



HILL COUNTRY

SOUTH TEXAS

WEST TEXAS

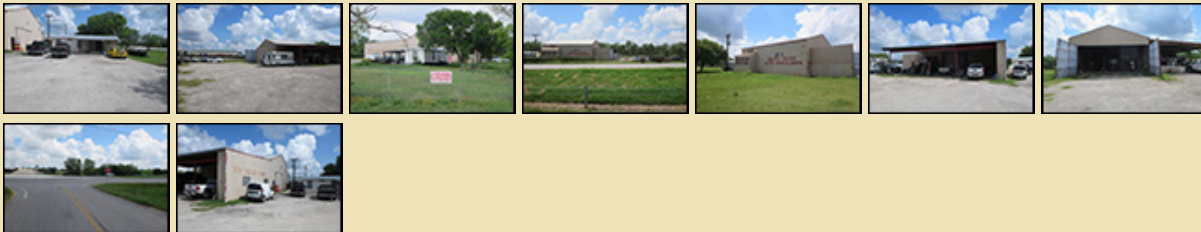
Commercial/Industrial Real Estate - Bexar County

(Location, High Traffic Area, Multiple Uses)

2.5 ACRES

BEXAR COUNTY, TEXAS

Ground Snapshots



LOCATION: Located in Bexar County approximately 17 miles south of San Antonio.

BACKGROUND INFORMATION ON THIS PROPERTY: This auto/truck repair shop has been owned and operated by the same owner since 2012.

METHOD OF SALE: The Owners (Sellers) have given Thornton Ranch Sales exclusive authorization to market, show and sell this property. The Sellers will convey the property by Special Warranty Deed, provide a current survey and pay for a standard Owner's Policy of Title Insurance. All cash or seller may consider owner financing.

DESCRIPTION: Located 17 +/- miles south of San Antonio, this excellent 2.5 acre corner property is currently home to South Texas Auto Rebuilders. Directly across from Navistar Advanced Technology Center (formally Halliburton), this property is near I-37 & Loop 1604. Great investment property with many possible uses but auto/truck repair shop, strip mall, industrial yard, apartments, to name a few. Owner may consider seller financing.

IMPROVEMENTS: Fenced on all sides. Office Building.

PRICE: \$850,000

AIRPORT INFORMATION: San Antonio International Airport is located 20 miles northeast of the property.

SHOWING COORDINATION: This property is available for inspection seven days a week by prior appointment only. CALL: FRANK J. CARTER (956) 740 4849 at any time for showing coordination, service and support. Or you may contact Frank via email at frankcarter220@yahoo.com.

