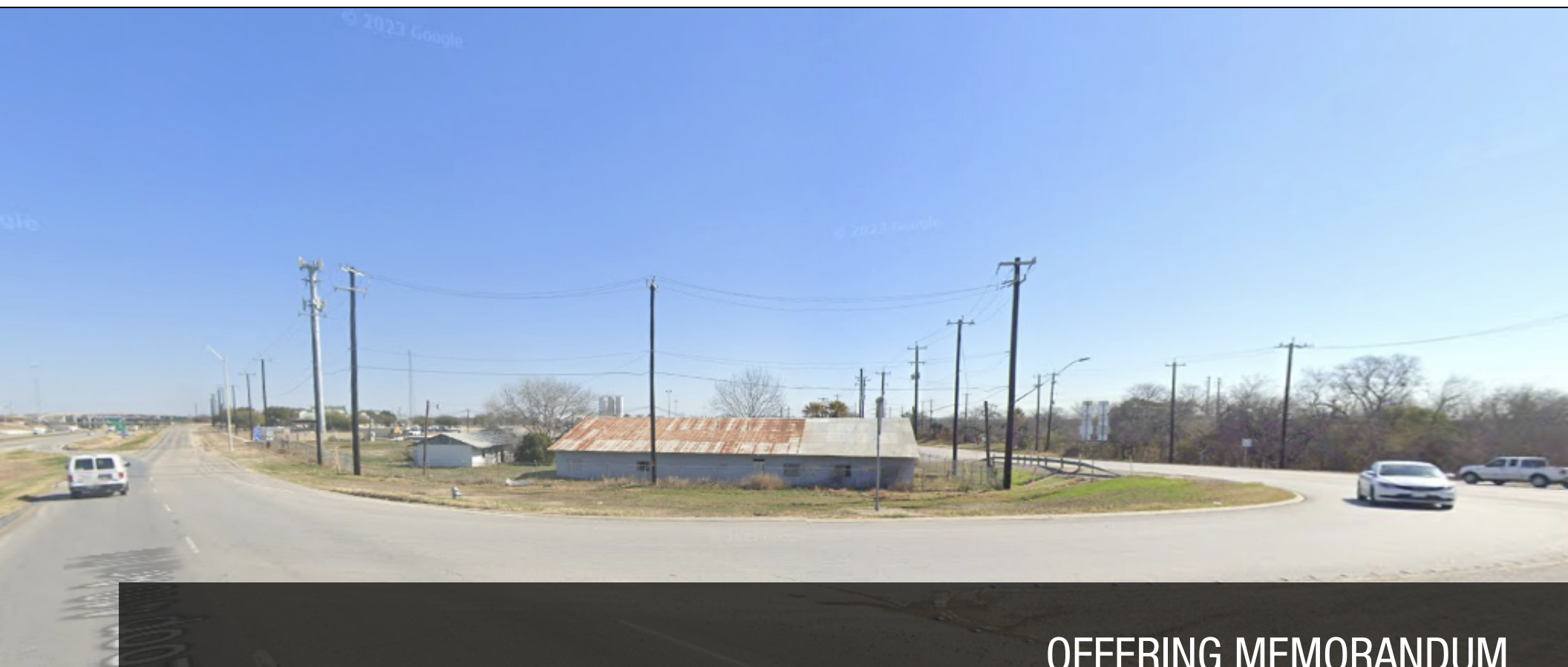


# 9520 South Presa

SAN ANTONIO, TX



## OFFERING MEMORANDUM

**KW COMMERCIAL**  
1717 N Loop 1604 E  
San Antonio, TX 78232

*PRESENTED BY:*

**ERIC SCHAFFNER**  
Broker  
O: 210.870.8860  
eric.schaffner@kw.com  
TX #683331

# Table Of Contents

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LOCATION INFORMATION	9
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9520 SOUTH PRESA

# PROPERTY INFORMATION

1

PROPERTY SUMMARY

PROPERTY DESCRIPTION

PROPERTY DETAILS

PDF WITH HEADER/FOOTER

ADDITIONAL PHOTOS

## Property Summary



### PROPERTY DESCRIPTION

±1.72ac hard corner lot with Loop 410 frontage. All utilities. Zoning affords multiple possibilities, and the unique size and location offers maximum visibility. Strong traffic counts (58,000VPD). Immediately adjacent to the Bexar County Metro office.

