,697.11
ZONING	I-1

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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