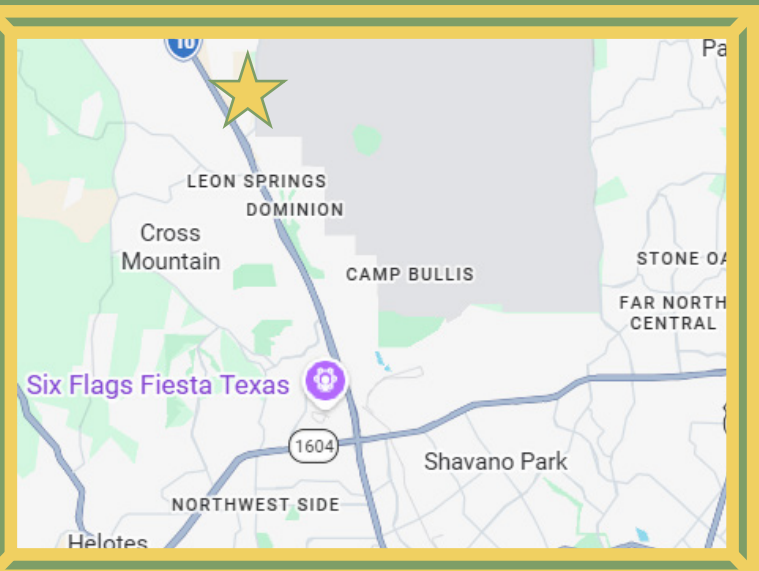


14.5 Acres For Sale

Old Fredericksburg Rd. & I-10 W | Bexar County



Features:

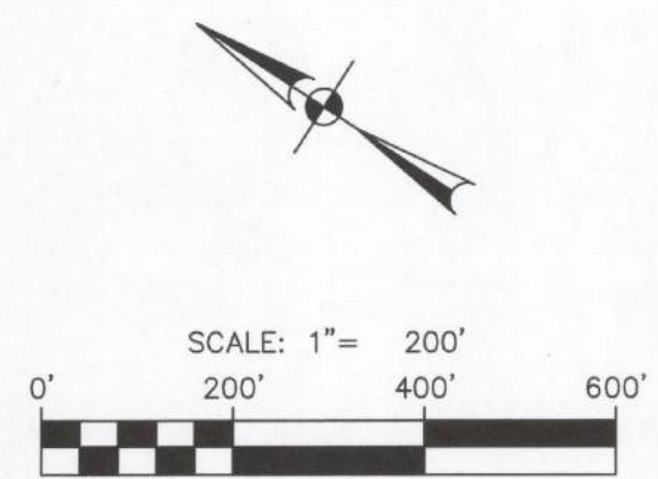
- 3/4mi of I-10 Frontage
- OCL - No Zoning Required
- All Utilities
- 75,975 Vehicles Per Day
- Exit 546 – Fair Oaks Pkwy
- \$2,800,000
- Seller Financing

TODD BEEBE, Broker
Cell: (210)410-9904
tbeebe@hoganre.com

HOGAN
COMMERCIAL PARTNERS

1618 Lockhill Selma Rd. San Antonio, TX 78213

Date: Nov 25, 2020, 11:35am User ID: AWood
File: G:\Users\AWood\OneDrive\Drawings



LOT 902
BLOCK 26
CB 4709
(9.67 AC)

LOT 902
BLOCK 26
CB 4709
(14.03 AC)

LOT 902
BLOCK 26
CB 4709
(6.41 AC)

LOT 905
BLOCK 26
CB 4709
(49.75 AC)

LOT 901
BLOCK 26
CB 4709
(1.36 AC)

LOT 905
BLOCK 26
CB 4709
(4.48 AC)

LOT 903
BLOCK 26
CB 4709
(0.26 AC)

LOT 901
BLOCK 26
CB 4709
(2.00 AC)

