

\$3,249,540 - 16795 S Us Highway 281, San Antonio

MLS® #1511553

\$3,249,540

Bedroom, Bathroom, 4,704,480 sqft
Commercial on 108.00 Acres

N/A, San Antonio, TX

The property consists of approximately 108 acres out of a 258-acre tract located adjacent to the new Navistar manufacturing facility and near Mitchell Lake and the National Audubon Society Mitchell Lake Audubon Center. Agricultural Exemption is in place. The property is mostly level and covered with small trees and brush typical of the area. The property will be subject to the following deed restrictions at closing: (i) if the property has not been re-zoned by the buyer to an exclusively non-residential zoning classification, the property at closing will be restricted to non-residential uses only, (ii) mandatory on-site storm water detention will be required in accordance with the standards of Chapter 13 of the City of San Antonio UDC, 'fee in lieu of' detention will not be permitted, and the property may not drain into SAWS' adjoining wetlands property, (iii) the property shall be developed subject to lighting restrictions which shall be substantially in the form of the military lighting overlay district standards for outdoor lighting contained in Chapter 35.339.04 of the City of San Antonio UDC, (iv) no portion of the 100-year flood plain area on the property may be developed (including construction of parking lots, roads or other hard-scape surfaces) without the consent of SAWS, (v) SAWS will reserve an access easement across the southernmost 60 feet of the Property and (vi) SAWS will reserve all surface water rights to Mitchell Lake water associated with SAWS' TCEQ surface water permit (but



regarding such rights SAWS will not retain any rights to use the surface of the property). Additionally, (i) buyers are encouraged to utilize best management practices for bird-friendly surfaces, including utilization of City of Toronto standards, and (ii) buyers are encouraged, to the extent feasible, to incorporate "low impact development" practices and to utilize native vegetation. SAWS will consider the highest cash offer.

Essential Information

MLS® #	1511553
Price	\$3,249,540
Square Footage	4,704,480
Acres	108.00
Type	Commercial
Sub-Type	Commercial Land
Status	Active Option

Community Information

Address	16795 S Us Highway 281
Subdivision	N/A
City	San Antonio
County	Bexar
State	TX
Zip Code	78221

Amenities

Utilities	Electricity, Sewer, Water
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Additional Information

Zoning	R-5
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Listing Details

Listing Office	Cano & Company
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