



**BRUCE BAUMANN
REAL ESTATE, INC.**
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**626 S. Frio Street
San Antonio, Texas 78207**

Location: Located near Cesar Chavez and Ih35/IH10

Mapsco: 616D6

Bldg Size: (+/-) 750 SF Modular

Land Size: (+) 17,511 square feet per Bexar Appraisal

Taxes: (+/-) \$4,453 (2023)

Legals: NCB 279 BLK 13 LOT 34

Zoning: I-1

Price: Call Broker 210-710-5893

Comments: For Lease or sale, Former Bail Bonds modular building on 17,511 square feet of land, may be combined with the former B. Martinez Tortilla Factory plant next door at 623 S. Leona, triple Net lease, corner lot close to the UTSA Downtown campus

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