

LOOP 410 AND OLD PEARSALL RD.

# 29.449 ACRES COMMERCIAL/INDUSTRIAL LAND FOR SALE



## 29.449 ACREAGE



FULLY  
PLATTED



ZONED:  
INDUSTRIAL-(BP)



DIRECT ACCESS  
TO LOOP 410  
ACCESS RD. & OLD  
PEARSALL RD.



UTILITIES  
ON SITE

Harry Adams V | 210.298.8548  
harry.adams@streamrealty.com

Michael Kent | 210.298.8514  
michael.kent@streamrealty.com

STREAM®

MCCOMBS  
PROPERTIES

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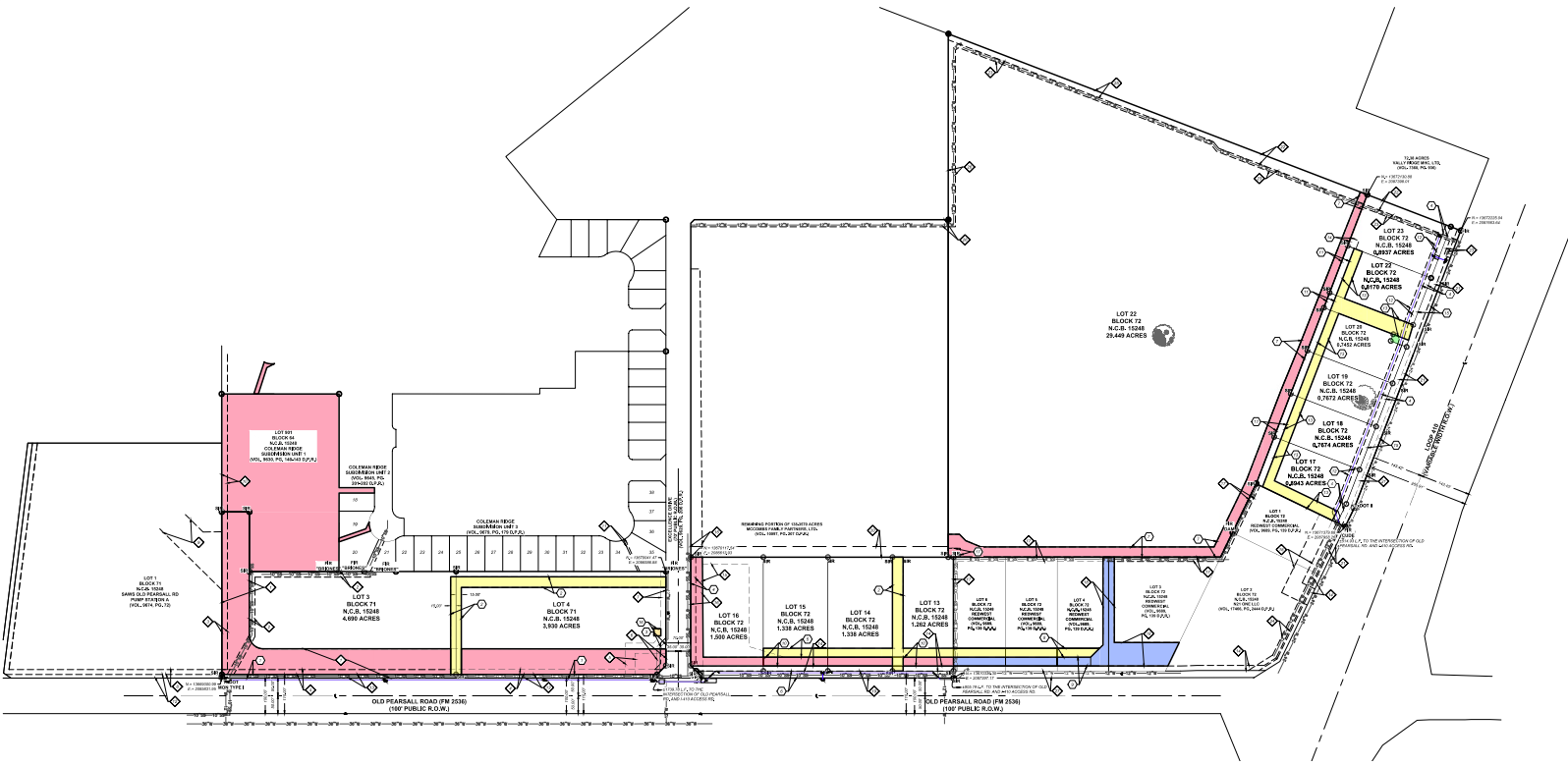
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### KEY NOTES