### PROPERTY HIGHLIGHTS

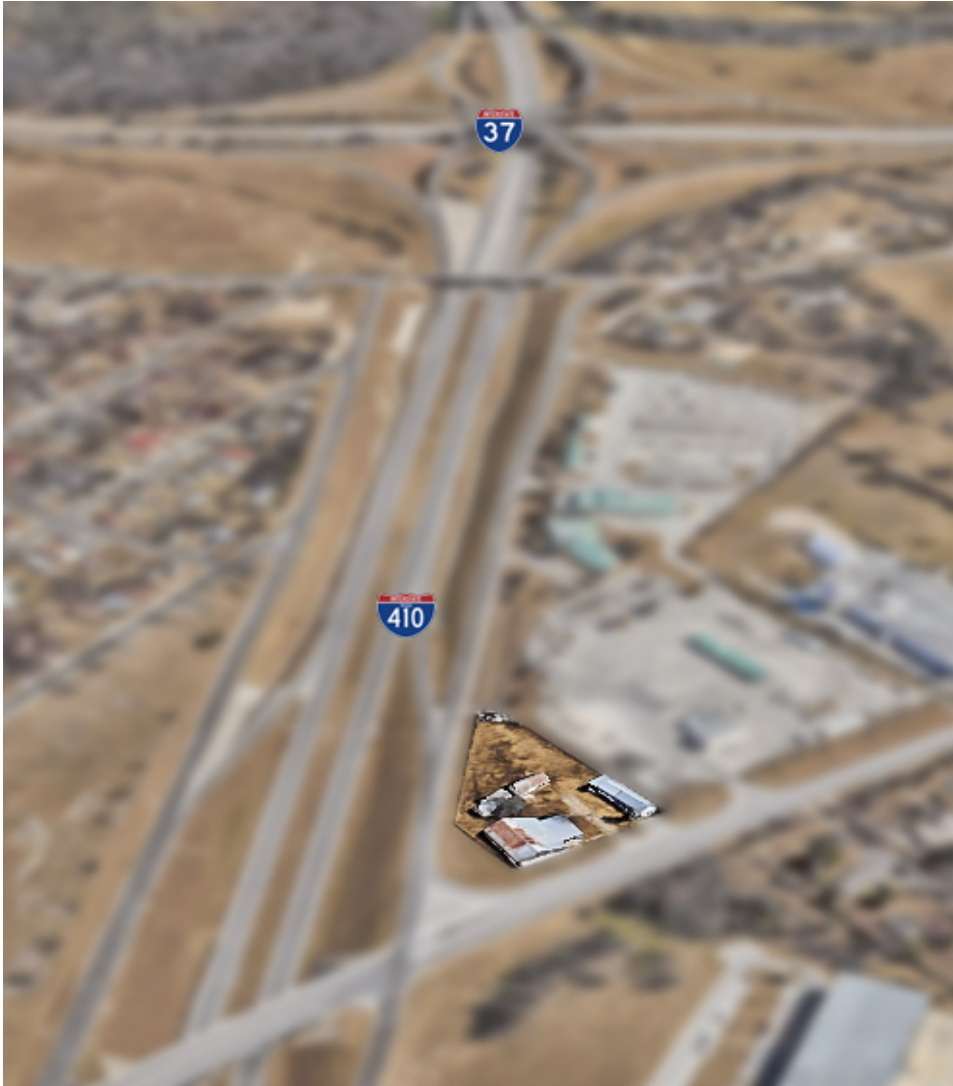
- Heavy traffic counts (~58,000 VPD)
- All utilities
- C-2 Zoning
- Hard corner of S Loop 410 / S Presa

### OFFERING SUMMARY

Sale Price:	\$1,495,860
Lot Size:	1.717 Acres



## Property Description



### PROPERTY DESCRIPTION

±1.72ac hard corner lot with Loop 410 frontage. All utilities. Zoning affords multiple possibilities, and the unique size and location offers maximum visibility. Strong traffic counts (58,000VPD). Immediately adjacent to the Bexar County Metro office.

### LOCATION DESCRIPTION

SEC of 410 and South Presa Street, 1/2 mile from I-37/281



# Property Details

Sale Price **\$1,495,860**

## LOCATION INFORMATION

Building Name 9520 South Presa  
 Street Address 9520 South Presa Street  
 City, State, Zip San Antonio, TX 78223  
 County Bexar  
 Market San Antonio  
 Cross-Streets 410 S Loop / South Presa