NO.	REVISION	DATE

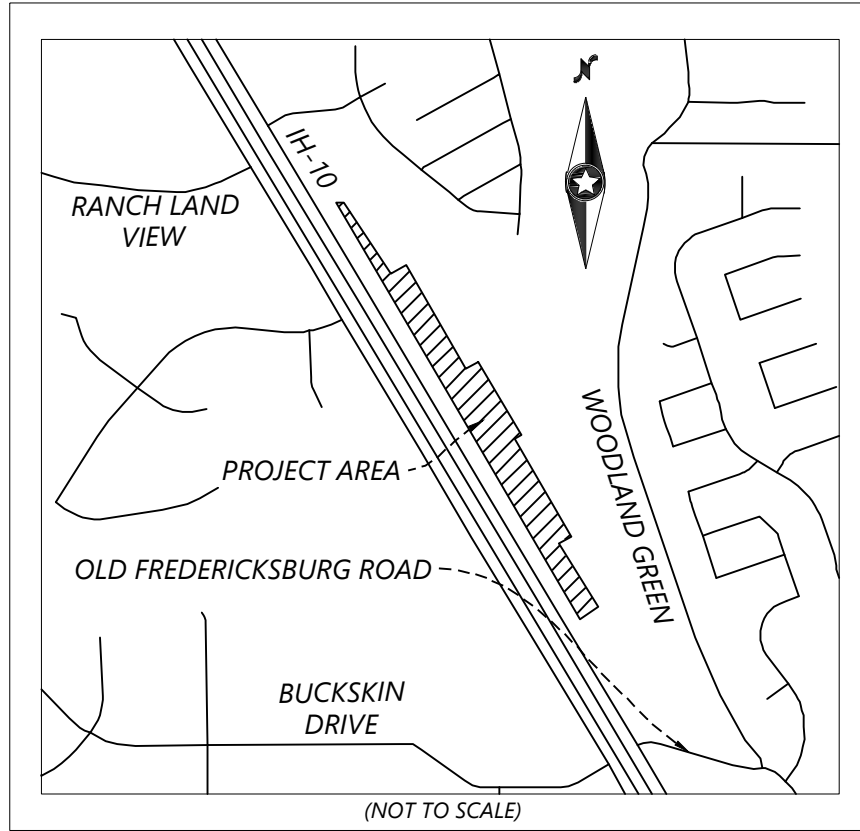
**PAPE-DAWSON
ENGINEERS**
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TYPE FIRM REGISTRATION #470 | TBP&S FIRM REGISTRATION #1028860

