

# BRUCE BAUMANN REAL ESTATE, INC.

## +/- 80 ACRES

## IH 35 & WIEDERSTEIN MIXED USE DEVELOPMENT SITE



**Location:** East side of IH35 and just North of FM 3009  
**Ferguson:** 521D2  
**Land Size:** +/- 80 Acres  
**Zoning:** High Density Commercial (Cibolo)  
**Frontage:** +/- 2,180' IH 35 & 965' Wiederstein Rd.  
**Terms:** Cash/conventional  
**Utilities:** All are available but should be confirmed by engineer.



**Comments:** **REO property.** Great mixed use development site located in the high growth IH 35 corridor. Good visibility on both north and south bound lanes. Mostly level with small portion in 100 year flood plain. Located in the developer friendly City of Cibolo.

**Highlights:**

- “Big Box” retail down to multifamily developments are approved.
- Includes hard corner.
- Several large residential communities located by site.
- Dedicated exit and on ramps from IH 35.
- City of Cibolo offered previous owner up to \$15.2 million “Economic Incentive Program” to assist in development. Will work with buyers.

Price: \$9,500,000 ((\$2.63 a SF)

**Chuck Christian**  
**Commercial Real Estate Services**  
**Bruce Baumann Real Estate, Inc.**  
**0 210-495-9622**  
**F 210-495-9684**  
**C 210-316-0588**  
[chuckchr@prodigy.net](mailto:chuckchr@prodigy.net)  
[www.buyingsellingsanantonio.com](http://www.buyingsellingsanantonio.com)

\*The above information was received from sources deemed to be reliable; however, no warranty can be implied by Bruce Baumann Real Estate, Inc. as to the accuracy or correctness thereof. This offering is subject to verification, changes in price or terms, and withdrawal from the market

