

D Drake Commercial Group

5 +/- AC - Loop 1604
320' Frontage Hwy 1604
SAN ANTONIO, TEXAS

DEBORAH BAUER
deborah@drakecommercial.com

TRAVIS BAUER
travis@drakecommercial.com

210.402.6363



DRAKECOMMERCIAL.COM



4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249



Table of Contents

Executive Summary 02

Mapping 03

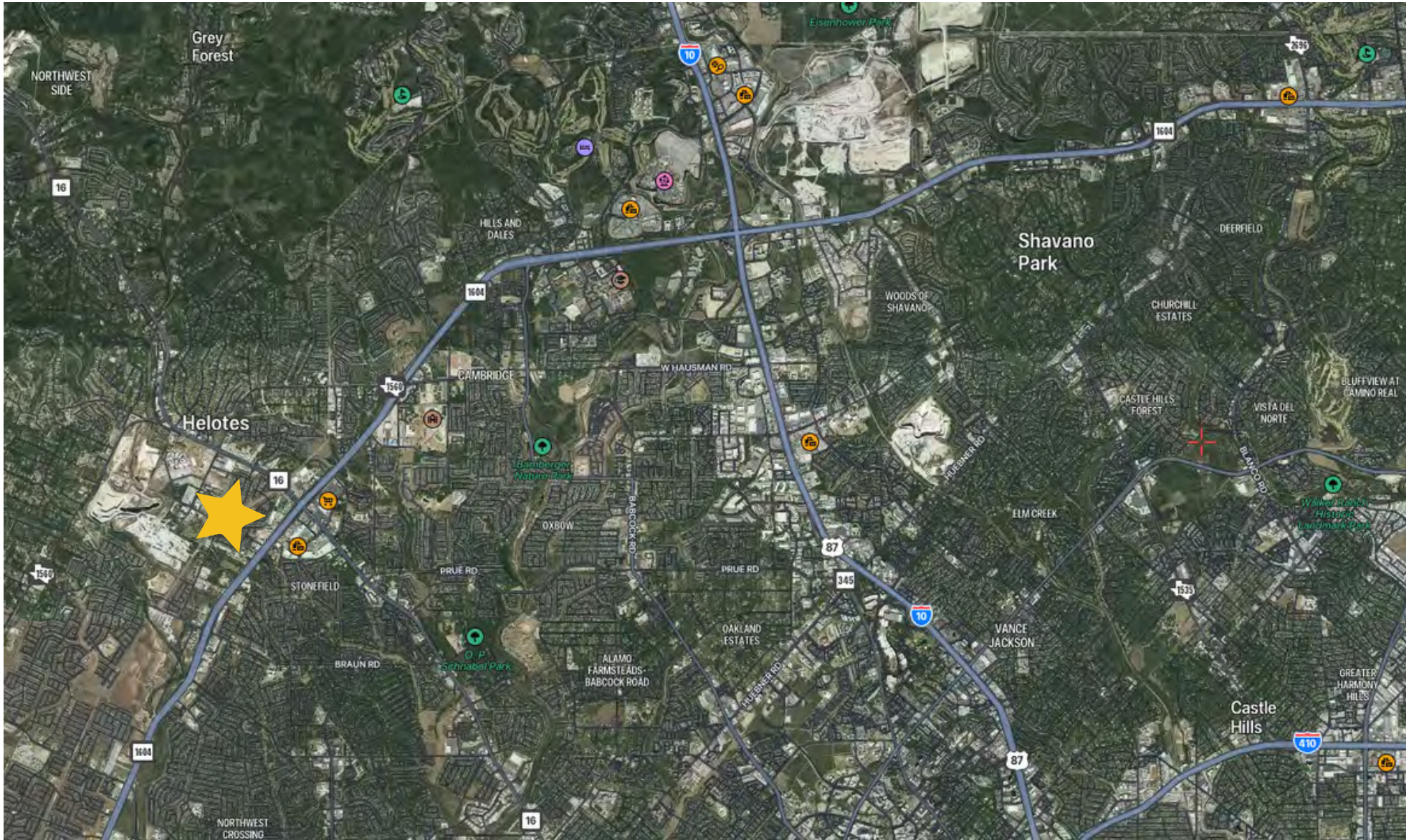
* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



