

# Overview

6460 Gass Road  
San Antonio, Texas 78253



## About This Property

**\$16,379,350**

MLS# 1636167

Windmill Hill, the next Alamo Ranch! An amazing opportunity awaits you less than 1/2 mile from Culebra and near 1604! Windmill Hill is 125.995 acres nestled in the heart of the fastest growing area in San Antonio. As you enter the property, you will see the beautiful landscape of Texas Hill Country. Clusters of mature, native trees dot the wide open spaces allowing for major development or to just simply enjoy the natural beauty the space has to offer. Truly a rare and breathtaking piece of land. As you travel through the ample acreage, off to the right the gentle slope directs your attention to the working windmill overlooking the hills of Helotes to the northwest and unobstructed views 30 miles out to the south. The community of Alamo Ranch that borders the eastern side of the property creates accessibility, allowing many options for land use with ease. This is a perfect location with endless development opportunities minutes away from shopping, dining, and entertainment. You need look no farther. (Environmental Site Assessment, Habitat Report, Tree Survey, Geotechnical Report, Traffic Impact Analysis have been completed)



**Kristie Benavidez**

REALTOR®

210.895.8088

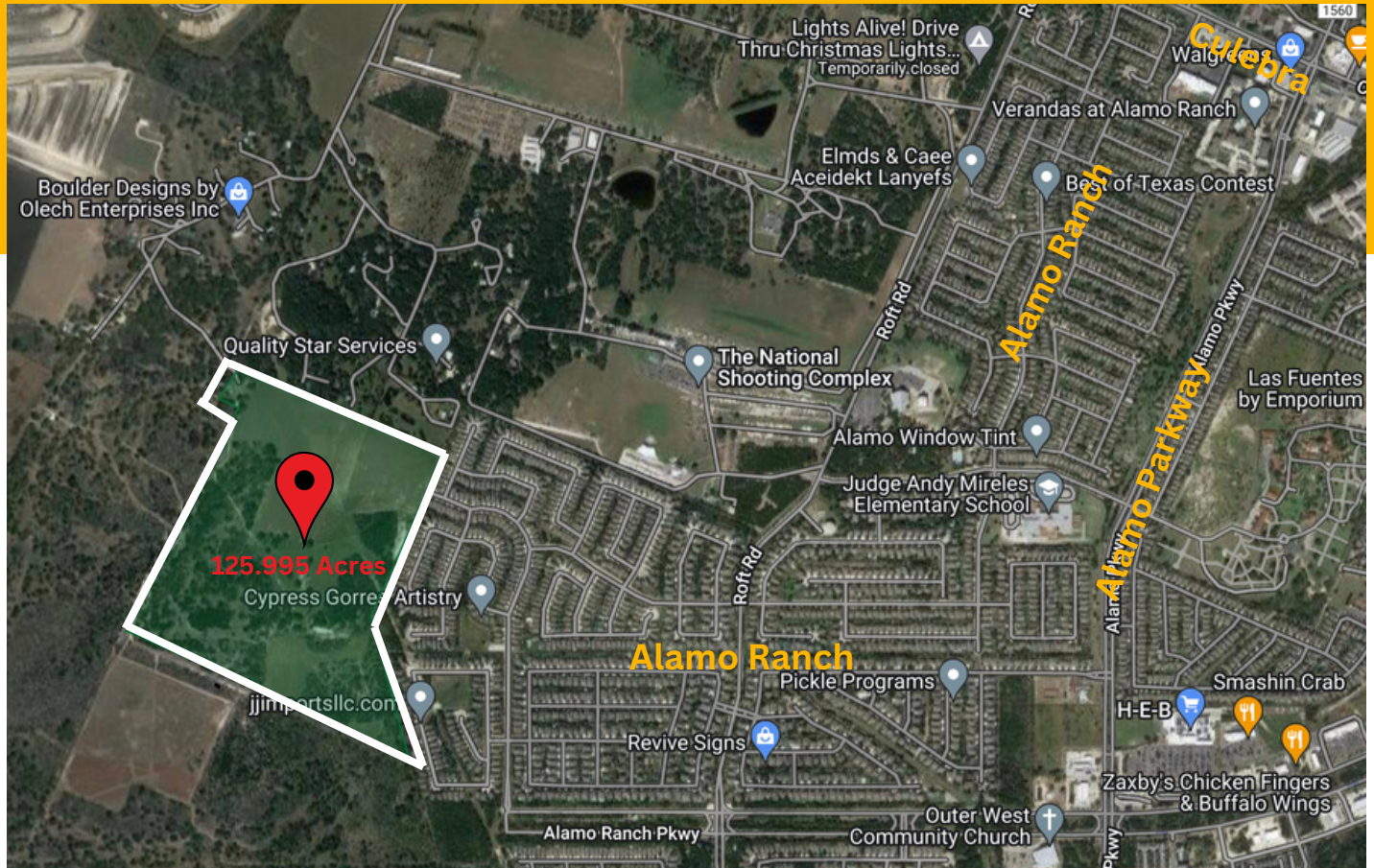
Kristie-Benavidez@jbgoodwin.com

**JB Goodwin**  
REALTORS®

All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other prior to sale, lease or withdrawal, from market without notice.

# Aerial Overview

6460 Gass Road  
San Antonio, Texas 78253



Within 5 Miles

\$16,379,350

MLS# 1636167

Shopping			Food		
• Ann's Nails & Beauty	• JcPenny	• Pets Smart	• Baskin Robbins	• In-N-Out Burger	• Raising Canes
• Bath & Body Works	• Kirklands	• Rack Room Shoes	• B.J.'s Restaurant	• Jason's Deli	• Steak and Shake
• Best Buy	• Lowe's	• Ross	• Buffalo Wild Wings	• Jimmy Johns	• Starbucks
• Chase Bank	• Maurices	• Target	• Burger King	• Jim's	• Subway
• Dicks's Sporting Goods	• Marshalls	• The Home Depot	• Bush's Chicken	• Kneaders Bakery	• Taco Cabana
• Factory Mattress	• Mattress Firm	• Scrubs & Beyond	• Chick-fil-A	• Las Palapas	• Texas Road House
• Five Below	• Men's Warehouse	• Sketchers	• Chillis	• Bill Miller Barbecue	• The Longhorn Steakhouse
• H.E.B	• Office Max	• SSFCU	• Chipotle	• Longhorn Steak House	• Wendy's
• Hobby Lobby	• Old Navy	• UPS Store	• Domino's Pizza	• Olive Garden	• Whataburger
• James Avery	• Party City	• Walmart	• Freddy's	• Panda Express	• Wingstop
			• House of China	• Peter Piper Pizza	• 54th Street
			• IHOP	• Pho Saigon	



