



Pecan Valley Golf Club

For Sale

PECAN VALLEY GOLF CLUB

HOME OF THE
1968
PGA CHAMPIONSHIP



Elevate your investment portfolio with the extraordinary Pecan Valley Golf Club, a true gem nestled in the heart of history-rich San Antonio, Texas. Boasting its legendary past as the host of the 1968 PGA Championship, this sprawling course presents a unique canvas for reimagination. With its strategic proximity to downtown San Antonio, the possibilities are as limitless as the Texas sky. Craft a modern oasis that pays homage to its prestigious heritage, offering a haven for golf enthusiasts and leisure seekers alike. Seize the moment to own not just a property, but a legacy, and join the ranks of visionaries who've shaped the landscape of golf. Inquire today – Pecan Valley awaits your touch to reclaim its position among the greats.

Contact Broker For Pricing

Mike Pruett

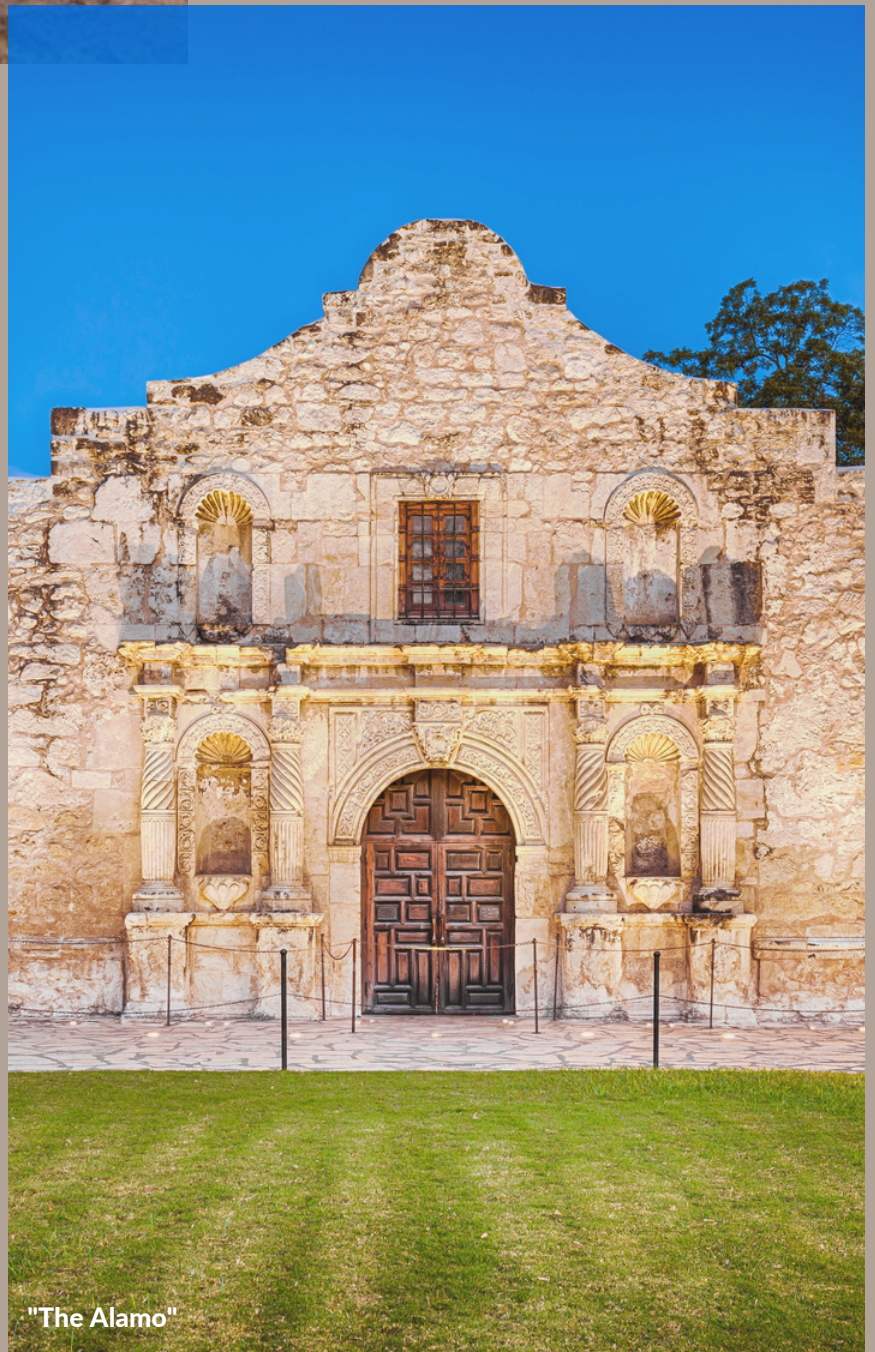
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McAllister & Associates