RIDGE CREEK
SAN ANTONIO, TEXAS
SITE EXHIBIT

PLAT NO.	--
JOB NO.	6427-80
DATE	NOVEMBER 2020
DESIGNER	AW
CHECKED	CC_DRAWN AW
SHEET	1 OF 1

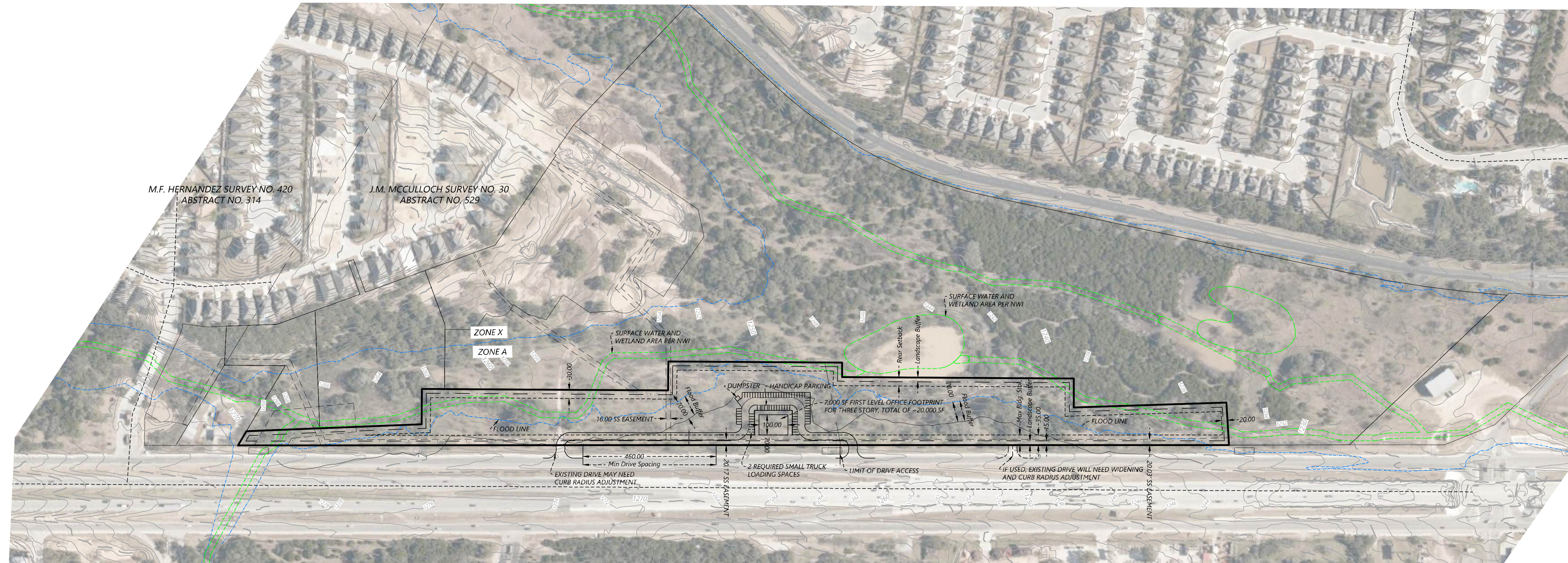
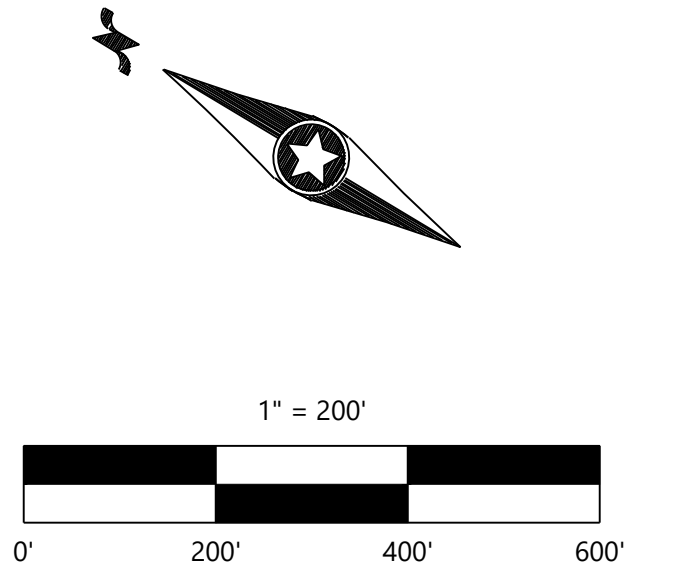
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. Aerial Imagery Provided by Google/Earthstar/Ordnance Survey, USDA Farm Service Agency.

