

# Development Site For Sale



## Property Details

<b>Price</b>	\$3,300,000.00
<b>Land Size</b>	45 acres (approx. 29 acres usable)
<b>Road Frontage</b>	Approx. 660 ft.
<b>Utilities</b>	All available
<b>Zoning</b>	OCL
<b>Legal Description</b>	CB 4007-6 P-124 ABS 11

## Property Description

Approximately 29 acres usable land within San Antonio ETJ but OCL zoning. All utilities are available to the property. Easy access to Loop 410 and I-37. Great development opportunity for manufacturing, distribution or mobile home park. Owner has engineering studies for a mobile home development.

## Property Highlights

- Ideal site for industrial, manufacturing, distribution or manufactured housing development
- Southeast location with ease of access to all points around town Via Loop 410 and I-37

## Sale Contact

**Steves Rosser**  
Senior Vice President  
210 710 6460

srosser@reocsanantonio.com  
reocsanantonio.com/steves-rosser

Demographics	3 Mile	5 Mile	10 Mile
Population	19,583	67,505	345,714
Median Age	33.4	34.3	34.8
Average Household Size	3.12	2.84	2.80
Median Household Income	\$75,508	\$55,713	\$47,064

Source: Esri Forecasts for 2023

© 2024 REOC San Antonio. REOC San Antonio is a licensed Real Estate broker in the State of Texas operating under REOC General Partner, LLC. The information contained herein is deemed accurate as it has been reported to us by sources which we understand, upon no investigation, to be reliable. As such, we can make no warranty, guarantee or representation as to the accuracy or completeness thereof nor can we accept any liability or responsibility for the accuracy or completeness of the information contained herein. Any reliance on this information is solely at the readers own risk. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited. Further, the property 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.



**10450 Old Corpus Christi Hwy**  
San Antonio, TX 78223





### VICINITY MAP

NOT TO SCALE



### LEGEND

- DRAINAGE
- RIGHT OF WAY
- PROPERTY LINE
- CONCRETE
- ASPHALT DRIVE
- SAND
- CONCRETED DRIVE
- CONCRETE DRIVE
- CONCRETED DRIVE
- CONCRETED DRIVE

RIVAS LN  
(UNIMPROVED RIGHT OF WAY)

44.55 ACRES

### NOTES

1. ALL INFORMATION IS BASED ON FIELD SURVEY AND RECORDS OF THE PUBLIC RECORDS OF TARRANT COUNTY, TEXAS.
2. THIS SURVEY IS FOR INFORMATION ONLY AND DOES NOT CONSTITUTE AN INSURANCE.
3. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE.
4. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE.
5. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE.
6. THE SURVEYOR HAS NOT CONDUCTED A VISUAL INSPECTION OF THE SITE.

### SCHEDULE "B" ITEMS

1. THE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ON TITLE INSURANCE, OF NO. 12080 SOUTH WINDWARD DRIVE, SUITE 100, WEST WOODBRIDGE, TEXAS 76093.
2. THE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ON TITLE INSURANCE, OF NO. 12080 SOUTH WINDWARD DRIVE, SUITE 100, WEST WOODBRIDGE, TEXAS 76093.
3. THE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ON TITLE INSURANCE, OF NO. 12080 SOUTH WINDWARD DRIVE, SUITE 100, WEST WOODBRIDGE, TEXAS 76093.
4. THE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ON TITLE INSURANCE, OF NO. 12080 SOUTH WINDWARD DRIVE, SUITE 100, WEST WOODBRIDGE, TEXAS 76093.
5. THE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ON TITLE INSURANCE, OF NO. 12080 SOUTH WINDWARD DRIVE, SUITE 100, WEST WOODBRIDGE, TEXAS 76093.
6. THE CHICAGO TITLE INSURANCE COMPANY'S COMMITMENT ON TITLE INSURANCE, OF NO. 12080 SOUTH WINDWARD DRIVE, SUITE 100, WEST WOODBRIDGE, TEXAS 76093.

### LAND TITLE SURVEY OF:

THE LAND OF THE COUNTY OF TARRANT, TEXAS, BEING THE 1/4 SECTION 20, TOWNSHIP 10N, RANGE 15E, MERIDIAN 10N, CONTAINING APPROXIMATELY 44.55 ACRES, MORE OR LESS, AS SHOWN ON THE ACCOMPANYING SURVEY MAP.