201 Barton Springs

Austin, Texas 78610



"The Alamo"

SAN ANTONIO

"BURNT OAK" A Little Piece of History

On the eastern bank of Salado Creek, positioned equidistantly between two highly significant early roads in Texas—the old Goliad Road and the renowned Gonzales Road—a venerable live oak stands as a sentinel of the past. Its sturdy branches may well have brushed against Mexican and Spanish leather, and felt the impact of rifle balls and canister rounds during Texas' arduous fight for independence. This ancient tree undoubtedly bore witness to a multitude of pivotal events that unfolded in its presence.

It is believed that the Texan encampment was situated in close proximity to the Burnt Oak—a site positioned less than a mile from the Old Gonzales Road, a likely route taken by Austin. Amid their encampment, the Texan forces engaged in sporadic skirmishes

"Burnt Oak" 13th Tee

BRIDGING PAST AND PRESENT

San Antonio, Texas, founded by Spanish explorers in 1718, holds a storied history as a Spanish colonial outpost and the site of the Battle of the Alamo during the Texas Revolution in 1836. It transitioned from Spanish rule to Mexican and then Texan control, becoming a part of the United States in 1845. The city's rich cultural heritage, reflected in its Spanish missions and diverse communities, blends with modern growth, making San Antonio a dynamic metropolis known for its iconic landmarks like the Alamo and the bustling Riverwalk, all while maintaining a deep connection to its historic roots.



The San Antonio River Walk

Close To It All

82 MILES

AUSTIN, TX

2.4 MILES

IH-10

1.5 MILES

IH-37

14.7 MILES

**SAN ANTONIO
INTERNATIONAL
AIRPORT**

19.4 MILES

USAA HQ

6.2 MILES

THE RIVERWALK

6.3 MILES

HEB HQ

8.1 MILES

**JOINT BASE SAN
ANTONIO**

SITE DETAILS

ADDRESS

GOOGLE LINK- 29.377080686100964,
-98.429072795802

PRICING

CONTACT BROKER

JURISDICTION

CITY OF SAN ANTONIO

ZONING

FARM/RANCH, GOLF
RESOURCE PRESERVATION //
SPECIAL DISTRICT // COMMERCIAL

PARCEL IDS

526556&526550

SEWER

CITY

WATER

CITY

ELECTRICITY

CITY

GAS

CITY

ACREAGE

164.85 (A LARGE PORTION OF
THE PROPERTY
IN THE 100 YEAR FLOOD PLAIN

SAN ANTONIO: UNLOCKING BUSINESS EXCELLENCE

SAN ANTONIO BOASTS A STRATEGIC GEOGRAPHICAL LOCATION THAT PLACES IT IN CLOSE PROXIMITY TO SEVERAL MAJOR BUSINESSES, CONTRIBUTING TO ITS ECONOMIC VIBRANCY AND GROWTH. SITUATED IN SOUTH-CENTRAL TEXAS, THE CITY BENEFITS FROM ITS CONNECTIVITY TO VARIOUS KEY INDUSTRIES AND CORPORATIONS.

ONE NOTABLE SECTOR IS THE MILITARY AND DEFENSE INDUSTRY, WITH SAN ANTONIO BEING HOME TO JOINT BASE SAN ANTONIO, ONE OF THE LARGEST MILITARY INSTALLATIONS IN THE UNITED STATES. THIS INCLUDES FORT SAM HOUSTON, LACKLAND AIR FORCE BASE, AND RANDOLPH AIR FORCE BASE. THESE INSTALLATIONS DRIVE SIGNIFICANT ECONOMIC ACTIVITY, NOT ONLY THROUGH DIRECT MILITARY OPERATIONS BUT ALSO BY SUPPORTING A NETWORK OF DEFENSE CONTRACTORS, TECHNOLOGY FIRMS, AND RELATED BUSINESSES.