**Kristie Benavidez**

REALTOR®

210.895.8088

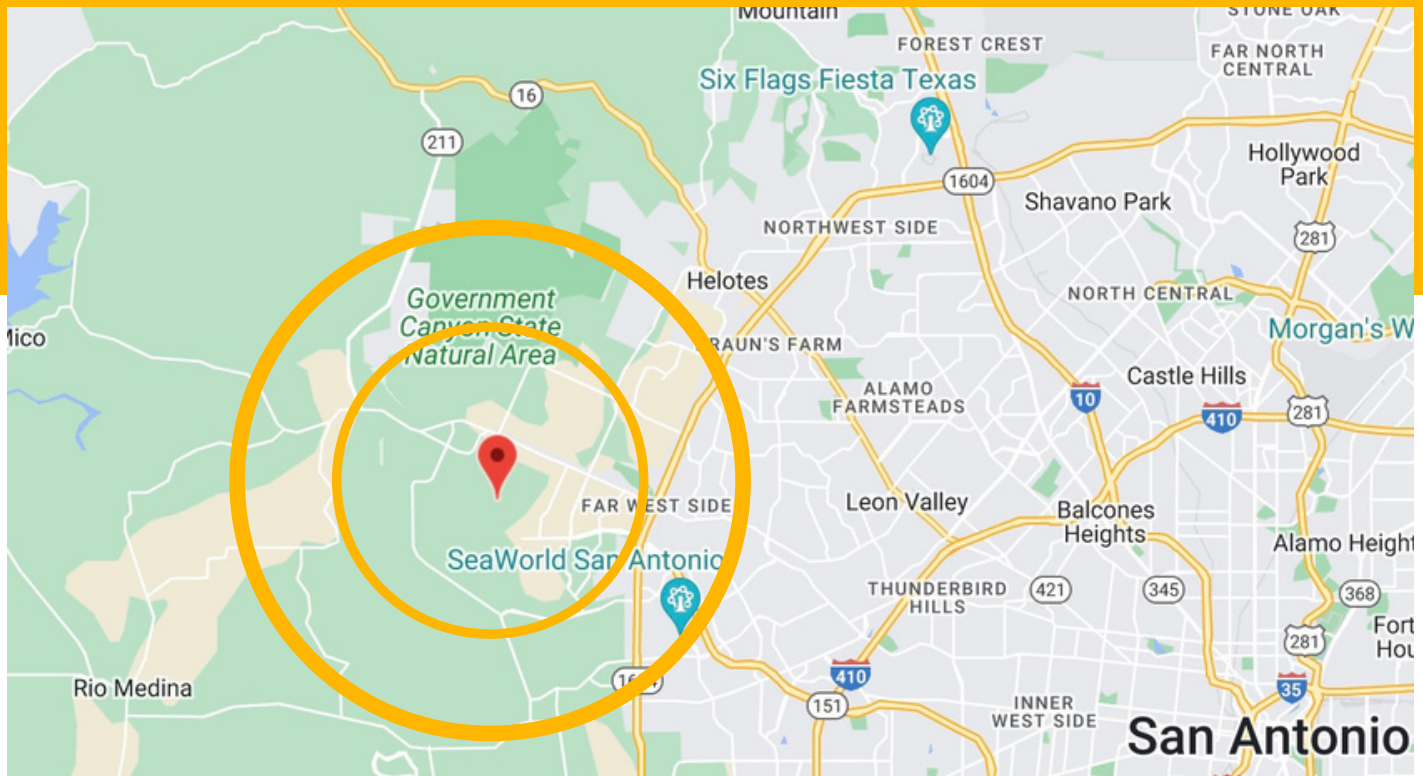
Kristie-Benavidez@jbgoodwin.com



All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other prior to sale, lease or withdrawal, from market without notice.

# Demographics

6460 Gass Road  
San Antonio, Texas 78253



## 3 & 5 Mile Radius

**\$16,379,350**

MLS# 1636167



	3 Miles	5 Miles
<b>Population</b>		
2021 Total Population	35,526	144,280
2026 Population Projection	36,560	146,415
Population Growth 2021-2025	2.91%	1.48
Average Age	32.1	39.2
<b>Household</b>		
2021 Total Household	4,986	203,611
Household Growth 2021-2025	4.10%	1.49%
Average Household Income	\$114,273.00	\$116,887.80
Average Household Size	3.17	3.27
<b>Housing Ownership</b>		
Average Own	71%	74%
Average Rent	29%	26%
<b>Traffic Count (Source:TXDT)</b>		
Culebra Road	18,219 vpd	
Culebra and 1604	60082 vpd	



