

# 4275 N Loop 1604 E

SAN ANTONIO, TX 78247

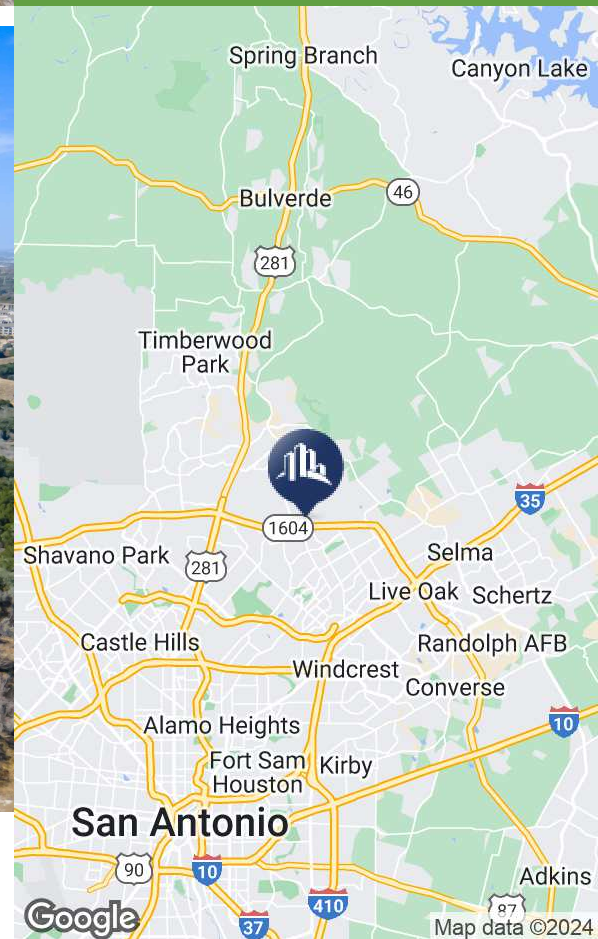
## FOR SALE

\$900,000  
Land



### PROPERTY DESCRIPTION

Approximately 4 usable acres with 250+ ft of frontage on Loop 1604. There's also an additional 2.3 ac in flood plain of Elm creek along back portion of the property, and another 1.25 ac out of flood zone behind the creek (See flood map). Site is currently zoned QD-S but surrounding properties are zoned C3 - property would be ideal for self storage, light industrial use, or a general retail center.



**Mark Haynie**  
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830.481.9533  
mark.haynie@sperrycga.com  
TX #644160

Each office independently owned and operated.

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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SAN ANTONIO, TX 78247

