

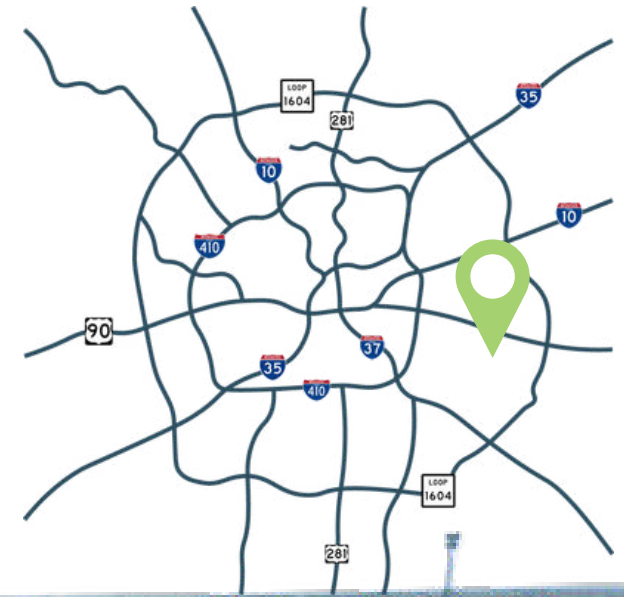
LAND FOR SALE

# LA VERNIA/HWY 87

13867 U.S. Hwy 87 W, La Vernia, TX, USA

0.96 Acres with C1 Zoning for \$499,000

Retail Pad / Development Opportunity / Platted



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# PROPERTY HIGHLIGHTS

- 1 This commercial tract is perfectly positioned directly on Highway 87. As the main thoroughfare in La Vernia, the location ensures maximum visibility and high traffic counts for any business.
- 2 The property is situated just half a mile from the local H-E-B on Highway 87. This close proximity to a major anchor tenant ensures a steady flow of potential customers past the site.
- 3 This developer-friendly site comes fully platted with utilities and stormwater drainage already in place. To further streamline your project, plans for an approximately 6,000-square-foot retail center are included with the property.

# SILVERADO ST. - LAVERNIA LAND

SAN ANTONIO, TEXAS

## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	1,426	5,257	11,106
Household Income	\$132,750	\$134,264	\$129,400
Daytime Population	3,297	5,918	9,513

## POSSIBLE USES

- QSR
- Retail
- Medical
- Service

“

Take advantage of the continuing growth in the booming small Texas communities right outside of the greater San Antonio MSA!

*D. LANGE*

”



# SILVERADO ST. - LAVERNIA LAND

SAN ANTONIO, TEXAS



## ENTITLEMENTS

Water: Available / Buyer to Verify

Sewer: Available / Buyer to Verify

Electric: Available / Buyer to Verify

Zoning: City of La Vernia



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SAN ANTONIO, TEXAS



The following information has been secured from sources we believe to be reliable but we make no representations or warranties, expressed or implied, as to the accuracy of the information. Buyer must verify the information and bears all risk of any inaccuracies.

# SILVERADO ST. - LAVERNIA LAND

SAN ANTONIO, TEXAS



87

HWY 87 (17,317 AADT)

SILVERADO ST.

Armando's  
Pizzeria

DQ

CHEVROLET

CGOP  
COUNTRY STORE

NAPA

Jamie Lynn  
HOME

gvec  
Delivering more.