### SURVEYOR'S CERTIFICATION

I, the undersigned, being a duly licensed Surveyor in the State of Texas, do hereby certify that the foregoing is a true and correct copy of the original record of this survey as the same appears on the public records of Tarrant County, Texas.

MADE AND FORWARDED AT  
DALLAS, TEXAS, THIS 15TH DAY OF OCTOBER, 2018.

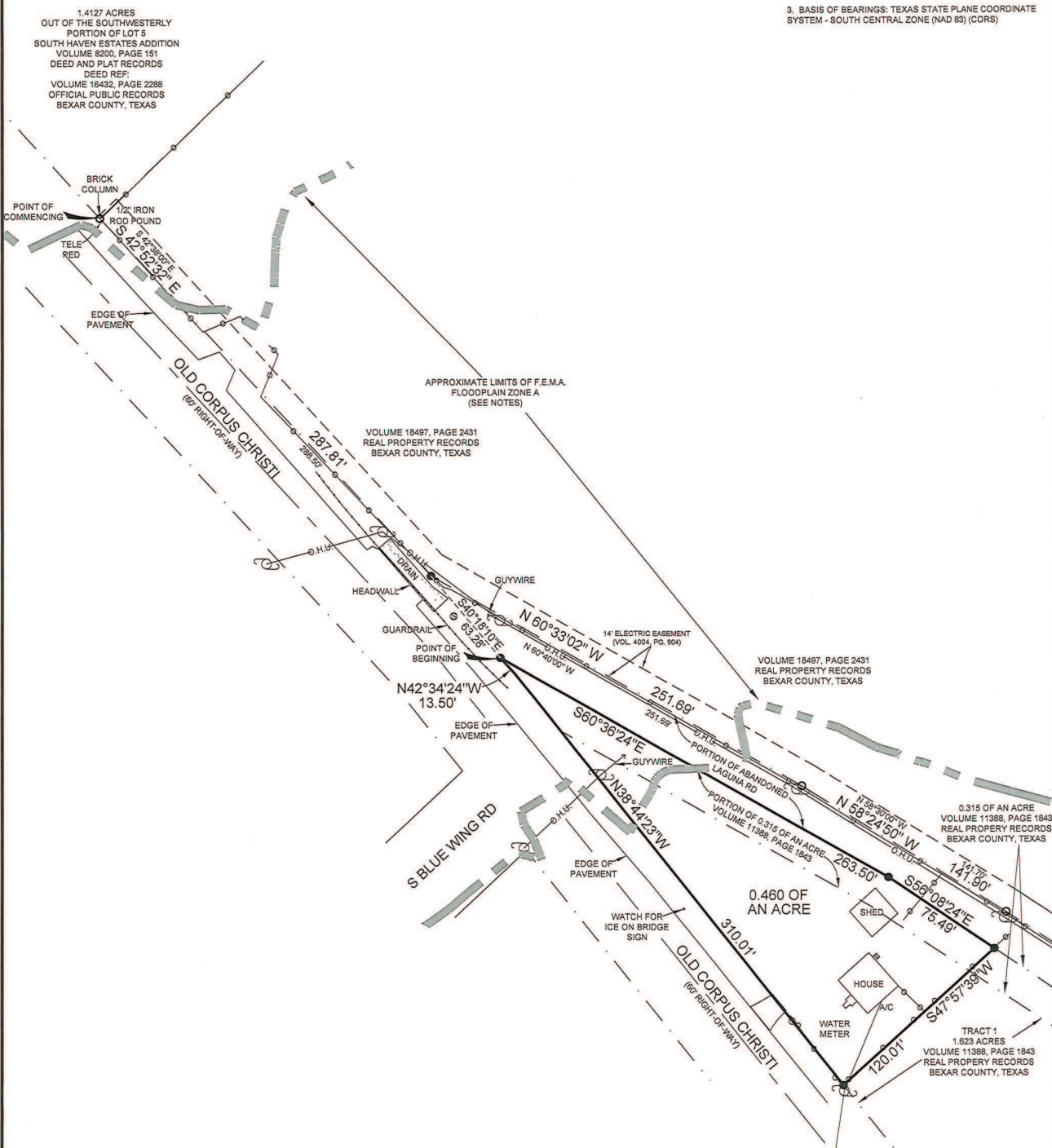


PREPARED BY:  
MACE & ROUSE-COFFEY, L.P.  
DALLAS, TEXAS



PROPERTY LOCATION:  
OLD CORPUS CHRISTI RD  
TARRANT COUNTY, TEXAS  
JOB NUMBER: 32502-1008

- NOTES: 1. PROPERTY OWNER(S) AND/OR BUILDER(S) SHALL REVIEW MUNICIPAL/CITY, NEIGHBORHOOD AND RECORD RESTRICTIONS AND SETBACK LINE REQUIREMENTS AND SHALL OBTAIN PERMITS/APPROVALS PRIOR TO ANY CONSTRUCTION.  
 2. ONLY VISIBLE IMPROVEMENTS SHOWN HEREON. CALL 811 FOR UTILITY LOCATES PRIOR TO ANY DIGGING OR CONSTRUCTION.  
 3. BASIS OF BEARINGS: TEXAS STATE PLANE COORDINATE SYSTEM - SOUTH CENTRAL ZONE (NAD 83) (GORS)



**SURVEY OF:** 0.460 OF AN ACRE OF LAND OUT OF THE JUAN MONTEZ SURVEY NO. 6, ABSTRACT NO. 11, COUNTY BLOCK 4007, BEXAR COUNTY, TEXAS, AND BEING A PORTION OF A CALLED 1.623 ACRE TRACT AND A PORTION OF A CALLED 0.315 OF AN ACRE TRACT, BOTH TRACTS BEING DESCRIBED IN DEED RECORDED IN VOLUME 11388, PAGE 1743, REAL PROPERTY RECORDS OF BEXAR COUNTY, TEXAS. (METES AND BOUNDS DESCRIPTION PREPARED THIS DATE TO ACCOMPANY THIS SURVEY MAP)

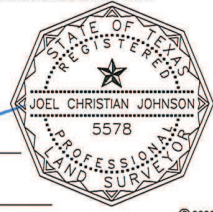
ADDRESS OLD CORPUS CHRISTI RD, SAN ANTONIO, TX  
 JOB NO. 32502-1668  
 CERTIFIED TO: DAVID W. MONNICH  
CHICAGO TITLE OF TEXAS, LLC

