

OFFERING MEMORANDUM

real

COMMERCIAL

835 GILLETTE BLVD

21 PAPER LOTS

835 Gillette Blvd, San Antonio, TX 78224





COMMERCIAL



PLEASE CONTACT US TODAY

- [illegible]

DEAL TEAM



KEY DETAILS

- Asking Price: \$475,000
- Total Acreage: 3.296-acres
- Zoning: R-4
- County: Bexar
- 21 paper lots ready for horizontal development
- Owner financing available
- Flexible ownership structure
- Seller willing to participate in the development
- Creative deal structures will be considered

HIGHLIGHTS

- This property is sold with all construction docs to begin horizontal construction and platted for 21 single family homes. See city plat in photos.
- Great project for developers and builders looking to scale into a larger project.



MAJOR GROWTH DRIVERS



MANUFACTURING

Toyota Manufacturing Texas

- Major South Side employer
- Expansion adding approximately 2,000 jobs

JCB

- 1,000,000 SF manufacturing facility
- One of the company's largest North American investments

KOONTZ

- 2.8M SF industrial development
- Manufacturing & warehouse space



EDUCATION

Texas A&M-San Antonio

- Growing university
- Thousands of students
- Expanding campus

Palo Alto College

- 15,000 students
- \$51.7M Recreation Center
- 90,334 SF under construction



RESIDENTIAL

VIDA

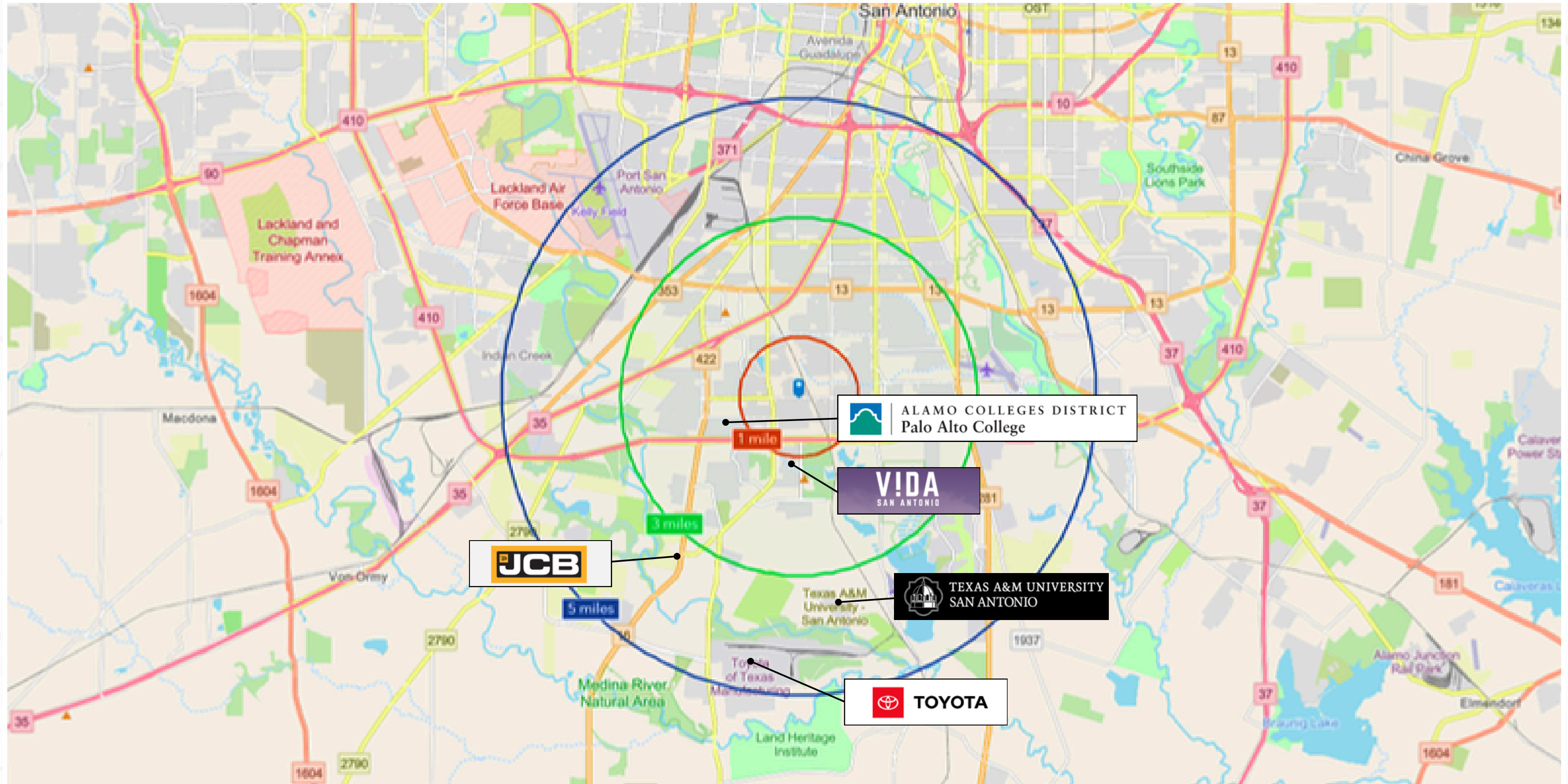
- 600-acre master-planned community
- 4,000 planned homes
- Retail, restaurants, office space