SONIC  
America's  
Drive-In

LA VERNIA ISD  
EST. 1922

LA VERNIA ISD  
EST. 1922

LA VERNIA ISD  
EST. 1922

ANYTIME  
FITNESS

Momentum  
PHYSICAL THERAPY

TEXAS FOOT & ANKLE  
SURGICAL ASSOCIATES, PLLC

Lube  
Works

FORESITE  
COMMERCIAL REAL ESTATE

# SILVERADO ST. - LAVERNIA LAND

SAN ANTONIO, TEXAS



**AVAILABLE FOR SALE**

**Pads**  
1

**Size (AC)**  
0.96

**Price**  
\$499,000

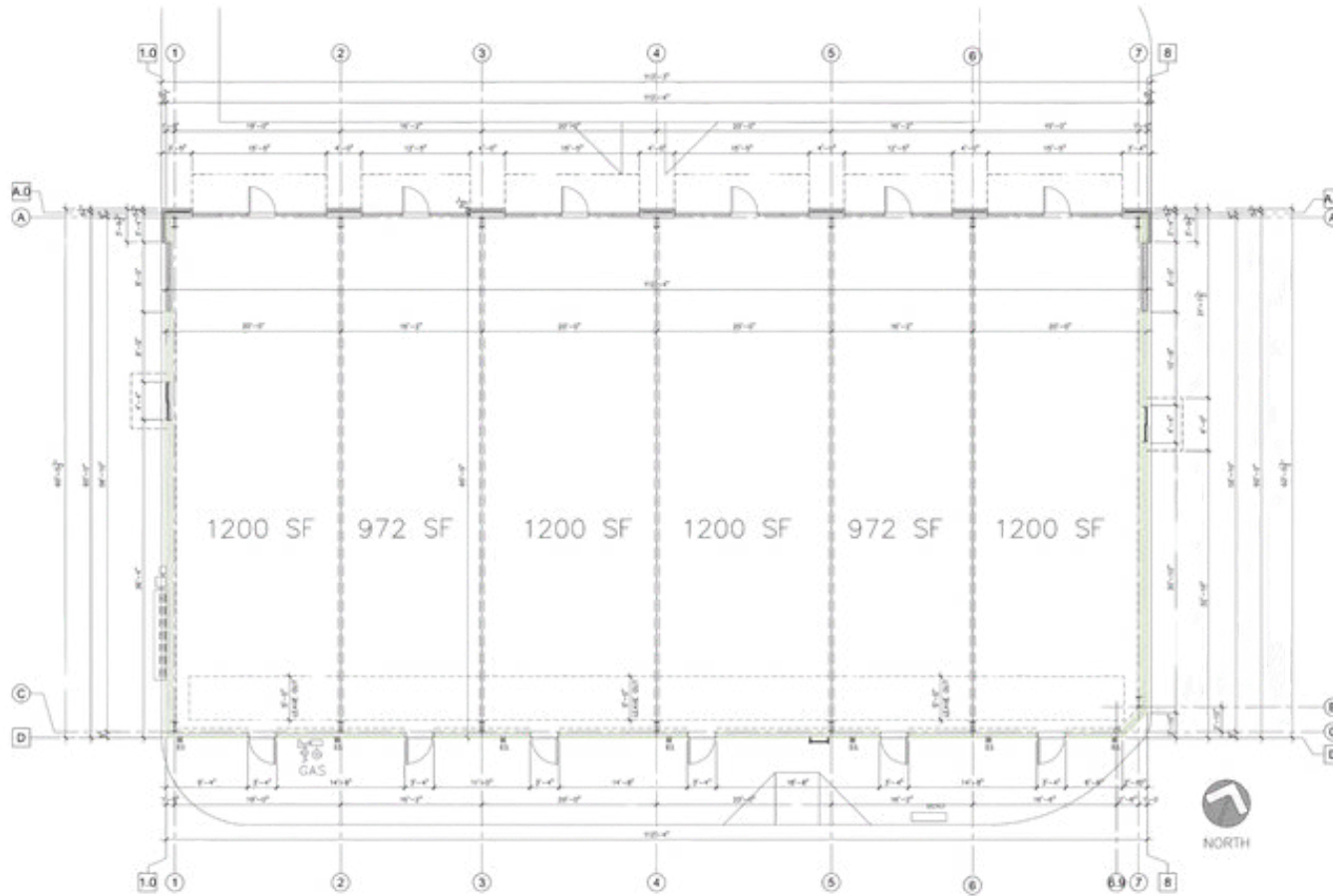


**FORESITE**  
COMMERCIAL REAL ESTATE



# SILVERADO ST. - LAVERNIA LAND

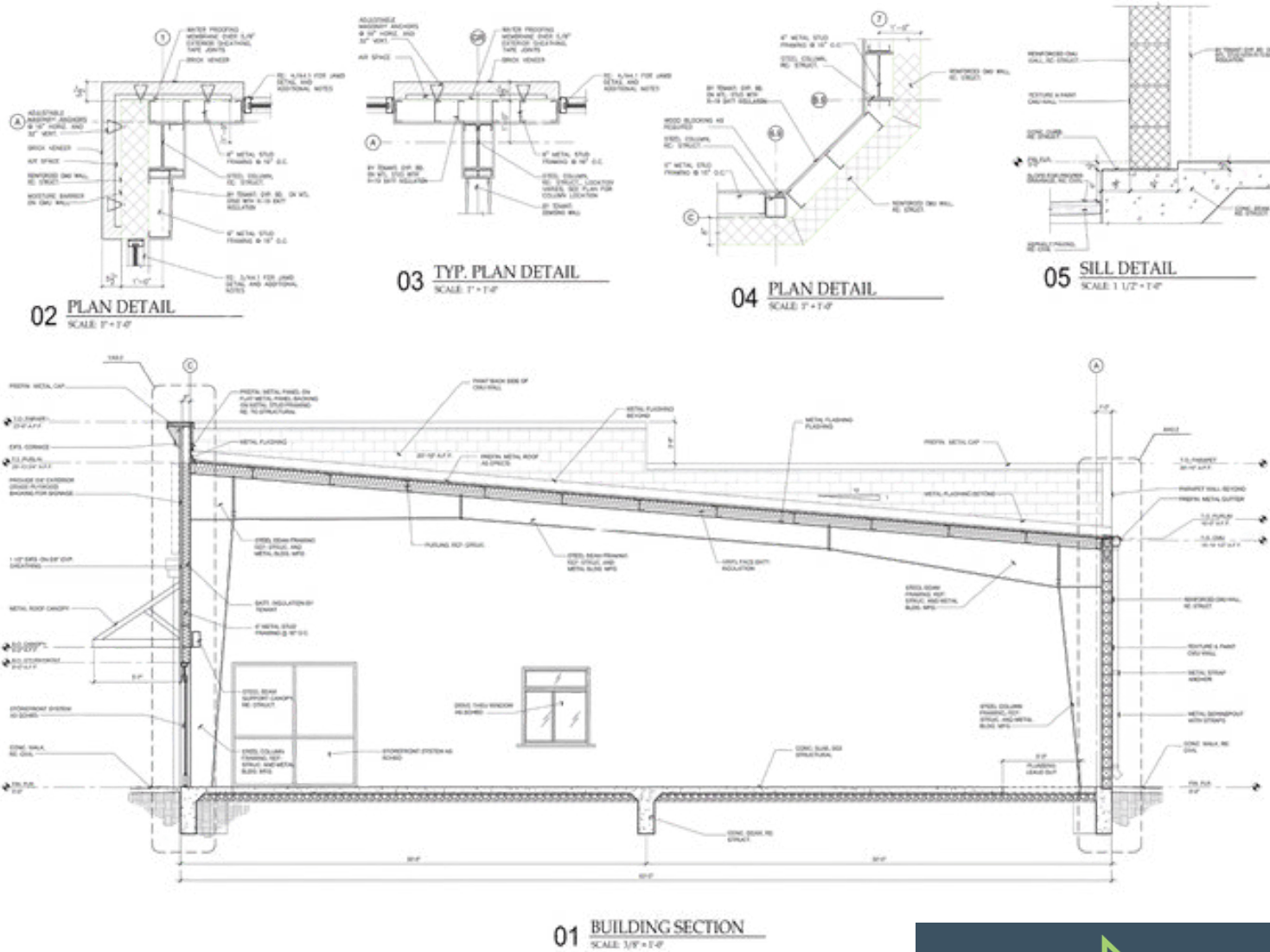
SAN ANTONIO, TEXAS



NORTH

