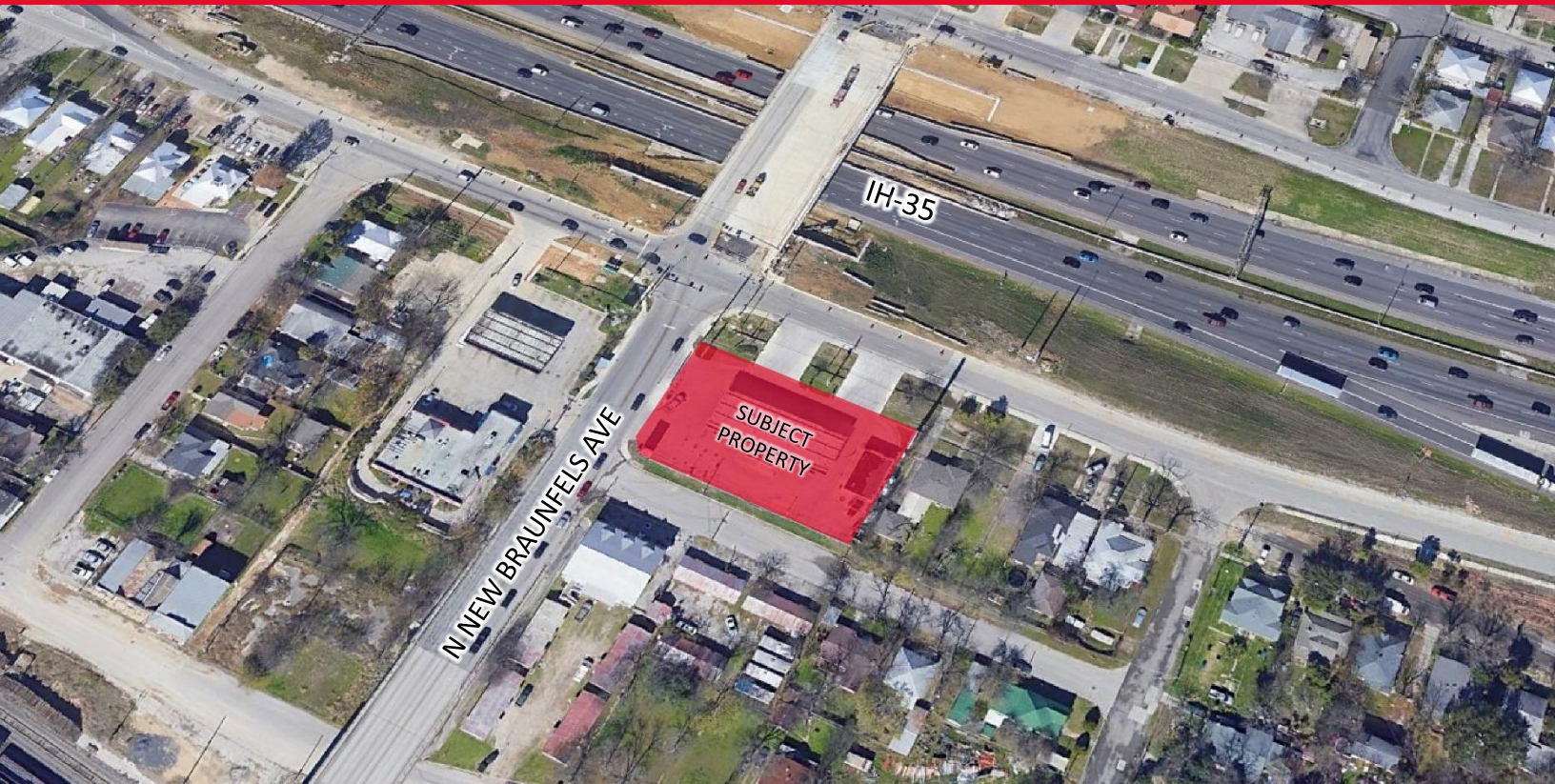


FOR SALE

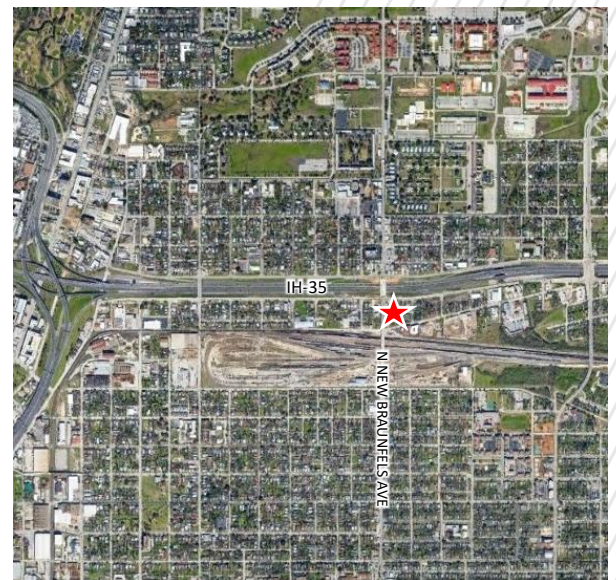
1526 North New Braunsfels Avenue  
San Antonio, Texas 78208



**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 Braunsfels Avenue, providing direct access to major regional thoroughfares that allow for convenient connectivity to the entire San Antonio MSA.

<b>BUILDING SF</b>	2,096	<b>SIGNAGE TYPE</b>	TBD
<b>LAND SF</b>	24,002	<b>1-MILE (POP.)</b>	14,923
<b>YEAR BUILT</b>	N/A	<b>3-MILE (POP.)</b>	107,338
<b>PARKING</b>	N/A	<b>MED. INCOME</b>	\$40,633
<b>TRAFFIC COUNTS</b>	16,952 VPD	<b>SPACE USE</b>	TBD



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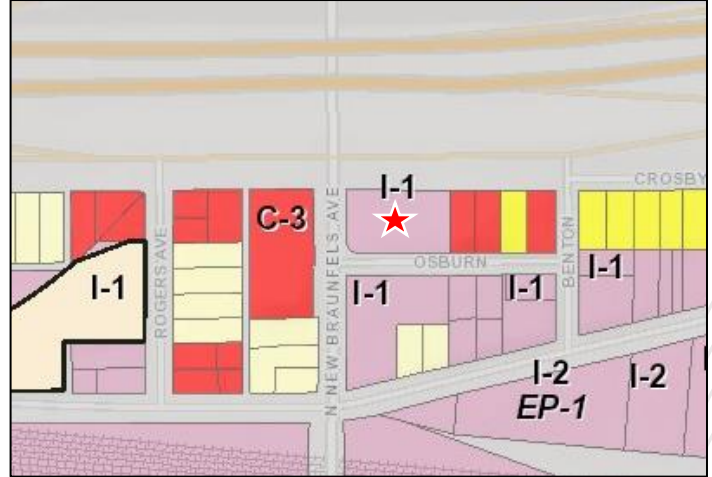
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**FOR SALE**

1526 North New Braunsfels Avenue  
 San Antonio, Texas 78208

**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**

<b>TAX PARCEL ID</b>	119315
<b>2024 RE TAXES</b>	\$27,697.11
<b>ZONING</b>	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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