

Overview

6460 Gass Road
San Antonio, Texas 78253



About This Property

\$12,000,000

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®

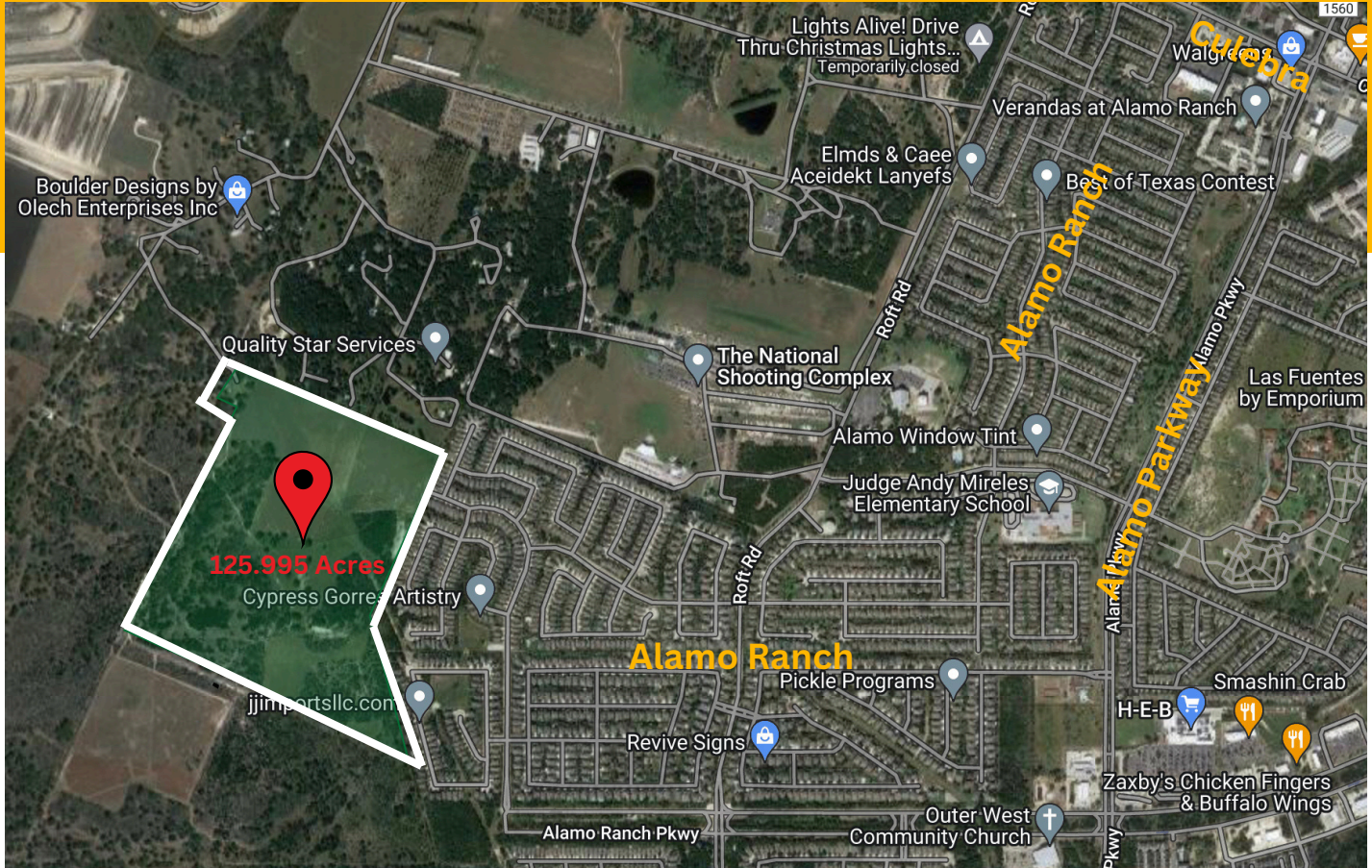
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Aerial Overview

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Within 5 Miles

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Shopping			Food		
• Ann's Nails & Beauty	• JcPenny	• Pets Smart	• Baskin Robbins	• In-N-Out Burger	• Raising Canes
• Bath & Body Works	• Kirklands	• Rack Room Shoes	• BJ'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	



