

# FOR SALE

FM 471 CULEBRA, SAN ANTONIO, TX 78253



## 1.17-ACRE PRIME DEVELOPMENT LAND SALE

### ABOUT THE PROPERTY:

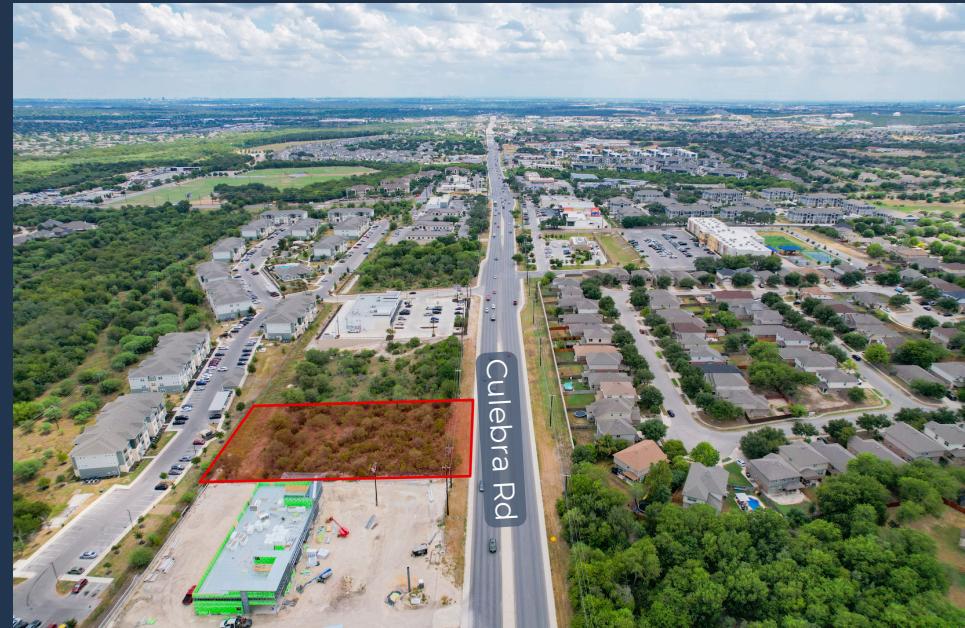
FM 471 is a 1.17-acre commercial land opportunity situated in the Far Northwest San Antonio submarket. This property is development-ready land zoned C-2 CD within a densely populated residential community. The site is well-suited for various purposes, including self-storage, residential projects, multi-family housing, or retail developments, with high visibility from Culebra Rd.

### FEATURES:

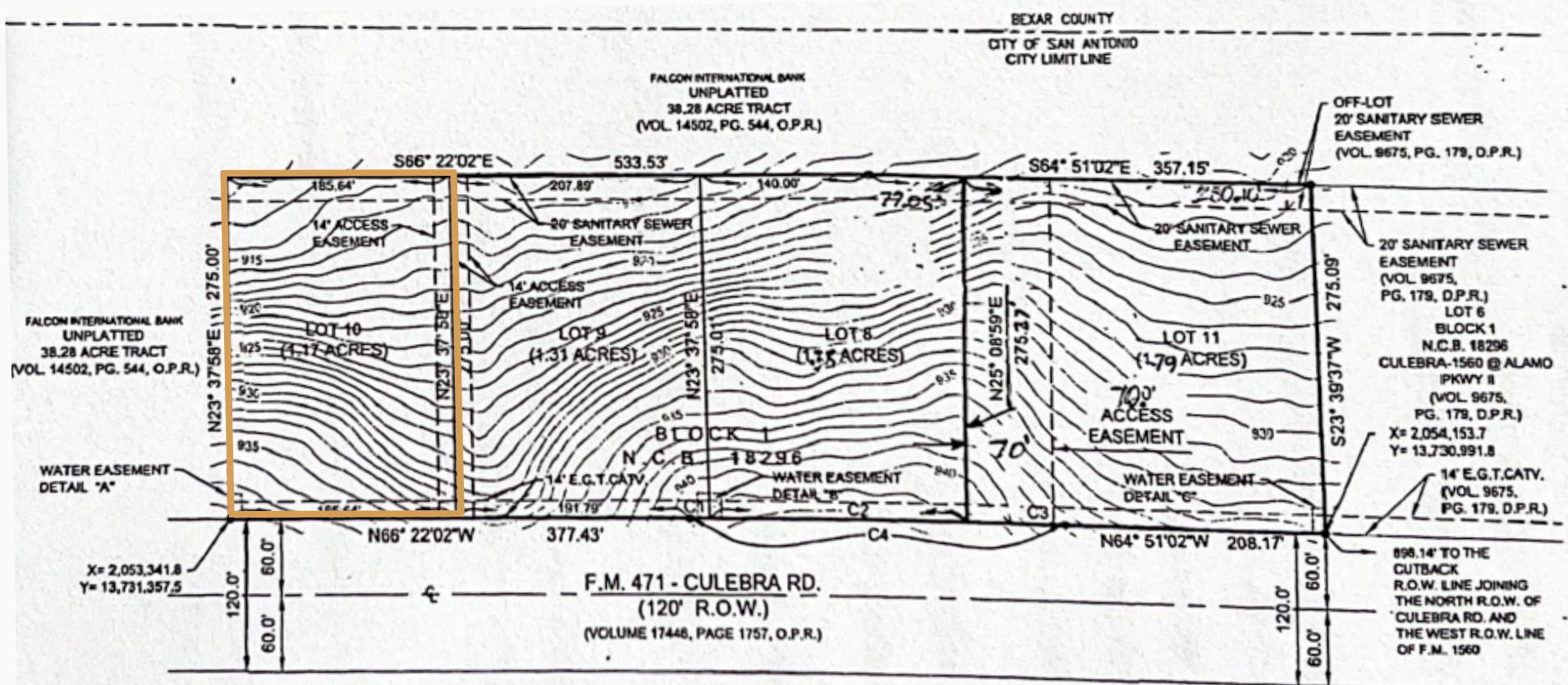
- 1.17-Acre site (not in flood plain)
- Proposed retail development use (C-2 CD Zoning)
- Located in a densely populated residential community (18,672 homes in 2-mile radius)
- Direct visibility Culebra Rd (VPD = 29,546)
- Quick access to Loop 1604 and Hwy 90

