

## LAND AVAILABLE FOR SALE



### OFFERING SUMMARY

Sales Price: Call for Pricing

Size: 128 +/- Acres

Zoning: OCL

School District: East Central ISD

### PROPERTY OVERVIEW

This 128 +/- acre property is in the rapidly expanding growth corridor of Eastern Bexar County. The property is located equidistant between the intersection of North Graytown and Abbott Road and 1518 and Abbott Road. Abbott Road Ranch has 1,200 +/- feet of frontage on Abbott Road and is located less than 3 miles from I10.

### PROPERTY HIGHLIGHTS

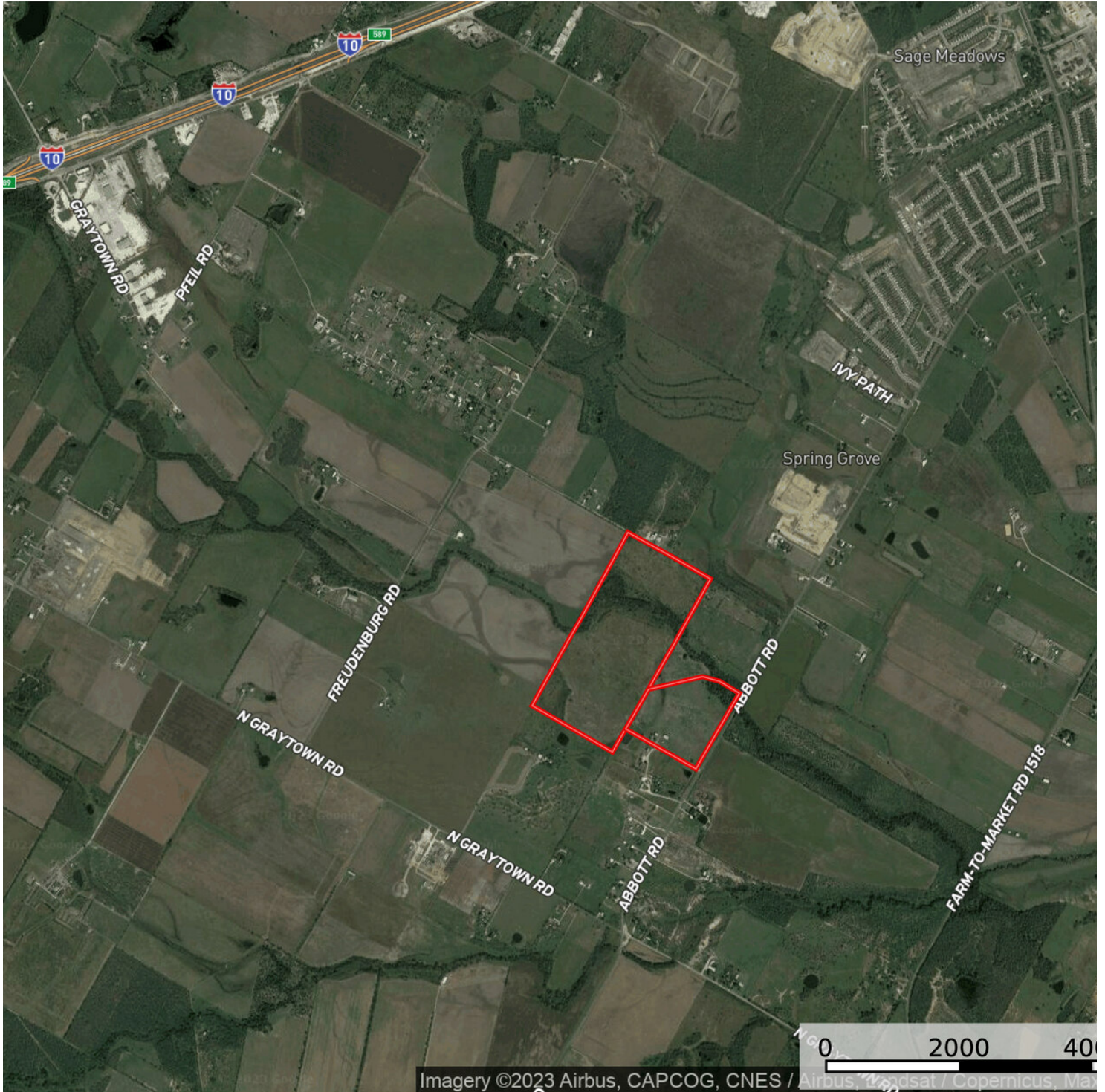
- Numerous residential developments in the immediate vicinity
- The San Antonio River Authority is extending sewer to the southwest corner of the site
- East Central Special Utility District has a 12" line on Abbott Road - 2,700' +/- from the site
- A 4" line currently runs the length of the site's frontage
- Unrestricted
- Floodplain study performed by KFW Engineers