VICINITY MAP



GENERAL NOTES AND ASSUMPTIONS

1. BOUNDARY DEED REFERENCE: DOCUMENT NO. 20150119015, BEXAR COUNTY OFFICIAL PUBLIC RECORDS
2. SUBJECT TRACT BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RIDGE CREEK, UNIT-3 (PUD), RECORDED IN VOLUME 20001, PAGE 1558, BEXAR COUNTY DEED AND PLAT RECORDS. BOUNDARY LOCATION IS BASED ON AERIAL IMAGERY ONLY, AND HAS NOT BEEN GEOLOCATED.
3. THIS CONCEPT PLAN AND BOUNDARY WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT SHOW ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY
4. SUBJECT PROPERTY ADDRESS: 27004 W IH 10, BOERNE, TEXAS, 78006 PER BEXAR COUNTY APPRAISAL DISTRICT
5. THE FOREGOING PROPERTY IS LOCATED WITHIN ZONE A AND UNSHADED ZONE X ACCORDING TO FEMA FIRM PANEL NO. 48029C0085F, DATED 9/29/2010. ZONE A IS WITHIN A 100 YEAR FLOOD ZONE.
6. SUBJECT PROPERTY CONTAINS APPROXIMATELY 14.53 ACRES. (NO ON-THE-GROUND SURVEY PERFORMED AT THIS TIME)
7. PROPERTY IS WITHIN CITY OF SAN ANTONIO ETJ
8. DESIGN SHOWN IS DRAWN BASED ON SAN ANTONIO BASE ZONING OF OFFICE "O-1.5"
- 8.1. NUMBER OF PARKING STALLS MIN: (20,000SF/300): 67 (SHOWN)
- 8.2. NUMBER OF PARKING STALLS MAX: (20,000SF/140): 143
- 8.3. MIN FRONTAGE REQUIRED (WIDTH): 50'
- 8.4. FRONT MAX SETBACK OF BUILDING: 35'
- 8.5. FRONT MIN SETBACK OF BUILDING: NONE
- 8.6. SIDE SETBACK MIN: 20'
- 8.7. REAR SETBACK MIN: 30'
- 8.8. MAX HEIGHT: 60'
- 8.9. BUFFER YARD: 15' ALONG FRONT, SIDE, AND BACK
- 8.10. TRUCK LOADING SPACES FOR ~20K SF OFFICE: 2 SMALL SPACES (@X20')
9. TXDOT DRIVEWAY SPACING: 425' PER ASSUMPTIONS
10. TXDOT DRIVE TO EXIT RAMP SPACING: 460' PER ASSUMPTIONS
11. ENTRANCE DRIVE THROAT DEPTH MIN: 45' PER ASSUMPTIONS
12. ENTRANCE DRIVE WIDTH: 30'
13. FIRE DRIVE: 26' WIDTH
14. FIRE LANE RADIUS: 25' AND 50'
15. FLOOD BUFFER: 70' PER ASSUMPTIONS (CAN HAVE UP TO 10 PERCENT IMPERVIOUS)



PROJECT NO.	29326.00
CHECKED:	JRG
DRAWN:	TCC
FIELD CREW:	N/A
FIELD WORK DATE:	N/A

REVISIONS:

PREPARED FOR:

Hogan Commercial Properties
1618 Lockhill-Selma
San Antonio, Texas, 78213

EXHIBIT OF:

**OFFICE CONCEPT
PLAN OF "THE HORSE
RANCH" AND
SURROUNDING
PROPERTIES**

A 14.53 ACRE TRACT SITUATED WITHIN THE J.M. MCCULLOCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.

DOCUMENT NO. 20150119015, OPR

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
Toll Free (888) 937-5150 San Antonio, TX 78259
www.westwoodps.com

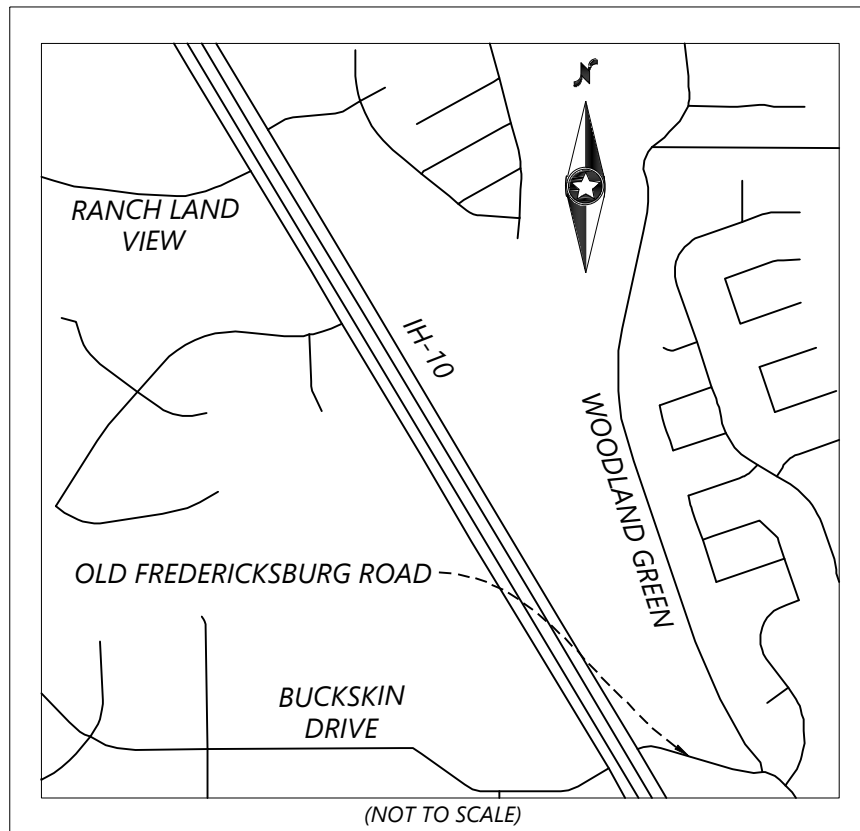
Westwood Professional Services, Inc.
TPEL FIRM NO. 10194064 - TPEE FIRM NO. F-11756

