

1700 E. CHAVANEUX  
SAN ANTONIO, TX 78214

0.971 ACRES FOR SALE | COMMERCIAL DEVELOPMENT OPPORTUNITY



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San Antonio, TX 78213  
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# 1700 E. CHAVANEAUX

## SAN ANTONIO, TX 78214

0.971 ACRES FOR SALE | COMMERCIAL DEVELOPMENT OPPORTUNITY

Prime opportunity to acquire an approximately 1-acre commercially zoned tract along Loop 410. This property features 233 feet of prime frontage, C-2 zoning, and has been recently platted, making it ready for development. With tens of thousands of vehicles passing by daily and hundreds of homes in the pipeline close by, this site offers exceptional visibility and high exposure for a wide range of commercial uses.



0.971 Acres



C2 Rio 6 Zoning



40,000+ Vehicles per Day on Loop 410 Frontage



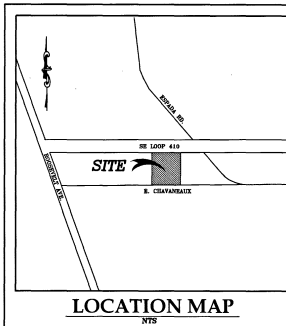
Platted in 2024



\$250,000 / 5.90 per Sq. Ft.



Doc# 20240065096 Vol: 20003 Pg: 1439 04/12/2024 10:39 AM Page 1 of 1 Lucy Adame-Clark, Bexar County Clerk



LOCATION MAP  
NTS

1. THE CITY OF SAN ANTONIO, AS A PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS - CITY PUBLIC SERVICE BOARD (CPS ENERGY) AND SAN ANTONIO WATER SYSTEM (SAWS) - IS HEREBY DEDICATING EASEMENTS AND RIGHTS-OF-WAY FOR UTILITY, TRANSMISSION AND DISTRIBUTION INFRASTRUCTURE AND SERVICE FACILITIES IN THE AREAS DESIGNATED ON THIS PLAT AS "ELECTRIC EASEMENT", "NATURAL GAS EASEMENT", "WATER EASEMENT", "SEWER EASEMENT", "OVERHANG EASEMENT", "UTILITY EASEMENT", "DAS EASEMENT", "TRANSFORMER EASEMENT", "WATER EASEMENT", "SAFETY SINKER EASEMENT" AND/OR "RECYCLED WATER EASEMENT" FOR THE PURPOSE OF INSTALLING, CONSTRUCTING, RECONSTRUCTING, MAINTAINING, REMOVING, INSPECTING, PATROLLING AND EXERCISING UTILITY INFRASTRUCTURE AND SERVICE FACILITIES FOR THE REASONS DESCRIBED ABOVE. CPS ENERGY AND SAWS SHALL ALSO HAVE THE RIGHT TO RELOCATE SAID INFRASTRUCTURE AND SERVICE FACILITIES WITHIN EASEMENT AND RIGHTS-OF-WAY AREAS, TOGETHER WITH THE RIGHT TO REMOVE FROM SAID LANDS ALL TREES OR PARTS THEREOF, OR OTHER OBSTRUCTIONS WHICH HINDER OR MAY INTERFERE WITH THE EFFICIENCY OF WATER, SEWER, GAS, AND/OR ELECTRIC INFRASTRUCTURE AND SERVICE FACILITIES. NO BUILDINGS, STRUCTURES, CONCRETE SLABS, OR WALLS WILL BE PLACED WITHIN EASEMENT AREAS WITHOUT AN ENCROACHMENT AGREEMENT WITH THE RESPECTIVE UTILITY.

2. ANY CPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS REQUIRED OF CPS ENERGY OR SAWS INFRASTRUCTURE, LOCATED WITHIN SAID EASEMENT, DUE TO GRADE CHANGES OR GROUND ELEVATION ALTERATIONS SHALL BE CHARGED TO THE PERSON OR PERSONS DEEMED RESPONSIBLE FOR SAID GRADE CHANGES OR GROUND ELEVATION ALTERATION.

