

CENTURY 21[®]

Judge Fite Company



6 AC FM 1937

SAN ANTONIO, TX 78221



\$2,613,600



0 sqft

DESCRIPTION

Prime 5.76 acre commercial opportunity with three improved parcels and 468 feet of frontage along FM 1937 in San Antonio. The offering consists of three adjacent parcels totaling more than 250,000 square feet, each improved with an existing residence, providing flexibility for immediate occupancy, office conversion, rental income, or interim use while planning future development. The properties include three residences of approximately 1,756 SF, 1,520 SF, and 1,067 SF, along with additional accessory structures and outdoor improvements across the site, including a swimming pool and half basketball court. The combined frontage along FM 1937 provides excellent visibility and access along a corridor experiencing continued residential expansion. Surrounding development includes new housing communities by national builders such as D.R. Horton and Rausch Coleman Homes, creating growing demand for neighborhood-serving commercial uses. The size and frontage of the site make it well suited for a variety of potential uses including neighborhood retail, service businesses, office conversion, contractor yard, or phased redevelopment. The parcels may be purchased individually or together, offering investors, owner-users, and developers flexibility to scale their investment along one of the area's expanding development corridors.

PROPERTY TYPE: Commercial - Multi-Use

MLS STATUS: Active

MLS: 1948507

YEAR BUILT: 1986

COUNTY: Bexar

TRACT OR SUBDIVIION:

LIST DATE: 03/14/2026

CENTURY 21

Judge Fite Company

800.451.8055

AREA: 2004

SQUARE FEET:

TOTAL BEDS:

FULL BATHS:

HALF BATHS:

ACRES: 5.76

LOT SIZE (SQFT): 250,905

ADDITIONAL PROPERTY DETAILS

LISTED BY: Uri Uriah

PHONE: 830.600.5263

BROKERED BY: Uriah Real Estate Organization