

9.12—18.24 Acres Commercial Land FOR SALE

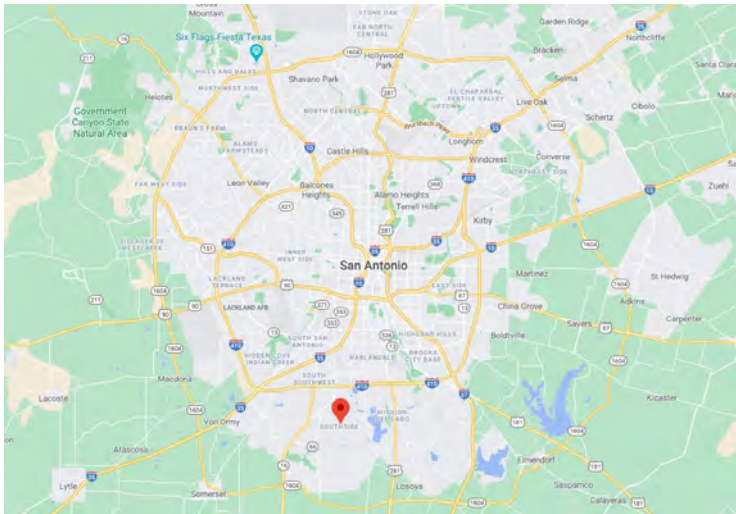
Mauermann Rd, San Antonio, TX 78224



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Mauermann Rd, San Antonio TX 78224



Zoned MI-1

1100 ft Frontage on Mauerman Rd.

3.1 Miles to Texas A&M San Antonio

4.1 Miles to Toyota Manufacturing

3.4 Miles to 



ALL OR PART

The two +/-9.12 acre tracts can be sold separately or together for approximately 18.24 acres.



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HIGHLIGHTS

- ◆ 9.12-18.24 +/- acres available all or in part
- ◆ Approximately 1100 feet of frontage on Mauermann Rd
- ◆ Strategically located near Texas A&M, Toyota Manufacturing, and TJ Maxx distribution Center
- ◆ Best suited for Industrial, Manufacturing, Distribution, or RV Storage.
- ◆ Ag Exempt, partially cleared, fenced for cattle
- ◆ Water and electricity available at the road
- ◆ No minerals, surface sale only
- ◆ Bexar county taxes for 2020 were less than \$40
- ◆ Owner Financing Available

78224 DEMOGRAPHICS

Estimated Population: 20,795

Median Value of Owner Occupied Units: \$89,500

Median Household Income: \$45,145

Household Income <25,000: 1,376

\$25,000-\$49,999: 1,638

\$50,000-\$74,999: 1,244

\$75,000-\$99,999: 641

\$100,000-\$149,999: 639

>\$150,000: 68

Source: 2018 US Census

SALE PRICE

18.24 Acres

BEXAR COUNTY PID 156053 & 156054

\$499,999



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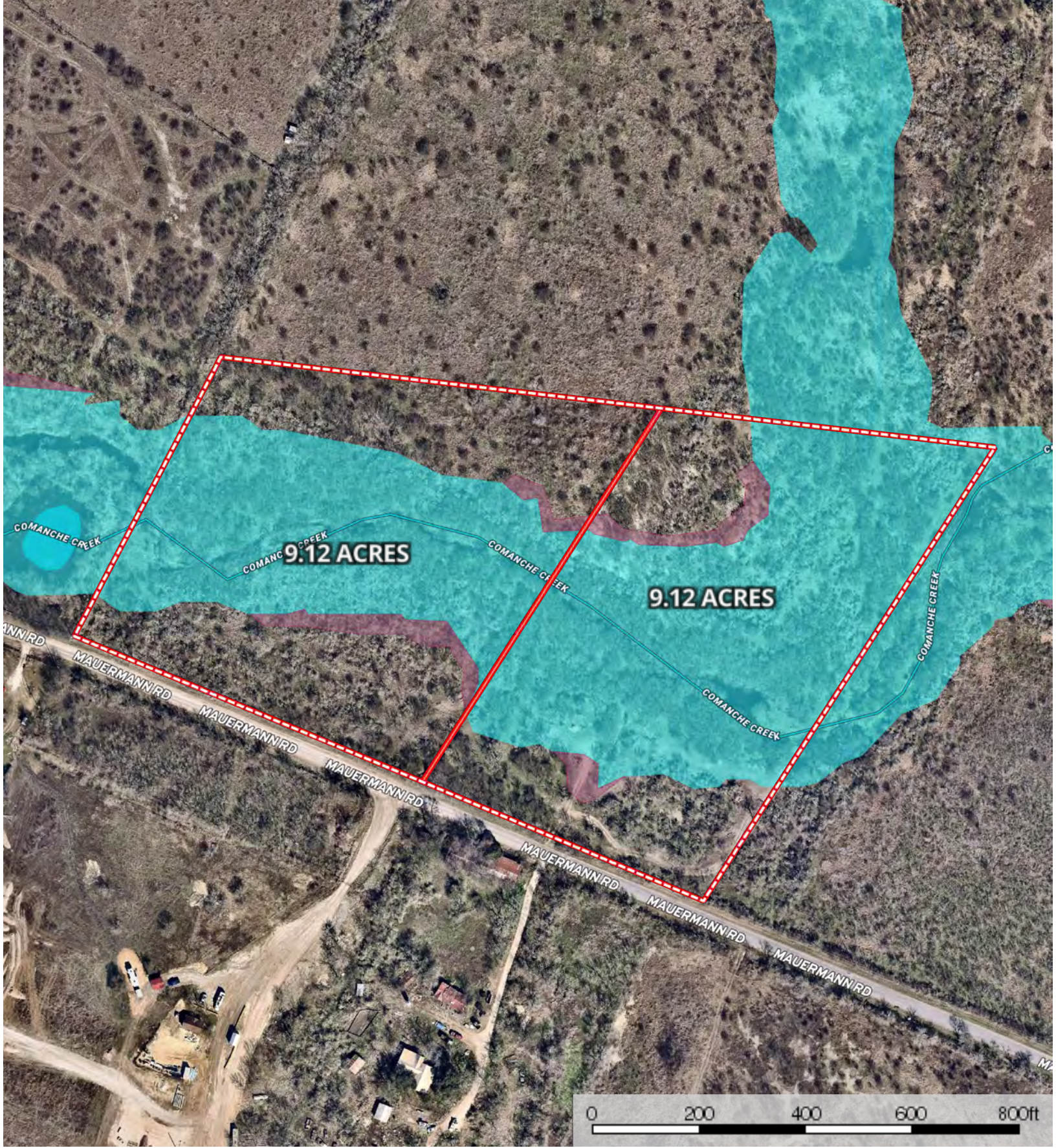
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Boundary Boundary Stream, Intermittent River/Creek Water Body