3. THIS PLAT DOES NOT AFFECT, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV EASEMENTS OR ANY OTHER EASEMENTS FOR UTILITIES UNLESS THE CHANGES TO SUCH EASEMENTS ARE DESCRIBED HEREON.

**IMPACT FEE NOTE:**  
WATER AND/OR WASTEWATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WASTEWATER SERVICE CONNECTION.

**COMMUNITY AREA MAINTENANCE:**  
THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREENBELT, PARKS, TREE SAFE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**SAWS WASTEWATER FDU:**  
THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDU'S) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE UNDER THE PLAT NUMBER AT THE SAN ANTONIO WATER SYSTEM.

**DRAINAGE EASEMENT ENCROACHMENTS:**  
NO STRUCTURE, FENCES, WALLS OR OTHER OBSTRUCTIONS THAT IMPED DRAINAGE SHALL BE PLACED WITHIN THE LIMITS OF THE DRAINAGE EASEMENTS SHOWN ON THIS PLAT. NO LANDSCAPING OR OTHER TYPE OF MODIFICATIONS, WHICH ALTER THE CROSS-SECTIONS OF THE DRAINAGE EASEMENTS, AS APPROVED, SHALL BE ALLOWED WITHOUT THE APPROVAL OF THE DIRECTOR OF PUBLIC WORKS OF THE CITY OF SAN ANTONIO AND BEXAR COUNTY SHALL HAVE THE RIGHT OF INGRESS AND EGRESS OVER THE GRANTOR'S ADJACENT PROPERTY TO REMOVE ANY IMPEDING OBSTRUCTIONS PLACED WITHIN THE LIMITS OF SAID DRAINAGE EASEMENT AND TO MAKE ANY MODIFICATIONS OR IMPROVEMENTS WITHIN SAID DRAINAGE EASEMENTS.

**TO DETENTION & MAINTENANCE:**  
STORM WATER DETENTION IS REQUIRED FOR PROPERTY WITHIN THE BOUNDARY OF THIS PLAT. BUILDING PERMITS SHALL BE ISSUED ONLY IN CONJUNCTION WITH NECESSARY STORM WATER DETENTION APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. THE PROPERTY MAY BE ELIGIBLE TO POST A FEE IN LIEU OF DETENTION (LOLE) FEE OFFSITE DRAINAGE CONDITIONS ALLOW BUT ONLY WHEN APPROVED BY THE CITY OF SAN ANTONIO FLOODPLAIN ADMINISTRATOR. MAINTENANCE OF ON-SITE STORM WATER DETENTION SHALL BE THE SOLE RESPONSIBILITY OF THE PROPERTY OWNERS AND/OR THE PROPERTY OWNERS ASSOCIATION AND ITS SUCCESSORS OR ASSIGNS AND IS NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**MAINTENANCE NOTE:**  
1. THE MAINTENANCE OF ALL PRIVATE STREETS, OPEN SPACE, GREEN BELT PARKS, TREE SAFE AREAS, DRAINAGE EASEMENTS AND EASEMENTS OF ANY OTHER NATURE WITHIN THIS SUBDIVISION SHALL BE THE RESPONSIBILITY OF THE PROPERTY OWNERS, OR THE PROPERTY OWNERS ASSOCIATION, OR ITS SUCCESSORS OR ASSIGNS AND NOT THE RESPONSIBILITY OF THE CITY OF SAN ANTONIO OR BEXAR COUNTY.

**FLOODPLAIN VERIFICATION:**  
1. NO PORTION OF THE FIRM 1% CHANCE (100-YEAR) FLOODPLAIN EXT WITH THIS PLAT AS VERIFIED BY FEMA MAP PANEL: 480200800 EFFECTIVE SEPT 28, 2010. FLOODPLAIN INFORMATION IS SUBJECT TO CHANGE AS A RESULT OF FUTURE MAP REVISIONS AND OR AMENDMENTS.