# FOR SALE

Land



**4275 Loop 16014 N  
San Antonio, Tx. 78247  
Boundary shown is approximate**



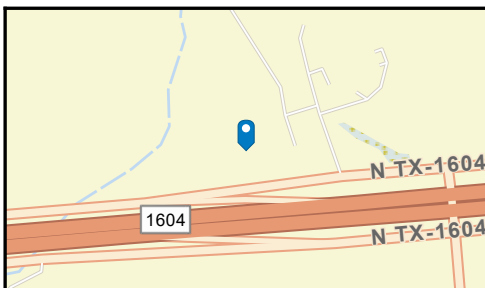
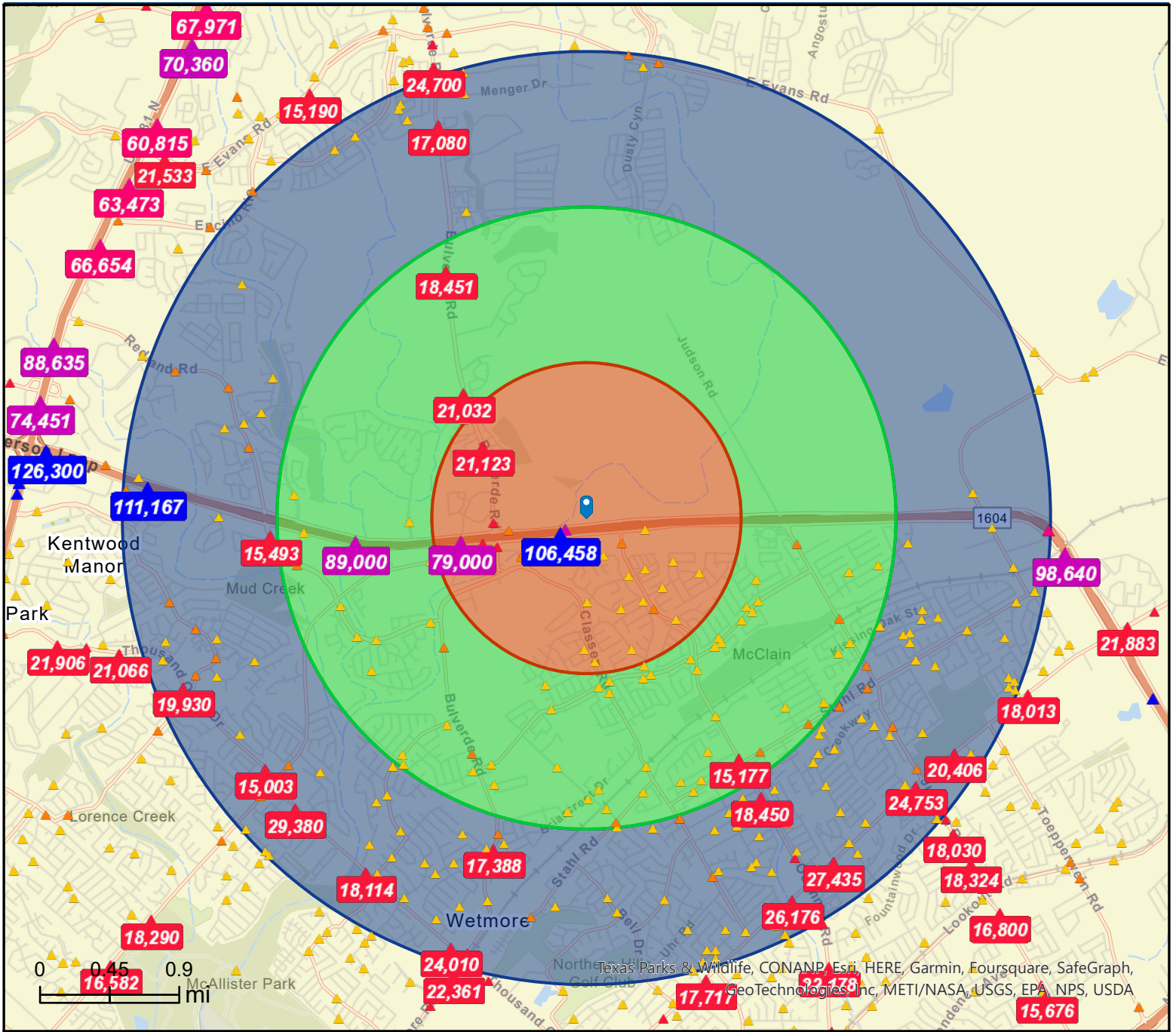