**JACK MCCALED**  
Sales Agent  
210.826.0036 x260  
jack@rfmcommercial.com

**RICHARD MCCALED**  
Broker  
210.826.0036 x230  
richard@rfmcommercial.com

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## SA RIVER AUTHORITY PROPOSED WASTEWATER SYSTEM

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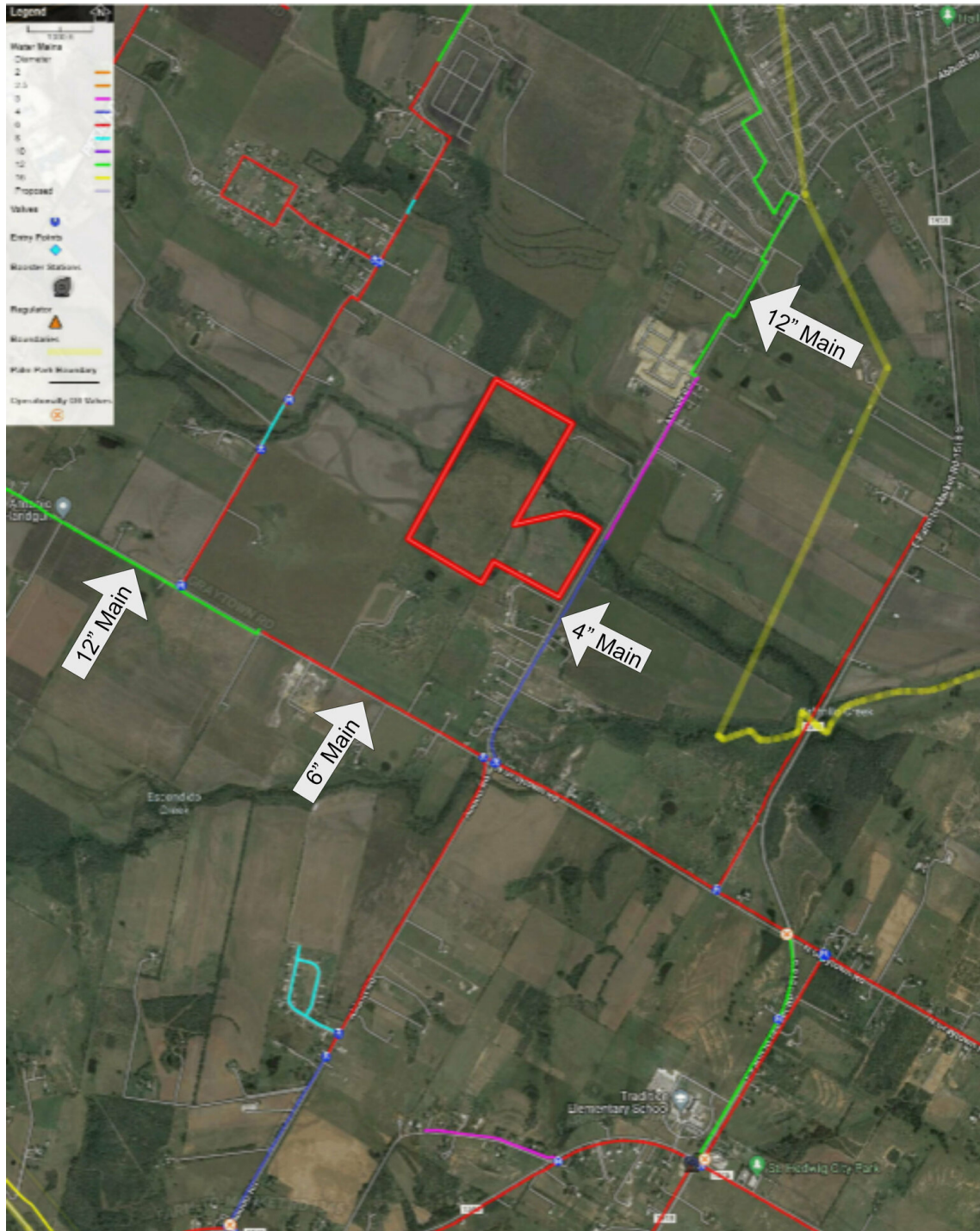
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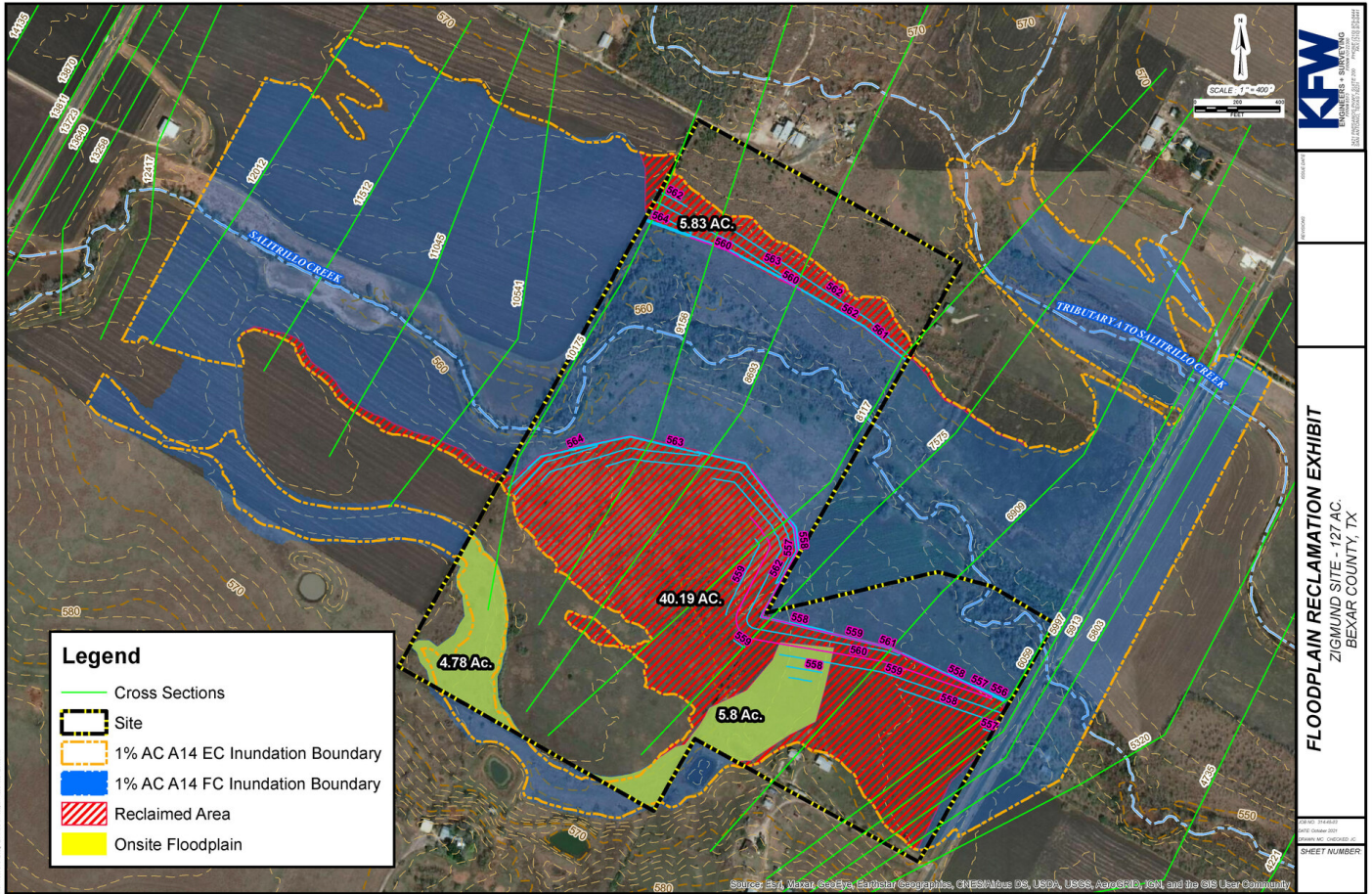
EAST CENTRAL SPECIAL UTILITY DISTRICT MAP