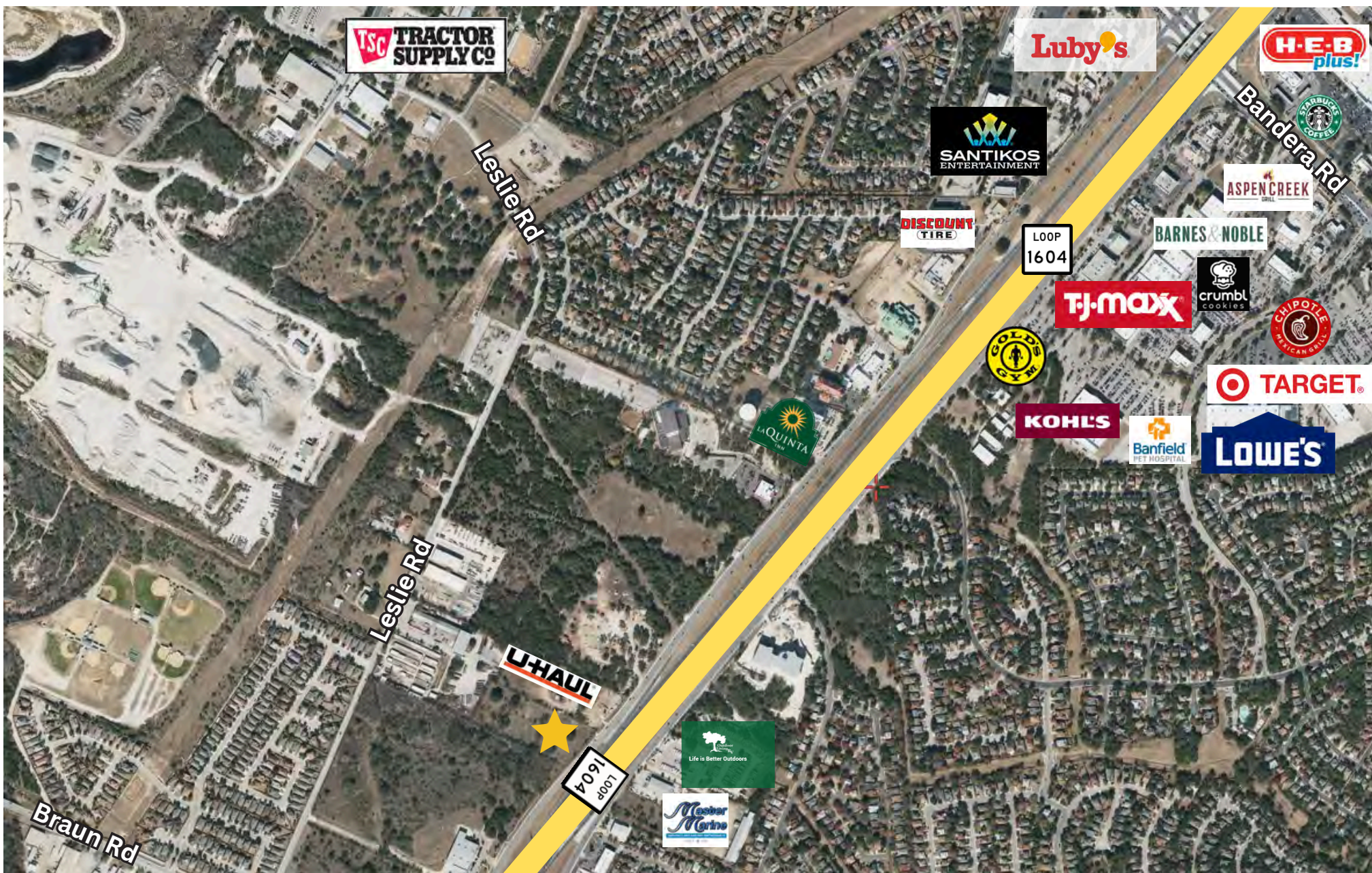
- 5+/- Acres - Net 3.75 Acres Loop 1604 near Braun Road
- Approximately 320' total frontage on Loop 1604
- C3 Zoning
- Platted Lot
- Utilities to the Site
- Ideal Storage Unit Location, Retail, and Office
- Call for Pricing

* The information in the brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in the property, each party should independently verify all information.