**Kristie Benavidez**

REALTOR®

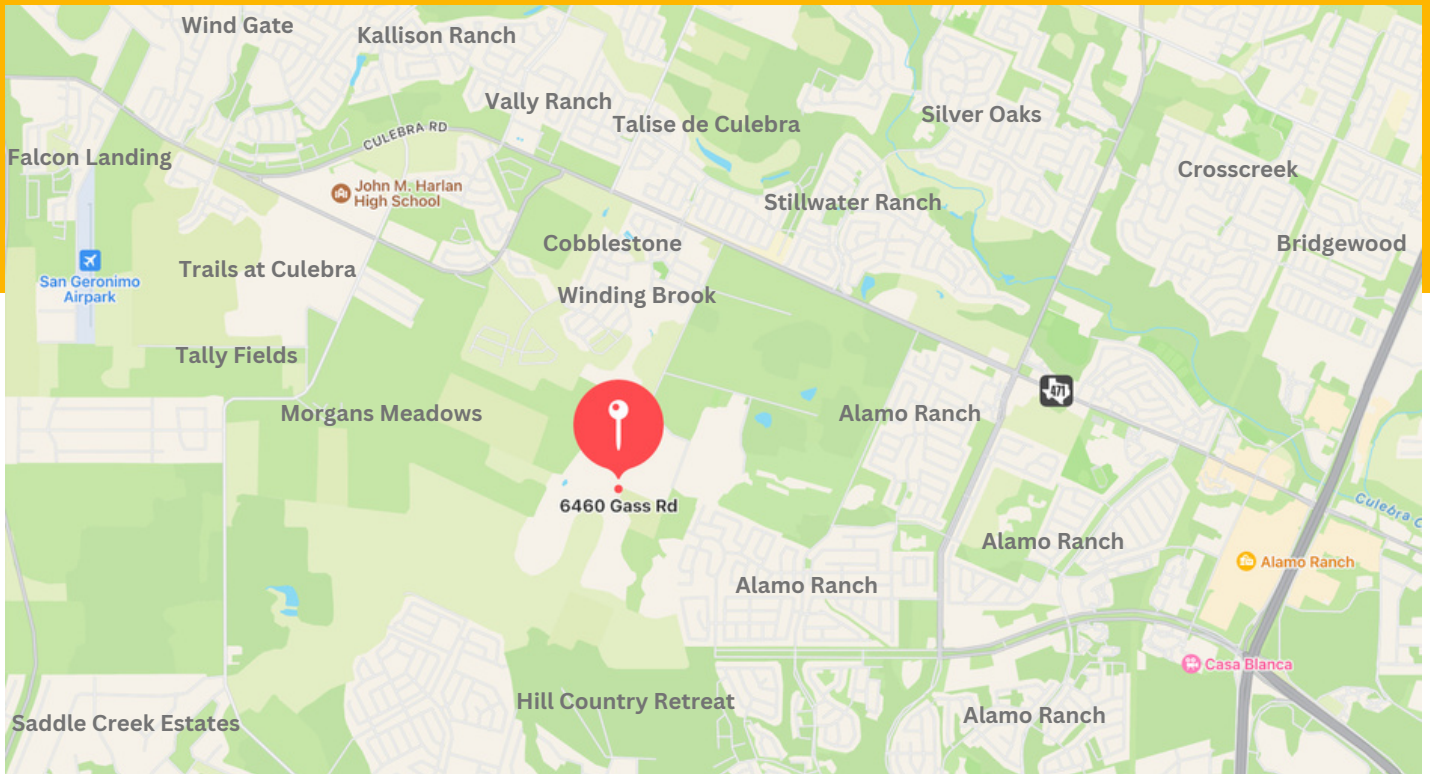
210.895.8088

Kristie-Benavidez@jbgoodwin.com



# Developments in the Area

6460 Gass Road  
San Antonio, Texas 78253



## Additional Information

**\$16,379,350**

MLS# 1636167

**Location:** The property is located on the southwest side of Culebra off Gass Rd.

**Size:** 125.995 acres

**Zoning:** The property is outside city limits of San Antonio

**Flood Plain:** Federal Emergency Management Agency maps do not appear to indicate any 100-year flood plan on the property.

**Deed Restrictions:** None of record

**Utilities:** \*Available to site (*\*Prospective buyers should retain an independent engineer to verify the location and accessibility and capacity of all utilities*)

**Area Development:** Numerous residential communities, in addition to new NISD elementary, middle, and high schools

**Surveys and Assessments:** Environmental Site Assessment, Habitat Report, Tree Survey, Geotechnical Report, Traffic Impact Analysis are available to buyer



**Kristie Benavidez**

REALTOR®

210.895.8088

Kristie-Benavidez@jbgoodwin.com

**JB Goodwin**  
REALTORS®

All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other prior to sale, lease or withdrawal, from market without notice.

# Highlights

6460 Gass Road  
San Antonio, Texas 78253



## About This Property

**\$16,379,350**

MLS# 1636167

- 125.995 acres in the fastest growing area in San Antonio
- Located off Culebra Road
- Near Major subdivisions
- Surrounded by prime real estate
- Close proximity to restaurants, shopping, entertainment, etc.
- In highly-sot after Northside schools
- Endless development opportunities and potential
- Survey, Environmental Site Assessment, Habitat Report, Tree Survey, Geotechnical Report, Traffic Impact Analysis have been completed



**Kristie Benavidez**

REALTOR®

210.895.8088

Kristie-Benavidez@jbgoodwin.com

**JB Goodwin**  
REALTORS®

All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted subject to errors, omissions, change of price or other prior to sale, lease or withdrawal, from market without notice.