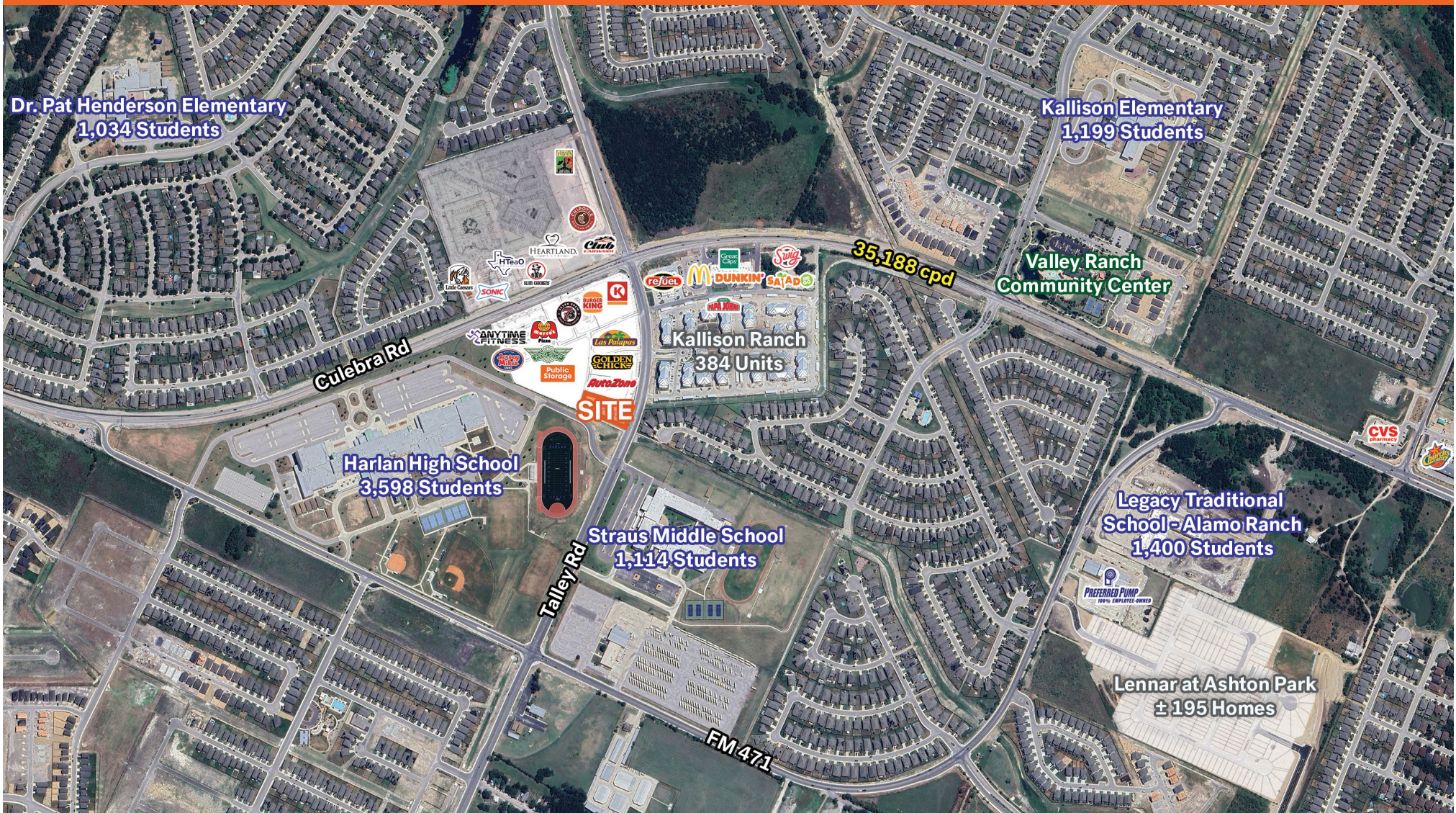




Culebra & Talley Pad

PAD SITE AVAILABLE

John Hopkins | Senior Associate
jhopkins@edge-re.com | 512.660.5050



LOCATION

8203 Talley Rd, San Antonio, TX 78254



AVAILABLE SITES

0.87 AC Pad



TRAFFIC COUNTS

35,188 CPD
Culebra Rd



RATE

Please call





2023 DEMOGRAPHIC SNAPSHOT



POPULATION

1 MILE	13,278
3 MILE	44,231
5 MILE	117,024



DAYTIME POPULATION

1 MILE	6,723
3 MILE	23,443
5 MILE	73,782



AHFI

1 MILE	\$122,052
3 MILE	\$119,750
5 MILE	\$113,060

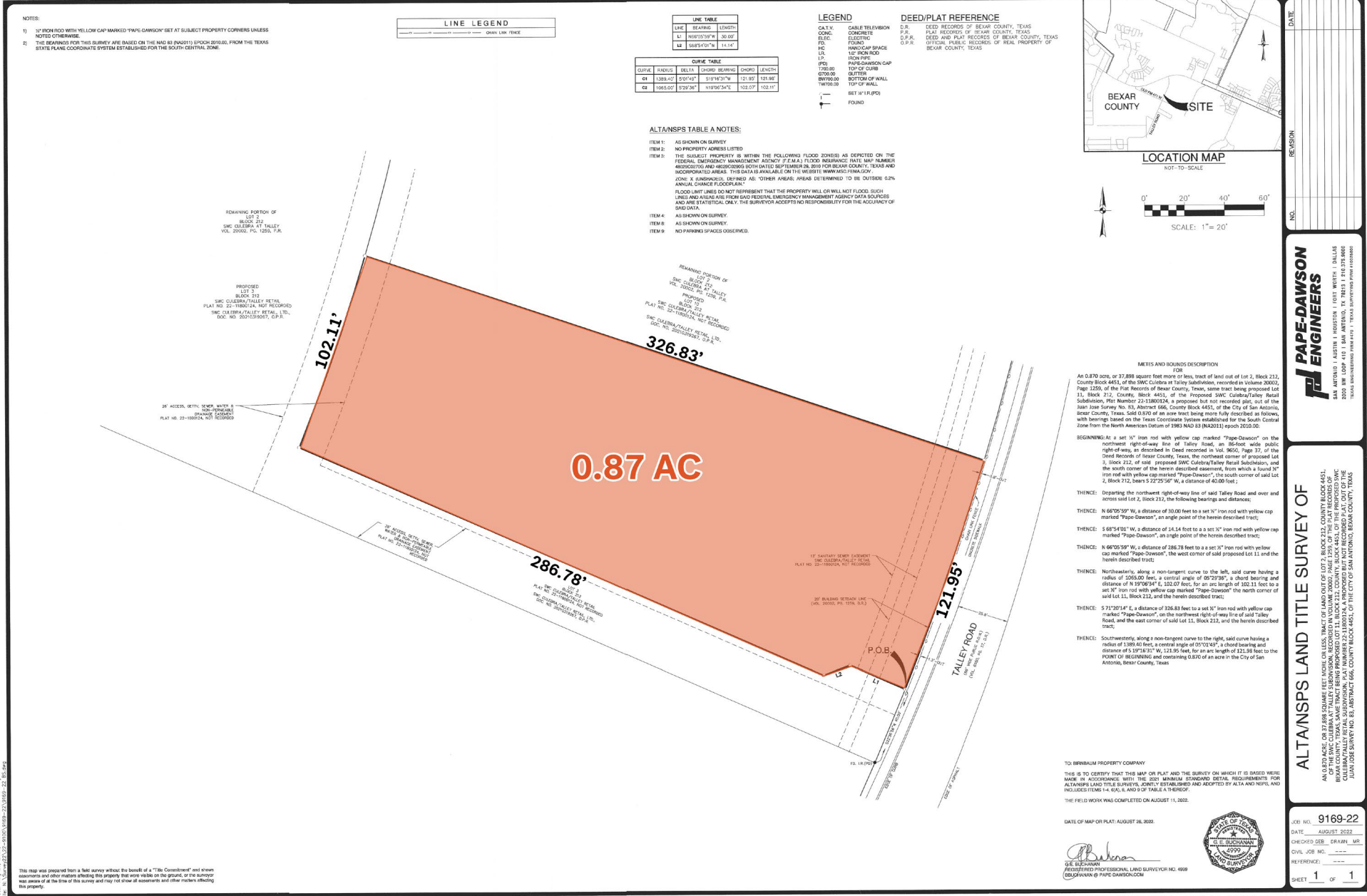


HOUSEHOLDS

1 MILE	3,965
3 MILE	13,614
5 MILE	38,101

PROPERTY INFORMATION

- 0.87 AC pad site available located at a high traffic regional intersection with multiple national brands
- Site sits directly in front of Harlan High School with a student population of 3,598 making it one of the largest high schools in Bexar county
- High growth area of Northwest San Antonio which is currently the fastest growing US city according to the US census bureau
- Area Retailers: Sonic, Slim Chickens, HTeaO, Refuel, McDonalds, Burger King, Circle K, AutoZone, Golden Chick, Swig, Salad and Go, and more



NOTES:

- 1" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
- THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NAD2011) EPOCH 2010.00 FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.

LINE LEGEND

---	QUIN LINY THICK
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LINE TABLE

LINE	BEARING	LENGTH
L1	S10°02'50"W	30.00'
L2	S48°45'10"W	14.14'

CURVE TABLE

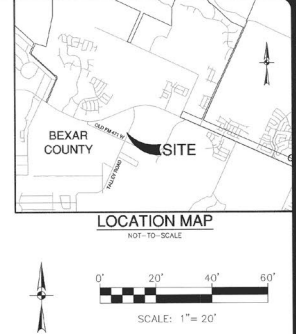
SPLICE	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
CE	1389.42'	270°18"	S19°46'31"W	121.95'
CE	1065.02'	272°36"	N19°06'34"E	102.11'

LEGEND

CABLE TELEVISION
CONCRETE
ELECTRICAL
FOUND
HANDICAP SPACE
12" IRON ROD
IRON PIPE
PAPE-DAWSON CAP
TOP OF CURB
OUTSIDE
BOTTOM OF WALL
TOP OF WALL
802 1/2" IRON PIPE
FOUND

DEED/PLAT REFERENCE

D.P. DEED RECORDS OF BEXAR COUNTY, TEXAS
P.P. PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY OF BEXAR COUNTY, TEXAS



ALTANSPS TABLE NOTES:

- ITEM 1: AS SHOWN ON SURVEY
- ITEM 2: NO PROPERTY ADDRESSES LISTED
- ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP NUMBER 480202010 AND ADDENDUM BOTH DATED SEPTEMBER 26, 2010 FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.FEMA.GOV. (ZONE X UNDESIGNED); DEFINED AS: OTHER AREAS, AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODABILITY.
- ITEM 4: AS SHOWN ON SURVEY
- ITEM 5: AS SHOWN ON SURVEY
- ITEM 6: AS SHOWN ON SURVEY
- ITEM 7: AS SHOWN ON SURVEY
- ITEM 8: AS SHOWN ON SURVEY
- ITEM 9: NO PARKING SPACES OBSERVED.

FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM FEMA FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.

MEASUREMENTS AND BOUNDS DESCRIPTION FOR

An 0.870 acre, or 37,898 square feet more or less, tract of land out of Lot 2, Block 212, County Block 4451, of the SWC Culebra at Talley Subdivision, recorded in Volume 20007, Page 1256, of the Plat Records of Bexar County, Texas, same tract being proposed Lot 11, Block 212, County Block 4451, of the Proposed SWC Culebra/Talley Retail Subdivision, Plat Number 22-11800124, a proposed lot not recorded sale, out of the Juan Jose Survey No. 83, Abstract 666, County Block 4451, of the City of San Antonio, Bexar County, Texas, said 0.870 of an acre tract being more fully described as follows, with bearings based on the Texas Coordinate System established for the South Central Zone from the North American Datum of 1983 NAD 83 (NAD2011) epoch 2010.00:

BEGINNING: At a set 1/2" iron rod with yellow cap marked "Pape-Dawson" on the northeast right-of-way line of Talley Road, an 8-foot wide public right-of-way, as described in Deed recorded in Vol. 3650, Page 37, of the Deed Records of Bexar County, Texas, the northeast corner of proposed Lot 3, Block 212, of said proposed SWC Culebra/Talley Retail Subdivision, and the south corner of the herein described parcel, from which a found 1/2" iron rod with yellow cap marked "Pape-Dawson", the south corner of said Lot 2, Block 212, bears S 22°25'50" W, a distance of 40.00 feet;

THENCE: Departing the southwest right-of-way line of said Talley Road and over and across said Lot 2, Block 212, the following bearings and distances;

THENCE: N 66°55'59" W, a distance of 30.00 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", an angle point of the herein described tract;

THENCE: S 68°14'01" W, a distance of 14.14 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", an angle point of the herein described tract;

THENCE: N 66°55'59" W, a distance of 286.78 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the west corner of said proposed Lot 11 and the herein described tract;

THENCE: Northeasterly, along a non-tangent curve to the left, said curve having a radius of 1065.00 feet, a central angle of 05°29'38", a chord bearing and distance of N 19°06'34" E, 102.11 feet, for an arc length of 102.11 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", the north corner of said Lot 11, Block 212, and the herein described tract;

THENCE: S 71°20'14" E, a distance of 326.83 feet to a set 1/2" iron rod with yellow cap marked "Pape-Dawson", on the northwest right-of-way line of said Talley Road, and the east corner of said Lot 11, Block 212, and the herein described tract;

THENCE: Southwesterly, along a non-tangent curve to the right, said curve having a radius of 1389.40 feet, a central angle of 05°02'49", a chord bearing and distance of S 19°46'31" W, 121.95 feet, for an arc length of 121.95 feet to the POINT OF BEGINNING and containing 0.870 of an acre in the City of San Antonio, Bexar County, Texas

DATE

REVISION

NO.

PAPE-DAWSON ENGINEERS

SAUL METZGER | JUSTIN I. HODGSON | TERRY WIRTH | DANIEL
TALLEY ENGINEERING FIRM #149 | TEXAS SURVEYING FIRM #148880

ALTANSPS LAND TITLE SURVEY OF

AN 0.870 ACRE, OR 37,898 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF LOT 2, BLOCK 212, COUNTY BLOCK 4451, OF THE PROPOSED SWC CULEBRA AT TALLEY RETAIL SUBDIVISION, PLAT NUMBER 22-11800124, A PROPOSED LOT NOT RECORDED SALE, OUT OF THE JUAN JOSE SURVEY NO. 83, ABSTRACT 666, COUNTY BLOCK 4451, OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS

TO: BERENBAUM PROPERTY COMPANY

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD PRACTICE REQUIREMENTS FOR ALTANSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPIL, AND INCLUDED THEREIN AS A CONDITION OF THE AIA & NSPIL AGREEMENT.

THE FIELD WORK WAS COMPLETED ON AUGUST 11, 2022.

DATE OF MAP OR PLAT: AUGUST 16, 2022.

DATE OF MAP OR PLAT: AUGUST 16, 2022.

JOB NO. 9169-22

DATE: AUGUST 2022

CHECKED: SEB, DRAWN: MR.

CIVIL JOB NO. ---

REFERENCE:

SHEET 1 OF 1

G.E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 6989
(BUCHANAN@PAPE-DAWSON.COM)

This map was prepared from a field survey without the benefit of a "Title Commitment" and other documents and other matters affecting this property that were visible on the ground, or the surveyor's view thereof at the time of this survey and may not show all easements and other matters affecting this property.

Approved by the Texas Real Estate Commission for Voluntary Use

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

INFORMATION ABOUT BROKERAGE SERVICES

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written

buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker

in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you,

you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

Edge Realty Partners LLC

9000422

info@edge-re.com

512.391.6220

BROKER FIRM NAME

LICENSE NO.

EMAIL

PHONE

BUYER, SELLER, LANDLORD OR TENANT

DATE

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.