

FOR SALE

9711 COBB ST, SAN ANTONIO, TX 78217



3.23-Acre I.O.S. Opportunity

ABOUT THE PROPERTY:

9711 Cobb Street is a rare 3.23-acre infill Industrial Outside Storage project located in the Perrin Creek Interchange submarket of San Antonio. Featuring easy access to IH-35, Loop 410, and Wurzbach Pkwy, this site serves as an excellent hub for logistics, construction, landscaping, or equipment rental businesses.

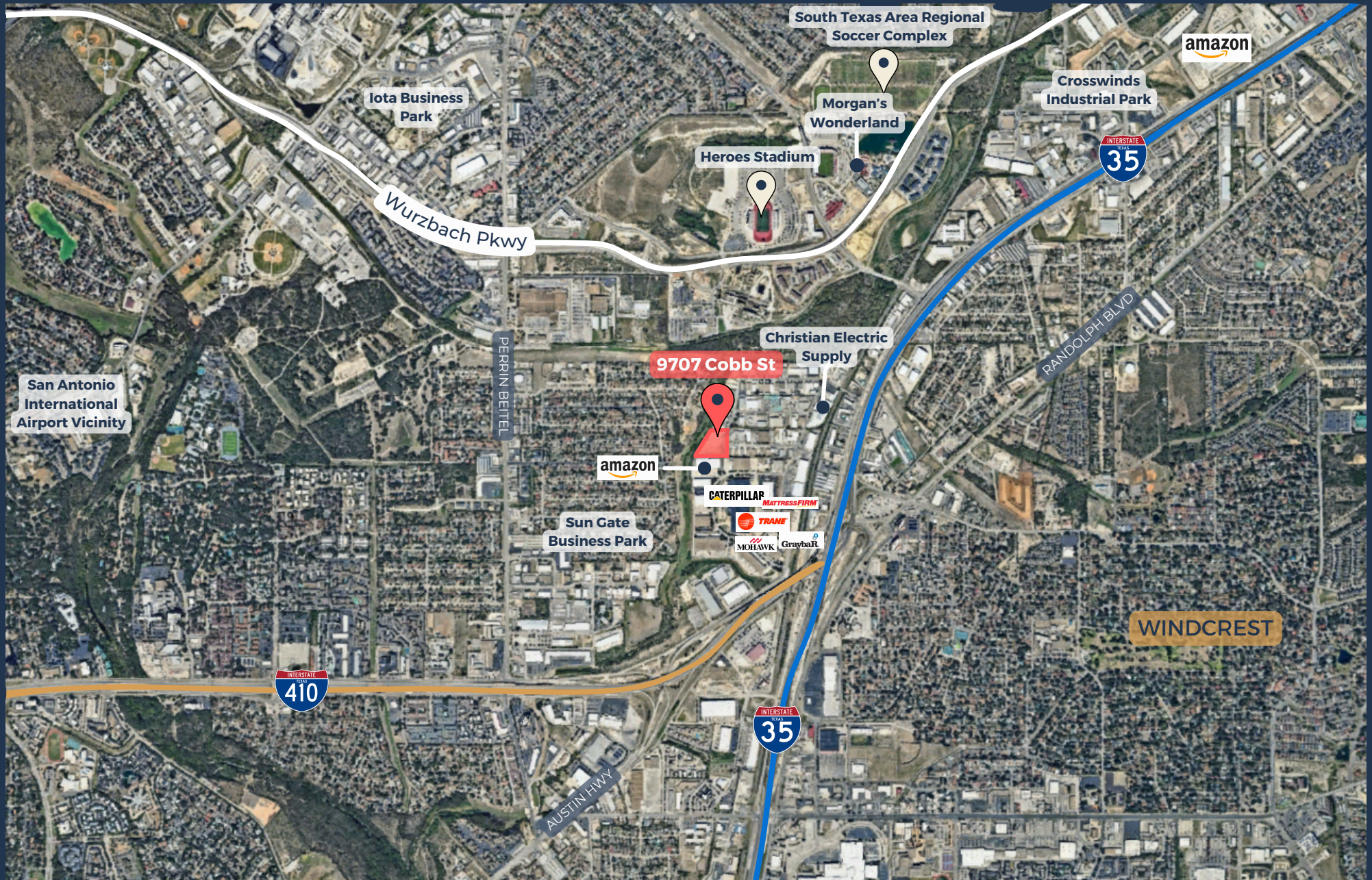
FEATURES:

- 3.23-acre I.O.S. opportunity
- Rare infill I.O.S. site
- Utilities available to site
- Quick access to IH-35, Loop 410, and Wurzbach Pkwy
- Located in an established business park
- Proximate to San Antonio International Airport vicinity

AREA DETAILS & OVERVIEW



AREA DETAILS & OVERVIEW



SITE PLAN

SURVEY CONTINUED

To: First National Title Insurance Company, Capital Title of Texas, LLC, Cante Re Holdings, LLC, and/or assigns, as their interest may appear.

