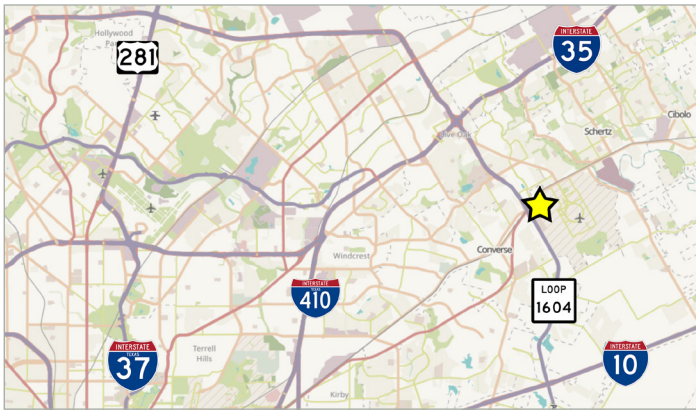


# Loop 1604 & FM 78

Land For Sale

Near Randolph AFB



## Highlights

- Near the entrance to Randolph Air Force Base
- Excellent visibility from Loop 1604 & FM 78
- Located in Bexar County
- B-3 Commercial Zoning (City of Converse)
- Traffic Count:  
Loop 1604 at W Byrd Blvd - 60,124 vpd



