

AVAILABLE FOR SALE



13319 & 13323 WESTERN OAK DR, SAN ANTONIO, TX

EXCLUSIVELY MARKETING BY

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REAL ESTATE ORGANIZATION LLC

Property Overview

13319 & 13323 WESTERN OAK DR

ASKING PRICE:

CALL BROKER

LOT SIZE:

4 ± AC

ZONING:

C-3NA

FRONTAGE:

489 +/- LF on Western Oak Dr.

UTILITIES:

WATER, ELECTRICAL,



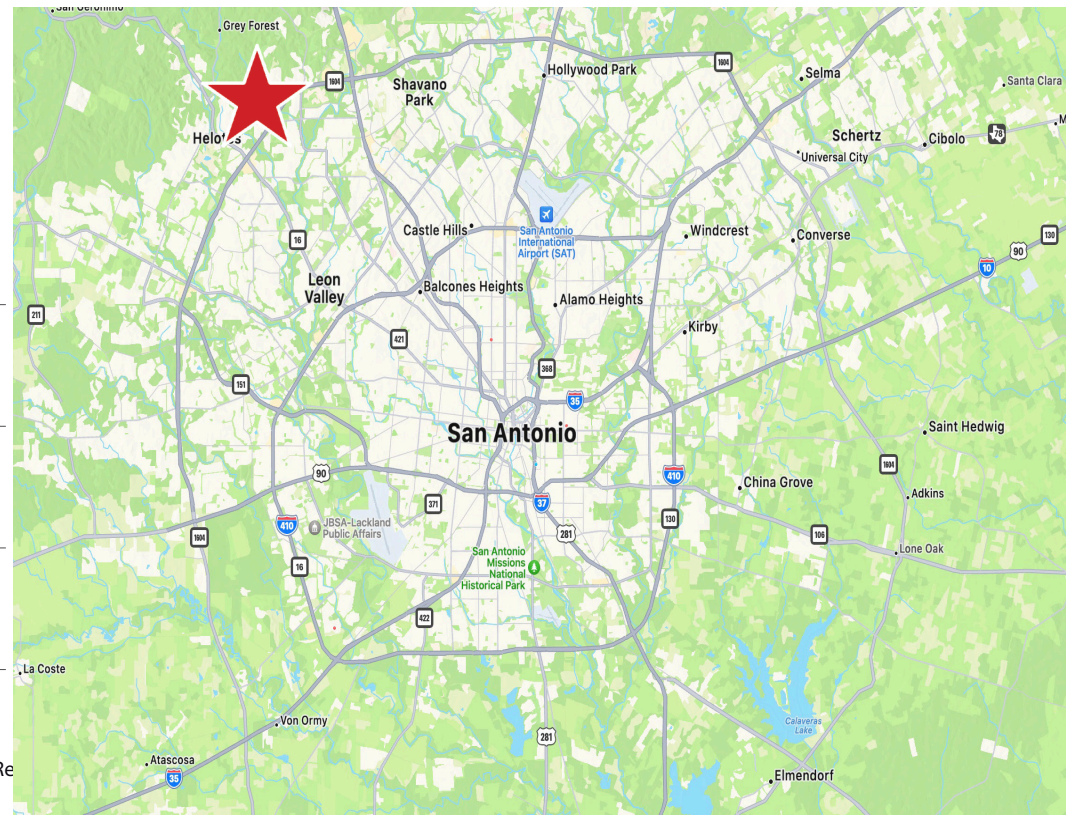
CONTACT US



PROPERTY HIGHLIGHTS

- QUICK ACCESS TO LOOP 1604
- ZONED C-3NA
- WATER AND ELECTRICAL ON SITE
- TWO SEPERATELY PLATTED LOTS-

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PROPERTY SUMMARY



Incredible opportunity to purchase 4 +/- AC located in a business park near Hausman Rd and Loop 1604. With its strategic location and quick access to Loop 1604 this 4-acre tract of land presents a compelling opportunity for warehouse and industrial development.

