

± 59.21 - ACRE DEVELOPMENT OPPORTUNITY

± 11.02-ACRE FRONTAGE ALONG 410 LOOP
SERVICE ROAD ZONED COMMERCIAL RETAIL

RETAIL COMMERCIAL AND
MULTIFAMILY RESIDENTIAL

927 W CHAVANEUX RD SAN ANTONIO, TX 78221



± 59.21-ACRE
PROPERTY

S Zarzamora St

Strech Ave

W Villaret Blvd

W Chavaneaux Rd

Union Pacific Rail Road

FOR SALE

CBRE



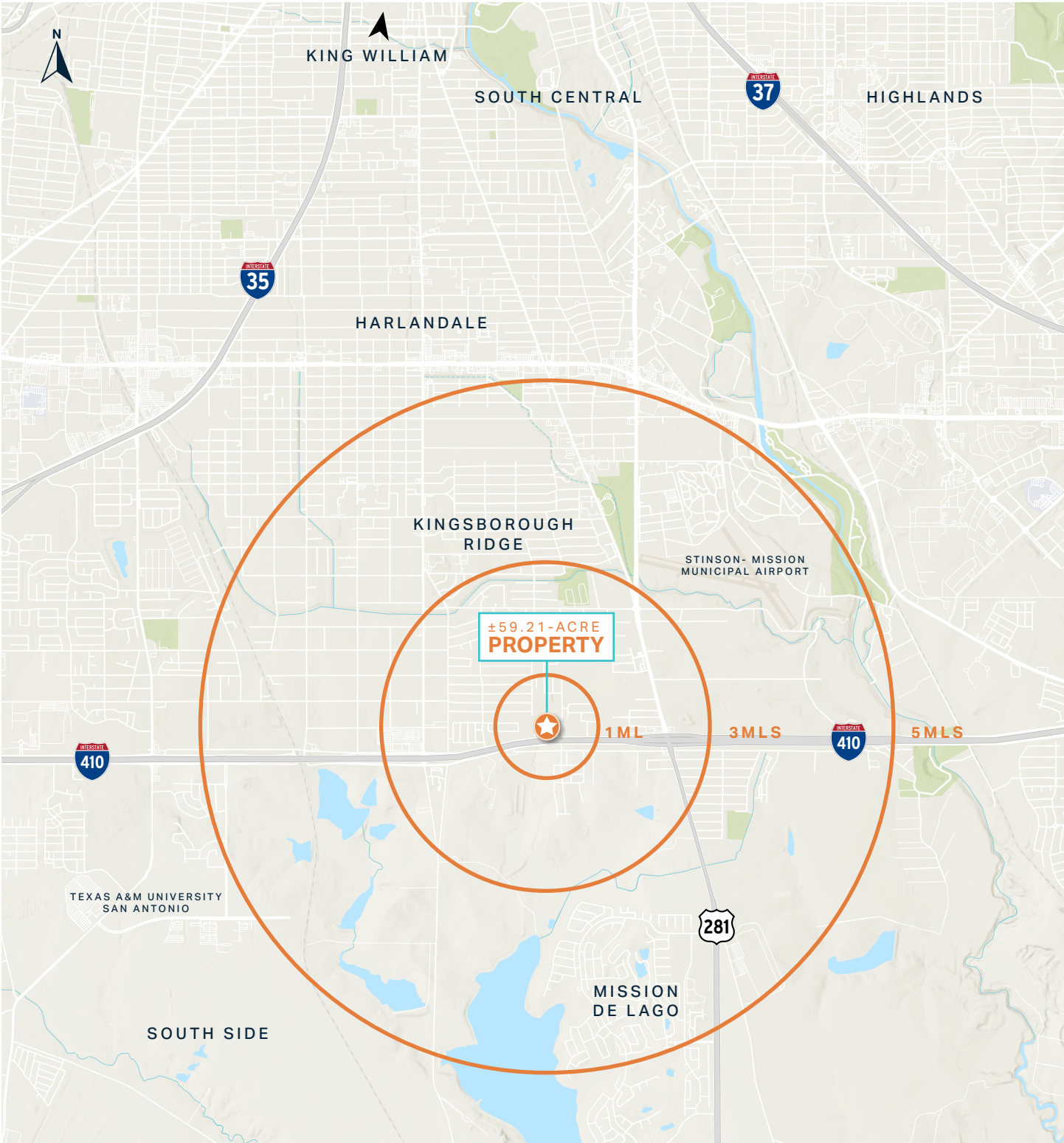
LOOP 410 SERVICE ROAD RETAIL COMMERCIAL AND MULTIFAMILY RESIDENTIAL DEVELOPMENT

927 W Chavaneaux located just off of Loop 410 near the S Zarzamora St intersection in the South San Antonio MSA. The area is seeing several new subdivisions either under construction or in the platted stage for the area which will certainly increase property values overall for the area. The front 11.02 acres of the site has .62 miles of frontage along Loop 410 Service Road and is zoned commercial retail. The back +44 is zoned for commercial retail and multifamily.

- › **± 59.21 acres**
- › **7 parcels, Seller willing to subdivide**
- › **City utilities will be brought to the site**
- › **Loop 410 visibility**
- › **± 32.64 acres zoned for Retail and Commercial**
- › **± 24.45 acres zoned for Multifamily**
- › **Pricing for entire site: \$6.50 PSF (\$16,761,888)**

IN THE AREA

	1 Mile	3 Miles	5 Miles
2024 Population	5,977	47,974	166,319
2029 Projected Population	6,931	53,124	177,463
2024 Households	1,889	16,166	56,316
2024 Average Household Income	\$74,491	\$69,748	\$64,590



SOUTH SAN ANTONIO **EXPANSION**

This south submarket sector continues to see significant industry expansion creating present & future employment opportunities, plus a beneficial community medical infrastructure with the University Health System Hospital now under construction, which when completed is expected to see additional medical support services to populate the medical complex going forward.