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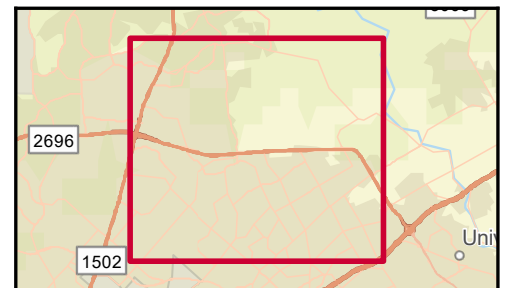
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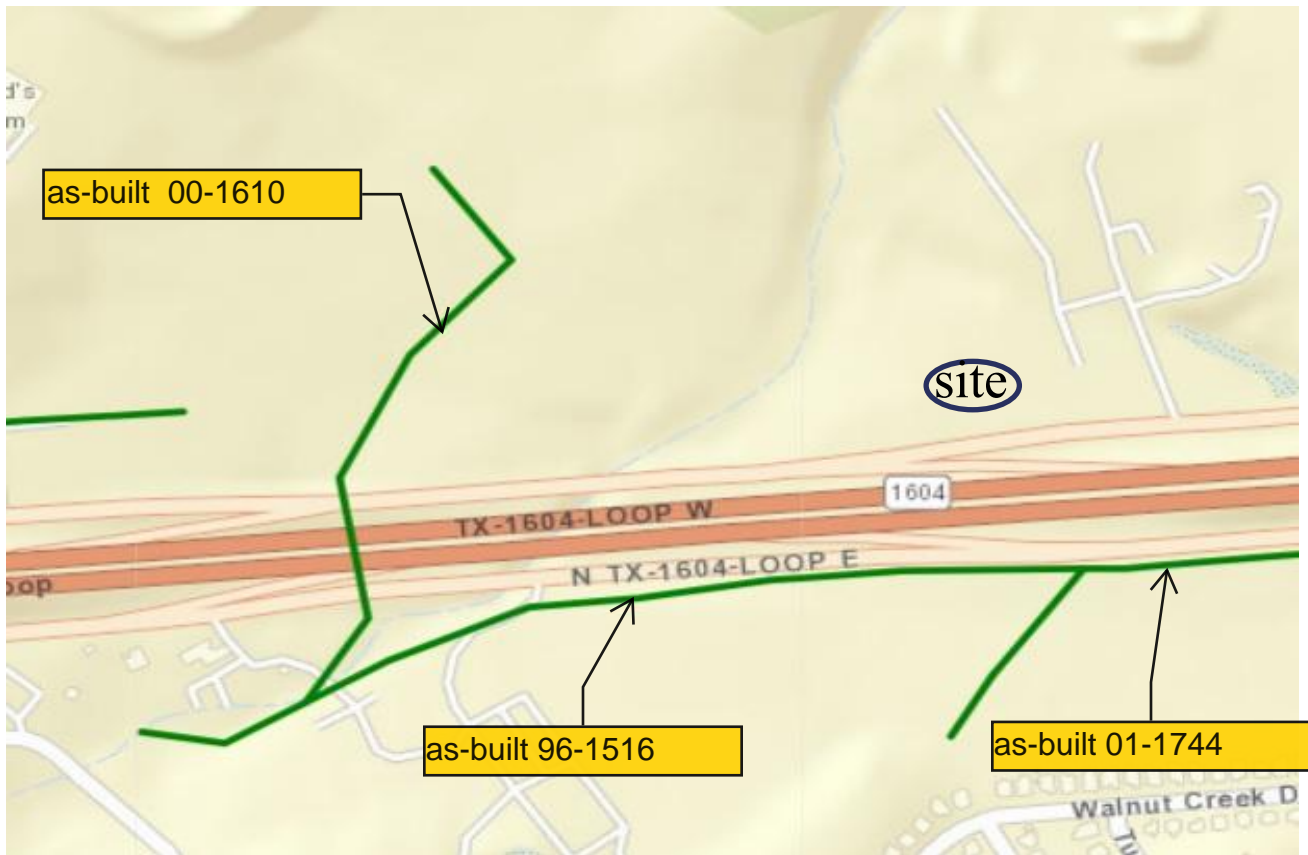