MOREOVER, SAN ANTONIO'S HEALTHCARE AND BIOSCIENCE INDUSTRY IS THRIVING, THANKS TO INSTITUTIONS LIKE THE TEXAS MEDICAL CENTER AND THE UNIVERSITY OF TEXAS HEALTH SCIENCE CENTER. THESE INSTITUTIONS DRIVE MEDICAL RESEARCH, INNOVATION, AND THE DEVELOPMENT OF PHARMACEUTICALS AND MEDICAL TECHNOLOGIES. THE PRESENCE OF COMPANIES, STARTUPS, AND RESEARCH FACILITIES RELATED TO HEALTHCARE CONTRIBUTES TO THE CITY'S REPUTATION AS A HUB FOR MEDICAL ADVANCEMENTS.

ADDITIONALLY, THE ENERGY SECTOR PLAYS A SUBSTANTIAL ROLE DUE TO ITS PROXIMITY TO THE EAGLE FORD SHALE, A MAJOR SOURCE OF OIL AND GAS. SAN ANTONIO SERVES AS A HEADQUARTERS FOR MULTIPLE ENERGY COMPANIES AND HOUSES OPERATIONS RELATED TO EXPLORATION, PRODUCTION, AND DISTRIBUTION OF ENERGY RESOURCES.

THE CITY'S GEOGRAPHIC LOCATION ALSO LENDS ITSELF TO BEING A TRANSPORTATION AND LOGISTICS HUB. WITH ACCESS TO MAJOR HIGHWAYS, RAILWAYS, AND THE PORT OF SAN ANTONIO, THE CITY FACILITATES THE MOVEMENT OF GOODS AND PRODUCTS, ATTRACTING DISTRIBUTION CENTERS, MANUFACTURING FACILITIES, AND SUPPLY CHAIN COMPANIES.

FURTHERMORE, SAN ANTONIO'S TOURISM AND HOSPITALITY INDUSTRY FLOURISHES DUE TO ITS HISTORIC LANDMARKS, CULTURAL ATTRACTIONS, AND PROXIMITY TO NATURAL BEAUTY. THIS DRAWS IN VISITORS AND SUPPORTS A VARIETY OF BUSINESSES, INCLUDING HOTELS, RESTAURANTS, ENTERTAINMENT VENUES, AND RETAIL OUTLETS.

OVERALL, SAN ANTONIO'S CLOSE PROXIMITY TO SEVERAL MAJOR INDUSTRIES, RANGING FROM DEFENSE AND HEALTHCARE TO ENERGY AND TRANSPORTATION, POSITIONS IT AS A DYNAMIC AND ECONOMICALLY DIVERSE CITY WITH AMPLE OPPORTUNITIES FOR BUSINESSES TO THRIVE AND CONTRIBUTE TO ITS ONGOING DEVELOPMENT.