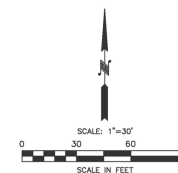
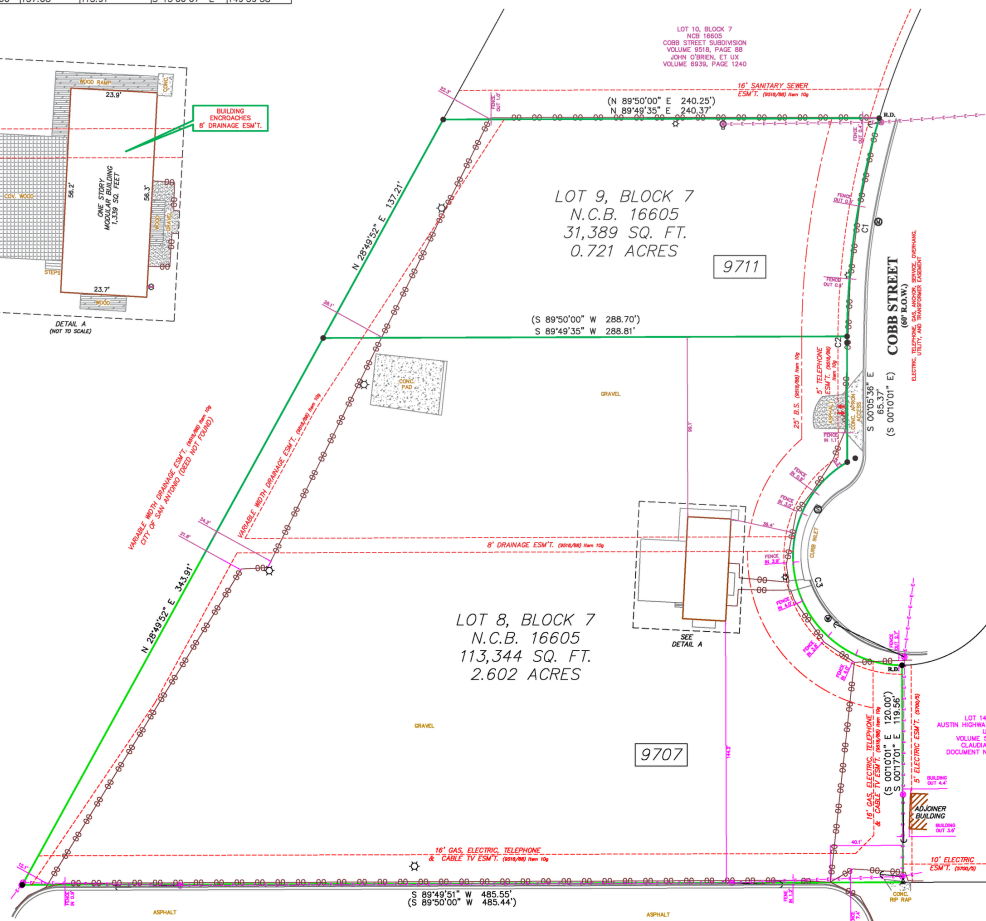
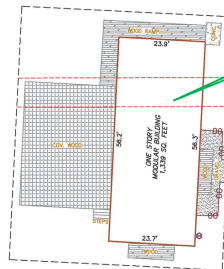
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2022 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Survey, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100.

Date of Plot or Map: 4/10/2025.

Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095



CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	433.00'	121.75'	124.20'	S 89°49'35" E	161°19'24"
C2	433.00'	121.75'	124.20'	S 89°49'35" E	161°19'24"
C3	433.00'	121.75'	124.20'	S 89°49'35" E	161°19'24"



GENERAL SURVEY NOTES:

