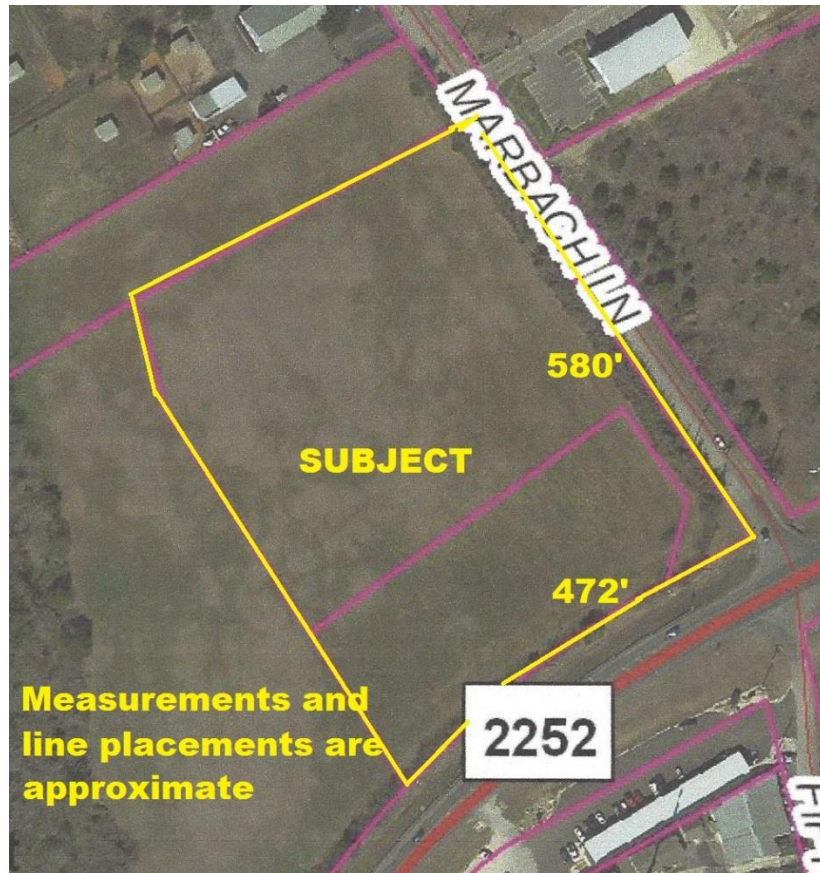


# NE UNZONED LAND TRACT FOR SALE



- Location: NE San Antonio approx 1.5 miles outside Loop 1604 at northerly corner of Nacogdoches Rd (FM 2252) and Marbach Ln in area of new retail and new as well as established industrial developments
- Address: 18505 FM 2252, San Antonio, Tx 78266
- Size:  $\pm$ 7.46 acres
- Zoning: Outside City Limits Comal County
- Topography: Nearly flat with slope towards Bracken Creek
- Utilities: Seller's water rights for site to convey; Septic for wastewater; San Antonio CPS electric
- Flood Plane: Very small fraction of site is designated as 100 yr flood plane by FEMA
- Comments; Site enjoys multiple access routes to expressway system and Loop 1604; FM 2252 traffic count increasing; Great corner access; Dimensions friendly to development
- List Price: \$1.6 ml

For Further Information Contact:

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