- |   |   |  |  |   |
|---|---|--|--|---|
| 1 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.)                       | 11 5' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9679 PG. 179 D.P.R.)                                 | 21 10' SANITARY SEWER EASEMENT (VOL. 5247 PG. 264 O.P.R.)                      | 4 14' ELECTRIC, GAS, TELEPHONE & CABLE EASEMENT      | 15 VARIABLE WIDTH R.O.W. DEDICATION TO TxDOT 0.5511 ACRES |
| 2 16' SANITARY SEWER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)                       | 12 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9674 PG. 72 D.P.R.)                    | 22 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 5 25' INGRESS/EGRESS EASEMENT                        | 16 20' X 20' SIGN EASEMENT                                |
| 3 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)  | 13 10' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION (VOL. 9674 PG. 72 D.P.R.)                    | 23 10' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.)                               | 6 20' R.O.W. DEDICATION TO TxDOT 0.3292 ACRES        | 17 PUBLIC SANITARY SEWER EASEMENT                         |
| 4 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.)       | 14 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9689 PG. 139 D.P.R.)                                | 24 12' WATER EASEMENT (VOL. 9689 PG. 139 D.P.R.)                               | 7 VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT           |   |
| 5 28' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.)     | 15 PRIVATE OFF-LOT VARIABLE WIDTH DRAINAGE EASEMENT PERMEABLE (VOL. 9689 PG. 139 D.P.R.)                      | 25 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9620 PG. 206 D.P.R.) | 8 OFF-LOT 25' INGRESS / EGRESS EASEMENT 0.2290 ACRES |   |
| 6 VARIABLE WIDTH WATER EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.)                     | 16 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9620 PG. 206 D.P.R.)  | 26 20' WATER EASEMENT (VOL. 9620 PG. 206 D.P.R.)                               | 9 OFF-LOT 25' DRAINAGE EASEMENT 0.2218 ACRES         |   |
| 7 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 15478 PG. 2130 O.P.R.)     | 17 10' SANITARY SEWER EASEMENT (VOL. 9689 PG. 139 D.P.R.)   | 27 RIGHT-OF-WAY DEDICATION TO TxDOT 0.396 ACRES (VOL. 9689 PG. 139 D.P.R.)     | 10 25' DRAINAGE EASEMENT                             |   |
| 8 14' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9674 PG. 72 D.P.R.)        | 18 VARIABLE WIDTH ACCESS AND DRAINAGE EASEMENT (VOL. 9689 PG. 139 D.P.R.)                                     | 1 10' R.O.W. DEDICATION TO TxDOT 0.2812 ACRES                                  | 11 20' SANITARY SEWER EASEMENT                       |   |
| 9 VARIABLE WIDTH DRAINAGE EASEMENT (VOL. 9674 PG. 72 D.P.R.)                        | 19 OFF-LOT 20' SANITARY SEWER EASEMENT & FUTURE RIGHT-OF-WAY RESERVATION PERMEABLE (VOL. 9689 PG. 139 D.P.R.) | 2 30' IRREVOCABLE INGRESS/EGRESS EASEMENT                                      | 12 VARIABLE WIDTH WATER EASEMENT                     |   |
| 10 16' ELECTRIC, GAS, TELEPHONE & CABLE TV EASEMENT (VOL. 9630 PGS. 140-143 D.P.R.) | 20 30' PRIVATE INGRESS/EGRESS ESMT (VOL. 2001, PG. 2036 D.P.R.)   | 3 VARIABLE WIDTH ELECTRIC, GAS, TELEPHONE & CABLE EASEMENT                     | 13 VARIABLE WIDTH INGRESS / EGRESS EASEMENT          |   |
|   |   |  | 14 25' X 25' SANITARY SEWER TURN AROUND EASEMENT     |   |

### KEY NOTES

- ACCESS EASEMENTS
- DRAINAGE EASEMENTS
- ACCESS & DRAINAGE EASEMENTS
- SCHOOL SIGN EASEMENT
- LOT 25 SIGN LOCATION
- PROPOSED SANITARY SEWER LINE
- PROPOSED WATER LINE

