

## BROKERAGE . LAND DISPOSITION

**PROJECT** NWC Culebra Road & FM 1560 & Alamo Ranch  
**LAND SIZE** 58 acres  
**REAL ESTATE TYPE** Multi-use land tract : commercial, retail, multi-family  
**LOCATION** Far NW San Antonio, 1.5 miles outside Loop 1604 at the main entrance to Alamo Ranch

### SERVICES PROVIDED

Exclusive owner representative

### PROJECT OVERVIEW

Bank owned prime commercial mixed use tract fronting Culebra Rd in the high growth Northwest area of San Antonio, TX at the main entrance to Alamo Ranch. Pad Sites from 1+ acre: commercial and MF-33 zoning, hard corners. Culebra Creek greenbelt borders the rear of site.

Sullivan successfully negotiated land sales of the entire 58 acre tract including two multi-family projects and 12 pad sites. Entitlement work included site configurations, removal of road from major thoroughfare plan, development agreements, flood plain determination, utility extensions, CCR's, reciprocal easements, etc.:

8.57+ acres SOLD - developer  
Closed 2Q2020

2.48+ acres SOLD - retail user  
Closed 2Q2020

1.35 acres SOLD - retail user  
Closed 2Q2020

18 acres SOLD - multi-family  
Closed 1Q2019

3.3± acres SOLD - retail developer  
Closed 1Q2019

3.5+ acres SOLD - retail user  
Closed 4Q2018

2.6+ acres SOLD - retail user  
Closed 1Q2018

13.5 acres SOLD - multi-family  
Closed 2Q2015

1.5+ acres SOLD - C-store user  
Closed 4Q2014

3+ acres SOLD - retail developer  
Closed 4Q2014

2+ acres SOLD - retail developer  
Closed 3Q2012