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PROPERTY OUTLINE



Circle N Dr E

Circle N Dr E

1560



WESTERN OAK DR

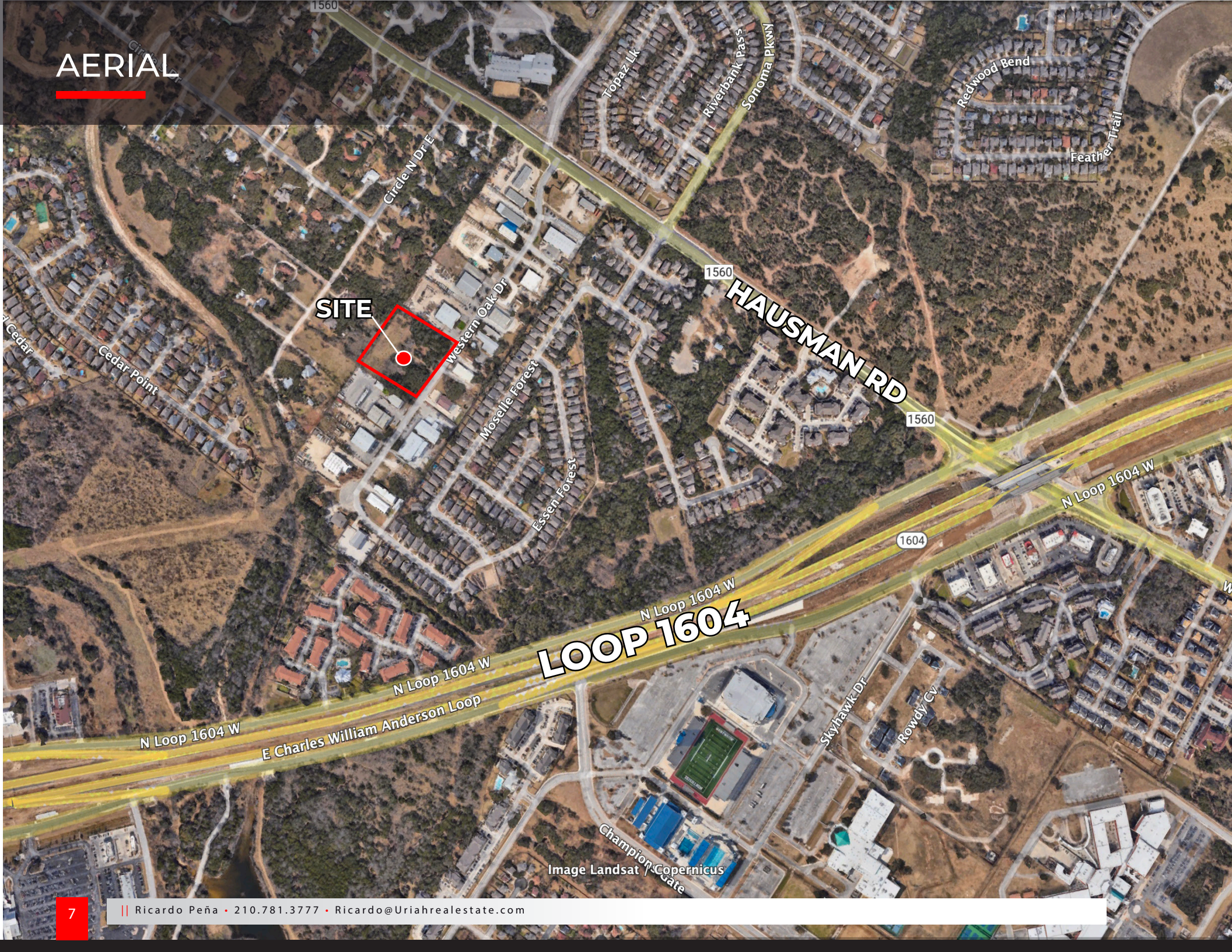
HAUSMAN RD

Moselle Forest

Western View

Black

AERIAL



SITE

HAUSMAN RD

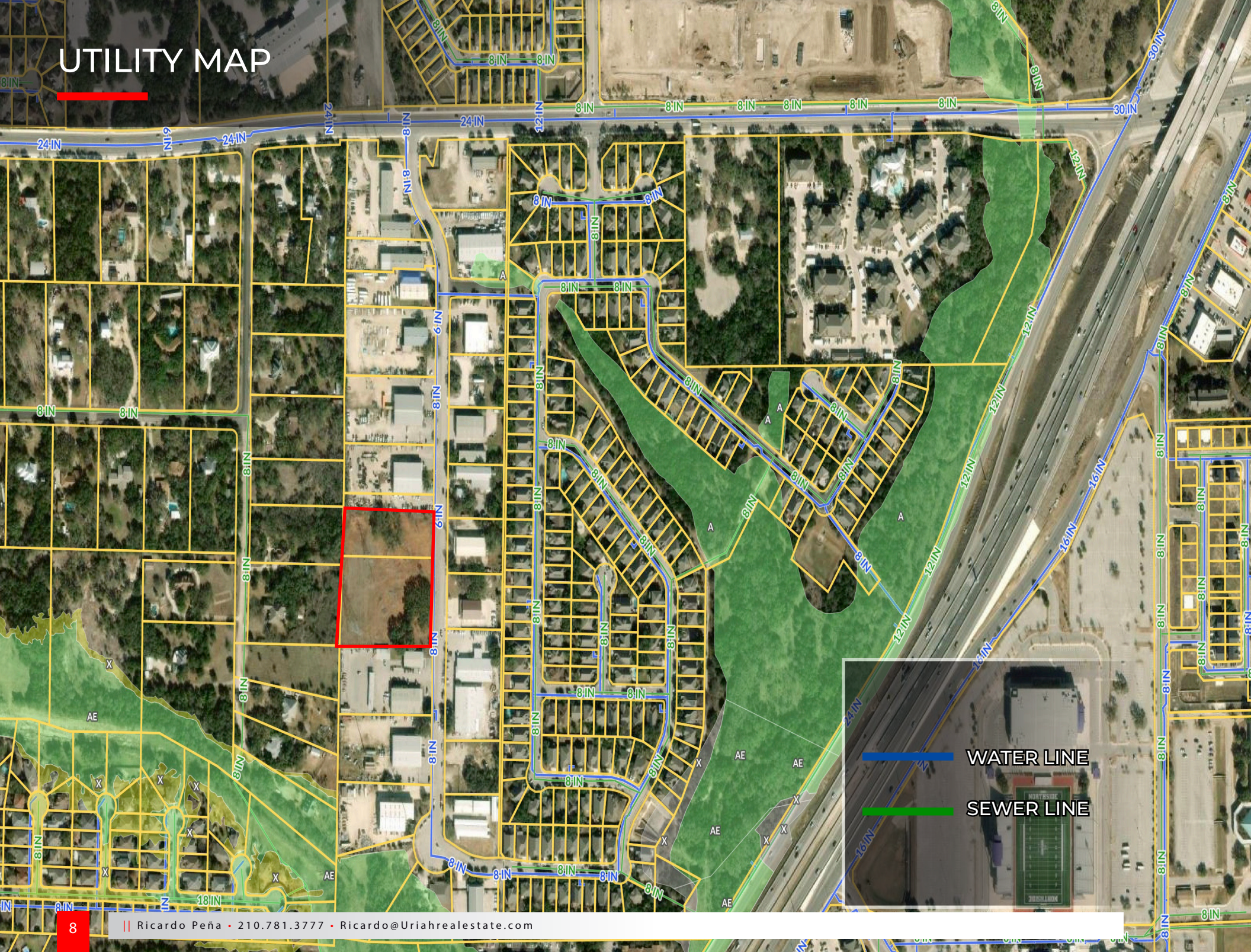