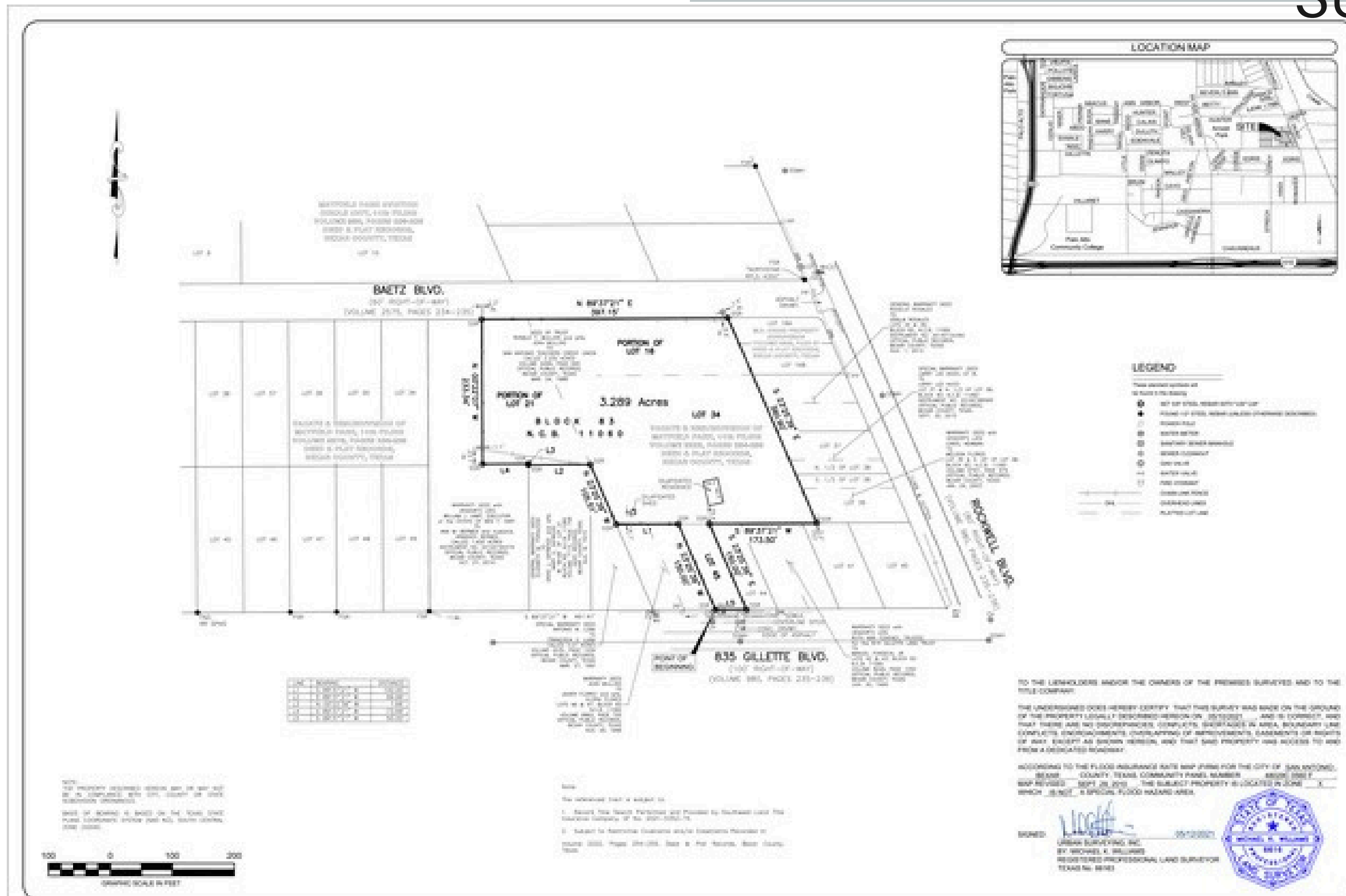


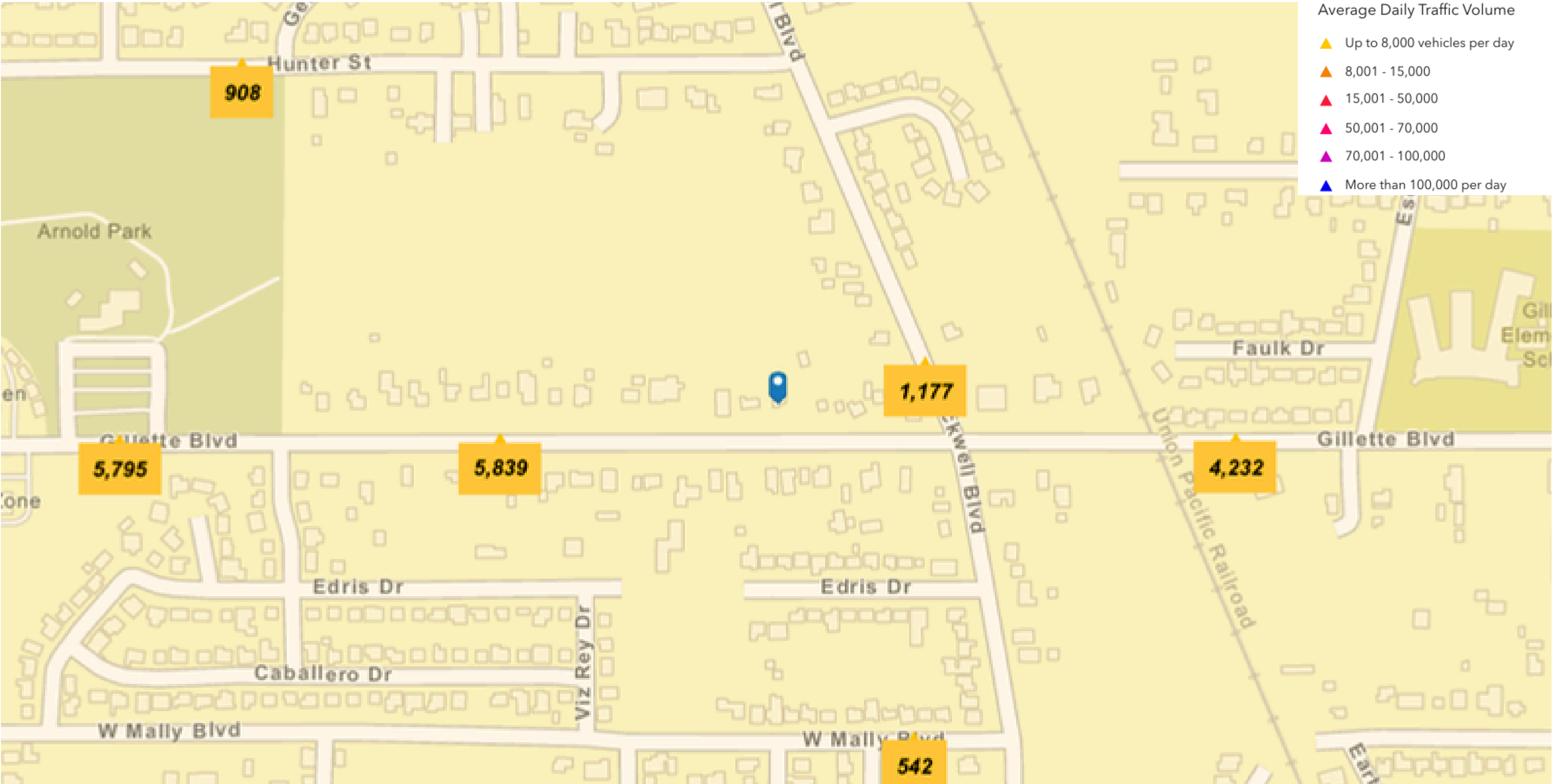