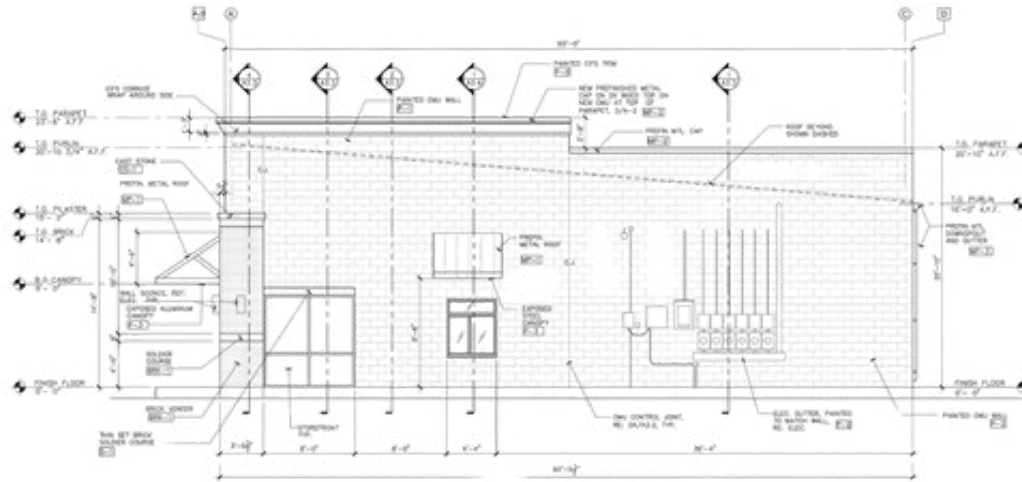
# SILVERADO ST. - LAVERNIA LAND

SAN ANTONIO, TEXAS

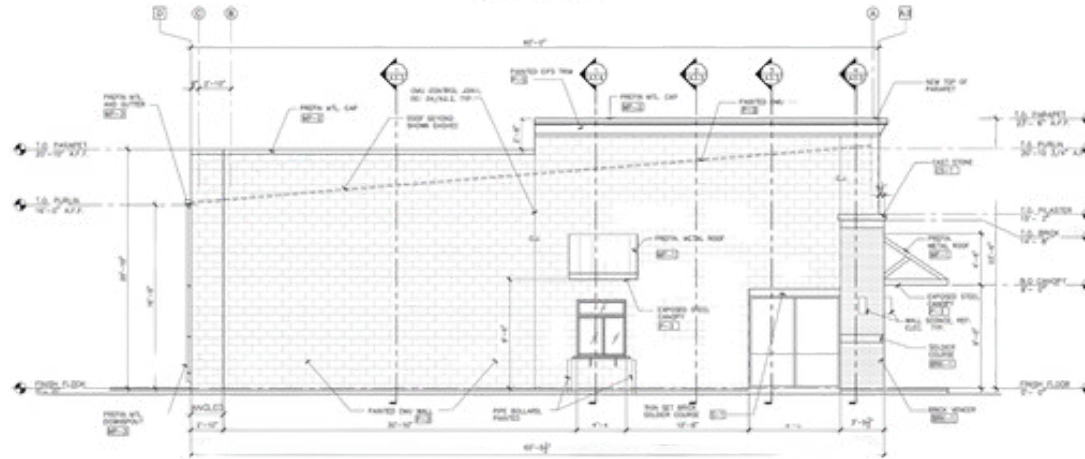


# SILVERADO ST. - LAVERNIA LAND

SAN ANTONIO, TEXAS



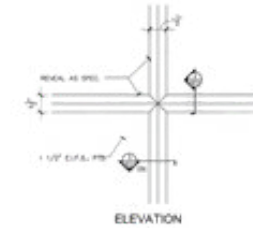
02 RIGHT SIDE ELEVATION  
SCALE 1/4" = 1'-0"



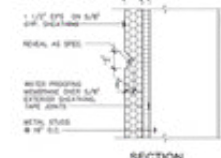
01 LEFT SIDE ELEVATION  
SCALE 1/4" = 1'-0"

MARK	DESCRIPTION	MANUFACTURER OR PRODUCT	FINISHES
01	EFS LIGHT GREY COLOR, EFS COLOR TO BE APPROVED BY ARCHITECT/OWNER	EMMET	SELECTED BY OWNER
02	CMU EXPOSED BRICK	EMMET	SELECTED BY OWNER
03	EXPOSED STEEL CHANNEL/ HANGING FINISHES	EMMET	SELECTED BY OWNER
04	NEW JOIST AND FRAMES	EMMET	SELECTED BY OWNER
05	EFS PAINTED TAN COLOR	EMMET	SELECTED BY OWNER
06	FINISH W/L ROOF GUTTER	EMMET	SELECTED BY OWNER
07	FINISH W/L WALL CAP	EMMET	SELECTED BY OWNER
08	FINISH W/L GUTTER DOWNSPOUTS	EMMET	SELECTED BY OWNER
09	BRICK VENEER - ALTERNATE TAN-BT BRICK/TONGUE	EMMET	SELECTED BY OWNER
10	EXPOSED BRICK COLOR AND	EMMET	SELECTED BY OWNER
11	TAN BT BRICK SOLID COURSE	EMMET	SELECTED BY OWNER

NOTE: ALL FINISHES TO BE APPROVED BY ARCHITECT/OWNER BEFORE ROOFING. SEE REQUIREMENTS OF ALL MATERIALS. ALL FINISHES TO MATCH COLOR OF EXISTING MATERIALS.

