



INVESTMENT REALTY CO. L.C.

1.44 Acre Site

Ready for Development of Office Space

Located at the NW corner of Cherry Ridge Dr. and Briaridge Dr., this platted acreage is one block East of IH-10 and just North of Loop 410, in the NW quadrant of San Antonio.

Land Use: Development

Utilities: All Utilities Available

Currently Zoned: C-3, Commercial District

Pricing: Contact Broker

Other development in the neighborhood consists of Office, Retail, Mutli-Family, & Service Oriented buildings.

Additional Information:

- 1.44 Acre of Vacant Land
- In the shadow of the KCI Building directly in front of Embassy Suites
- 1 block East of IH-10 with access to Callaghan Rd.
- Minutes away from the South Texas Medical Center

**+/- 1.44 Acres
For Sale
3400 Cherry Ridge Dr.
San Antonio, TX 78230**



**Steve Raub,
President, Designated Broker
210.314.7839
raub@investmentrealty.com**

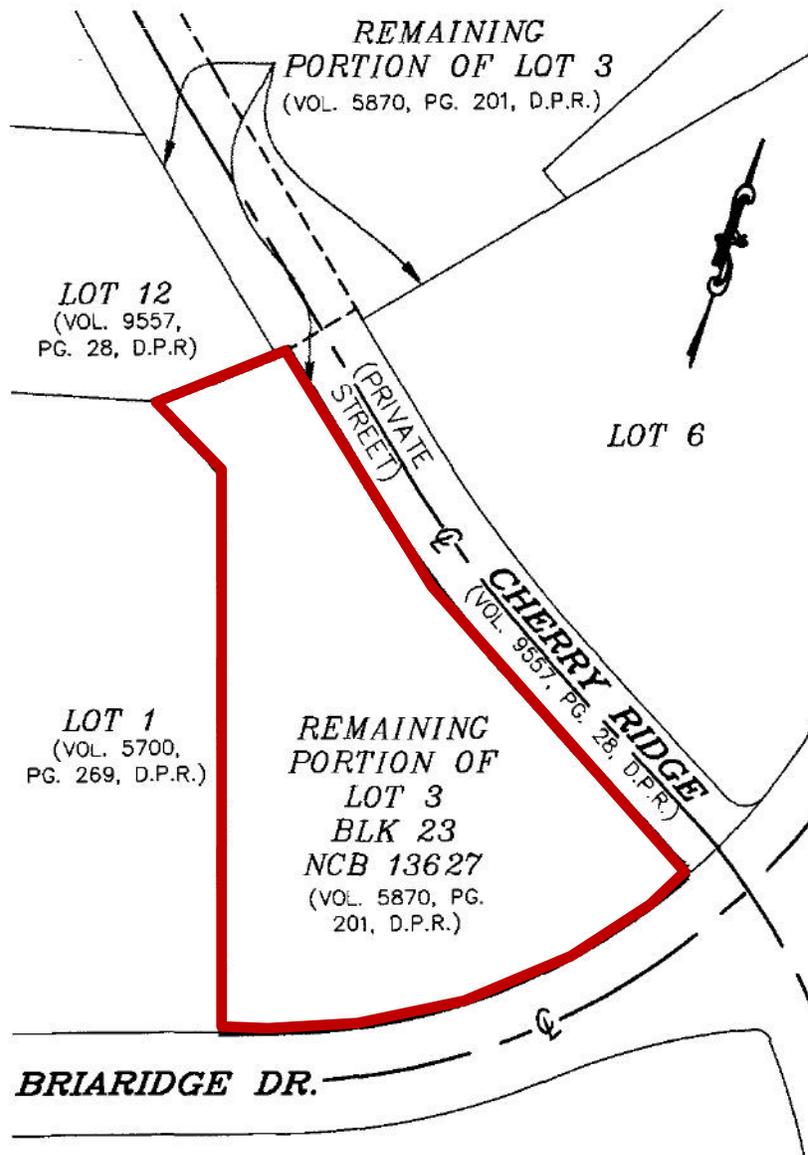
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Survey of 1.442 Acres