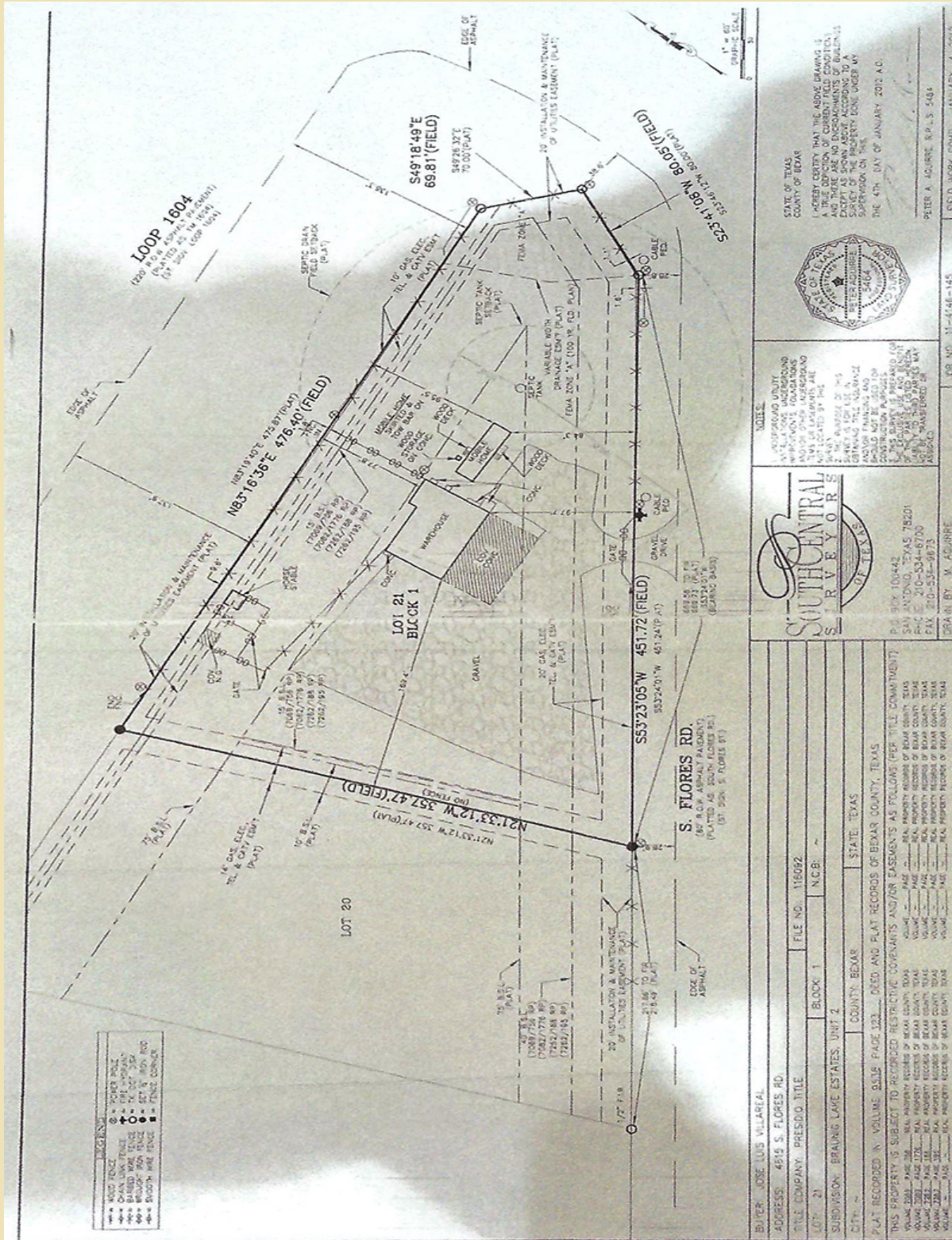
NOTE: This information was obtained from sources deemed reliable and is presented subject to errors, omissions, change of price or conditions, prior sale or withdrawal from the market without notice and is provided by Thornton Ranch Sales without any guarantee, warranty or representation, express or implied.

MAPS:

TEXAS HIGHWAY MAP



SURVEY MAP



STATE OF TEXAS
 COUNTY OF BEAR
 I, AGENT CERTIFY THAT THE ABOVE DRAWING IS
 A TRUE AND CORRECT REPRESENTATION OF THE
 CURRENT FIELD CONDITIONS. THIS SURVEY IS
 EXCEPT AS SHOWN ABOVE, ACCORDING TO THE
 SUPERVISION OF THE PROPERTY ENGINEER UNDER MY
 THE 4TH DAY OF JANUARY 2012 A.D.



NOTES:
 1. SURVEYED UNIT IS BEING SUBDIVIDED INTO TWO UNITS AND THE AREAS THEREON WILL BE DEVELOPED BY THE OWNER. THE SURVEYOR'S SERVICES ARE LIMITED TO THE PRESENT SURVEY. THE SURVEYOR IS NOT RESPONSIBLE FOR ANY UTILITY LINES OR EASEMENTS NOT SHOWN ON THIS SURVEY.

SOUTH CENTRAL SURVEYORS
 OF TEXAS

P.O. BOX 100442
 SAN ANTONIO, TEXAS 78201
 PHONE: 210-534-6700
 FAX: 210-535-9873

DETAILED BY: M. AGUIRRE

PLAT RECORDED IN VOLUME 8086 PAGE 102. DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

THIS PROPERTY IS SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS: (PER TITLE COMMITMENT)

VOLUME	PAGE	TYPE	RECORDS OF BEAR COUNTY, TEXAS
2001	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
2002	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
2003	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
2004	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
2005	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
2006	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
2007	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
2008	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
2009	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS
2010	142	WARRANTY	REAL PROPERTY RECORDS OF BEAR COUNTY, TEXAS

BUYER: JOSE LUIS VILLAREAL	FILE NO.: 16092
ADDRESS: 4815 S. FLORES RD.	BLOCK: 1
TITLE COMPANY: PRESIDIO TITLE	CITY: ~
SUBDIVISION: BRAINIA LAKE ESTATES UNIT 2	COUNTY: BEAR
CITY: ~	STATE: TEXAS

AREA MAP



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GOOGLE MAP



TO IH-37 (1/2 MILE)

LOOP 1604

Texas law requires that all real estate licensees to give the following information to their clients:
Texas Real Estate Commission Information About Brokerage Services

