**High Performance Associates, Inc.**

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## **For Sale - Approx. 3 Acres near Marshall H.S. & S. Texas Medical Center**

**Price reduced to $249,000. All reasonable offers considered.**

**Great site for Church, Office, or Office/WH.**

**Maps, photos, more info. on** [Loopnet Listing](http://www.loopnet.com/Listing/19588317/Eckhert-Rd-Woodchase-Dr-San-Antonio-TX/)

**Location & Traffic Counts:** Wraps corner of Eckhert Road and Woodchase Drive on 5 lane Eckhert Road or State Highway 1517 (26,000 Average Daily Traffic per day (ATF) connecting all major arteries between Bandera Road 3/10 mile west (61,000 ADT) and the South Texas Medical Center 4 miles/10 minutes via Eckhert Rd. to Babcock, then right on Babcock Road and left on Wurzbach to Floyd Curl.

**Legal Description:**

NCB 17971 Lots P-26, P-2, and P-27A

**Current Zoning:** O-1 Office. For zoning information call Pete Gomez, City of SA Zoning 207-5017.

Hard corner 1 acre was just rezoned to C-2 Special Use for Office/Warehouse.

**Topography:** L shaped tract with approx. 150 front feet on Eckhert Road, approx.. 558’ of depth down eastern boundary, and approx. 294 front feet on Woodchase. Tract is traversed by a narrow drainage from east to west. Otherwise flat buildable site. No value in old home. Some landmark trees.

**Utilities:**

Water: 8” main down site side of Eckhert Rd. & 8” main on Woodchase

Sewer: 8” main down site side of Eckhert Rd. & 8” main on Woodchase

**Employment Base:**

South Texas Medical Center – 25 hospitals

USAA - Fredricksburg Rd.

Bandera Road

Babcock Road

Huebner Road

**Current Medical Presence on Eckhert Road:**

1. [**7712 Eckhert Road**](http://www.ucomparehealthcare.com/search.html?cx=partner-pub-2165819681051849%3A9797654268&cof=FORID%3A10&ie=UTF-8&q=7712+Eckhert+Road+San+Antonio&x=20&y=4&siteurl=www.ucomparehealthcare.com%2Fdrs%2Ftexas%2Ffamily_medicine%2FSan_Antonio.html&ref=isearch.avg.com%2Fsearch%3Fq%3DDr.%2BReyes%2Bcardiologist%2BSan%2BAntonio%2BEckhert%2BRd.%26sap%3Ddsp%26lang%3Den%26mid%3D4fb05b8946ee47d1b9fcd16f2a4b4d14-705a3651259030a18fce104c270d3a65497fb487%26cid%3D%257B57A2F02E-87EA-4270-B2F3-F9DCFFC3057B%257D%26v%3D11.1.0.12%26ds%3DAVG%26d%3D2%252F6%252F2012%2B9%253A08%253A34%2BAM%26pr%3Dfr%26snd%3Dhdr%26sap_acp%3D0&ss=18383j16133171j35)  **(approx. 5 doctors)**
2. [**8093 Eckhert Road**](http://www.cosapa.com/location.html) **(moved from 2833 Babcock) Cardiology of San Antonio**
3. [**5788 Eckhert Road**](http://www.ucomparehealthcare.com/search.html?cx=partner-pub-2165819681051849%3A9797654268&cof=FORID%3A10&ie=UTF-8&q=5788+Eckhert+Road+San+Antonio&x=30&y=13&siteurl=www.ucomparehealthcare.com%2Fdrs%2Ftexas%2Ffamily_medicine%2FSan_Antonio.html&ref=isearch.avg.com%2Fsearch%3Fq%3DDr.%2BReyes%2Bcardiologist%2BSan%2BAntonio%2BEckhert%2BRd.%26sap%3Ddsp%26lang%3Den%26mid%3D4fb05b8946ee47d1b9fcd16f2a4b4d14-705a3651259030a18fce104c270d3a65497fb487%26cid%3D%257B57A2F02E-87EA-4270-B2F3-F9DCFFC3057B%257D%26v%3D11.1.0.12%26ds%3DAVG%26d%3D2%252F6%252F2012%2B9%253A08%253A34%2BAM%26pr%3Dfr%26snd%3Dhdr%26sap_acp%3D0&ss=14976j10100894j33) **Frank M. Tejeda VA Outpatient Clinic (approx.41 doctors) between Babcock and Huebner.**

**Reduced Price:** $349,000. Now reduced to $249,000.

**Broker Contact:** Harry Hallows 210-454-8295 / 361-332-2255

**Disclosure:** This property is subject to prior sale, change in price or removal from the market. While information provided herein is deemed to be from reliable sources, it is not guaranteed or warranted in any way by Broker.