



dhrealty partners inc

COMMERCIAL PROPERTIES

Brokerage • Management • Investments • Accounting



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# PAD SITES & MULTI-FAMILY LAND NEAR LACKLAND AFB

8444 SW Loop 410 | San Antonio, TX 78252

5 Miles to  
Lackland AFB



78,486 VPD



A

B

C

D

± 15.72 AC  
Land Tract

New Retail  
Development

New  
Senior  
Housing

Perfect Multi-Family Site

Chicken  
Fast  
Food

Coffee  
Shop

Old Pearsall Rd

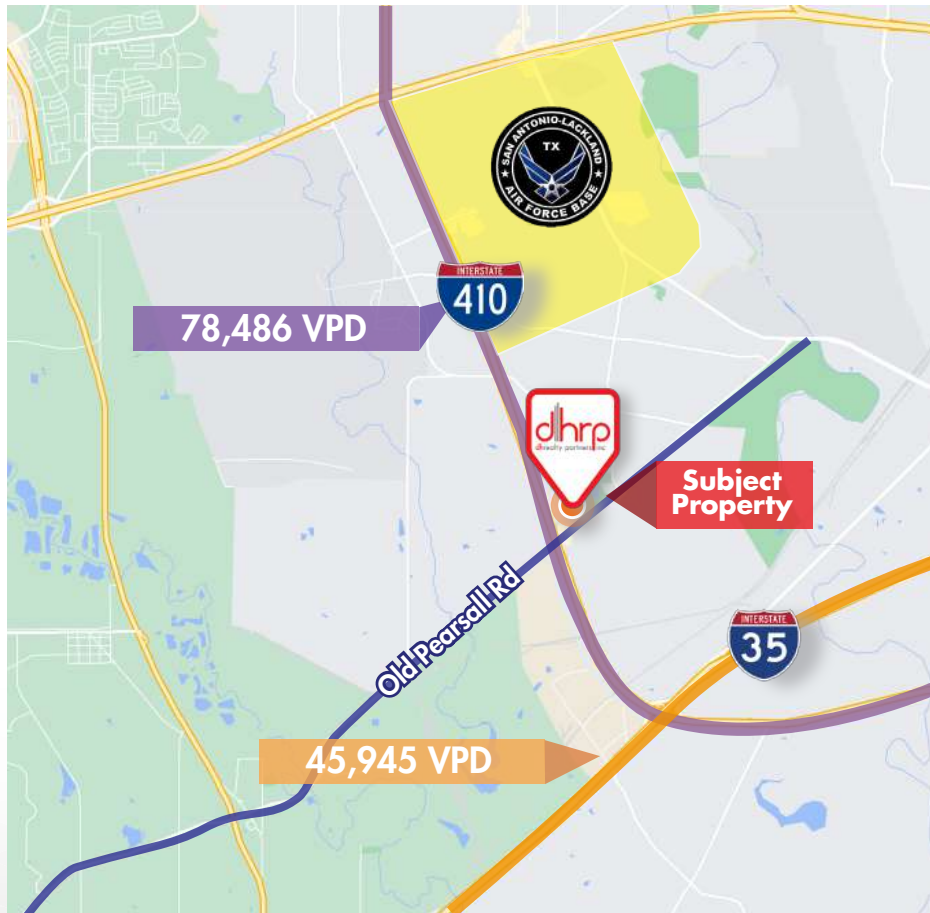
## AVAILABLE LAND

- A ± 1.15 AC
- B ± 3.41 AC
- C ± 0.94 AC
- D ± 11.934 AC

# FOR SALE

## PAD SITES & MULTI-FAMILY LAND NEAR LACKLAND AFB

8444 SW Loop 410 | San Antonio, TX 78252



### LOCATION

Northeast corner of **Southwest Loop 410 & Old Pearsall Rd**

### FLOOD PLAIN

No part of this property is located in the FEMA 100-year flood area

### LAND SIZE

Approximately **± 17.794 AC** of total available land

### ZONING

Currently zoned **C-3 NA** by the City of San Antonio

### HIGHLIGHTS

- Exceptional visibility, traffic counts and demographics
- Ideal commercial sites to serve the Lackland Air Force Base Community (46,577 people) and the SW San Antonio metro district
- All utilities are available
- Several new shopping centers nearby
- Surrounded by multiple retailers and restaurants

### SUGGESTED USE

Suitable for **retail, banking, hospitality, multi-family, food & services**

### PRICE

**\$16 PSF**

Land Available	Acres	Land Available	Acres
Lot A	± 1.51 AC	Lot C	± 0.94 AC
Lot B (will subdivide)	± 3.41 AC	Lot D	± 11.934 AC

The information herein was obtained from sources deemed reliable; however, DH Realty Partners, Inc. makes no guarantees, warranties, or representations as to the completeness of accuracy thereof. The presentation of this price is submitted subject to errors, omissions, changes of price, prior to sale or lease, or withdrawal without notice. All Floor plans, property lines, areas, and dimensions are approximate and for illustration purposes only. DHRP | DH Realty Partners, Inc. ©2024. A Texas Corporation.

