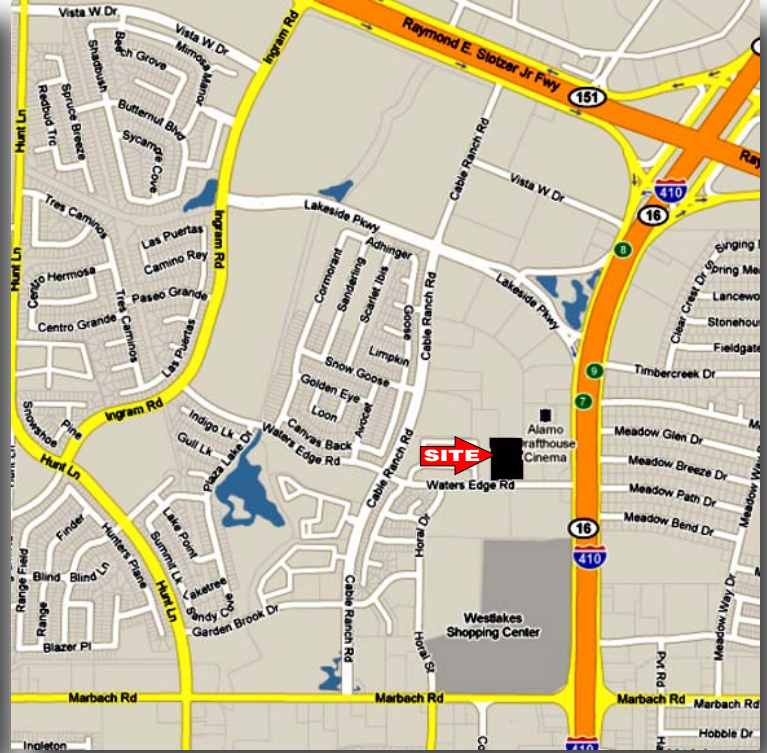


±4 ACRE COMMERCIAL TRACT FOR SALE

Waters Edge Dr. San Antonio Texas, 78227



LOCATION: This tract is located just off Loop 410W and Marbach. It is currently zoned multi-family but could easily be re-zoned for commercial use as it is located next to a paint store and near a restaurant and strip shopping center. This would be an excellent site for a day care, event center or church depending upon proper zoning.

SIZE: Approximately 4 acres

FRONTAGE/ACCESS: Approximately 361.58'

UTILITIES: all utilities are at the property.

ZONING: Property is currently zoned MF33

TOPOGRAPHY: The site is relatively flat

FLOOD HAZARD: This property does not lie in the FEMA 100 year floodplain

LEGAL DESCRIPTION: NCB 17332 P-4B

PRICE: \$479,000.00 WAC some owner financing a possibility



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