

\$8,000,000 - 0000 Wt Montgomery, San Antonio

MLS® #1636172

\$8,000,000

Bedroom, Bathroom, 14,244,120 sqft
Commercial on 327.00 Acres

N/A, San Antonio, TX

Straus Ranch. Unique residential development opportunity. 53 acres +/- within the F.E.M.A special flood hazard area. The property will be conveyed with the following restrictions: (i) no quarrying, and (ii) 40% of the property will be set aside as conservation area not to be developed, and only 1/2 of said conservation area can come from the flood plain. The property conveys with 18 acre feet per annum of Edwards Aquifer Authority irrigation rights. Buyer is encouraged to develop joint access with adjoining San Antonio River Authority tract. Historic Cemetery located on the property. This unique property along the Medina River offers the opportunity for several potential uses. The combination of cleared and level land with the park-like Medina River frontage would allow for the development of an exceptional residential community. Mature oak, pecan, and cypress trees are abundant along the river basin. The river basin has the potential for use as an exclusive community park and would be an outstanding feature of a residential development.

Essential Information

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| MLS® # | 1636172 |
| Price | \$8,000,000 |
| Square Footage | 14,244,120 |
| Acres | 327.00 |
| Type | Commercial |



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|----------|-----------------|
| Sub-Type | Commercial Land |
| Status | Active Option |

Community Information

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|-------------|--------------------|
| Address | 0000 Wt Montgomery |
| Area | 2304 |
| Subdivision | N/A |
| City | San Antonio |
| County | Bexar |
| State | TX |
| Zip Code | 78252 |

Amenities

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|-----------|--------------------|
| Utilities | Electricity, Sewer |
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Additional Information

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| Date Listed | September 6th, 2022 |
| Days on Market | 621 |
| Zoning | OCL |

Listing Details

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| Listing Office | Cano & Company |
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