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Boundary

Boundary

100 Year Floodplain

500 Year Floodplain

Floodway

Special

Unmapped/ Not Included

Stream, Intermittent

River/Creek

Water Body



 Subject Property  Neighbor Boundary  Boundary  Boundary

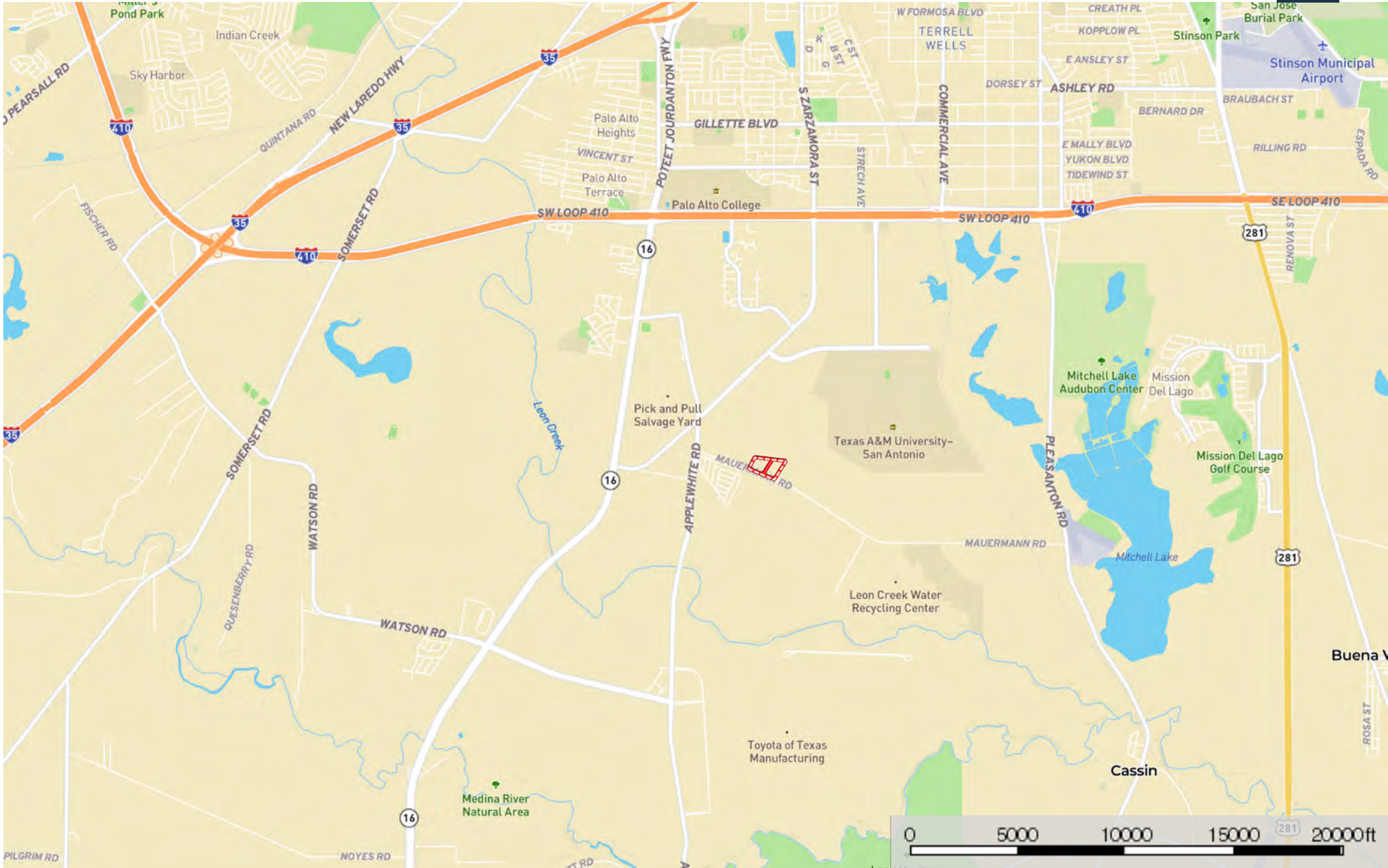


Boundary Boundary



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Location
Bexar County, Texas, 18.24 AC +/-



Boundary Boundary