

# 40,000 sf Pad Site Platted

200' x 200'

Zoning: C-3

No Edwards Aquifer Restrictions

Price: \$400,000

## Traffic Counts

Babcock Road: 17,000 vpd

De Zavala Road: 24,000 vpd

- Adjacent to the Stuebing Farms Master Planned Development
  - \* Access to UTSA
  - \* 36 acres of Student Housing
  - \* 104 acres of Multi-Family Housing
- Adjacent to two large apartment complexes:
  - \* Artesian on the Bluff - 255 units
  - \* Hacienda del Sol - 240 units
- New Peggy Carnahan Elementary School located 1/2 mile to the west.
- Located near two of the largest employment complexes in San Antonio: USAA and the South Texas Medical Center.

## 2014 Demographics:

### Population:

1 Mile: 15,709

3 Mile: 105,478

5 Mile: 256,697

### Avg. Household Income:

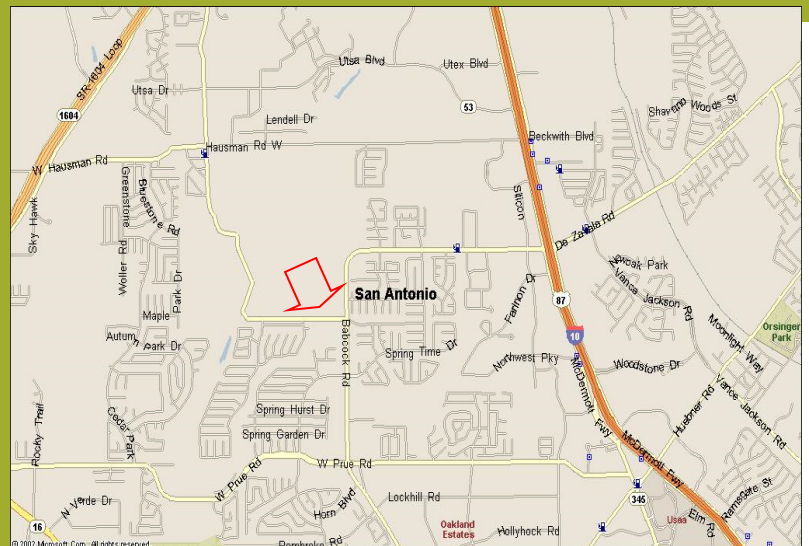
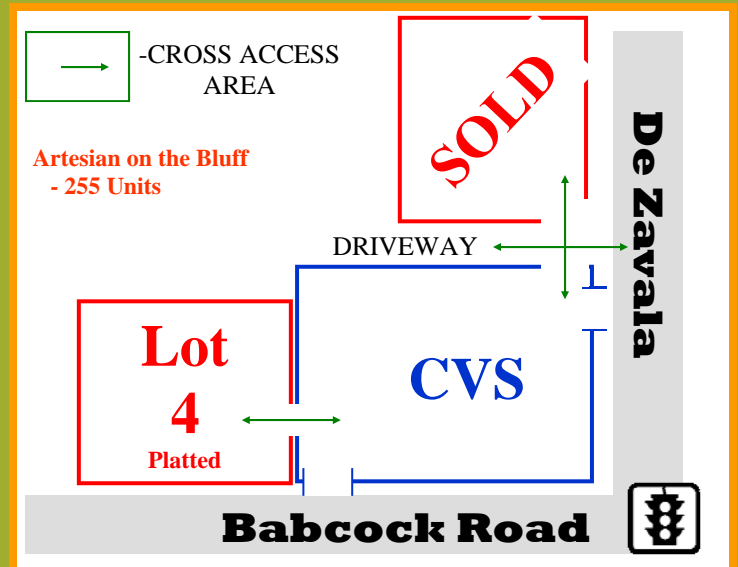
1 Mile: \$67,190