- Average Daily Traffic Volume**
- ▲ Up to 6,000 vehicles per day
  - ▲ 6,001 - 15,000
  - ▲ 15,001 - 30,000
  - ▲ 30,001 - 50,000
  - ▲ 50,001 - 100,000
  - ▲ More than 100,000 per day

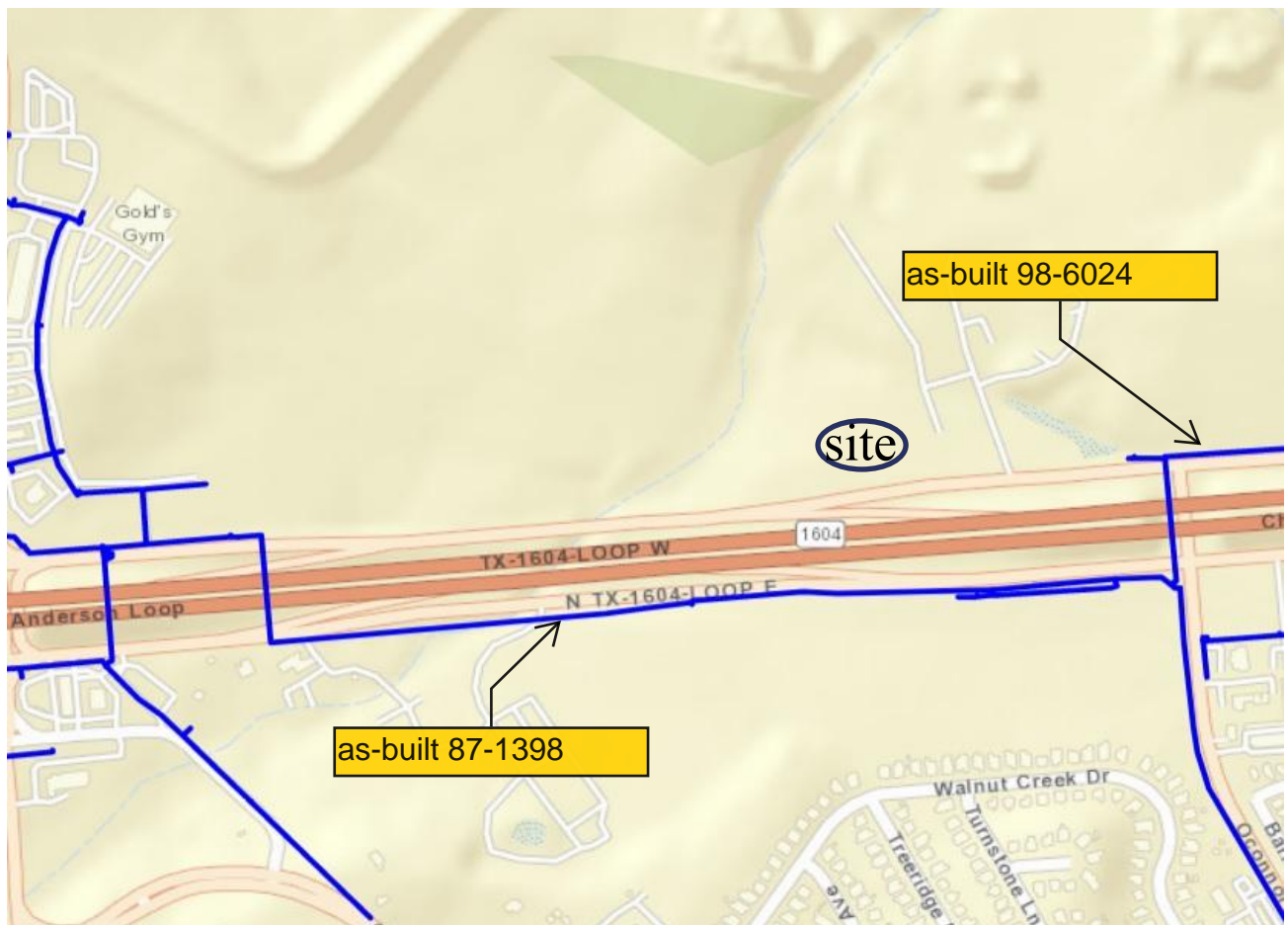


Source: ©2022 Kalibrate Technologies (Q1 2022).

