

CENTURY 21[®]

Judge Fite Company



2122-2130 AUSTIN HIGHWAY

SAN ANTONIO, TX 78218



\$1,050,000



0 sqft

DESCRIPTION

For Sale under BCAD assessed value! This is a rare opportunity to secure a signalized hard corner development site on the highly traveled Austin Highway at the intersection with Lanark Drive. Zoned C-3, this site offers 1.25 acres across two contiguous parcels with an efficient, highly usable lot configuration and dual street access. With 131 feet of frontage on Austin Highway and 186 feet on Lanark Drive, the site delivers exceptional visibility, excellent identity, and smooth ingress/egress-key components for gas station, fuel center, or convenience store development. Existing site improvements include a 1,740 SF building and concrete parking area with 11 spaces, but the real value lies in the underlying land and location. Positioned just minutes from Loop 410, IH-35, and San Antonio International Airport, this site offers unmatched regional access and benefits from approximately 20,000 vehicles per day on Austin Highway. The surrounding corridor has established retailers and service businesses, including The Shops at Lincoln Heights, North Star Mall, SATISFRIED, and CommonWealth Coffeehouse. Nearby major intersections at Eisenhower Rd, Vandiver Rd, and Rittiman Rd further elevate traffic flow and consumer reach. In addition, the property sits within proximity to residential neighborhoods, Northeast Baptist Hospital, and San Antonio Country Club, ensuring a steady stream of local and commuter traffic. For developers or investors seeking a well-located commercial land opportunity with strong fundamentals, 2122-2130 Austin Highway stands out as a prime candidate for gas station or fuel-oriented retail development. Its C-3 zoning, hard corner positioning, and location within one of San Antonio's most traveled corridors make this a uniquely attractive site for immediate or long-term commercial use.

PROPERTY TYPE: Commercial - Other - See Remarks
MLS STATUS: Back on Market
MLS: 1858832
YEAR BUILT: 1958
COUNTY: Bexar
TRACT OR SUBDIVIION:
LIST DATE: 04/17/2025

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800.451.8055

AREA: 1300
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 1.25
LOT SIZE (SQFT): 54,450

ADDITIONAL PROPERTY DETAILS

LISTED BY: Uri Uriah

PHONE: 830.600.5263

BROKERED BY: Uriah Real Estate Organization