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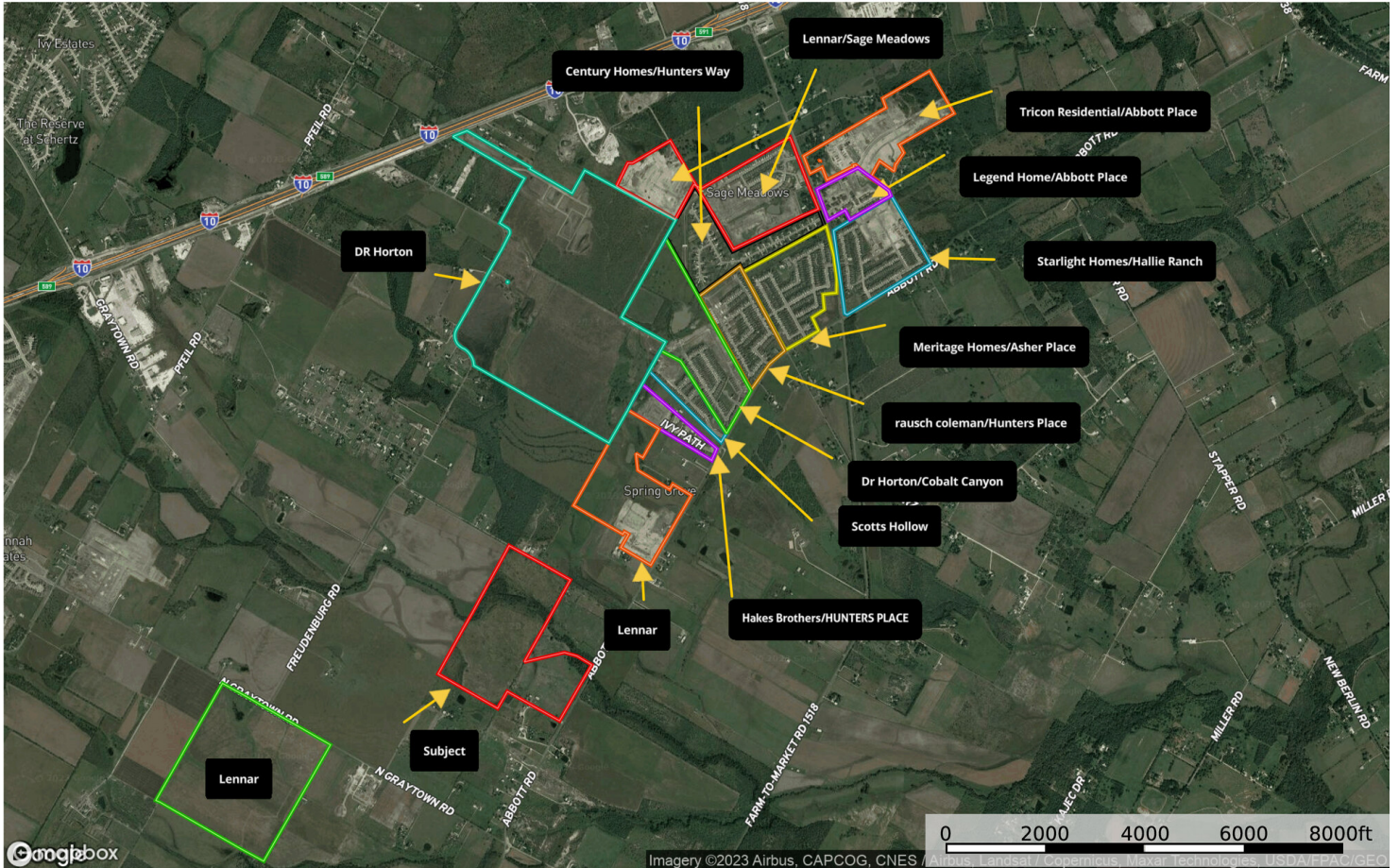
## FLOOD PLAIN RECLAMATION EXHIBIT