# SEWER AS-BUILTS



# WATERLINE AS-BUILTS





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SAN ANTONIO, TX 78247

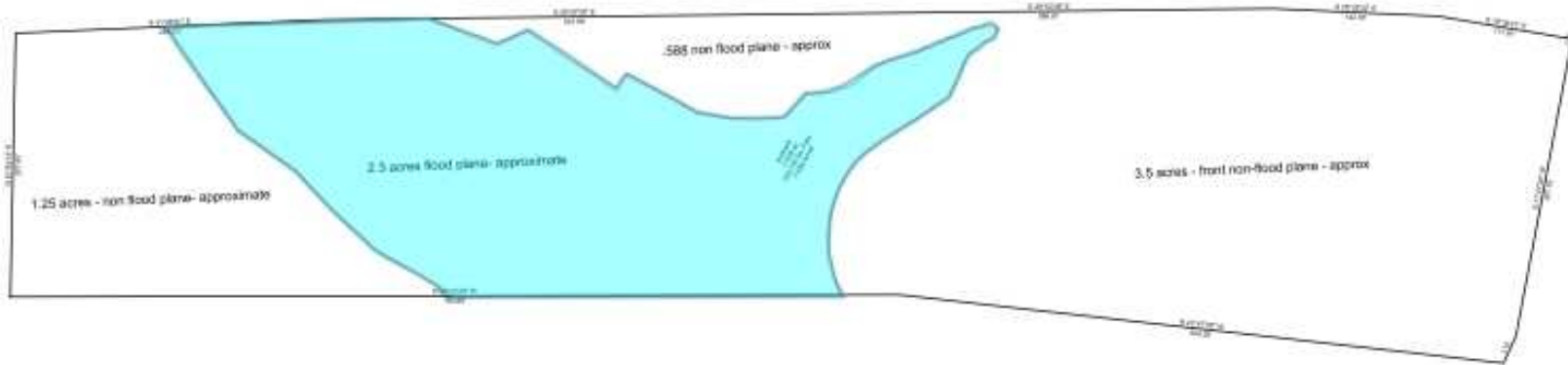
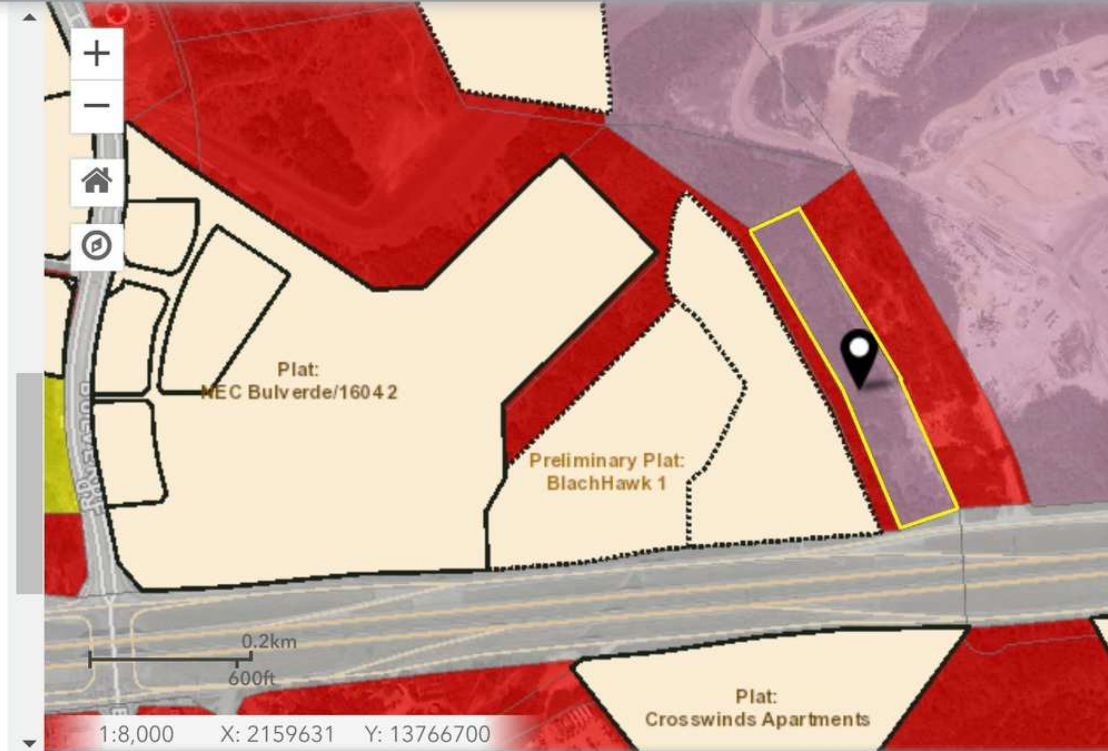
# FOR SALE

