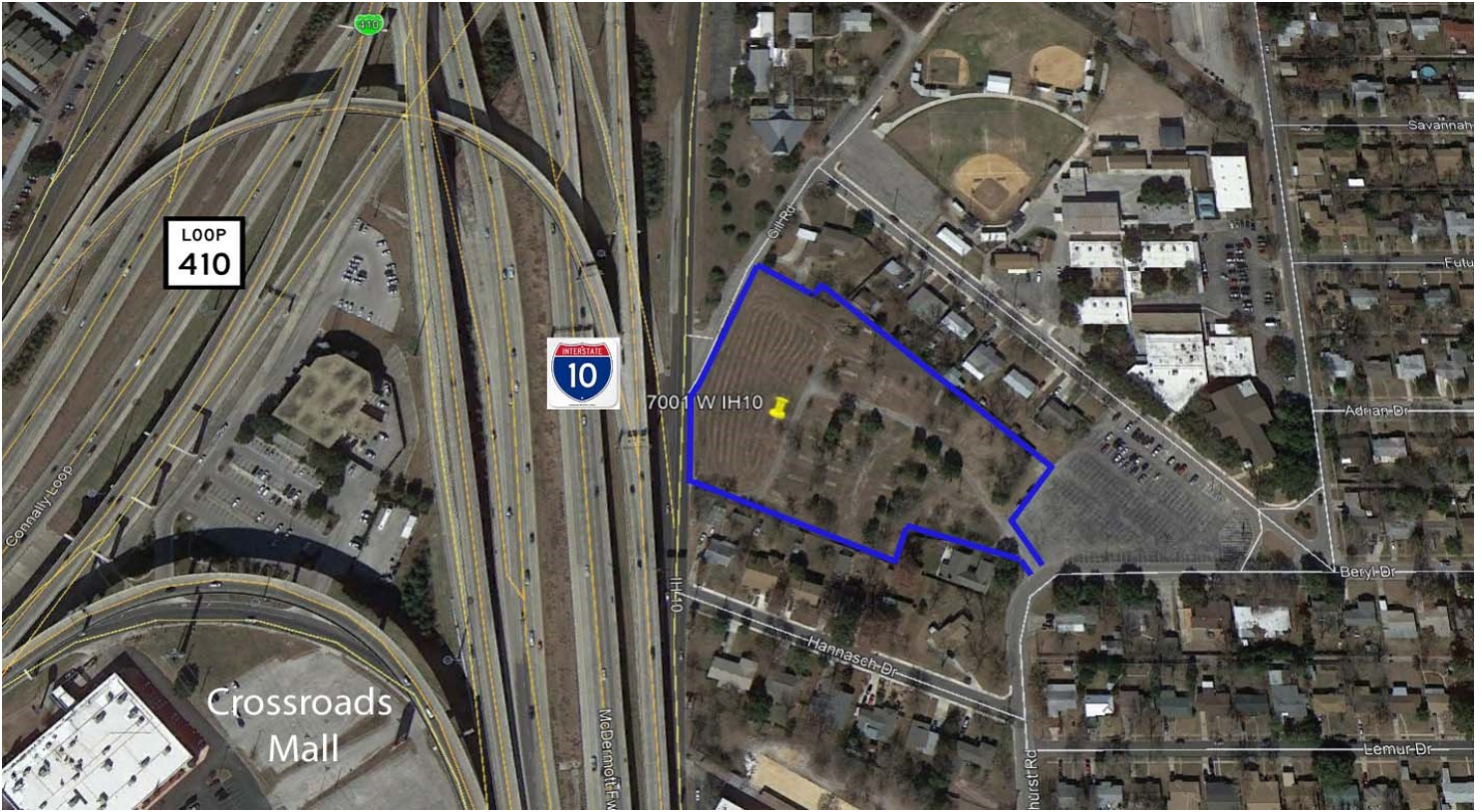


# 7001 IH 10 WEST SAN ANTONIO, TX



**Location:** IH 10 W and loop 410

**Zoning:** O-1 (Balcones Heights will consider rezoning)

**Land Size:** +/- .47 ( according to BCAD)

**Frontage:** IH 10 West

**Comments:** Highly visible from IH-10 with easy access. The Northwest corridor of San Antonio offers a strong office submarket. Zoning: O-1; Low-rise Office (City is motivated to see this property developed)

Property is situated at the SE intersection of Loop 410 and IH-10 in developer friendly Balcones Heights.