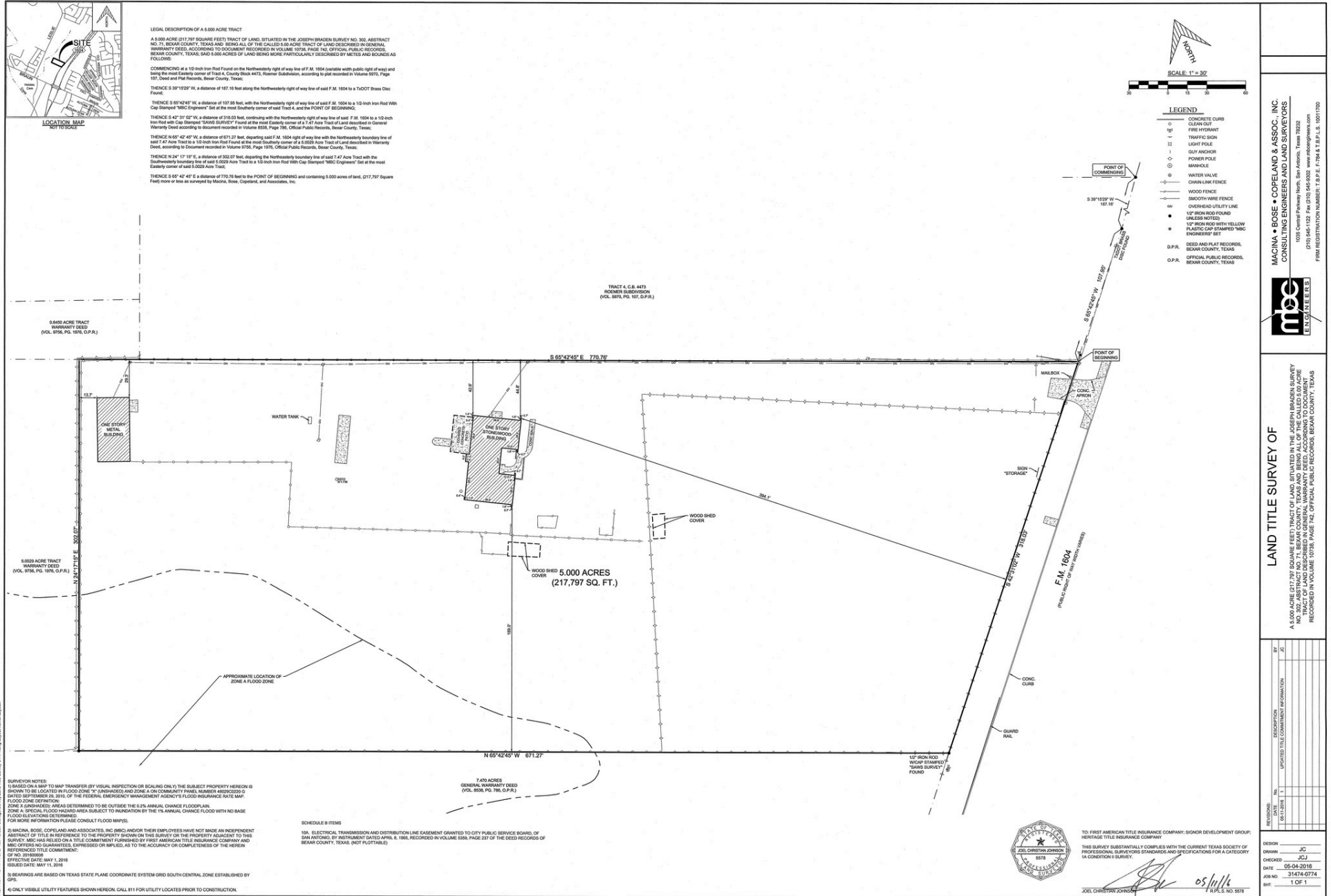
MAPPING



MAPPING



MAPPING



LEGAL DESCRIPTION OF A 5.000 ACRE TRACT

A 5.000 ACRE (217,797 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOSEPH BRADEN SURVEY NO. 302, ABSTRACT NO. 11, BEAR COUNTY, TEXAS AND BEING ALL OF THE CALLED 10 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, ACCORDING TO DOCUMENT RECORDED IN VOLUME 1078L, PAGE 742, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS, AND 5.000 ACRES OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING at a 12 inch iron Rod Found on the Northwesterly right of way line of said F.M. 1804 (buried with public right of way) and being the most easterly corner of Tract A, County Block 4473, Reamer Subdivision, according to plat recorded in Volume 8978, Page 197, Local Map Records, Bear County, Texas;