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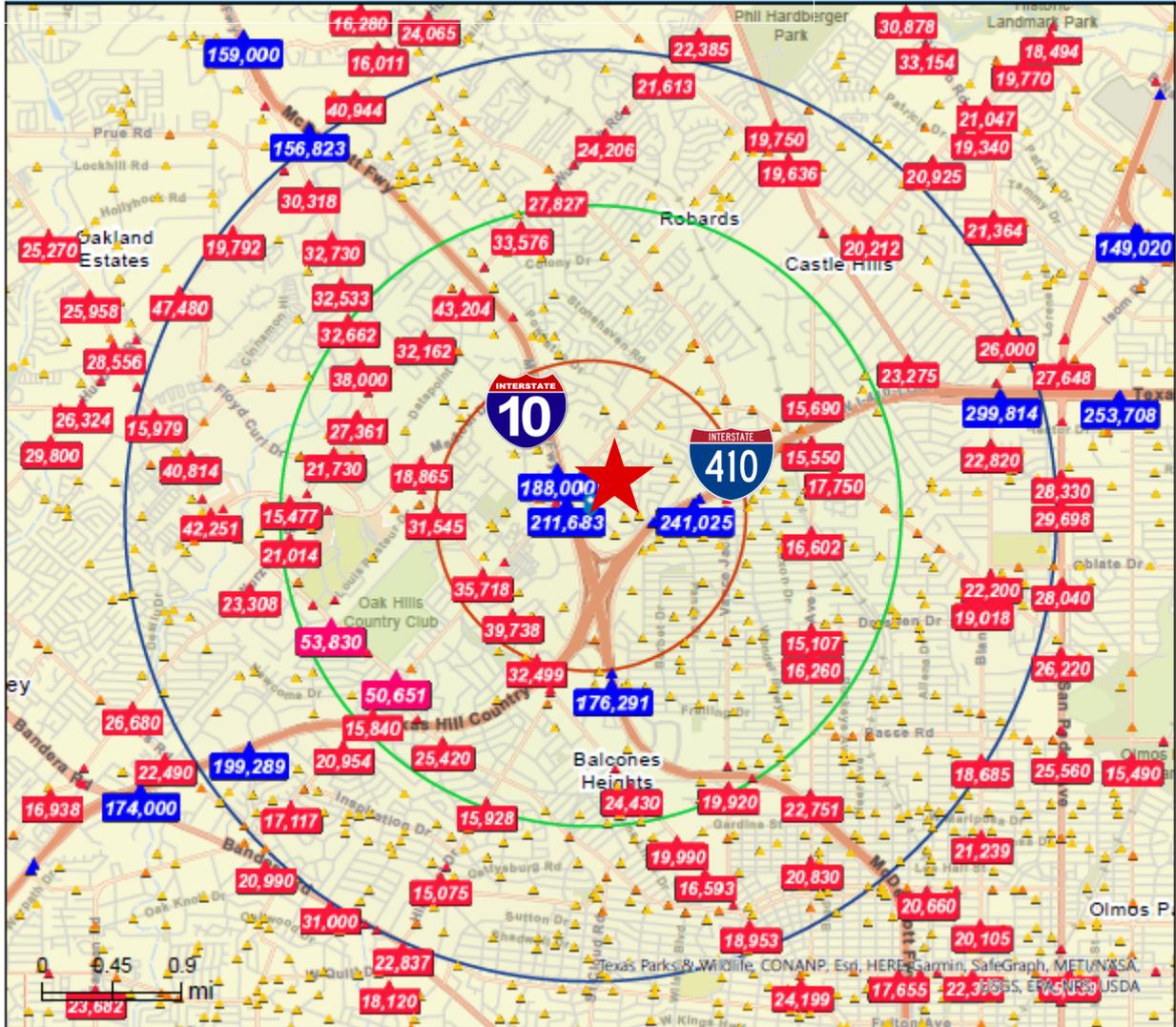
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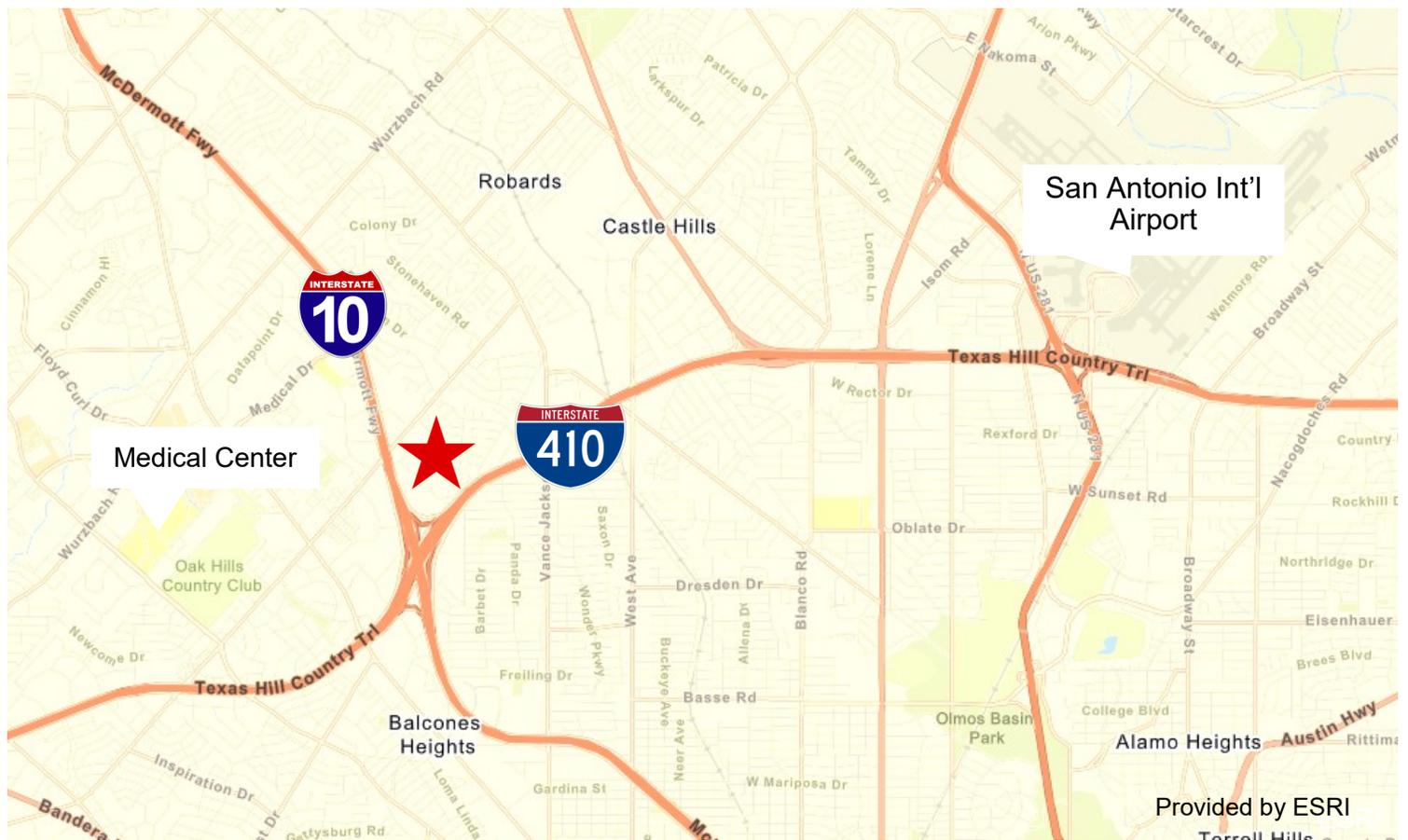
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Traffic Count



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Demographics	1 Mile	2 Miles	3 Miles
2021 Total Population	16,282	66,356	150,593
2026 Population	16,521	68,492	156,197
Pop-Growth 2021-2026	+ 0.29%	+ 0.64%	+ 0.73%
2021 Owner Occupied Housing Units	2,128	9,671	23,796
2021 AVG HH Income	\$53,584	\$56,815	\$60,872

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