Traffic Counts: IH 10 & 410 NW 166,658 2012 VPD  
IH 10 and IH 10 access Rd 218,884 2012 VPD

**Price: \$1,800,000**

**( joint ventures , Possible owner financing)**



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Chuck Christian, Broker  
210-316-0588  
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Ben Foster, Realtor  
210-872-2868  
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**NEWMARKET**

COMMERCIAL REAL ESTATE SERVICES

900 NE Loop 410, #D302  
San Antonio, TX 78209  
Office 210-348-9900

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\*The above information was received from sources deemed to be reliable; however, no warranty can be implied by New Market Real Estate, LLC. as to the accuracy or correctness thereof. This offering is subject to verification, changes in price or terms, and withdrawal from the market.



 **7001 IH 10 WEST  
SAN ANTONIO, TX**

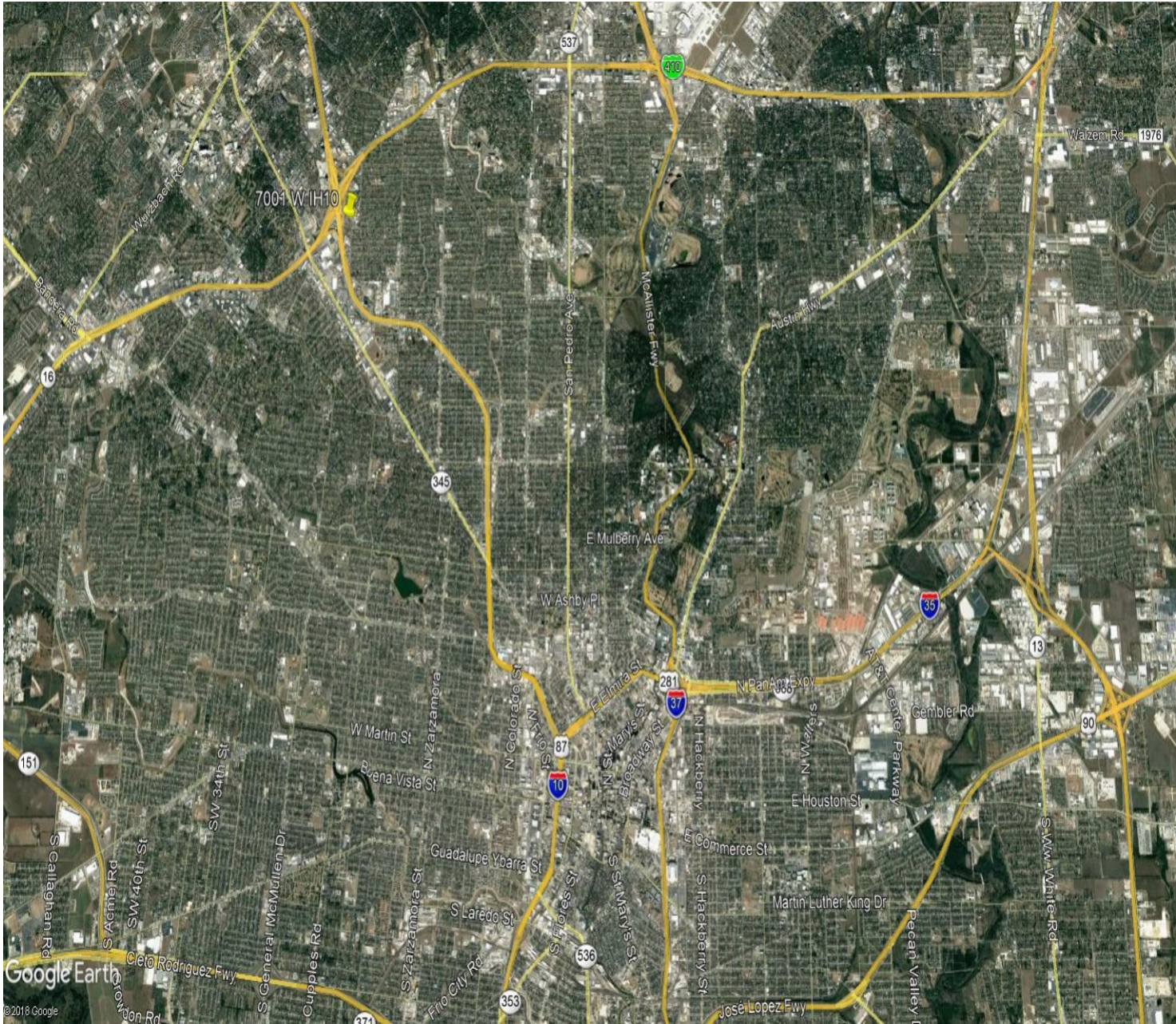


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