

\$295,000 - Montgomery, San Antonio

MLS® #1848942

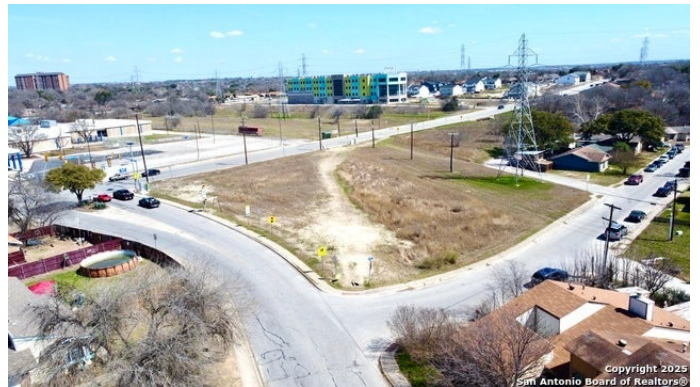
\$295,000

Bedroom, Bathroom, 108,029 sqft

Land on 2.48 Acres

1604/Inner Loop Development Re, 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® #	1848942
Price	\$295,000
Square Footage	108,029
Acres	2.48
Type	Land
Sub-Type	Residential Lot and Acreage
Status	Active

Community Information

Address	Montgomery
Area	1600
Subdivision	1604/Inner Loop Development Re
City	San Antonio
County	Bexar
State	TX
Zip Code	78239

Amenities

Amenities	None
Utilities	Water System, Natural Gas, Electric, Sewer System

Exterior

Lot Description	Undeveloped, Irregular
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School Information

Elementary	Montgomery
Middle	Ed White
High	Roosevelt

Additional Information

Date Listed	March 11th, 2025
Days on Market	172
Zoning	OCL

Listing Details

Listing Agent	Brian Curtis
Listing Office	JB Goodwin, REALTORS

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