## BUILDING INFORMATION

Number of Lots 1  
 Best Use C-store/Gas station, Auto Services, Retail

## PROPERTY INFORMATION

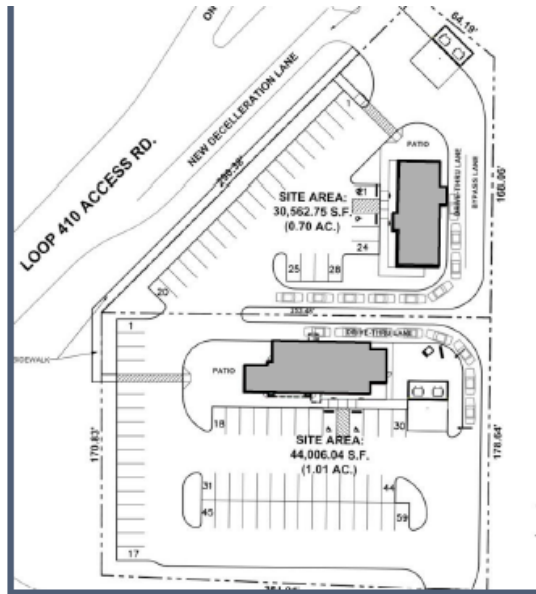
Property Type Land  
 Property Subtype Other  
 Zoning C-2  
 Lot Size 1.717 Acres