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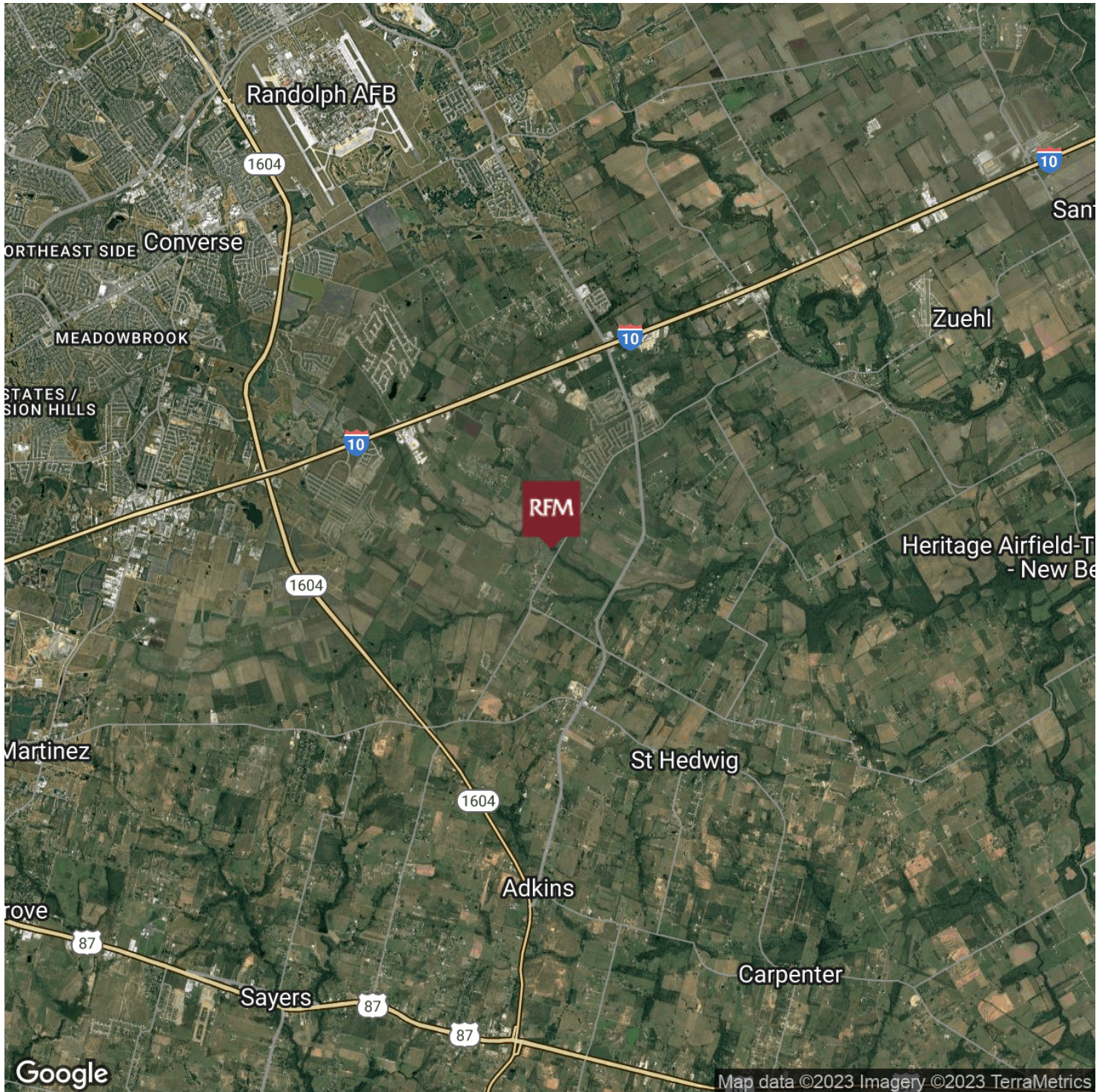
Home Builder Map