TOYOTA
MANUFACTURING

JCB

TEXAS A&M UNIVERSITY
SAN ANTONIO

University
Health

TJ-maxx
DISTRIBUTION

ALAMO COLLEGES DISTRICT
Palo Alto College

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410

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W Chayneaux Rd

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W Villaret Blvd

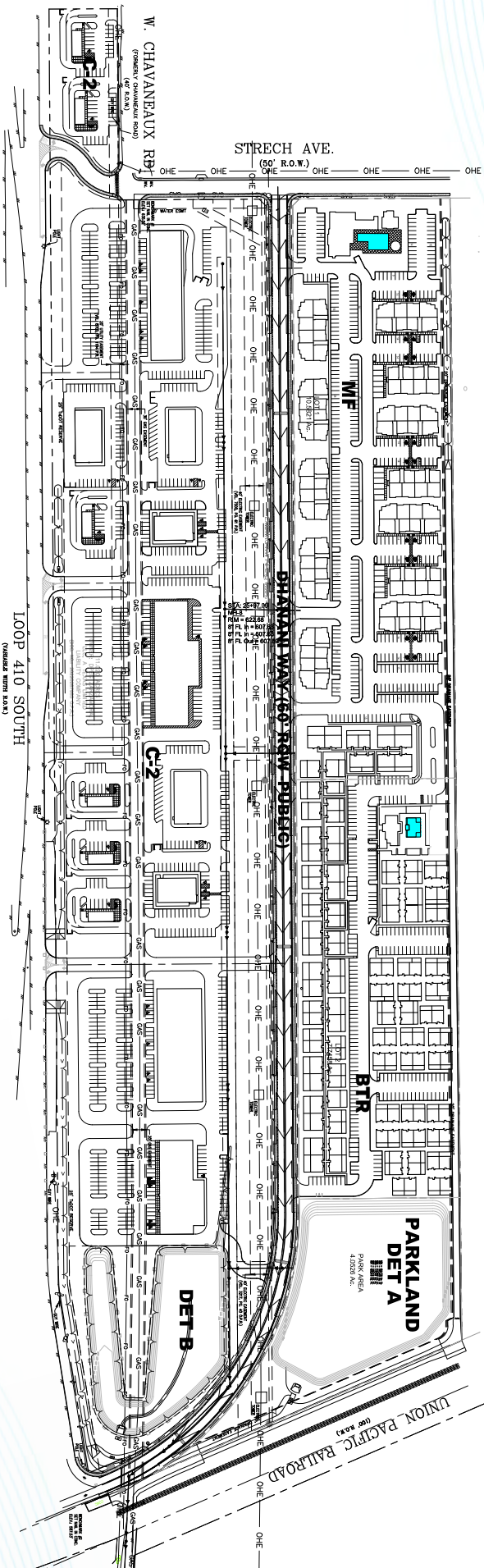
LAND FOR SALE | 5



Total Plat = 57.75 ac
+ 1.46 Tract 5 =
59.21 acres

PROPOSED **SITE PLAN**

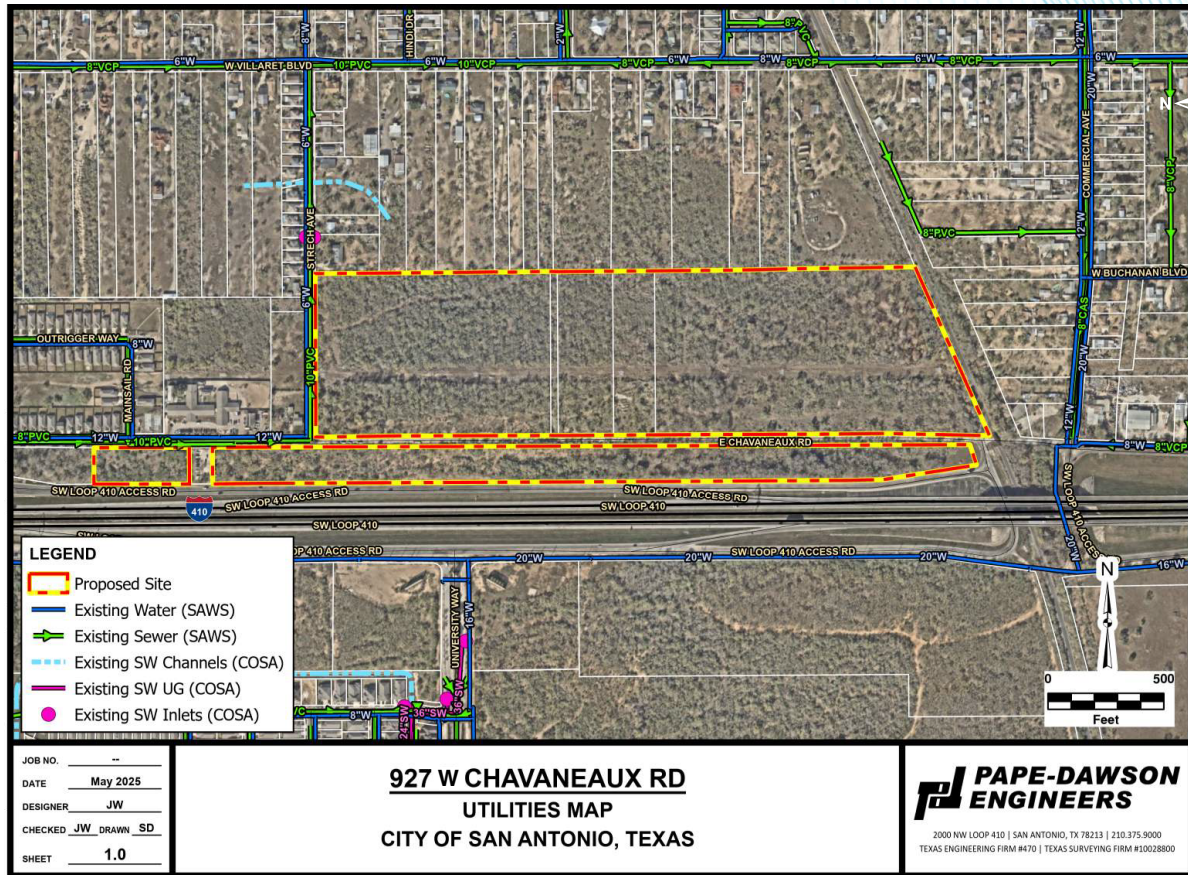
- › 300 MULTIFAMILY UNITS - 10.52 ACRES
- › 124 BTR UNITS - 7.75 ACRES
- › 30.92 ACRES - COMMERCIAL
- › ONSITE DETENTION
- › RELOCATING THE ROW
- › W & SS EXTENDED TO THE SITE