TOPOGRAPHY



ELEVATION PROFILE 1

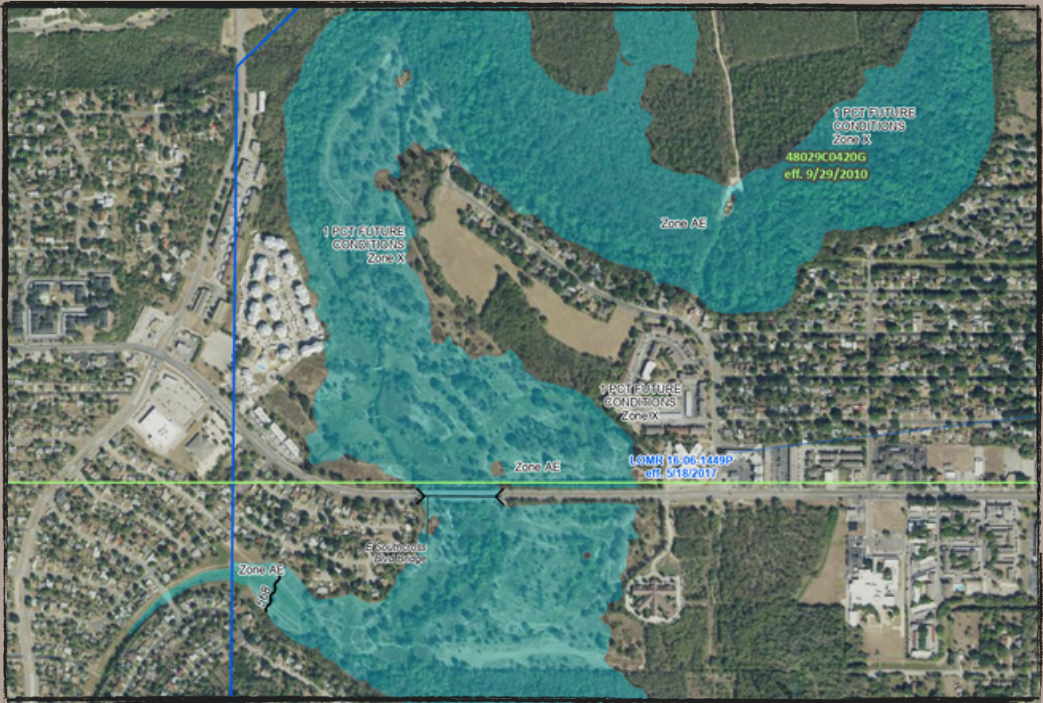


ELEVATION PROFILE 2

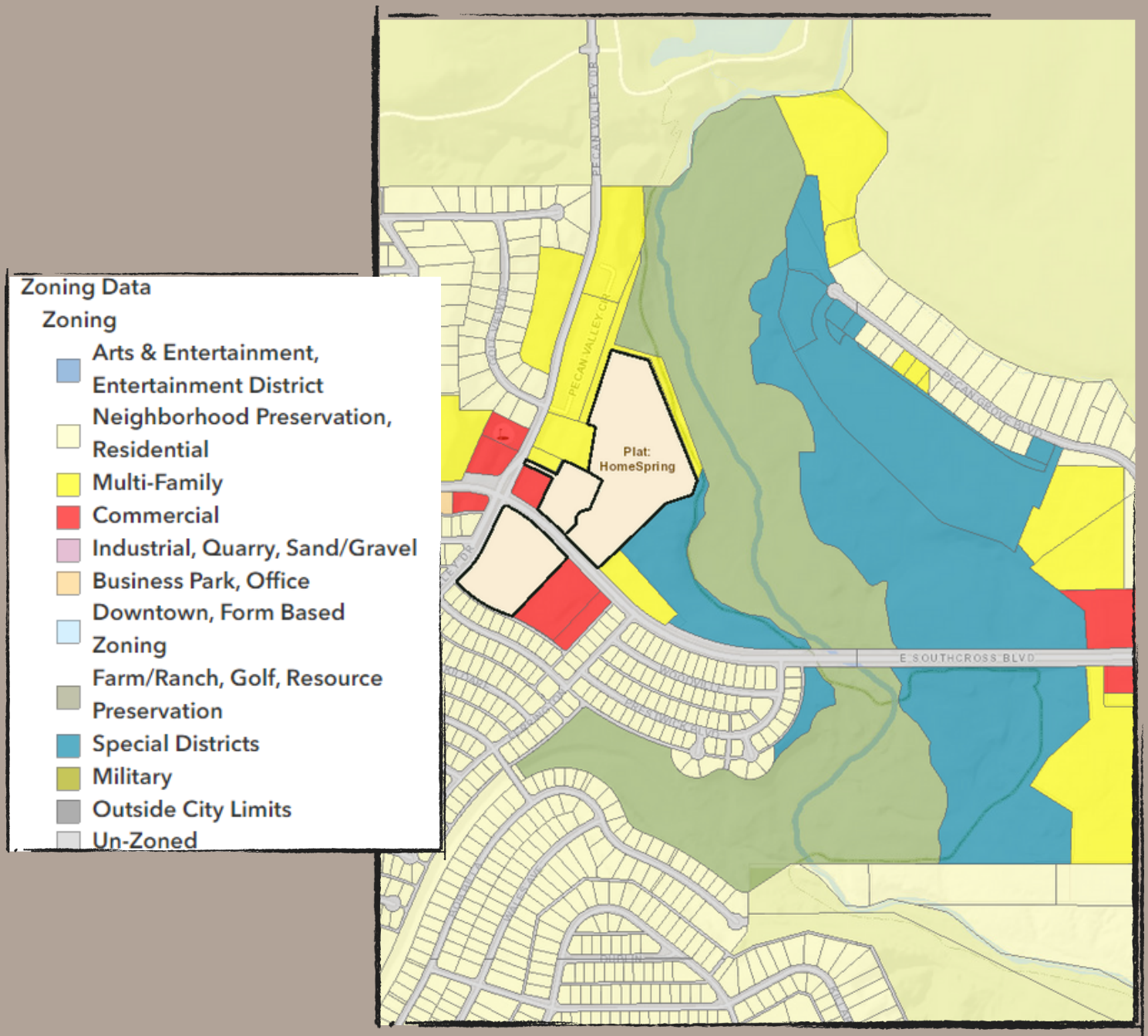
FEMA FLOOD INFO



1% FUTURE CONDITIONS ZONE X
100 YEAR FLOOD PLAIN



ZONING MAP



SAN ANTONIO ZONING LINK