THENCE S 93°19'23" W, a distance of 187.16 feet along the Northwesterly right of way line of said F.M. 1804 to a 1/2" DIAMETER IRON ROD FOUND;

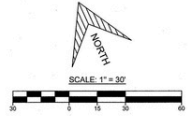
THENCE S 89°42'45" W, a distance of 187.85 feet, with the Northwesterly right of way line of said F.M. 1804 to a 1/2 inch iron Rod With Cap Stamped "MCO Engineering" Set at the most Southerly corner of said Tract A, and the POINT OF BEGINNING;

THENCE S 4°31'02" W, a distance of 218.53 feet, conforming with the Northwesterly right of way line of said F.M. 1804 to a 1/2 inch iron Rod With Cap Stamped "MCO Engineering" Found at the most Southerly corner of a 7.47 Acre Tract of land recorded in General Warranty Deed according to document recorded in Volume 8838, Page 786, Official Public Records, Bear County, Texas;

THENCE N 65°42'45" W, a distance of 671.27 feet, departing said F.M. 1804 right of way line with the Northwesterly boundary line of said 7.47 Acre Tract to a 1/2 inch iron Rod Found at the most Southerly corner of a 5.0000 Acre Tract of land described in Warranty Deed, according to Document recorded in Volume 9726, Page 1978, Official Public Records, Bear County, Texas;

THENCE N 24°17'18" E, a distance of 202.07 feet, departing the Northwesterly boundary line of said 7.47 Acre Tract with the Southwesterly boundary line of said 5.0000 Acre Tract to a 1/2 inch iron Rod With Cap Stamped "MCO Engineering" Set at the most Southerly corner of said 5.000 Acre Tract;

THENCE S 65°42'45" W, a distance of 770.75 feet to the POINT OF BEGINNING and containing 5.000 acres of land, (217,797 Square Feet) more or less as surveyed by Maclin, Bosa, Copeland, and Associates, Inc.



- LEGEND**
- CONCRETE CURB
 - CLEAN OUT
 - ≡ FIRE HYDRANT
 - ⊥ TRAFFIC SIGN
 - ⊥ LIGHT POLE
 - ⊥ GUY ANCHOR
 - POWER POLE
 - SIGN/POLE
 - WATER VALVE
 - CHAIN LINK FENCE
 - WOOD FENCE
 - SMOOTH WIRE FENCE
 - OVERHEAD UTILITY LINE
 - 1/2" IRON ROD FOUND UNLESS NOTED
 - 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "MCO ENGINEERS" SET
 - DEED AND PLAT RECORDS, BEAR COUNTY, TEXAS
 - D.P.A. OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS
 - O.P.A. OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS

MACINA • BOSE • COPELAND & ASSOC., INC.
 CONSULTING ENGINEERS AND LAND SURVEYORS
 1008 Central Expressway, Suite 100, Houston, Texas 77060
 (713) 465-1122 Fax: (713) 465-9202 www.mcsurveyors.com
 FIRM REGISTRATION NUMBER: T.B.P.E. 7-794 & T.B.P.L.S. 001700



LAND TITLE SURVEY OF

A 5.000 ACRE (217,797 SQUARE FEET) TRACT OF LAND, SITUATED IN THE JOSEPH BRADEN SURVEY NO. 302, ABSTRACT NO. 11, BEAR COUNTY, TEXAS AND BEING ALL OF THE CALLED 10 ACRE TRACT OF LAND DESCRIBED IN GENERAL WARRANTY DEED, ACCORDING TO DOCUMENT RECORDED IN VOLUME 1078L, PAGE 742, OFFICIAL PUBLIC RECORDS, BEAR COUNTY, TEXAS

REVISION	NO.	DATE	DESCRIPTION
1	1	05-11-2016	UPDATED TITLE COMMITMENT INFORMATION

DESIGN: JC
 CHECKED: JJC
 DATE: 05-04-2016
 JOB NO: 1414-0774
 SHEET: 1 OF 1



TO FIRST AMERICAN TITLE INSURANCE COMPANY: SHORR DEVELOPMENT GROUP; HERITAGE TITLE INSURANCE COMPANY

THIS SURVEY SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY 3 SA CONDITION 3 SURVEY.