Land

## Zoning Data

### Zoning

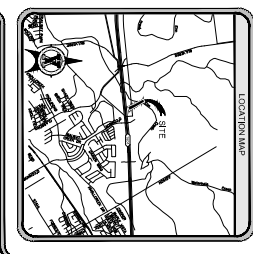
- Arts & Entertainment
- Entertainment District
- Neighborhood Preservation, Residential
- Multi-Family
- Commercial
- Industrial, Quarry, Sand/Gravel
- Business Park, Office
- Downtown, Form Based
- Zoning
- Farm/Ranch, Golf, Resource Preservation
- Special Districts
- Military
- Outside City Limits
- Un-Zoned



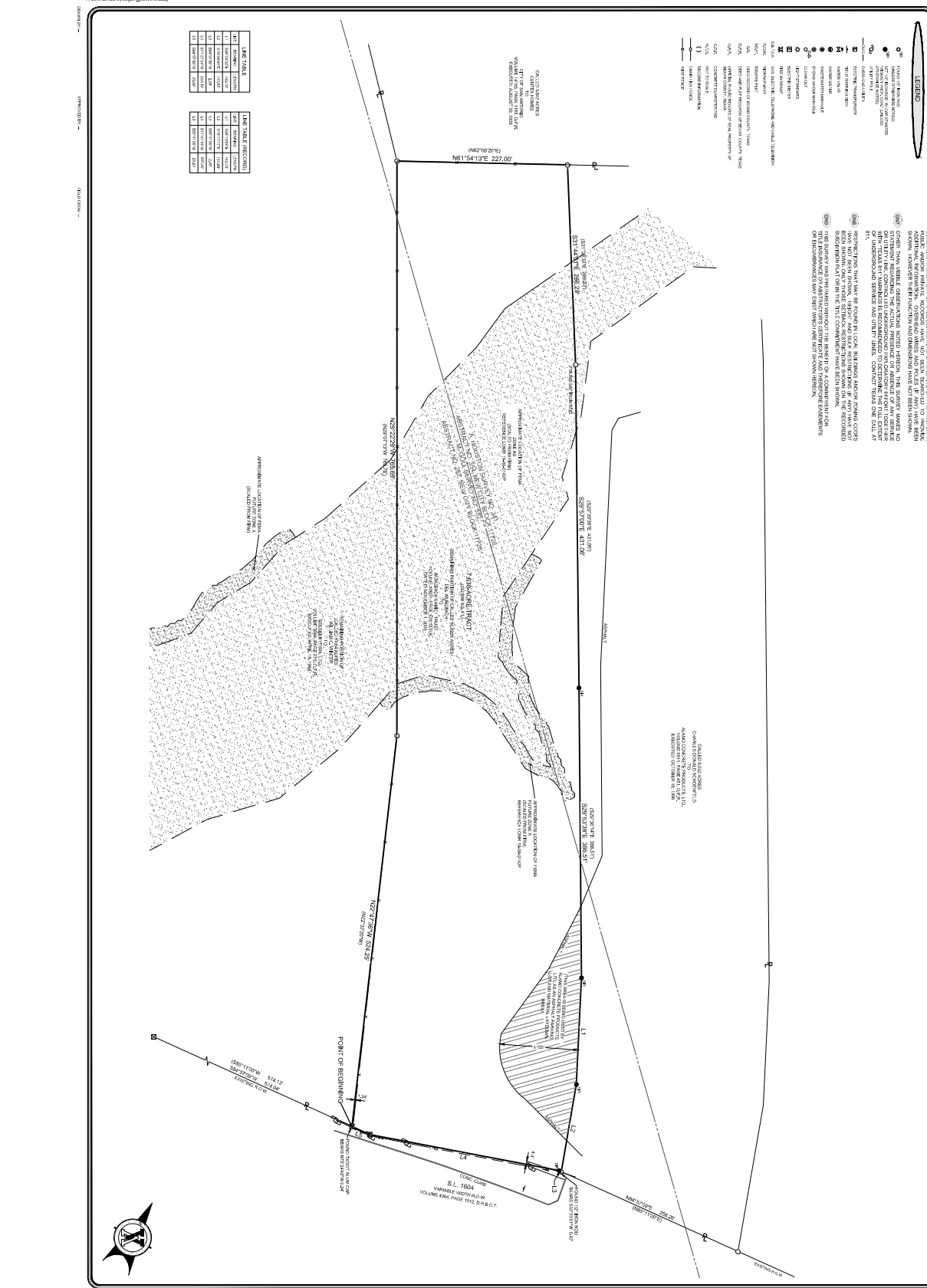
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- GENERAL NOTES**
- (01) THE SURVEY DOES NOT VERIFY OR DELINEATE ANY SURFACE OR SUBSURFACE FACILITIES OR UTILITIES EXCEPT AS SHOWN ON THIS SURVEY. THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS OBSERVED THE LOCATION OF FACILITIES AND UTILITIES AS SHOWN ON THIS SURVEY. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE LOCATION OF FACILITIES AND UTILITIES AS SHOWN ON THIS SURVEY.
  - (02) THE SURVEYOR HAS CONDUCTED VISUAL INSPECTIONS OF THE SURFACE AND HAS OBSERVED THE LOCATION OF FACILITIES AND UTILITIES AS SHOWN ON THIS SURVEY. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE LOCATION OF FACILITIES AND UTILITIES AS SHOWN ON THIS SURVEY.
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**LEGEND**

