



**CARSON**  
PROPERTIES

# 2900 NACOGDOCHES ROAD



## **i** HIGHLIGHTS

- Unique infill investment opportunity
- Zoned for 150 MF Units
- Conversion Potential to Office/HQ
- Historic residential use/improvement
- Well-maintained grounds
- 3/4 mile off 410 Loop (Exit #23)
- 5 minutes to SA Int'l Airport

**Seller:** Carson  
Diversified SA, LP

**Location:** 2900  
Nacogdoches Road  
San Antonio, TX 78217

**Zoning:** MF-25 CD  
(25 units per acre w/  
CUP for office use)

**Utilities:** All City  
Utilities On-Site

**Seller Financing:**  
Conditional

Unique 6 Acre infill investment opportunity with well maintained grounds with many well-placed specimen trees. Multiple use options. Property was rezoned in 2016 to "MF-25 CD" Low Density Multi-Family Residential District with Conditional Use for Professional Office (up to 150 MF units). Also potential to utilize the existing estate home as a residence or convert to a secluded office. Existing improvements: 11,000 SF estate home, 2/2 guest/pool house, 2/1 caretaker home, pool, five-car garage, gazebo, kennel, and large entry pond.

Located in the High Growth re/development NE Sector of San Antonio between Loop 410 and Wurzbach Parkway approx. 3/4 Mile off Loop 410 (Exit #23) and only a 5 minute drive to San Antonio International Airport.

See Downloads for Tree/Improvement Survey



(512) 392-3322  
carsonproperties.net  
info@carsonproperties.net

The information herein provides summary information only and does not substitute for a full due diligence investigation by any prospective Buyer/Tenant. It has been obtained from sources believed to be reliable; however, Carson Properties makes no warrant or representation as to the accuracy of said information. All illustrations, pricing, projections and other details are subject to change.

# Availability

UNIT	SIZE	OFFERED PRICE	UNIT PRICE	STATUS
2900 Nacogdoches Road	6.01 Acres	\$2,225,000	Base: N/A	Available

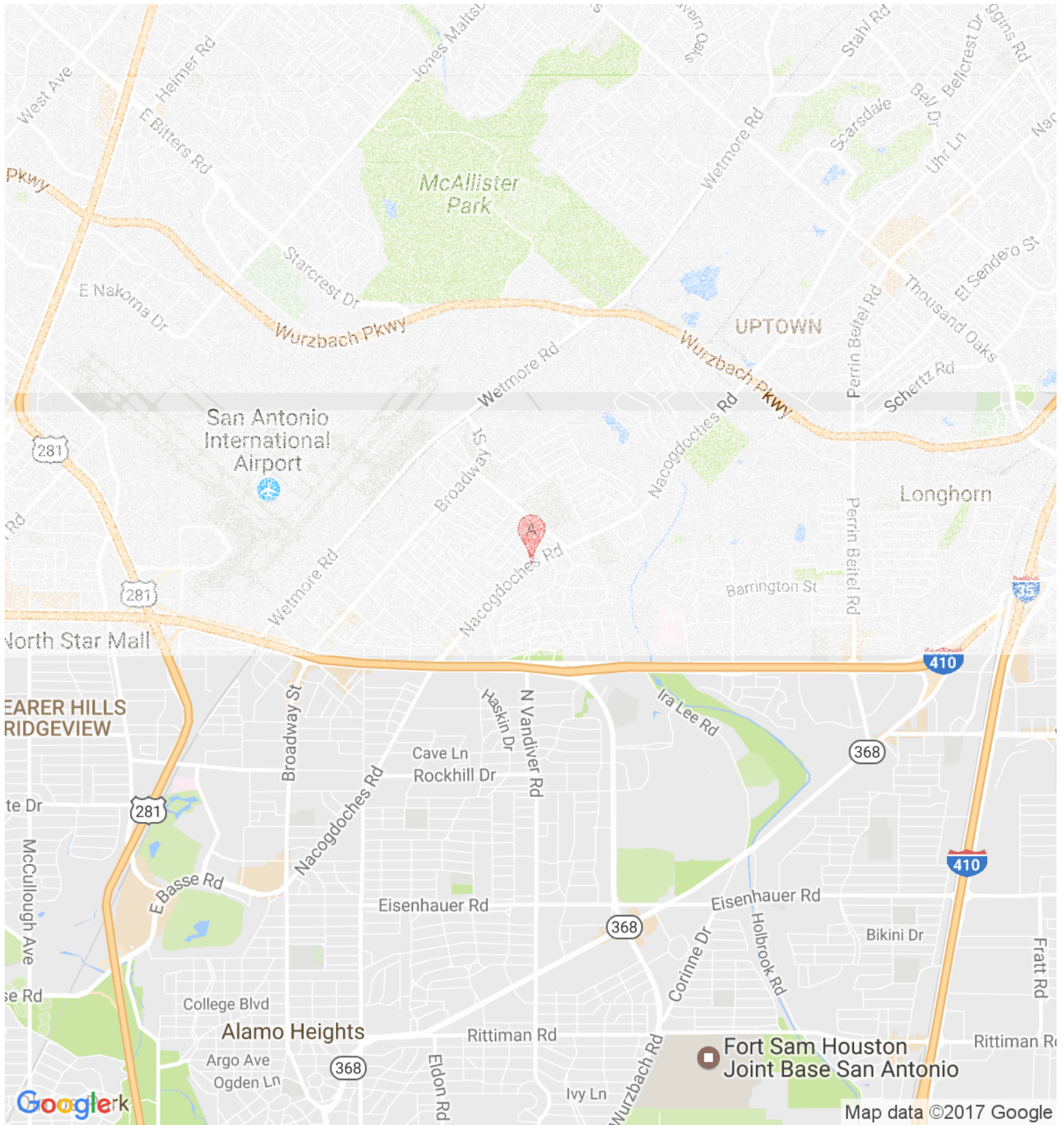
**Legal Description:** 6.009 Acres out of the Antonio Perez Survey No 10, Abstract 571, Lot H & Lot I New City Block 12104



(512) 392-3322  
carsonproperties.net  
info@carsonproperties.net

The information herein provides summary information only and does not substitute for a full due diligence investigation by any prospective Buyer/Tenant. It has been obtained from sources believed to be reliable; however, Carson Properties makes no warrant or representation as to the accuracy of said information. All illustrations, pricing, projections and other details are subject to change.

# Location Map



(512) 392-3322  
carsonproperties.net  
info@carsonproperties.net

The information herein provides summary information only and does not substitute for a full due diligence investigation by any prospective Buyer/Tenant. It has been obtained from sources believed to be reliable; however, Carson Properties makes no warrant or representation as to the accuracy of said information. All illustrations, pricing, projections and other details are subject to change.

## Additional Photos



(512) 392-3322  
carsonproperties.net  
info@carsonproperties.net

The information herein provides summary information only and does not substitute for a full due diligence investigation by any prospective Buyer/Tenant. It has been obtained from sources believed to be reliable; however, Carson Properties makes no warrant or representation as to the accuracy of said information. All illustrations, pricing, projections and other details are subject to change.



(512) 392-3322  
carsonproperties.net  
info@carsonproperties.net

The information herein provides summary information only and does not substitute for a full due diligence investigation by any prospective Buyer/Tenant. It has been obtained from sources believed to be reliable; however, Carson Properties makes no warrant or representation as to the accuracy of said information. All illustrations, pricing, projections and other details are subject to change.