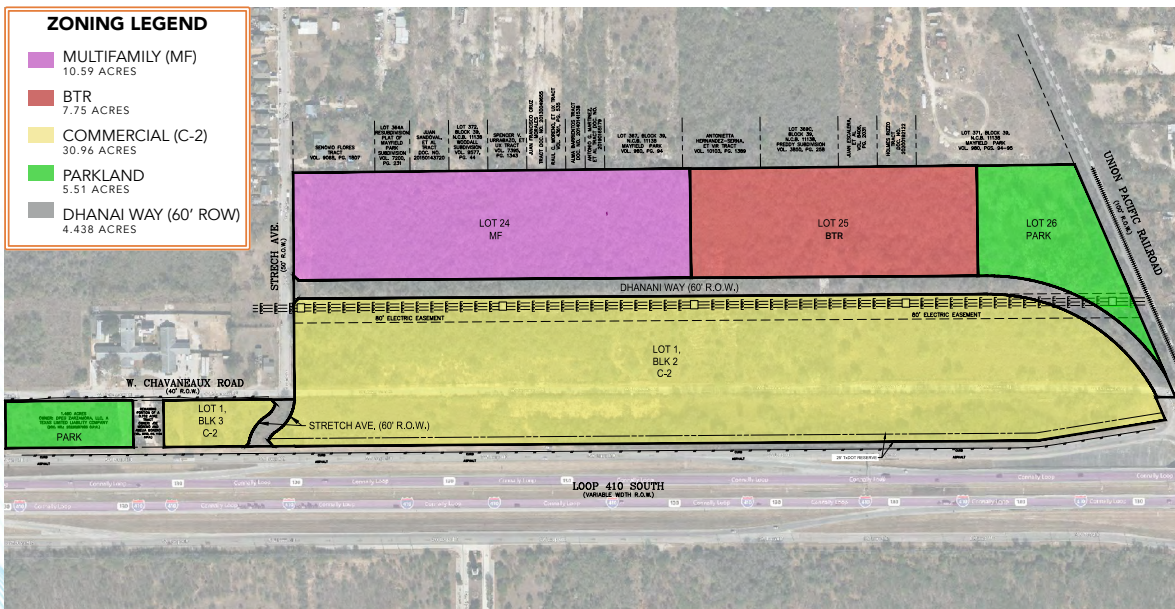
Total Plat = 57.75 ac + 1.46 Tract 5 = 59.21 acres

MF = 10.5821 ac - 300 Units
 BTR = 7.7458 ac - 124 Units
 Parkland/Detention A = 4.0526 ac
 Commercial/Detention B = 30.92 ac
 R.O.W = 4.438 ac
 Tract 5 = 1.46 ac