HEALTHCARE

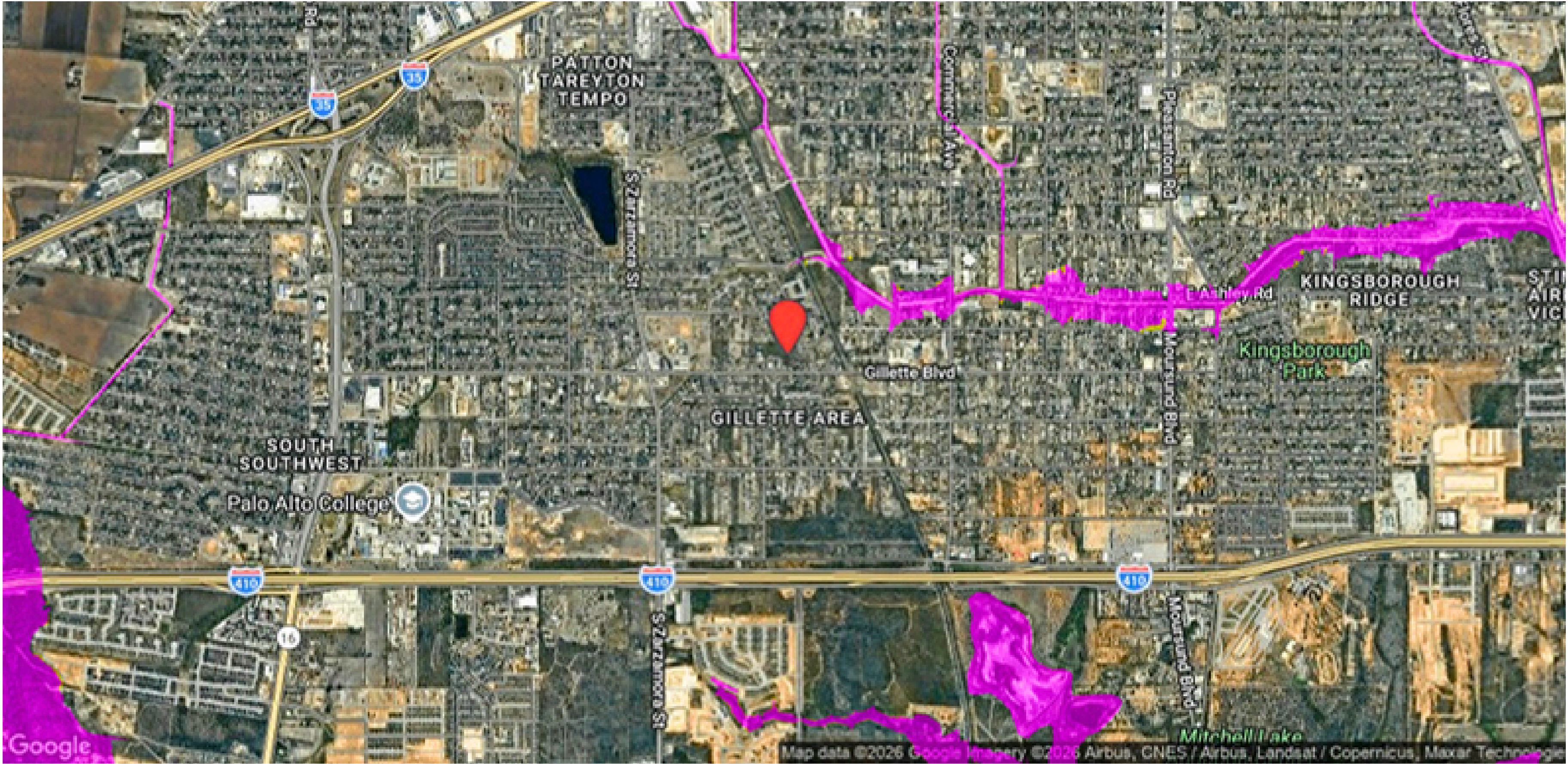