# PROPERTY HIGHLIGHTS

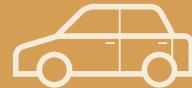
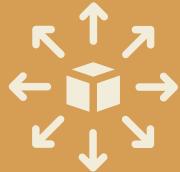
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# PLAT OVERVIEW



# DEMOGRAPHICS



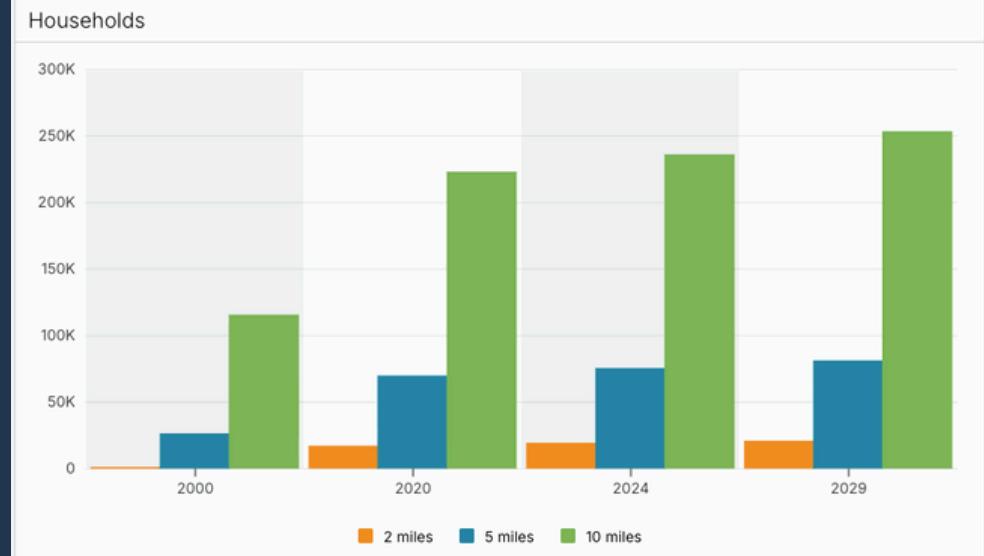
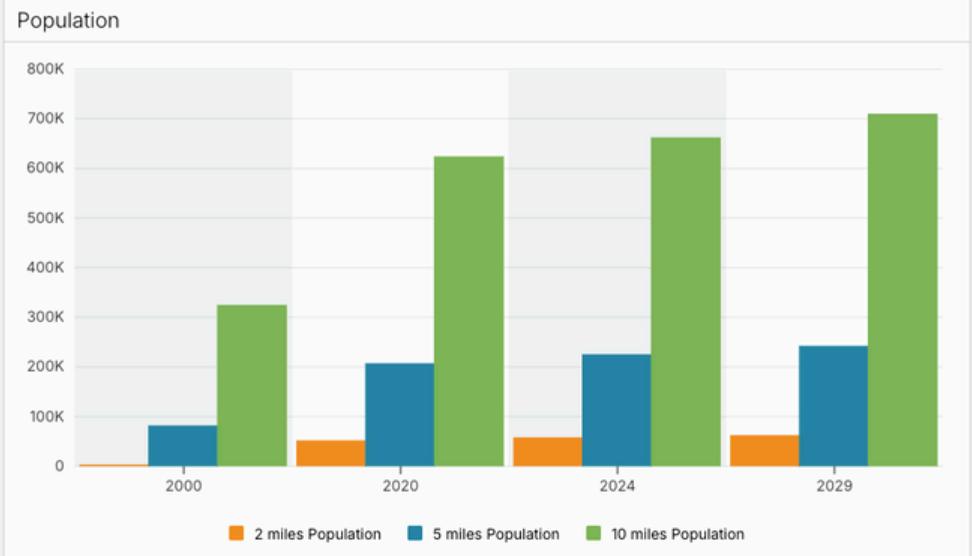
Situated along Culebra Rd, providing high traffic and high visibility.

