

254.33 Acre Mixed Development For Sale - **New Reduced Price**



Property Size: 254.33 Acres total. 135.96 AC are along the Southwest of U.S. 181 and 118.37 are along the Northeast of U. S. 181 with each tract having respectively 3,193 and 3,755 of linear feet frontage along U.S. Hwy 181 .

Price: All properties can be purchased for \$3,200,000 or \$12,500./Acre . Acreage with U.S. Hwy 181 Frontage can be purchased at \$2.00 per S.F. Owner Financing available, please call for de-

Amenities: • Water • Natural Gas • Telephone • Fiber Optic • Electricity

Property Location: Property is located along the northeast and southwest sides of U.S. Highway 181 at its intersection with Calaveras Creek between the City of San Antonio and the Town of Floresville. The Property has been annexed into the town of Elmendorf, Texas. The 135.96 acres along the southwest right of way of U.S. 181 has approximately 95 acres in Bexar County and approximately 40 acres in Wilson County. The Property is: • 16 Miles to Downtown San Antonio Business District • 10 Miles to the City of Floresville • 1 mile to Loop 1604 Freeway



Traffic Count on Hwy 181 30,000 cars/day.

Great for Commercial, Retail
and Industrial use



For Information Contact:

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Individual Member