## PARKING & TRANSPORTATION

## UTILITIES & AMENITIES



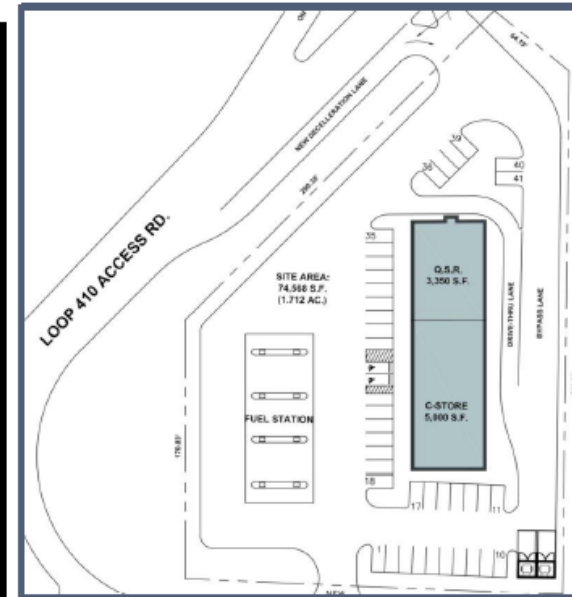
# Potential Site Plans



**Two Pad's:**

**Pad 1:**  
 1.01 acres  
 (43,996 SF)  
 2,710 SF NRA  
 + Drive Thru

**Pad 2:**  
 0.70 acres  
 (30,492 SF)  
 2,000 SF  
 + Drive Thru



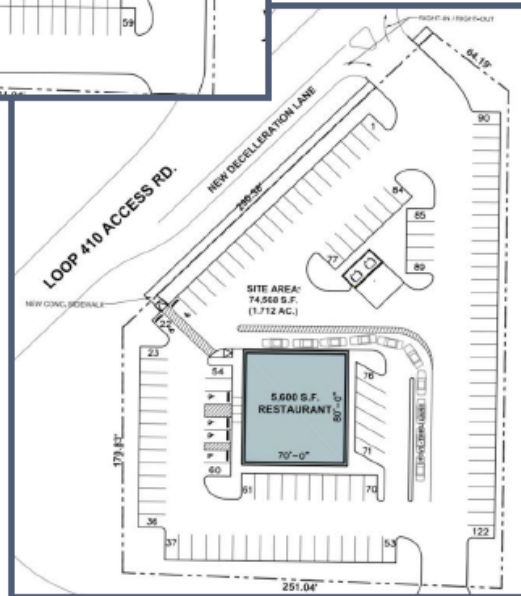
**C-Store & QSR:**

**C-Store:**  
 5,000 SF  
 + Fuel Stations

**QSR:**  
 3,350 SF  
 + Drive Thru

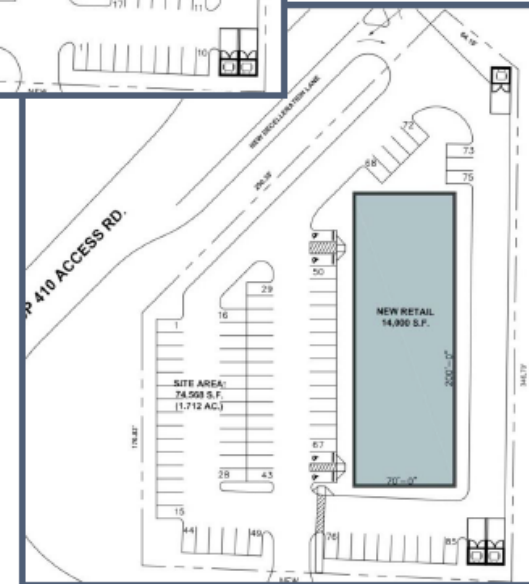
**Single Restaurant:**

**Pad 1:**  
 1.712 acres  
 (74,568 SF)  
 5,610 SF NRA  
 122 parking spaces  
 22 spaces per  
 1,000 SF of NRA



**Retail:**

14,000 SR NRA  
 85 parking spaces  
 6 spaces per  
 1,000 SF of NRA



# Additional Photos





9520 SOUTH PRESA

# LOCATION INFORMATION

# 2

REGIONAL MAP

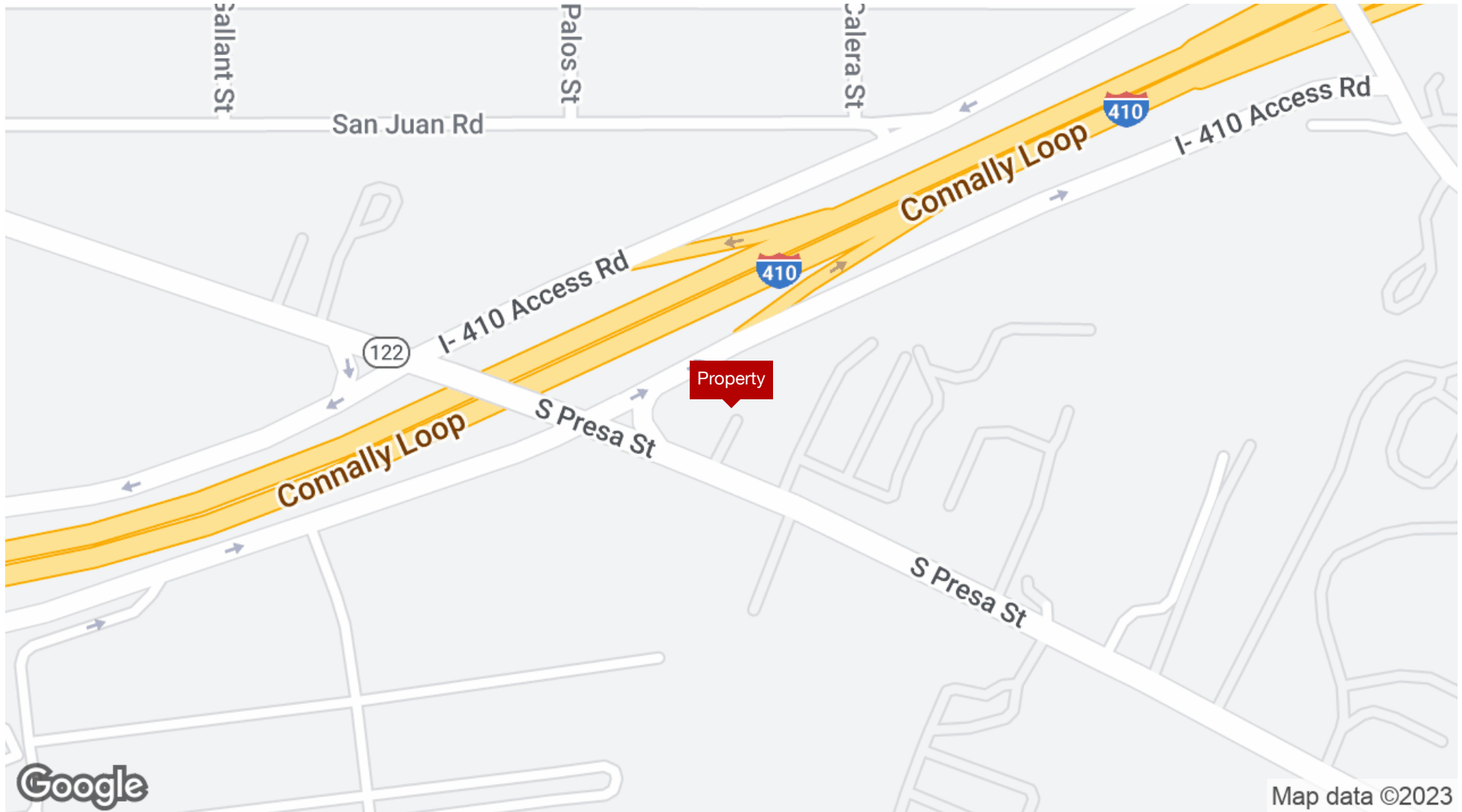
LOCATION MAP

AERIAL MAP

# Regional Map



# Location Map



# Aerial Map