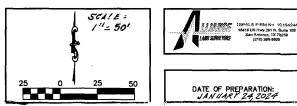
**TxDOT NOTES:**  
1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
2. IF SIDEWALKS ARE REQUIRED BY APPROPRIATE CITY ORDINANCE, A SIDEWALK PERMIT MUST BE APPROVED BY TxDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT-OF-WAY. LOCATIONS OF SIDEWALKS WITHIN STATE RIGHT-OF-WAY SHALL BE DIRECTED BY TxDOT.  
3. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL". THIS PROPERTY IS ELIGIBLE FOR MAXIMUM COMBINED TOTAL OF ZERO(0) ACCESS POINTS ALONG LF 410 BASED ON THE PERSONAL PLATTED HIGHWAY FRONTAGE OF 233.00'.

PLAT NO. 23-1180008

SUBDIVISION PLAT ESTABLISHING  
CHAVANEAUX 1 SUBDIVISION

BEING 0.971 ACRE TRACT OF LAND, INCLUSIVE OF A 0.027 AC ROW DEDICATION TO THE CITY OF SAN ANTONIO, LYING IN THE DONADO BUSTILLOS SURVEY NO. 31, ABSTRACT 44, NEW CITY BLOCK 11168, CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS BEING THE SAME PROPERTY DESCRIBED IN A WARRANTY DEED WITH VENDOR'S LIEN TO VALERIE NARRO AND JOHN D. GOMEZ AS RECORDED IN DOCUMENT NUMBER 2022008087, OFFICIAL RECORDS, BEXAR COUNTY, TEXAS ESTABLISHING LOTS 35, NCS 11168.

**BENDICION ENGINEERING, LLC**  
419 MARSHALL ST  
SAN ANTONIO, TEXAS 78212  
PHONE: 210-392-0036  
TIFELS FIRM REGISTRATION NO. F-10402



RECORDER'S MEMORANDUM  
AT THE TIME OF RECORRATION, THIS  
PLAT WAS REVIEWED FOR COMPLIANCE  
FOR THE BEST PERFORMANCE REPRODUCTION  
AND FOR THE BEST COPY QUALITY OF THE  
COPY AS SUBMITTED BY THE SUBMITTER.

**LEGEND:**

- PROPERTY BOUNDARY
- EXISTING CONTOUR ELEV.
- EASEMENT
- 1/2" IRON PIN FOUND (UNLESS NOTED)
- 5/8" IRON PIN FOUND (UNLESS NOTED)
- SET IRON PIN 1/2" IRON ROW W/ CAP STAMPED
- TALLANCE LAND SURVEYORS RPLS 6500"
- ETCA ELECTRIC, GAS, TELEPHONE, CABLE TV
- ESM: EASEMENT
- ROW: RIGHT-OF-WAY
- C: CENTERLINE
- DPR: DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
- OPR: OFFICIAL PUBLIC RECORD OF BEXAR COUNTY, TEXAS
- BLK: BLOCK
- NTS: NOT TO SCALE
- 000/000 VOLUME/PAGE
- TxDOT TEXAS DEPARTMENT OF TRANSPORTATION
- MINIMUM VOLUME PAGE

**SURVEY NOTES:**

- PROPERTY CORNERS ARE MONUMENTED WITH A CAP OR DISKED MARKED TALLANCE LAND SURVEYORS RPLS 6500" UNLESS NOTED OTHERWISE.
- COORDINATES SHOWN ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE DISPLAYED IN GRID VALUES DERIVED FROM THE NCS COOPERATIVE GRID NETWORK.
- DIMENSIONS SHOWN ARE LINE WORK AND ASSOCIATED DIMENSIONS AS SHOWN ARE IN GRID COORDINATES.
- BEARINGS ARE BASED ON THE NORTH AMERICAN DATUM OF 1983 (NAD 83) FROM THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