- This plat or map and the survey on which it is based were made in accordance with laws and/or Minimum Standards of the State of Texas in accordance with the 2022 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys.
- The property described herein is the same as the property described in Capital Title of Texas Commitment No. 25-80477-BR with an effective date of February 25, 2025 and that all easements, covenants and restrictions referenced in said title commitment or apparent from a physical inspection of the site or otherwise known to me have been plotted hereon or otherwise noted as to their effect on the subject property.
- Lot 8 and Lot 9 have direct access to Cobb Street a dedicated public street or highway.
- There are no striped parking spaces on the subject property.
- There is no observed evidence of recent earth moving work, building construction or building additions (except as shown or noted hereon).
- There are no encroachments onto adjoining premises, streets or alleys by any buildings, structures or other improvements, and no encroachments onto said described property by buildings, structures or other improvements situated on adjoining premises (except as shown or noted hereon).
- No underground utilities were marked at the time of the survey.
- There are no visible off-site easements.
- Said described property is located within an area having a Zone Designation "X" (Shaded) and AE by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48025C0270G, with a date of identification of 6/26/2010, for Community No. 48025, in Bexar County, State of Texas, as amended by Letter of Map Revision (LOMR), Case No. 19-06-0785P, with an effective date of 7/25/2019, is the current Flood Insurance Rate Map for the community in which said premises is situated.
- Lot 8 is located in Zones X, X (Shaded) & AE. Lot 9 is located in Zones X & X (Shaded).

NOTE: FROM SURVEY (SECTION AND NO. 10700) WAS USED FOR REFERENCE.

COMMITMENT FOR TITLE INSURANCE (T-1)
ISSUED BY CAPITAL TITLE OF TEXAS
EFFECTIVE DATE: FEBRUARY 25, 2025 FILE NO.: 25-80477-BR
SCHEDULE B (TIME SURVEY RELATED)

10. THE FOLLOWING EASEMENTS AND/OR BUILDING LINES AFFECTING THE SUBJECT PROPERTY AS SHOWN ON MAP OR PLAT RECORDS IN VOLUME 9518, PAGES 87-88, MAY BE PLAT RECORDS, BOUNDARY, BEARS:
25-FOOT BUILDING SETBACK LINE ALONG FRONT LOT LINES (SHOWN HEREON)
5-FOOT WIDE COUNTERSINK BELL TELEPHONE EASEMENT ALONG FRONT LOT LINES (SHOWN HEREON)
15-FOOT WIDE GAS, TELEPHONE AND CABLE TV EASEMENT ALONG FRONT LOT LINES (SHOWN HEREON)
15-FOOT WIDE GAS, TELEPHONE AND CABLE TV EASEMENT ALONG SIDE LOT LINES (SHOWN HEREON)
5-FOOT WIDE GAS, TELEPHONE AND CABLE TV EASEMENT ALONG SIDE LOT LINES (SHOWN HEREON)
VARIABLE WIDTH DRAINAGE EASEMENT ALONG REAR LOT LINES (SHOWN HEREON)

PARKING

TYPE	NUMBER OF SPACES
HANDICAPPED	0
REGULAR	0

LEGEND

- = FOUND MAG NAIL
- = FOUND 1/2" IRON ROD
- () = RECORD INFORMATION
- = STORM SEWER MANHOLE
- = GUY WIRE
- = OVERHEAD ELECTRIC
- = POWER POLE
- = POWER POLE WITH METER
- = LIGHT POST
- = WATER METER
- = WALKWAY/ACCESS TO PUBLIC STREET
- = NUMERICAL ADDRESS
- = CABLE TELEVISION

ABBREVIATIONS

- COV. = COVERED
- CONC. = CONCRETE
- R.D. = RECORD DIGNITY
- MONUMENT = MONUMENT
- B.S. = BUILDING SETBACK

LOCATION MAP

NOT TO SCALE



NOTE:
Bearings shown hereon are based on actual GPS observations, Texas State Plane Coordinates, South Central Zone, Grid.

NOTE:
THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 9518, PAGES 87-88, DEED AND PLAT RECORDS AND VOLUME 9705, PAGE 831, DEED RECORDS OF BEXAR COUNTY, TEXAS.

ALTA/NSPS LAND TITLE SURVEY FOR CANTEX RE HOLDINGS, LLC

9707 AND 9711 COBB STREET
SAN ANTONIO, TEXAS 78217
LOT 8 AND LOT 9, BLOCK 7, NEW CITY BLOCK 16605, COBB STREET
SUBDIVISION, AN ADDITION TO THE CITY OF SAN ANTONIO, BEXAR
COUNTY, TEXAS, ACCORDING TO THE MAP OR PLAT RECORDED IN
VOLUME 9518, PAGES 87-88, DEED AND PLAT RECORDS OF BEXAR
COUNTY, TEXAS.

