

\$295,000 - Montgomery, San Antonio

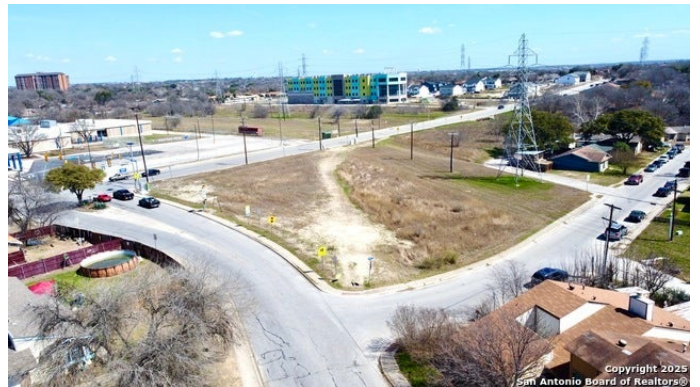
MLS® #1848913

\$295,000

Bedroom, Bathroom, 108,028 sqft
Commercial on 2.48 Acres

N/A, San Antonio, TX

Located at the south east corner of Montgomery Dr & Winsford Dr in San Antonio's thriving Northeast Submarket, this 2.48-acre (108,029 SF) parcel presents an excellent investment opportunity. With 517 feet of frontage on Montgomery Dr, the site offers outstanding visibility and accessibility. The property is zoned OCL (Outside City Limits), providing zoning flexibility ideal for commercial development. Utilities, including electricity, gas, sewer, water, cable, and telephone, are readily available, making it a prime candidate for retail, multi-family, office, or mixed-use projects. The surrounding area is experiencing rapid growth, with a projected population increase by 2029. Within a 3-mile radius, there are over 122,000 residents with a median household income exceeding \$63,000, creating a strong consumer base. Daily traffic counts on nearby roads reach up to 8k estimated vehicles, further enhancing business potential. Situated just 15 minutes (8.6 miles) from San Antonio International Airport, the property benefits from a strategic suburban location while remaining connected to key business districts. Its level topography and extensive frontage make it a valuable development site. With no city zoning restrictions and high market demand, this raw commercial land is an exceptional opportunity for investors looking to capitalize on San Antonio's expanding economy.



Essential Information

MLS® #	1848913
Price	\$295,000
Square Footage	108,028
Acres	2.48
Type	Commercial
Sub-Type	Commercial Land
Status	Active
Commercial Type	Commercial Land

Community Information

Address	Montgomery
Area	1600
Subdivision	N/A
City	San Antonio
County	Bexar
State	TX
Zip Code	78239

Amenities

Utilities	Electricity, Water, Sewer, Natural Gas, Telephone
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Additional Information

Date Listed	March 11th, 2025
Days on Market	171
Zoning	OCL

Listing Details

Listing Agent	Brian Curtis
Listing Office	JB Goodwin, REALTORS

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