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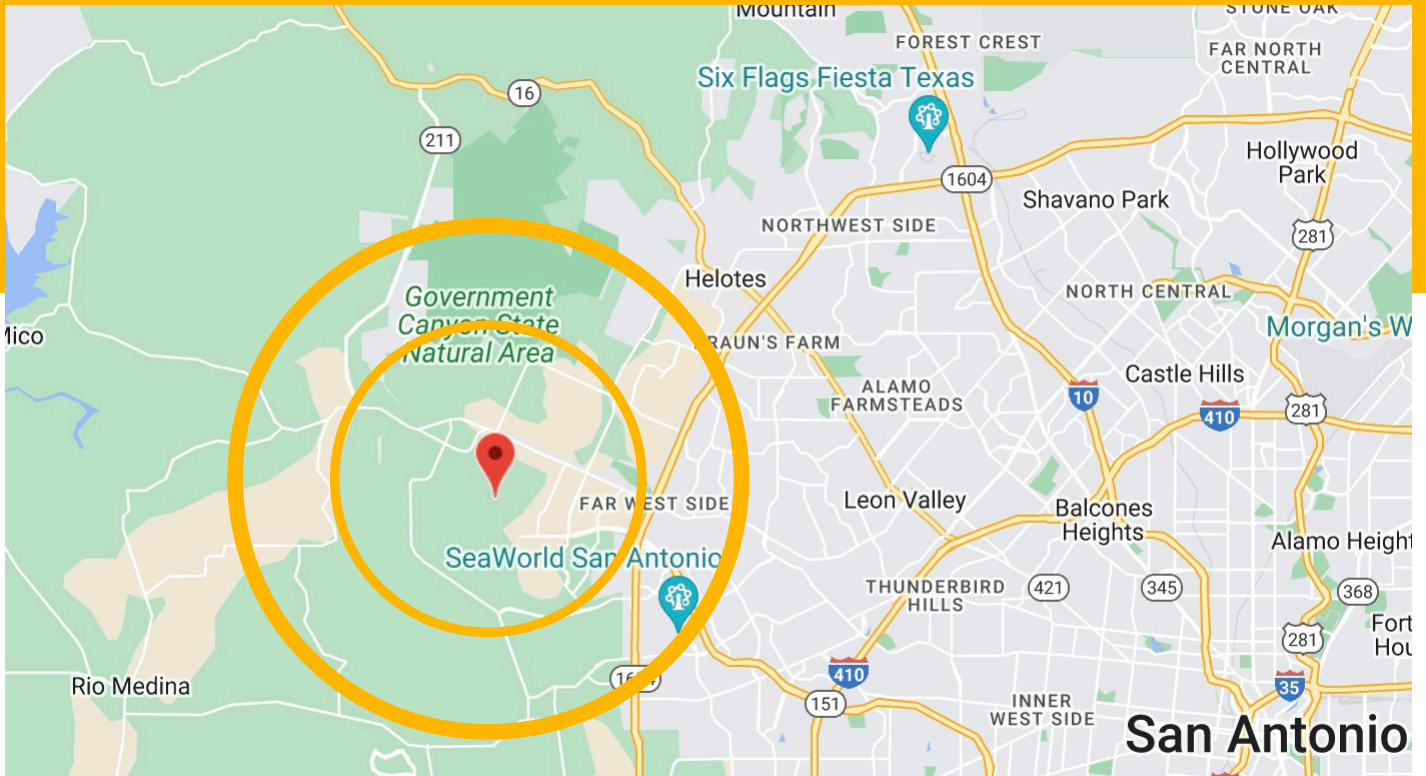
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All information furnished regarding this property is from sources deemed reliable, however, no independent investigation of these sources and no warranty or representation is made or implied as to the accuracy or completeness thereof and same is submitted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