SHEET NUMBER:

1 OF **1**

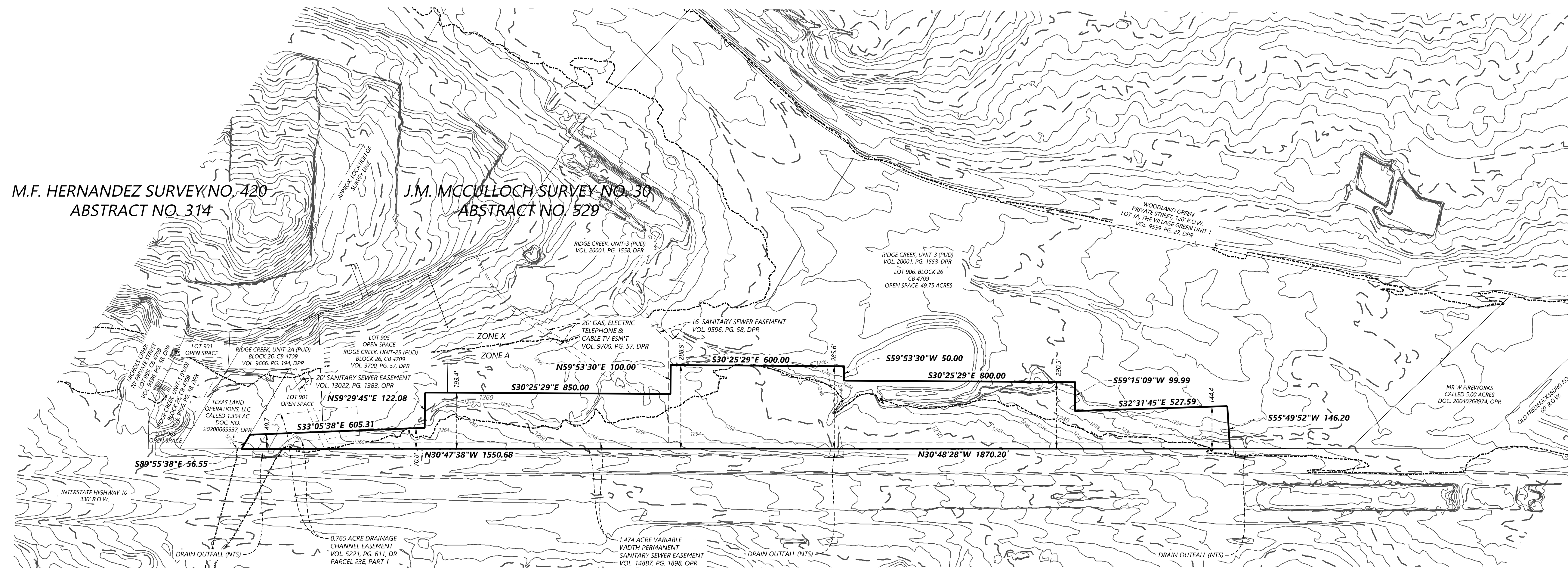
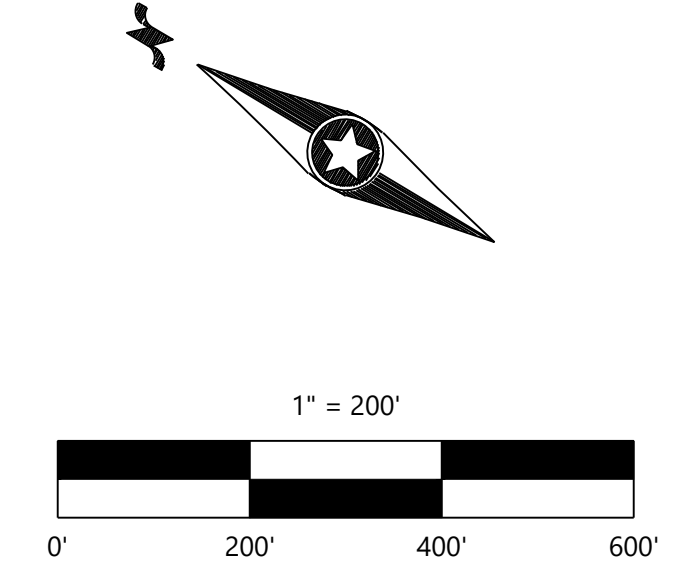
DATE: 8/28/2020