- CENTER POINT OF CURVE
- POINT OF BEGINNING
- POINT OF ENDING
- POINT OF TANGENCY
- POINT OF CURVATURE
- POINT OF INTERSECTION
- POINT OF SIGHT
- POINT OF VIEW
- POINT OF OBSERVATION
- POINT OF MEASUREMENT
- POINT OF CORRECTION
- POINT OF ADJUSTMENT
- POINT OF REVISION
- POINT OF CHANGE
- POINT OF TRANSITION
- POINT OF TERMINATION
- POINT OF CLOSURE
- POINT OF COMPLETION
- POINT OF FINALIZATION
- POINT OF EXECUTION
- POINT OF IMPLEMENTATION
- POINT OF REALIZATION
- POINT OF ACHIEVEMENT
- POINT OF ACCOMPLISHMENT
- POINT OF ATTAINMENT
- POINT OF ACQUISITION
- POINT OF OBTAINMENT
- POINT OF RECEIPT
- POINT OF ACCEPTANCE
- POINT OF APPROVAL
- POINT OF ENDORSEMENT
- POINT OF SANCTION
- POINT OF ENDORSEMENT
- POINT OF SANCTION
- POINT OF ENDORSEMENT
- POINT OF SANCTION

**ASSIGNED DESCRIPTION**

BEING A STANDARD LAND SURVEY OF THE 7.638 ACRES, BEING THE REMAINDER OF A CALLED 16.8228 ACRE TRACT, RECORDED IN VOLUME 10931, PAGE 525, OFFICIAL PUBLIC RECORDS OF BEAR COUNTY, TEXAS.

THE LOCATION OF THE FLOOD ZONE LINES SHOWN HEREON WERE DETERMINED BY THE SURVEYOR BY VISUAL INSPECTION OF THE SURFACE AND HAS OBSERVED THE LOCATION OF FACILITIES AND UTILITIES AS SHOWN ON THIS SURVEY. THE SURVEYOR HAS NOT CONDUCTED ANY TESTS OR INVESTIGATIONS TO VERIFY THE LOCATION OF FACILITIES AND UTILITIES AS SHOWN ON THIS SURVEY.

**STANDARD LAND SURVEY**

FOR  
WISZBACH FAMILY TRACT  
4275 E LOOP 804  
SAN ANTONIO, TEXAS

PREPARED FOR:  
WISZBACH FAMILY TRUST

DATE: 08/05/2020

DATE: 08/05/2020

DATE	NO.	DESCRIPTION
08/05/2020	1	EDIT PARKING LOT LABELS
	2	
	3	
	4	

**VICKREY & ASSOCIATES, INC.**  
CONSULTING ENGINEERS

CIVIL • ENVIRONMENTAL • SURVEY

12940 County Parkway San Antonio, TX 78216  
Telephone: (210) 348-5371  
TBP'S Firm Registration No: 10004100

PROJ. NO. 202000000  
DATE: 08/05/2020  
SHEET 1 OF 1