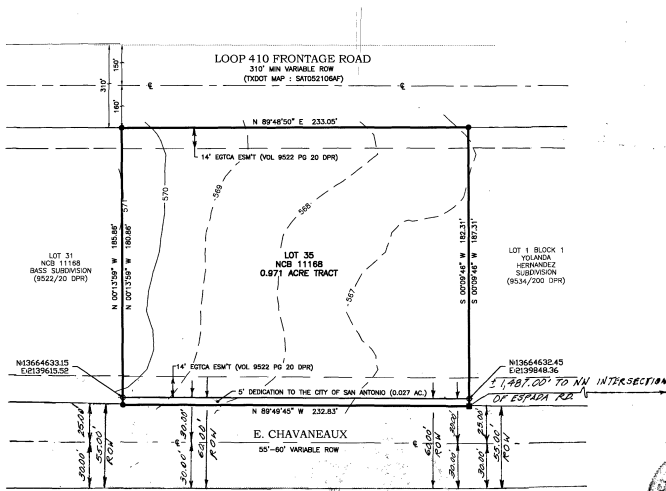
I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ORIGINAL SURVEY MADE ON THE GROUND BY:

*Cory Blake Silva*  
CORY BLAKE SILVA  
TEXAS REGISTRATION NO. 6500  
REGISTERED PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS  
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE WARRANTIES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

*Salvador Flores*  
SALVADOR FLORES, P.E. NO. 8002  
LICENSED PROFESSIONAL ENGINEER



STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED VALERIE NARRO KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 29 DAY OF December A.D. 2023

VALERIE NARRO  
NOTARY PUBLIC, State of Texas  
My Commission Expires September 14, 2027  
NOTARY ID 13495408

STATE OF TEXAS  
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY, ON THIS DAY PERSONALLY APPEARED JOHN D. GOMEZ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

GIVEN UNDER MY HAND AND SEAL OF OFFICE  
THIS 22 DAY OF December A.D. 2023

JOHN D. GOMEZ  
NOTARY PUBLIC, State of Texas  
My Commission Expires September 14, 2027  
NOTARY ID 13495408

THIS PLAT OF CHAVANEAUX 1 SUBDIVISION HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 18th DAY OF February A.D. 2024

BY: *Lucy Adame-Clark*  
DIRECTOR OF DEVELOPMENT SERVICES

STATE OF TEXAS, COUNTY OF BEXAR  
I, LUCY ADAME-CLARK, COUNTY CLERK OF BEXAR COUNTY,  
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN  
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS  
OF BEXAR COUNTY ON: 4/12/2024 10:39:32 AM  
PLAT VOLUME: 20003 PAGE: 1439  
AMOUNT: \$81.00

IN TESTIMONY WHEREOF, WITNESS MY HAND  
AND OFFICIAL SEAL OF OFFICE,  
COUNTY CLERK, BEXAR COUNTY, TEXAS

BY: *Robert D. Clark* DEPUTY

DOC. NUMBER: 20240065096



## DRIVE TIMES

Downtown San Antonio  
11.8 miles | 17 min

San Antonio International Airport  
18.5 miles | 18 min

Medical Center  
23.3 miles | 26 min



# 1700 E. CHAVANEAU

SAN ANTONIO, TX 78214

0.971 ACRES FOR SALE | COMMERCIAL DEVELOPMENT OPPORTUNITY



Walmart ✨  
Luby's

Stinson-Mission  
Municipal Airport

H-E-B

TARGET

GOLD'S  
GYM

Starbucks

WINGSTORY

petco

ROSS  
DRESS FOR LESS

CVS  
pharmacy

Mission Trail  
Baptist Hospital

Walmart ✨  
sam's club

LOWE'S

BEST BUY

1700 E CHAVANEAU

INTERSTATE  
410

INTERSTATE  
37

McDonald's  
Shell  
KFC  
SUBWAY  
CIRCLE K

Retailer Map