VICINITY MAP



GENERAL NOTES

- DEED REFERENCE: DOCUMENT NO. 20150119015, BEXAR COUNTY OFFICIAL PUBLIC RECORDS
- SUBJECT TRACT BEARINGS SHOWN HEREON ARE BASED ON THE PLAT OF RIDGE CREEK, UNIT-3 (PUD), RECORDED IN VOLUME 20001, PAGE 1558, BEXAR COUNTY DEED AND PLAT RECORDS. BOUNDARY LOCATION IS BASED ON AERIAL IMAGERY ONLY, AND HAS NOT BEEN GEOLOCATED.
- ELEVATIONS BASED ON SAN ANTONIO RIVER AUTHORITY LIDAR DATA. NO ON-THE-GROUND TOPOGRAPHICAL DATA HAS BEEN COLLECTED.
- THIS DEED SKETCH WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, AND DOES NOT SHOW ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY
- SUBJECT PROPERTY ADDRESS: 27004 W IH 10, BOERNE, TEXAS, 78006 PER BEXAR COUNTY APPRAISAL DISTRICT
- THE FOREGOING PROPERTY IS LOCATED WITHIN ZONE A AND UNSHADED ZONE X ACCORDING TO FEMA FIRM PANEL NO. 48029C0085F, DATED 9/29/2010. ZONE A IS WITHIN A 100 YEAR FLOOD ZONE.
- SUBJECT PROPERTY CONTAINS APPROXIMATELY 14.53 ACRES. (NO ON-THE-GROUND SURVEY PERFORMED AT THIS TIME)
- OPR = BEXAR COUNTY OFFICIAL PUBLIC RECORDS
DPR = BEXAR COUNTY DEED AND PLAT RECORDS
DR = BEXAR COUNTY DEED RECORDS



FOR INTERIM REVIEW ONLY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:
 NAME: JASON R GABBEL
 R.P.L.S. 6530
 DATE: NOV-02, 2020
 AND IS NOT INTENDED TO BE USED FOR CONVEYANCE OR CONSTRUCTION PURPOSES.

PROJECT NO.	29326.00
CHECKED:	JRG
DRAWN:	ECO
FIELD CREW:	N/A
FIELD WORK DATE:	N/A

REVISIONS:

PREPARED FOR:

Hogan Commercial Properties
 1618 Lockhill-Selma
 San Antonio, Texas, 78213

EXHIBIT OF:

**DEED SKETCH OF
 "THE HORSE RANCH"
 AND SURROUNDING
 PROPERTIES**

A 14.53 ACRE TRACT SITUATED WITHIN THE J.M. MCCULLOCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4710, BEXAR COUNTY, TEXAS.

DOCUMENT NO. 20150119015, OPR

Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
 Toll Free (888) 937-5150 San Antonio, TX 78259
 westwoodps.com

Westwood Professional Services, Inc.
 TBPBLS FIRM NO. 10194064 - TBPPE FIRM NO. F-11756

SHEET NUMBER:

1 OF 1

DATE: 11/2/2020



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.

2-10-2025



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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate’s Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date