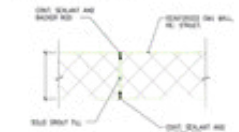


ELEVATION



SECTION

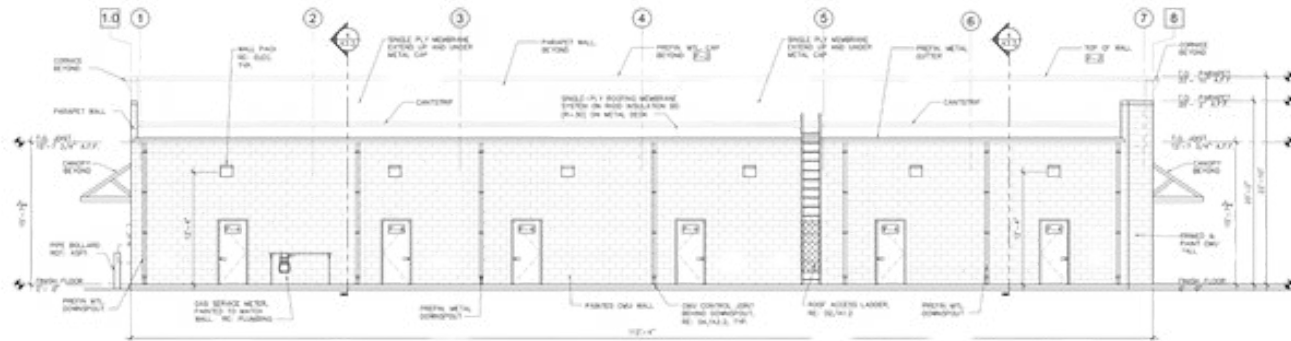
03 EFS REVEAL DETAIL  
SCALE 3/4" = 1'-0"



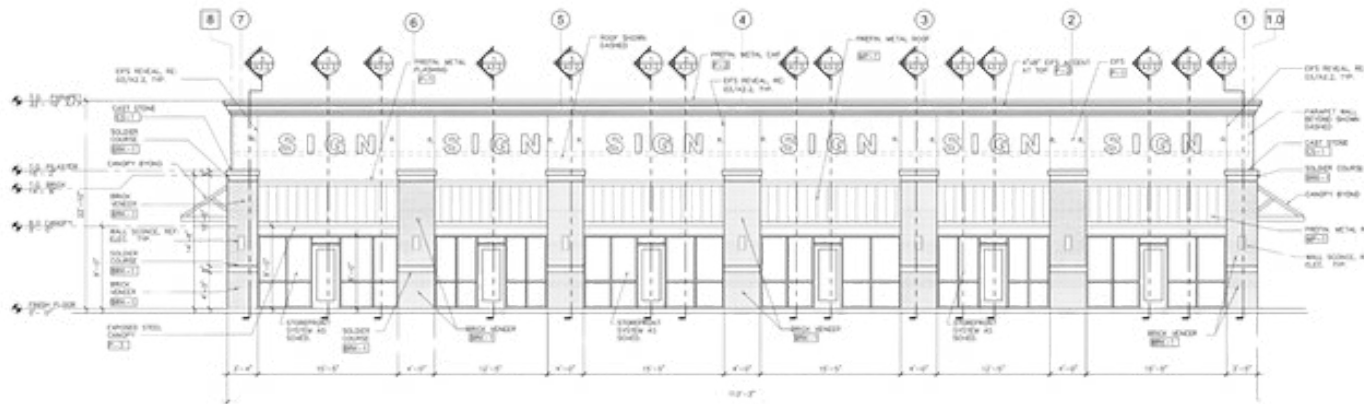
04 CMU CONTROL JOINT DETAIL  
SCALE 1 1/2" = 1'-0"

# SILVERADO ST. - LAVERNIA LAND

SAN ANTONIO, TEXAS



02 REAR ELEVATION  
SCALE: 3/16" = 1'-0"



01 FRONT ELEVATION  
SCALE: 3/16" = 1'-0"