Demographics

6460 Gass Road
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3 & 5 Mile Radius

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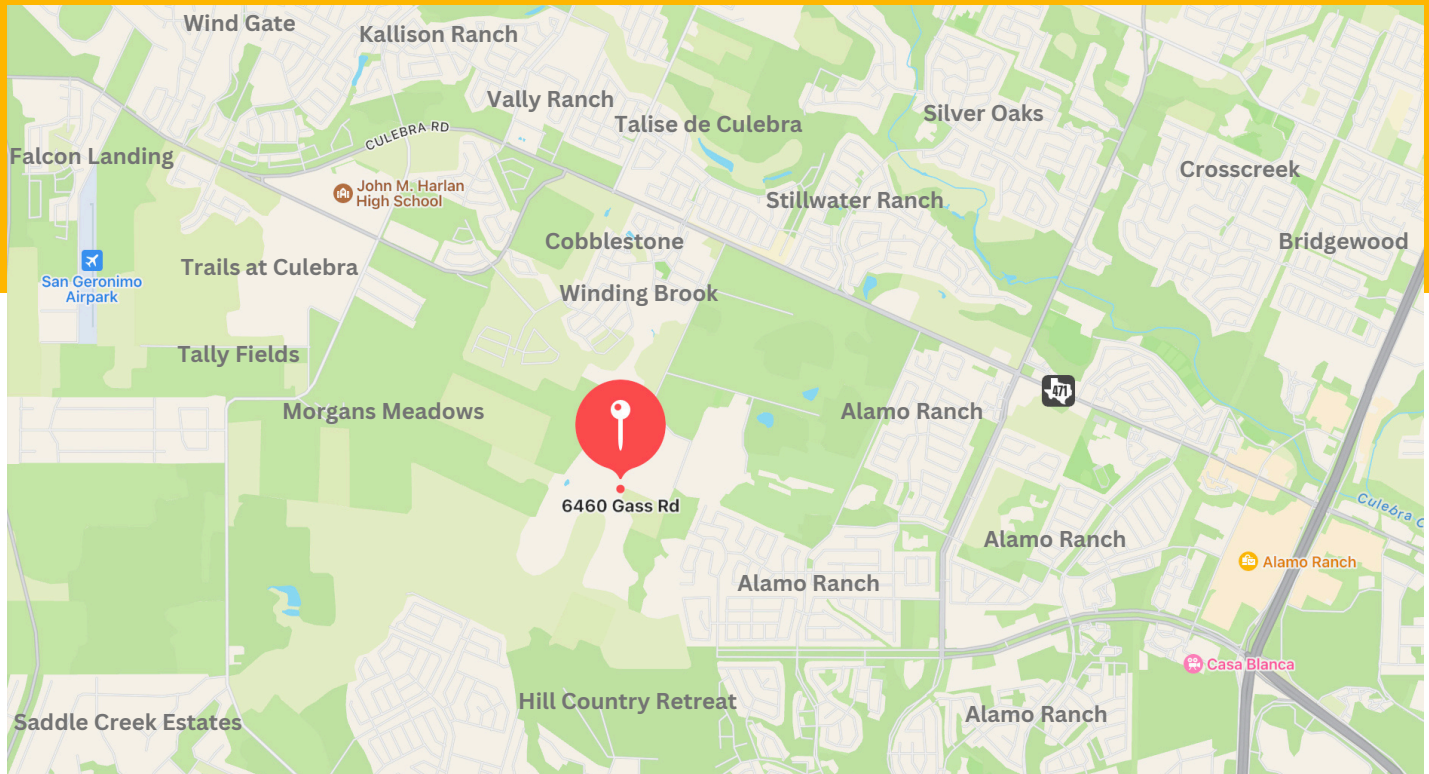
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	3 Miles	5 Miles
Population		
2025 Total Population	69,545	142,336
2026 Population Projection	77,150	157,759
Population Growth Annually	1.2-1.5%	1.07%
Average Age	32.6	32.2
Household		
2025 Total Households	21,740	46,339
Household Growth Annually	4.00%	5.45%
Average Household Income	\$115,823.00	\$121,911.50
Average Household Size	3.1	3.15
Housing Ownership		
Average Own	84%	73%
Average Rent	23%	21%
Traffic Count (Source:TXDT)		
Culebra Road	26,336 vpd	
Culebra and 1604	41,661 vpd	

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Developments in the Area

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Additional Information

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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) There are currently two water wells on site

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



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Highlights

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- 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



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