Consistent year-over-year population growth.

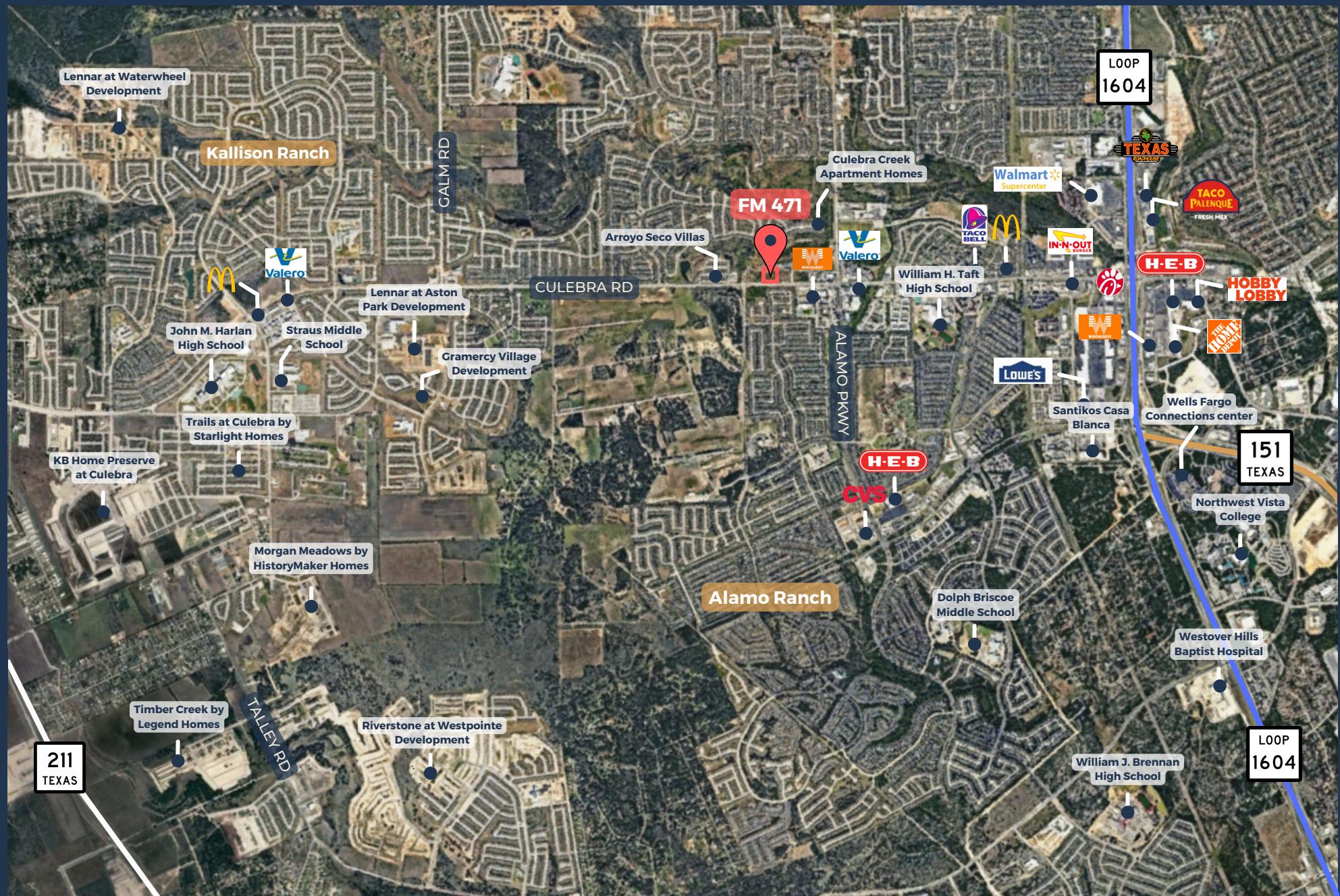
Attractive location for restaurants, store fronts, and various retail uses.

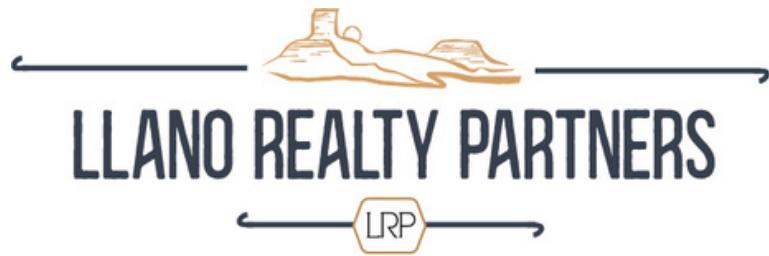
38,215 vehicles-per-day along Culebra Rd.

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



# AREA OVERVIEW





CONTACT  
OUR TEAM



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