



**FOR SALE**

**+/- 37.43  
Acres**

**NW Corner of  
Hwy 281 &  
Borgfeld Dr.  
San Antonio, TX**

**CONTACT:**

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**Location:** Far north central San Antonio just inside the Bexar/Comal County line.

**Land:** +/- 37.43 Acres

**Topography:** Situated in the Edwards Aquifer contributing zone (not the recharge zone). There is a hill toward the south end of the property with an elevation of 1,220'. The land then gently slopes from south to north toward an elevation there of 1,080'.

**Frontage:** 800+ feet on Borgfeld Rd & about 1/2 mile on 281, much of which is above grade with the roadways

**Flood Plain:** None shown on maps or apparent on site.

**Zoning:** C-2 (commercial); CoSA

**Utilities:** This is within the service area of CPS Energy for electricity. It appears the nearest SAWS water (24") & sewer (12") lines are along Bulverde Rd to the west of the property.

*Buyer should investigate & verify all utility services needed. .*

**Note:** This property consists of three parcels with two separate owner-ships. The owners want to sell all the land in its entirety simultaneously.

**Price:** \$4,885,000.00 cash, total. (\$3.00/SF average)



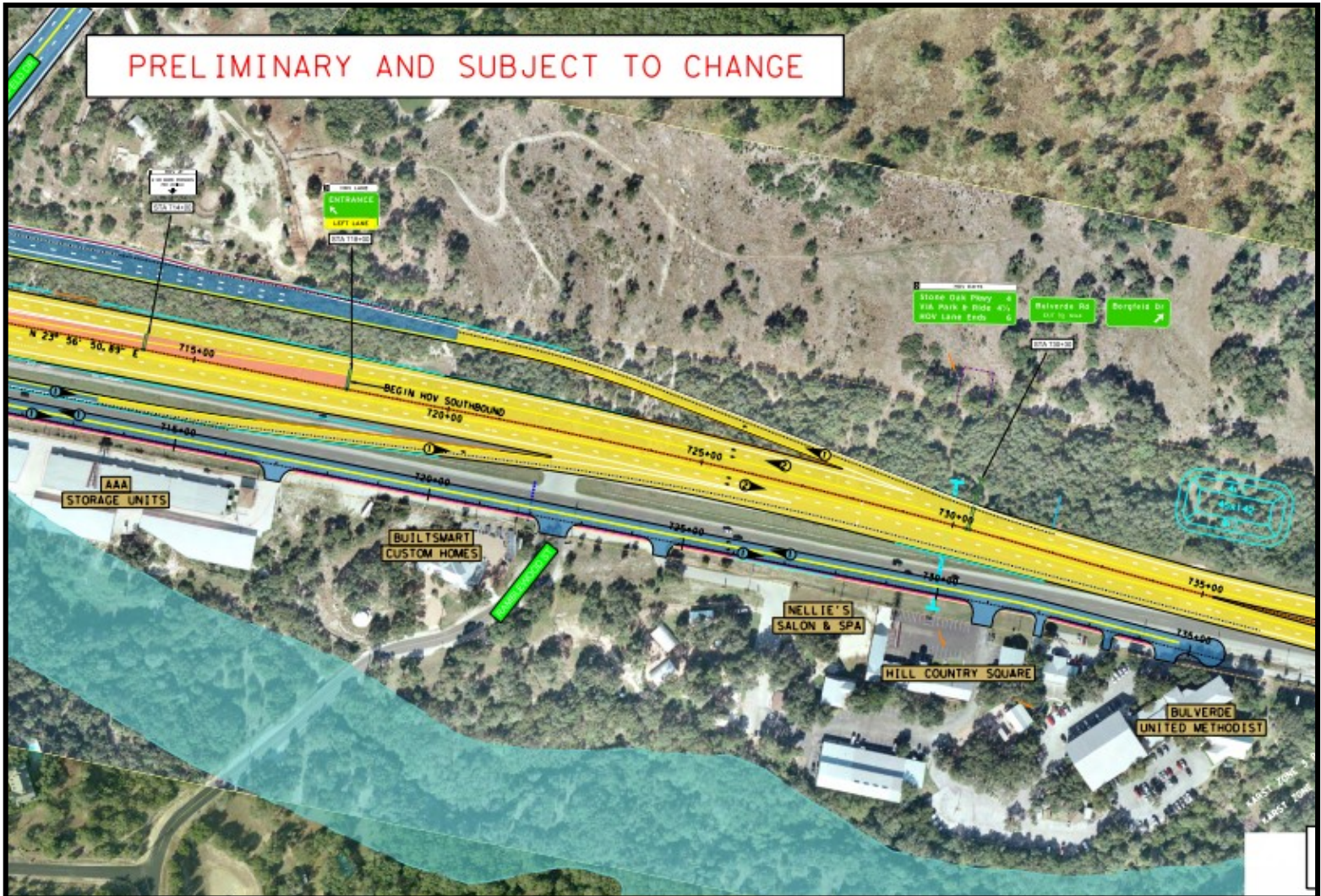








# TxDOT Expansion



TxDOT acquired the strip of land between Highway 281 and the subject properties for expansion to a 6-lane expressway with frontage roads. Here's a link to project information: <https://www.txdot.gov/inside-txdot/projects/studies/san-antonio/us-281-1604-borgfeld.html>