## PAD SITES & MULTI-FAMILY LAND NEAR LACKLAND AFB

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### AERIAL MAP



### AREA RETAILERS

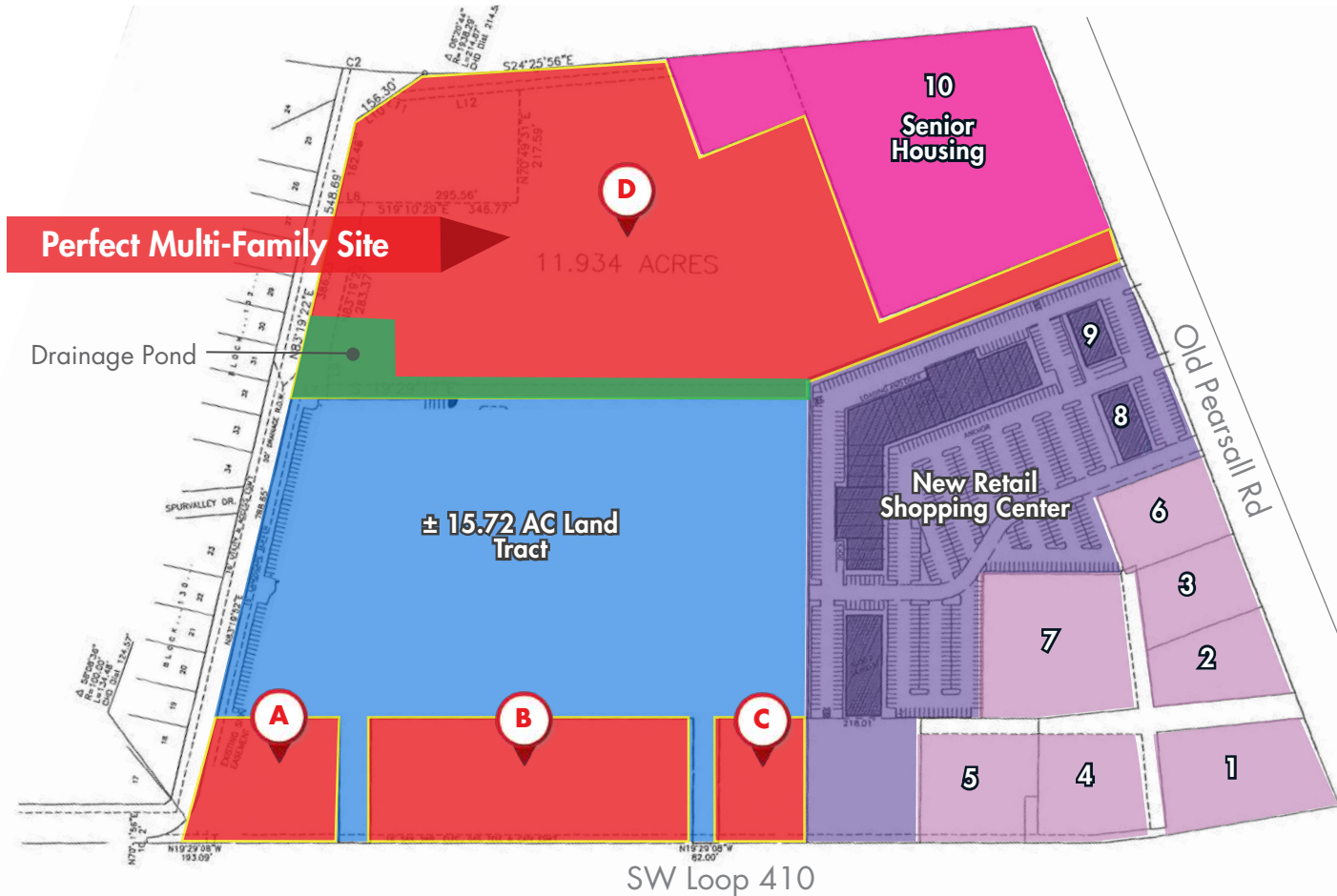
- Pearsall Pointe Phase II (*Coming Soon*)
- New senior housing: Harbor Valley Health & Rehabilitation
- AutoZone
- Bill Miller Bar-B-Q
- Church's Chicken
- Culebra Meat Market
- CVS
- Domino's Pizza
- Family Dollar
- KFC
- Little Caesar's
- McDonald's
- O'Reilly Auto Parts
- Chicken Fast Food (*Coming Soon*)
- QuikTrip
- Shell
- Sonic Drive-In
- South San Antonio High School
- Coffee shop (*Coming Soon*)
- Subway
- Taco Bell
- Trader's Village

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## PAD SITES & MULTI-FAMILY LAND NEAR LACKLAND AFB

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### SITE PLAN



### RETAILERS

1. Bill Miller Bar-B-Q
2. Sonic Drive-In
3. Taqueria Mexico
4. Pearsall Pointe
5. Pearsall Pointe (Phase 2)
6. Fred's Fish Fry
7. Taqueria Mexico (Part 2)
8. Chicken Fast Food
9. Coffee Shop
10. Senior Housing

Land Available	Acres
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Lot A	± 1.51 AC
Lot B (will subdivide)	± 3.41 AC
Lot C	± 0.94 AC
Lot D	± 11.934 AC

**\*NOT TO SCALE\***

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### **HAZARDOUS MATERIAL DISCLOSURE**

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

### **ADA DISCLOSURE**

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

### **FLOOD PLAIN INFORMATION DISCLOSURE**

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.

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