OF # 25-80477-BR DRAWN BY: ALE
JOB NO. 130212
DATE 4/4/2025



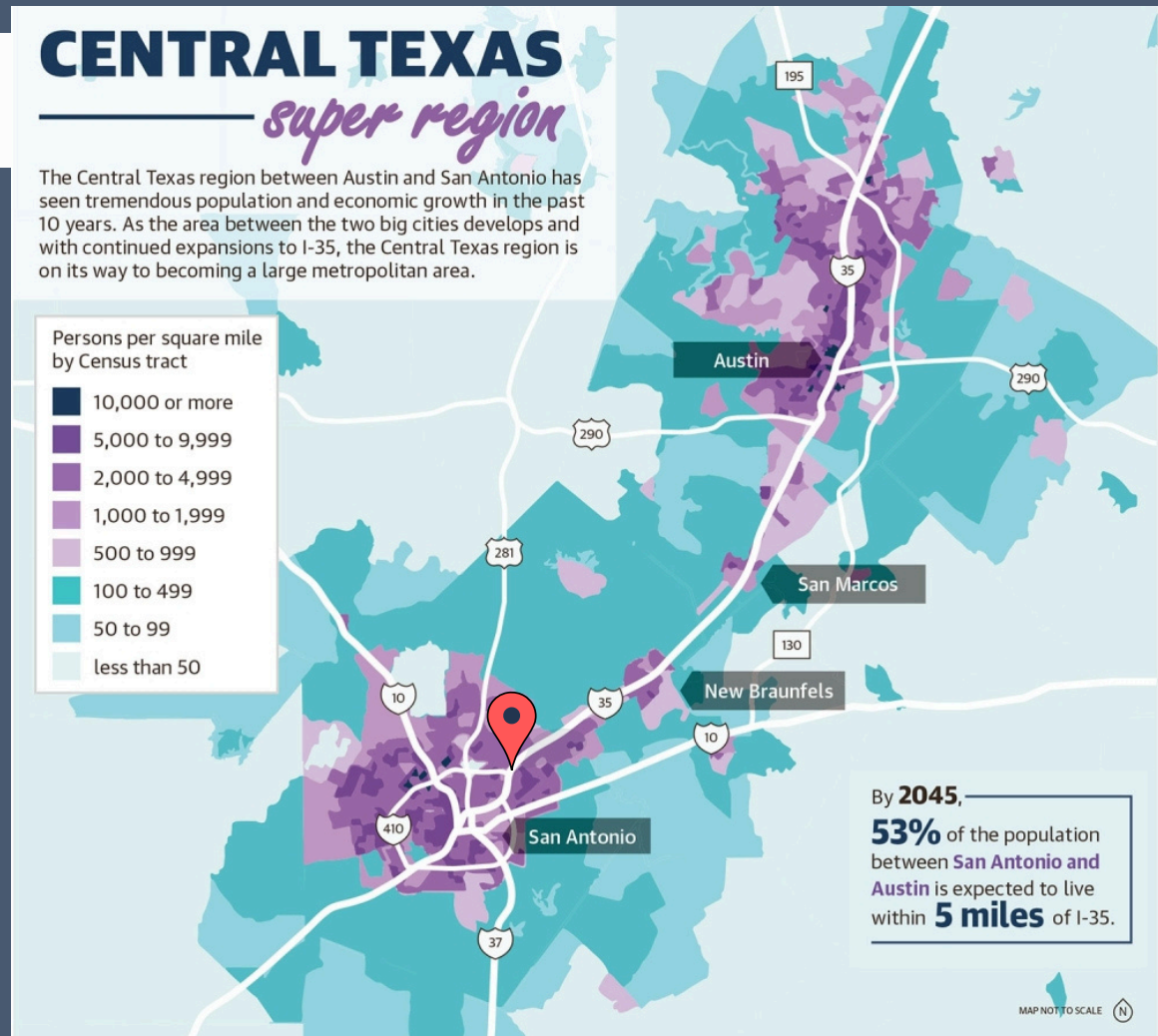
LOCATION HIGHLIGHTS

LOGISTICS SUPER REGION

With a prime location adjacent to IH-35 and just six miles from San Antonio International Airport along Loop 410, 9707 Cobb St. is a uniquely positioned, infill site.

Tenants are incentivized by quick access to all points of San Antonio and the Austin-San Antonio region via IH-35.

Owners benefit from a strong basis in an irreplaceable location within one of the fastest-growing and most economically crucial regions in the United States.



**all info according to communityimpact.com*



CONTACT OUR TEAM



Cullen Mills
Co-Founder & President
cmills@llanorealty.com
(210) 926-5812



Colin McLellan
Partner
cmclellan@llanorealty.com
(210) 908-6345



Jake Esparza
Associate
jesparza@llanorealty.com
(210) 874-5314