University Health

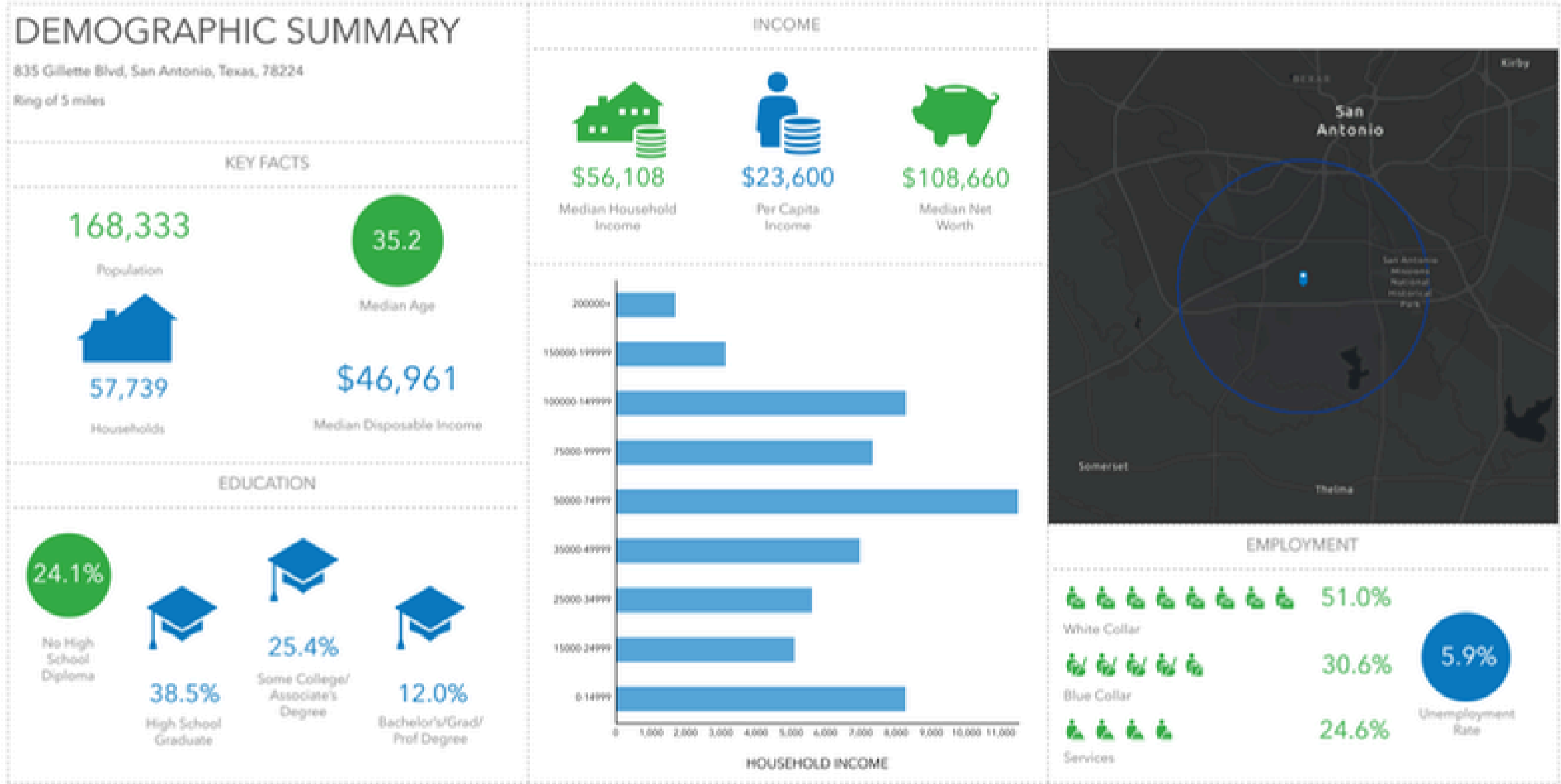
- New hospital campus under construction
- 166-bed hospital
- Expanding healthcare services