UTILITIES MAP



ZONING MAP

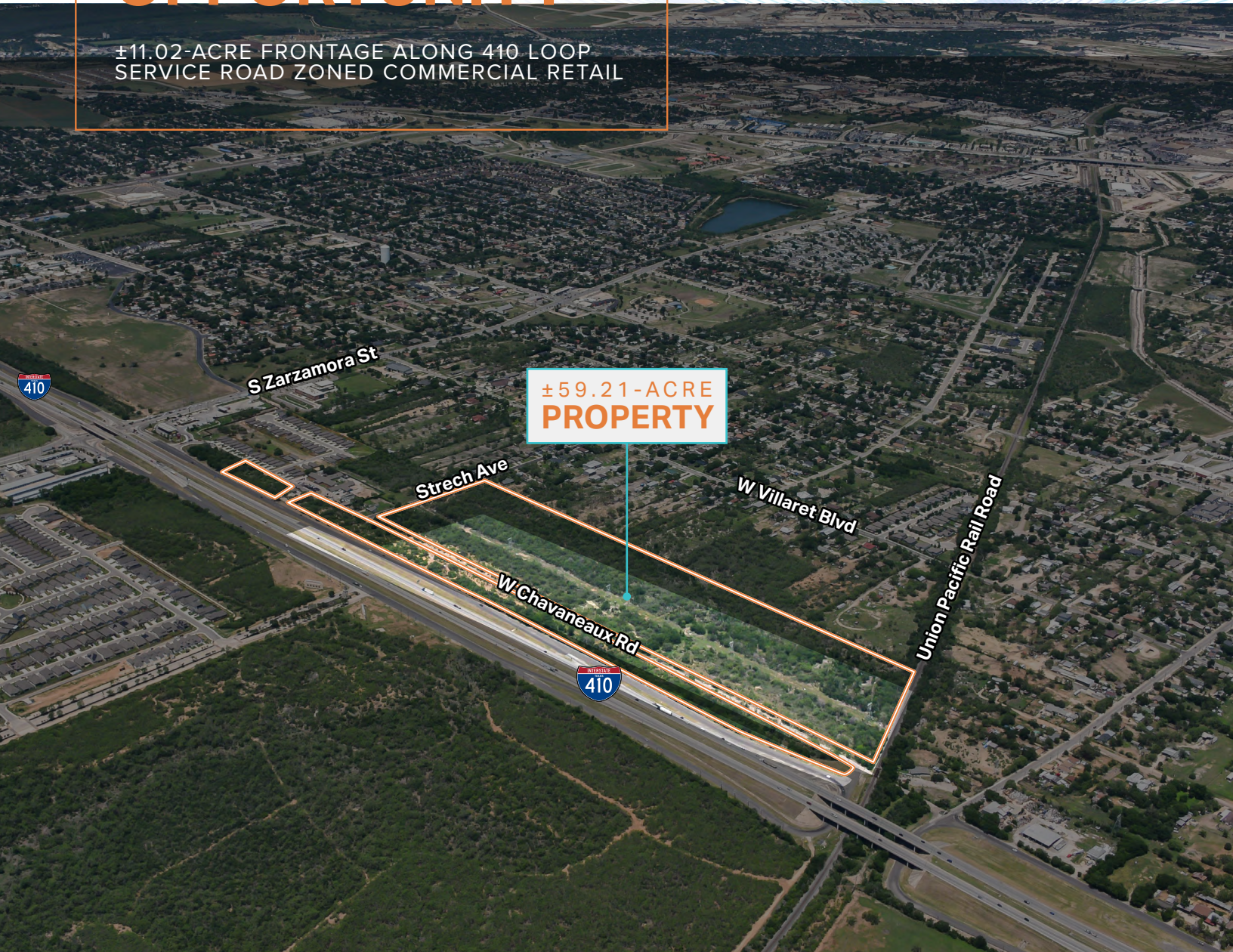


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SERVICE ROAD ZONED COMMERCIAL RETAIL

**RETAIL COMMERCIAL AND
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