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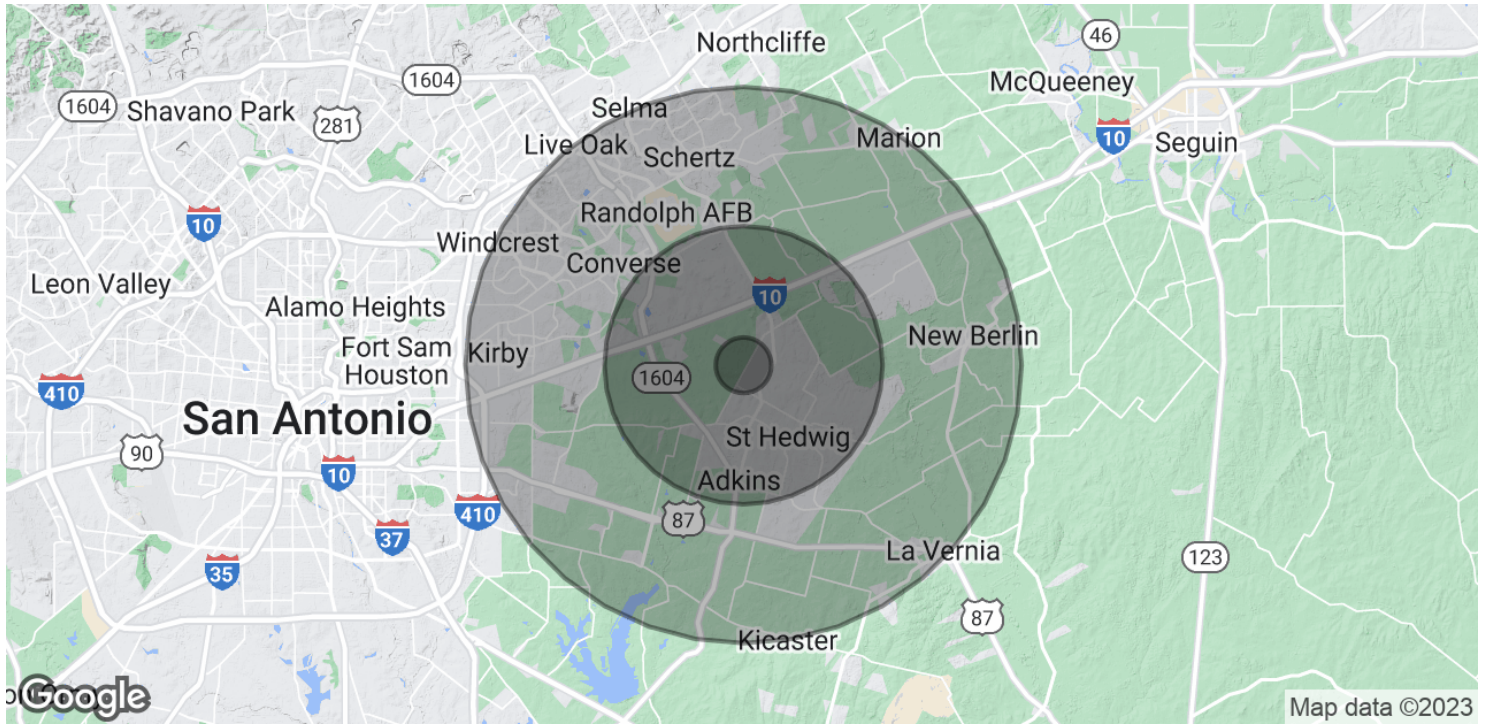


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	11	2,289	3,240
Average Age	41.5	30.8	34.1
Average Age (Male)	51.2	31.7	35.9
Average Age (Female)	40.3	30.4	33.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	6	1,097	1,623
# of Persons per HH	1.8	2.1	2.0
Average HH Income	\$72,432	\$39,488	\$45,599
Average House Value	\$215,567	\$63,836	\$92,692

\* Demographic data derived from 2020 ACS - US Census

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