

LAND FOR SALE | 1.7218 ACRES | 5 Lots | Martin Luther King Dr, San Antonio

Great Visibility | Growth Corridor | Ready for Development



LOCATION: 3079 Martin Luther King Dr, San Antonio, TX 78220 (Bexar County)

TRACT SIZE: 1.7218 acres (5 Lots) - 200 ft Frontage on Martin Luther King Drive

UTILITIES: Water, Sewer, Electric Available

** Prospective buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for buyer's intended use.*

TRAFFIC COUNTS: Martin Luther King Drive
(8,447 per day TXDOT 2020)

ZONING: C-3R (3 lots) and MF-33 (2 lots)

PRICE: \$10.00 psf | \$750,000



H&H
TEAM
heart & hustle



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Melissa Mahula

1.7218 ACRES on Martin Luther King Dr & Bellinger St

3079 Martin Luther King Dr, San Antonio, TX 78220



Property Highlights

Prime Commercial Development Opportunity

1.7218 Acres | Five (5) Contiguous Lots

Corner of Martin Luther King Dr. & Bellinger St.

Property Address: 3079 Martin Luther King Dr., San Antonio, TX 78220 (Bexar County)

Position your next development along one of San Antonio's major east-side corridors. This rare offering includes **five contiguous commercial lots totaling approximately 1.7218 acres (75,000± SF)** with approximately **200 feet of frontage** on Martin Luther King Drive.

Located just minutes from Downtown San Antonio, this highly visible corner property offers outstanding redevelopment potential for investors, developers, and owner-users seeking a strategic location with strong traffic exposure and convenient access to major highways.

Property Highlights

- 1.7218 Acres (75,000± SF)
- Approximately 200 feet of frontage on Martin Luther King Drive
- Five (5) contiguous lots offered together
- Corner location at Martin Luther King Dr. & Bellinger St.
- High-visibility commercial corridor and Opportunity Zone
- VIA bus stop located on the property corner
- Minutes from Downtown San Antonio
- Convenient access to IH-10, IH-37 and Loop 410
- Near schools, established neighborhoods and community amenities
- Utilities (electrical, water, sewer) available (buyer to independently verify)
- Historic Martin Luther King Jr. Day March route

Potential Uses

- Townhomes & Multifamily Development
- Retail Center, Restaurant, Mixed-Use Development
- Medical or Professional Office
- Automotive Sales or Service (subject to zoning)
- Flex Commercial or Religious Facilities
- Daycare or Educational Facility (subject to zoning)



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Photos



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Aerial Map

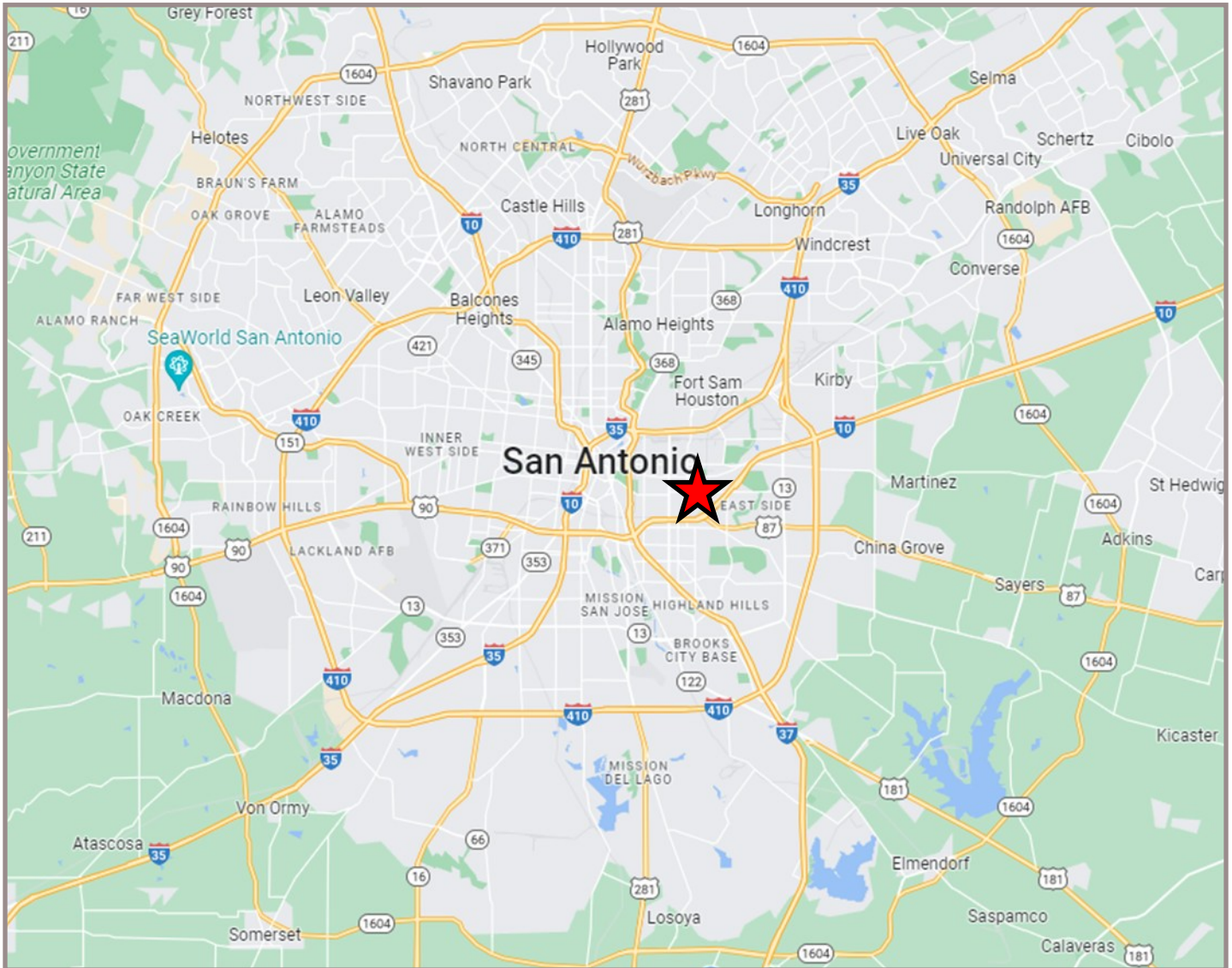


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Location Map





11-03-2025



Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- **A BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- **A SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Melissa Kaye Mahula	737114	melissa@homesteadandranch.com	(210)387-8081
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

IABS 1-2

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

TXR 2501

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Residential Listing

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