LOOP 1604

N Loop 1604 W

E Charles William Anderson Loop

Image Landsat / Copernicus

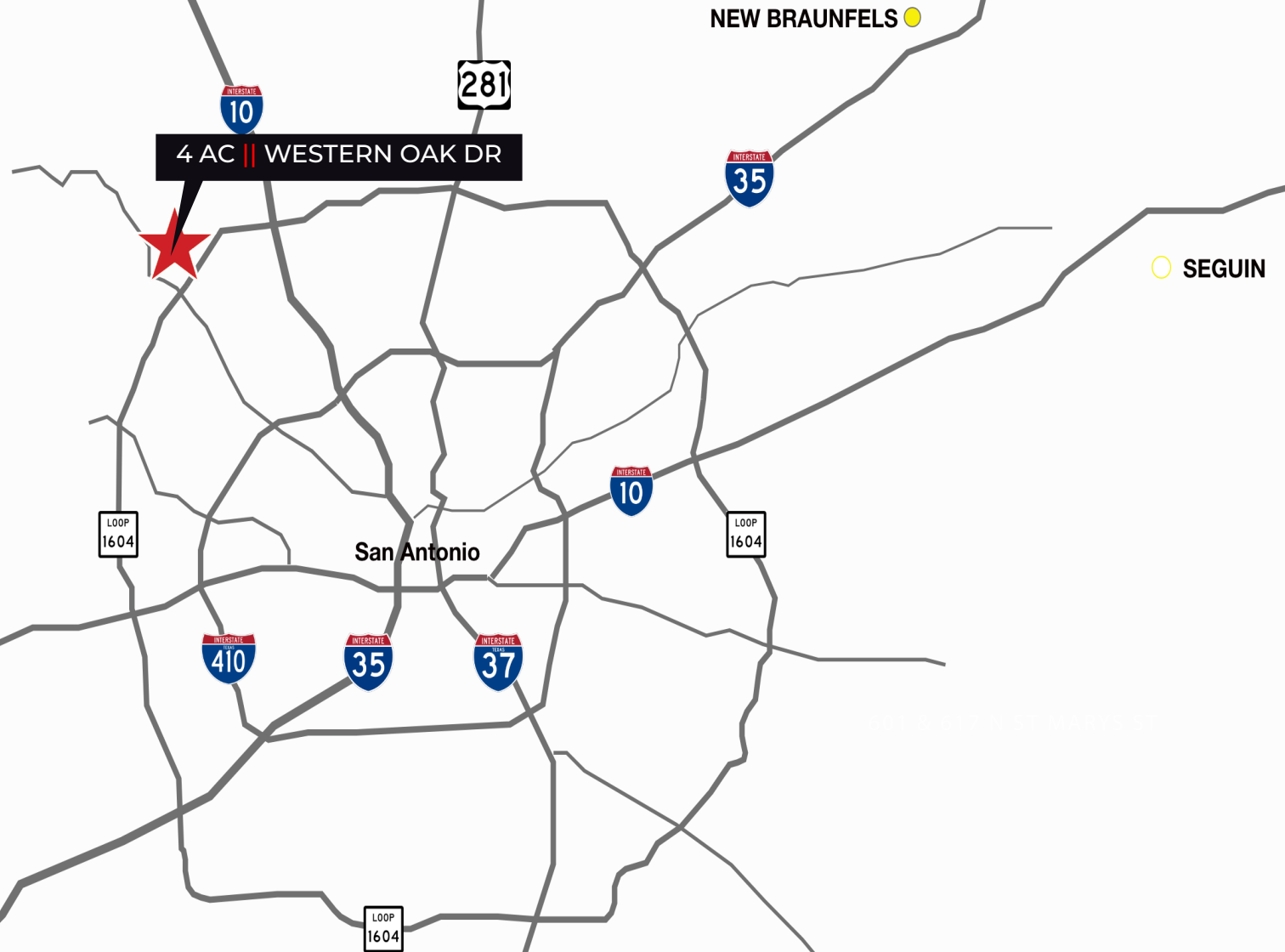
UTILITY MAP



WATER LINE

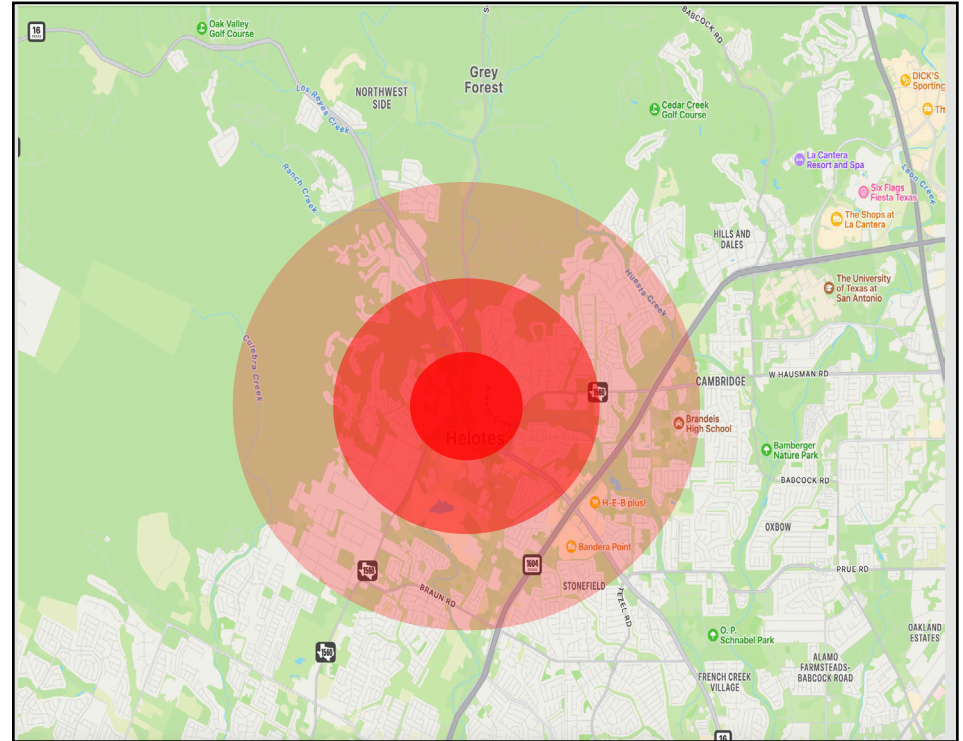
SEWER LINE

LOCATION MAP



DEMOGRAPHICS

	1 Mile	3 Miles	5 Miles
2023 POPULATION	9,935	84,787	179,154
Average Household Income	\$115,501	\$102,148	\$99,887
Households	3,537	29,489	76,530
Average Household Size	2.8	2.8	2.7
Median Age	35.8	34.1	34.7
2028 ESTIMATE			
Population	10,064	85,870	214,292
Households	3,583	29,911	78,278



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