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS, DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERTY.

RECORD INFORMATION N89°27'41"E 65.00' AS MEASURED IN FIELD S33°29'20"W 161.24'	<b>Legend:</b> WOOD FENCE CONCRETE 1/2" IRON ROD FOUND WITH CAP MARKED "ELIZONDO RPLS 6396" (UNLESS OTHERWISE NOTED)	O.H.U. OVERHEAD UTILITY UTILITY POLE COV. COVERED (VOLUME/PAGE) 1/2" IRON ROD SET WITH CAP MARKED "MBC ENGINEERS"	CO - CLEANOUT G - GAS METER E - ELEC. METER W - WATER METER
---	---	--	--

**MACINA • BOSE • COPELAND & ASSOC., INC.**  
 CONSULTING ENGINEERS AND LAND SURVEYORS  
 1035 Central Parkway North, San Antonio, Texas 78232  
 (210) 545-1122 Fax (210) 545-0302 www.mboengineers.com  
 FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700

JOEL CHRISTIAN JOHNSON, R.P.L.S.  
 DATE: JUNE 4, 2020 (REVISED JUNE 10, 2020)  
 © 2020





# Information About Brokerage Services

Texas law requires all real estate license holders 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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<u>REOC General Partner, LLC</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>493853</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Designated Broker of Firm	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone
<u>Brian Dale Harris</u> Licensed Supervisor of Sales Agent/ Associate	<u>405243</u> License No.	<u>bharris@reocsanantonio.com</u> Email	<u>(210) 524-1314</u> Phone
<u>Steves Rosser</u> Sales Agent/Associate's Name	<u>353608</u> License No.	<u>srosser@reocsanantonio.com</u> Email	<u>(210) 524-4000</u> Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials

\_\_\_\_\_  
Date