JOEL CHRISTIAN JOHNSON
 05/11/16
 S.P.L.S. NO. 5878

SURVEYOR NOTES:

1) REFER TO MAP TO MAP TRANSFER (BY VISUAL INSPECTION OR CALCU) ONLY THE SUBJECT PROPERTY HEREON IS SHOWN TO BE LOCATED IN FLOOD ZONE "X" (UNSHADED) AND ZONE A ON COMMUNITY PANEL NUMBER 48320220-D DATED SEPTEMBER 29, 2015, OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAP. FLOOD ZONE DEFINITION:
 ZONE X (UNSHADED) AREA DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.
 ZONE A (SHADED) SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH NO BASE FLOOD ELEVATIONS DETERMINED.

FOR MORE INFORMATION PLEASE CONSULT FLOOD MAPS.

2) MACINA, BOSE, COPELAND AND ASSOCIATES, INC. (MBC) AND/OR THEIR EMPLOYEES HAVE NOT MADE AN INDEPENDENT ABSTRACT OF TITLE IN REFERENCE TO THE PROPERTY SHOWN ON THIS SURVEY OR THE PROPERTY ADJACENT TO THIS SURVEY. MBC HAS RELIED ON A TITLE COMMITMENT FURNISHED BY FIRST AMERICAN TITLE INSURANCE COMPANY AND MBC OFFERS NO GUARANTEES, EXPRESSED OR IMPLIED, AS TO THE ACCURACY OR COMPLETENESS OF THE HEREIN REFERENCED TITLE COMMITMENT.
 OF NO. 391800009
 EFFECTIVE DATE: MAY 11, 2016
 ISSUED DATE: MAY 11, 2016

3) BEARINGS ARE BASED ON TEXAS STATE PLANE COORDINATE SYSTEM GRID SOUTH-CENTRAL ZONE ESTABLISHED BY GPS.

4) ONLY VISIBLE UTILITY FEATURES SHOWN HEREON; CALL 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

SCHEDULE B ITEMS

10A. ELECTRICAL TRANSMISSION AND DISTRIBUTION LINE EASEMENT GRANTED TO CITY PUBLIC SERVICE BOARD, OF SAN ANTONIO, BY INSTRUMENT DATED APRIL 8, 1966, RECORDED IN VOLUME 3596, PAGE 237 OF THE DEED RECORDS OF BEAR COUNTY, TEXAS. (NOT PLOTTABLE)

CONCEPTUAL LAYOUT

DATE: _____
REVISION #: _____

COMMERCIAL DEVELOPMENT
10863 NORTH LOOP 1604 WEST
SAN ANTONIO, TEXAS

37,000 SF PER FLOOR
@3 FLOORS =111,000 SF

PAD SITE
40,000 SF

PAD SITE
34,600 SF

FM 1604

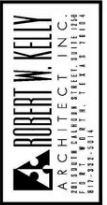
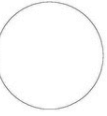
80' TRUCK TURNAROUND

CONCRETE DRIVEWAY
10' WIDE

CONCRETE DRIVEWAY
10' WIDE



SCALE: 1"=40'-0"



SHEET NO.
OF



Information About Brokerage Services

Texas law requires all real estate licensees 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.

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 or subagent by the buyer or buyer's agent.

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.

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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

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.

Drake Commercial Group	442994	deborah@drakecommercial.com	(210)402-6363
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	(210)402-6363
Designated Broker of Firm	License No.	Email	Phone
Deborah Bauer	277444	deborah@drakecommercial.com	(210)402-6363
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Travis Bauer	519675	travis@drakecommercial.com	(210)402-6363
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Information available at www.trec.texas.gov

IABS 1-0 Date