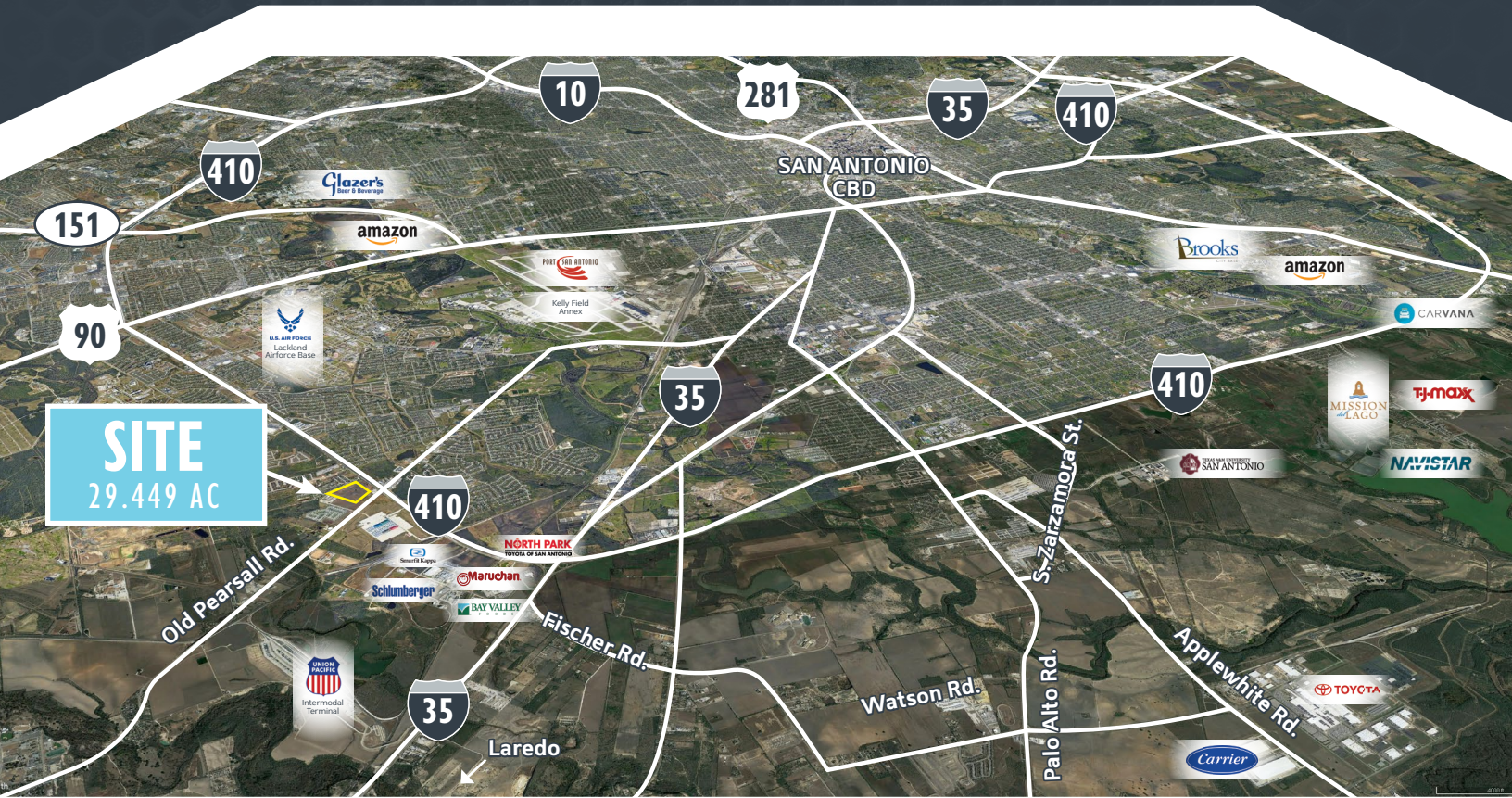
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## DRIVE TIMES

LOOP 410  
**IMMEDIATE**

LOOP 1604  
**6 MINUTES**

I-35  
**5 MINUTES**

US 90  
**7 MINUTES**

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