## Size

7.439 acres

## Pricing

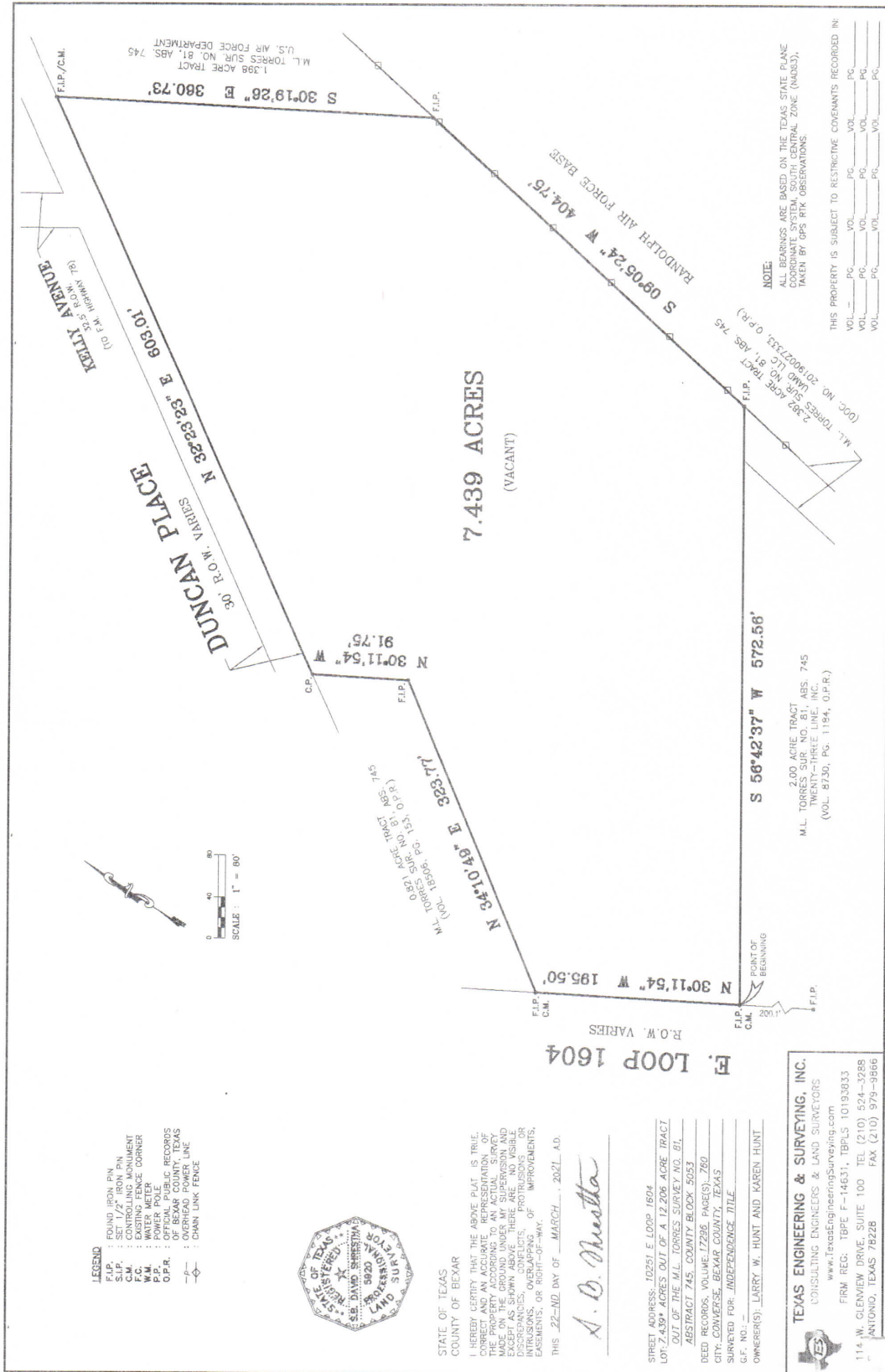
Contact Broker



5711 Northwest Parkway San Antonio, TX 78249

Sales Contact:  
Rick Stagers, CCIM  
rick@msrpsa.com  
(210) 274-8449

Near Randolph AFB



- LEGEND**
- FOUND IRON PIN
  - SET 1/2" IRON PIN
  - CONTROLLING MONUMENT
  - MONUMENT CORNER
  - WATER METER
  - POWER POLE
  - BEARINGS RECORDS
  - OF BEAR COUNT RECORDS
  - OVERHEAD POWER LINE
  - CHAIN LINK FENCE

SCALE: 1" = 80'



STATE OF TEXAS  
 COUNTY OF BEXAR  
 I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE  
 AND CORRECT AND AN ACCURATE REPRESENTATION  
 OF THE PROPERTY ACCORDING TO AN ACTUAL SURVEY  
 MADE ON THE GROUND UNDER MY SUPERVISION AND  
 EXCEPT AS SHOWN THEREON, THE PROPERTY IS FREE  
 FROM DISCREPANCIES, ENCUMBRANCES, EASEMENTS,  
 INTRUSIONS, OR RIGHT-OF-WAY IMPROVEMENTS,  
 OR RIGHT-OF-WAY RECORDS.

THIS 22<sup>ND</sup> DAY OF MARCH, 2021, A.D.

*A. O. Nuesta*

STREET ADDRESS: 10251 E LOOP 1604  
 LOT: 2.439 ACRES OUT OF A 12.206 ACRE TRACT  
 OUT OF THE M.L. TORRES SURVEY NO. 81,  
 ABSTRACT 745, COUNTY BLOOM 5053  
 DEED RECORDS, VOLUME 1729B, PAGE(S) 780  
 CITY: CONVERSE, BEXAR COUNTY, TEXAS  
 SURVEYED FOR: INDEPENDENCE TITLE  
 G.F. NO.:  
 OWNER(S): LARRY W. HUNT AND KAREN HUNT

**TEXAS ENGINEERING & SURVEYING, INC.**  
 CONSULTING ENGINEERS & LAND SURVEYORS  
 www.TexasEngineeringSurveying.com  
 FIRM REG: TPPE F-14631, TPPLS 10193333  
 114 W. CLEMENS DRIVE, SUITE 100 TEL (210) 594-3288  
 ANTONIO, TEXAS 78228 FAX (210) 979-9566

**NOTE:**  
 ALL BEARINGS ARE BASED ON THE TEXAS STATE PLANE  
 COORDINATE SYSTEM SOUTH ZONE (NAD83),  
 TAKEN BY GPS RTK OBSERVATIONS.  
 THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS RECORDED IN:  
 VOL. \_\_\_\_\_ PG. \_\_\_\_\_  
 VOL. \_\_\_\_\_ PG. \_\_\_\_\_  
 VOL. \_\_\_\_\_ PG. \_\_\_\_\_  
 VOL. \_\_\_\_\_ PG. \_\_\_\_\_

**M. STAGERS**  
 COMMERCIAL PARTNERS  
 BUY . SELL . LEASE

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