

226 East Carson Street

San Antonio, Texas 78208

OFFERING MEMORANDUM



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San Antonio, Texas 78208

For Sale

Kuper Sotheby's International Realty is proud to present the opportunity to acquire the enclosed property located in San Antonio's Historic Government Hill. This unique site is positioned at the intersecting corner of East Carson and Oleander Street. This prime location offers a rare development opportunity for any investor/developer looking to expand their portfolio in one of San Antonio's most exclusive areas. Zoned IDZ-2 with uses permitted for up to eight (8) residential dwelling units, this site is primed and ready to be developed with potential plans, drawings, and permits already available. Opportunities are seemingly endless with this distinctive .33 Acre Lot, accompanied with All Utilities to the site, and eight lots separately platted. Situated just minutes away from downtown San Antonio and approximately 4 minutes from The Pearl, this property's location allows for a prime Residential Investment opportunity in the heart of San Antonio.

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 Kuper | Sotheby's
INTERNATIONAL REALTY





Prime Residential Investment Opportunity

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Description

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Highlights

- Prominent Central San Antonio Location
- Corner Lot in Historic Government Hill
- Plans/Drawings/Permits Available
- Prime Investment opportunity for any residential development with units permitted up to 4 stories high

Land Size

.331± ACRE

Individual Lot Sizes

| | | | |
|--------|----------|--------|----------|
| Lot 41 | .033± AC | Lot 45 | .049± AC |
| Lot 42 | .037± AC | Lot 46 | .037± AC |
| Lot 43 | .037± AC | Lot 47 | .037± AC |
| Lot 44 | .049± AC | Lot 48 | .034± AC |

Zoning

IDZ-2 (with uses permitted for up to eight (8) residential dwelling units)

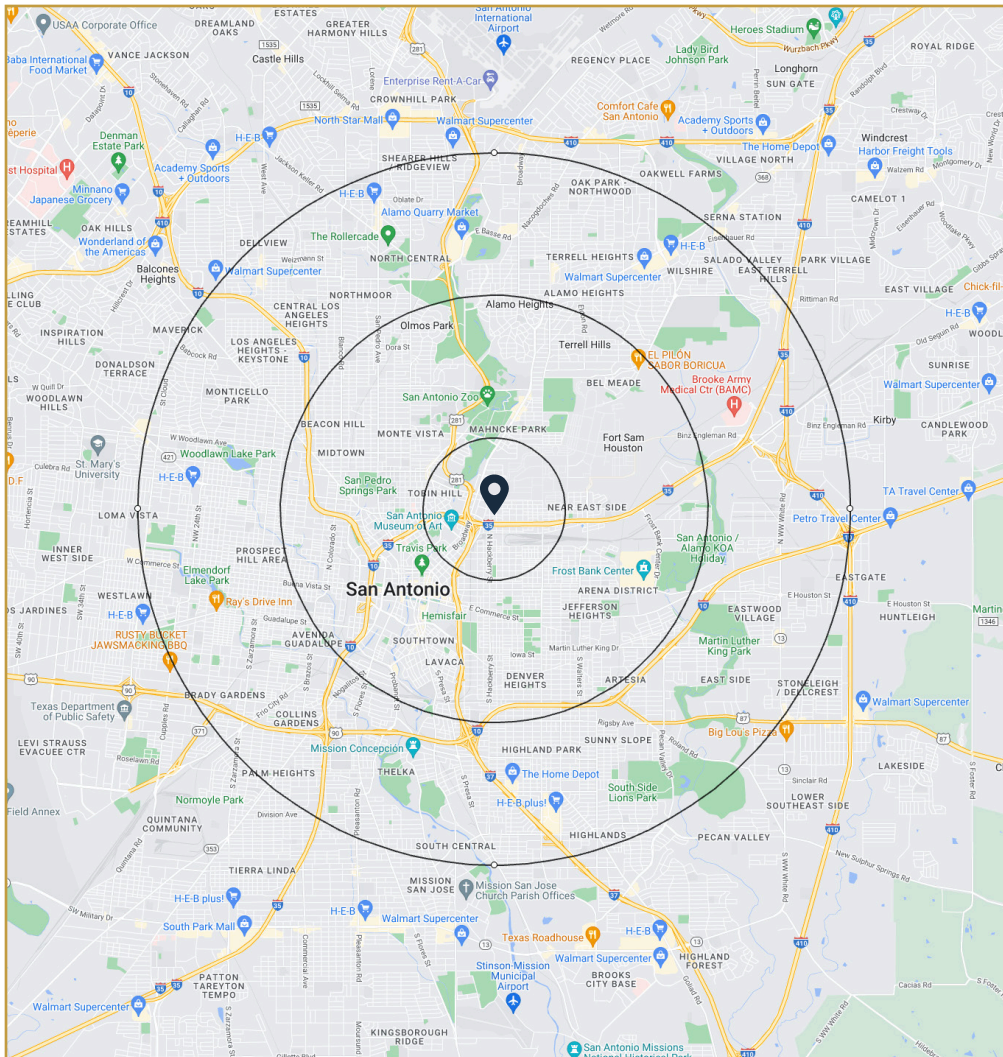
Listing Price

\$2,500,000

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Location Information



Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|------------------------|--------|---------|---------|
| Population | 15,119 | 107,388 | 303,646 |
| Average Household Size | 3.38 | 3.41 | 3.6 |
| Median Household Age | 34.1 | 41.2 | 35.3 |

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Aerial Map