3 Mile: \$70,226

5 Mile: \$75,852

# For Sale

## PLATTED



**For more information, contact:**

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Carduner Commercial

210.402.3500








**Steve Honigblum**

Fulcrum Properties

210.593.0777

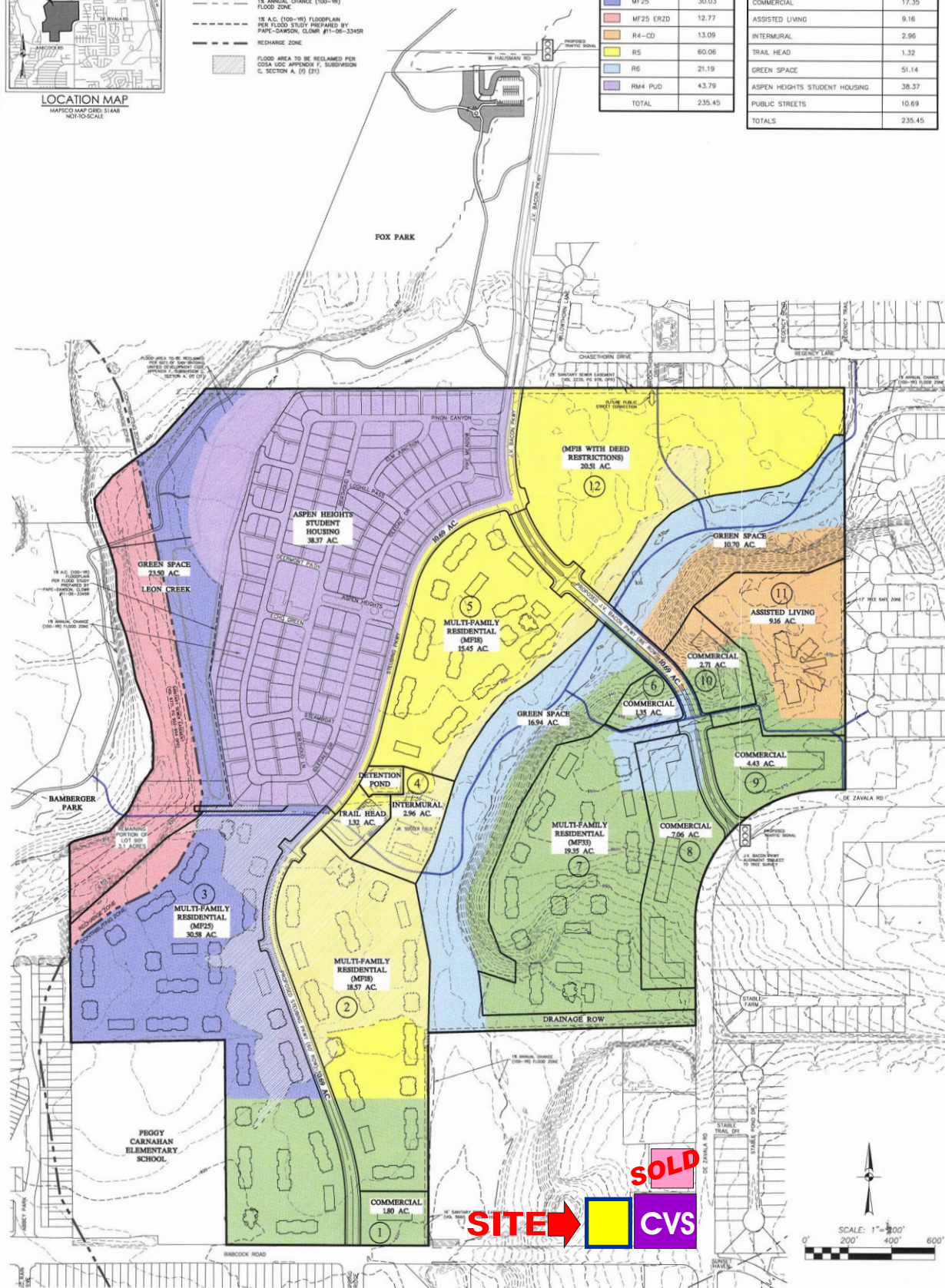


LEGEND

-  BOUNDARY  
 2' CONTOURS  
 10' CONTOURS  
 1% ANNUAL CHANCE (100-YR) FLOOD ZONE  
 1% A.C. (100-YR) FLOODPLAIN PER FLOOD STUDY PREPARED BY PAPE-DAWSON, CLOMR #11-06-3345R  
 RECHARGE ZONE  
 FLOOD AREA TO BE RECLAIMED PER COSA SSC APPENDIX F, SUBDIVISION C, SECTION A, (7) (21)

EXISTING ZONING TABLE		
	ZONING	AREA (AC.)
	C2	54.52
	MF25	30.03
	MF25 ERZD	12.77
	R4-CD	13.09
	R5	60.06
	R6	21.19
	RM4 PUD	43.79
	TOTAL	235.45

LAND USE	AREA (AC.)
MULTI-FAMILY RESIDENTIAL	104.46
COMMERCIAL	17.35
ASSISTED LIVING	9.16
INTERMURAL	2.96
TRAIL HEAD	1.32
GREEN SPACE	51.14
ASPEN HEIGHTS STUDENT HOUSING	38.37
PUBLIC STREETS	10.69
TOTALS	235.45



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File: P:\03\62\17\Design\Exhibits\EXT20222\_MASTER--ZONING PLAN.dwg

JOB NO. 6362-17  
DATE FEBRUARY 2012  
DESIGNER MJ  
CHECKED MJ DRAWN CL  
SHEET 1 OF 1

# STEUBING FARMS

## MASTER PLAN



555 EAST RAMSEY | SAN ANTONIO, TEXAS 78216 | PHONE: 210.375.9000  
FAX: 210.375.9010

TEXAS BOARD OF PROFESSIONAL ENGINEERS, FIRM REGISTRATION # 470

REVISIONS:





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