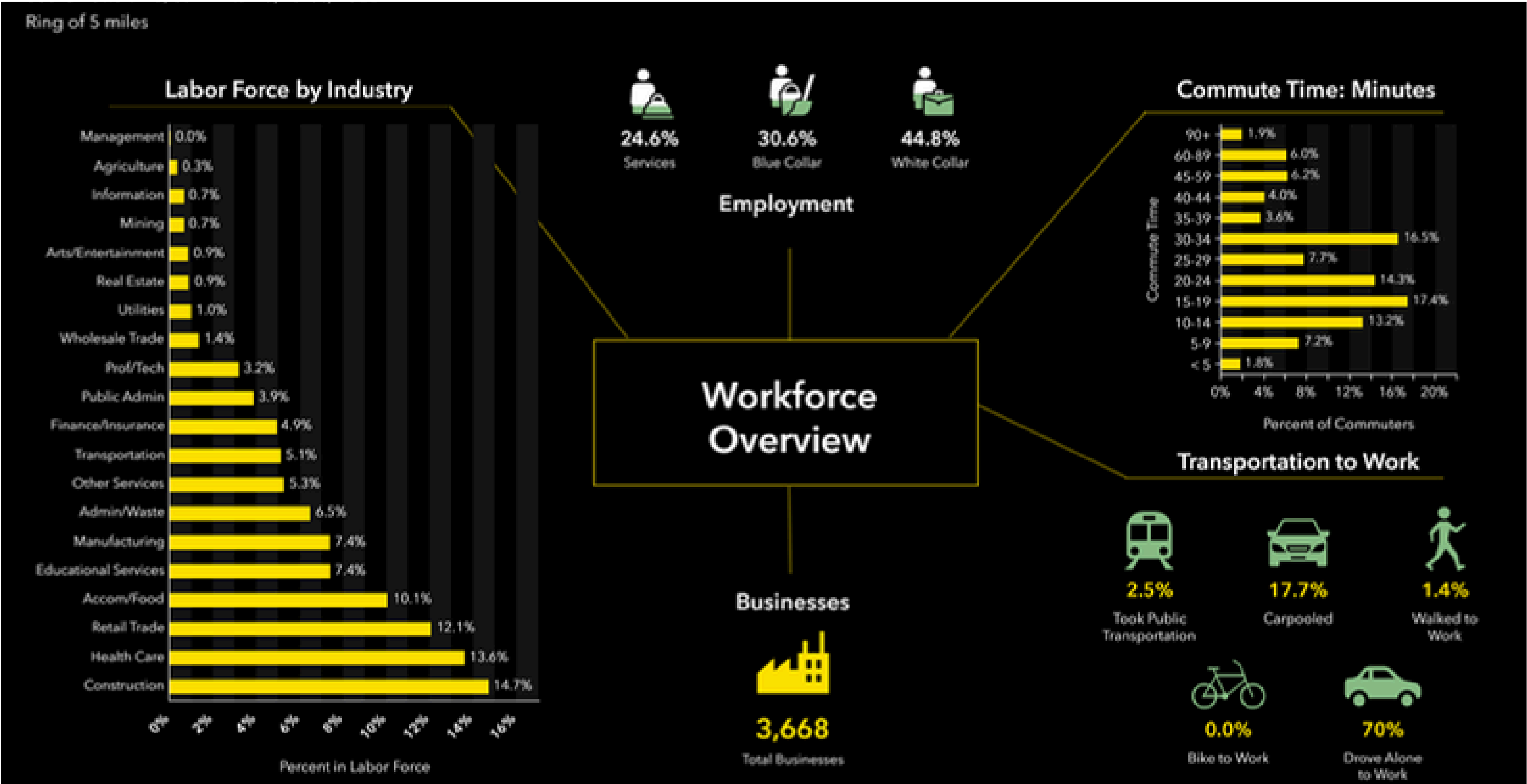














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