

CENTURY 21[®]

Judge Fite Company



12460 S US HIGHWAY 181

SAN ANTONIO, TX 78223



\$1,450,000



0 sqft

DESCRIPTION

Positioned along the rapidly growing US Highway 181 corridor in Southeast San Antonio, this 19.42-acre property presents a rare opportunity for commercial development, investment, or mixed-use potential. With direct highway frontage, multiple access points, existing improvements, and utilities already in place, the property offers immediate usability while maintaining long-term upside as growth continues to expand south of San Antonio. Location: Located at 12460 S US Highway 181 in San Antonio, Texas, the property sits along a major corridor connecting San Antonio to Floresville and surrounding communities. With convenient access to Loop 1604 and the broader San Antonio metro area, the site benefits from strong traffic exposure and increasing residential and commercial development throughout the area. Access & Frontage: The property includes approximately 300 feet of frontage along US Highway 181, providing excellent visibility for retail or commercial uses. In addition to highway access, the larger 19.11-acre tract also features two additional ingress and egress points from Dan Road, allowing flexible circulation and multiple development configurations. Improvements: The sale includes two lots totaling approximately 19.42 acres, offering existing improvements and infrastructure already in place. * 0.32-acre lot with an 1,895 SF building featuring a kitchen, two full bathrooms, and five additional rooms with direct access onto US Highway 181 * 19.11-acre tract with two ingress and egress points from Dan Road, providing additional access and development flexibility These improvements provide an opportunity for immediate use while planning future development of the remaining acreage. Utilities & Infrastructure: The property already has key utilities installed, significantly reducing development costs. * City water * Electricity * Propane service * Septic system With infrastructure already in place, the property is ready for immediate use or phased development. Development Potential: Located outside city limits, this tract offers exceptional flexibility with fewer zoning restrictions. The layout and access points allow the property to support a wide range of potential uses, including: * Retail or commercial frontage along Highway 181 * Equipment yard or contractor headquarters * RV park or mobile home pads in the rear portion * Mixed-use development combining commercial frontage and residential income * Investment hold in a rapidly growing corridor The highway frontage provides strong commercial exposure while the depth of the property creates additional opportunities for residential or income-producing improvements. Additional Opportunity: Additional acreage is available for purchase, allowing buyers the ability to expand their footprint and scale a larger development or long-term investment strategy. Financing: Owner financing is available for qualified buyers, creating added flexibility and accessibility for a range of investment approaches. Summary: Large acreage tracts with highway frontage, multiple access points, existing improvements, and utilities already installed are increasingly difficult to find in the San Antonio market. This 19.42-acre property offers a strategic investment opportunity with immediate functionality and long-term development potential. Whether you are looking to establish a business location, develop commercial frontage, or create an income-producing property, 12460 S US Highway 181 offers exceptional visibility, flexibility, and growth potential in one of San Antonio's expanding corridors.

PROPERTY TYPE: Commercial - Multi-Use
MLS STATUS: Active
MLS: 1949357
YEAR BUILT: 1979
COUNTY: Bexar
TRACT OR SUBDIVIION:
LIST DATE: 03/17/2026

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800.451.8055

AREA: 2002
SQUARE FEET:
TOTAL BEDS:
FULL BATHS:
HALF BATHS:
ACRES: 19.42
LOT SIZE (SQFT): 845,935

ADDITIONAL PROPERTY DETAILS

LISTED BY: Zachary Biermann

PHONE: 830.755.5420

BROKERED BY: Texas Landmen

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