

FOR SALE OR LEASE

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.

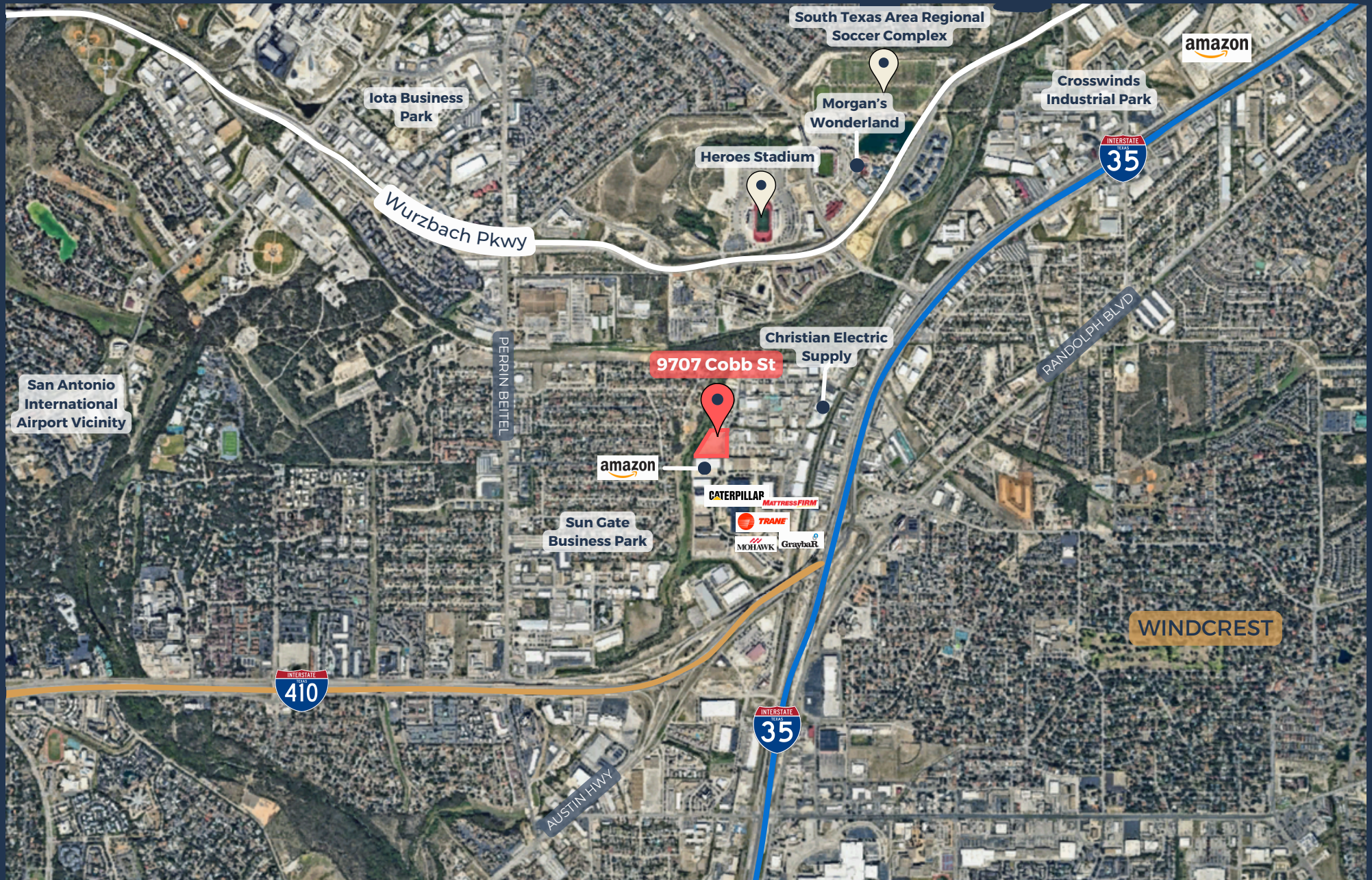
FEATURES:

- 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
- *Can be leased or sold w/ 4711 Broom Street (5,000 SF warehouse)*

AREA DETAILS & OVERVIEW



AREA DETAILS & OVERVIEW



SITE PLAN

SURVEY CONTINUATION

By First National Title Insurance Company, Capital Title of Texas, LLC, Contee RE Holdings, LLC, and/or assigns, on their interest only agree:

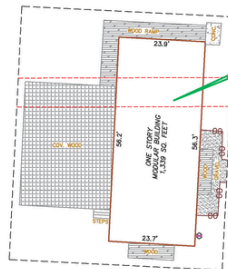
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2022 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 and 13 of Table A thereof. The field work was completed on 4/4/2025.

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

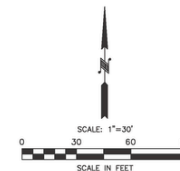
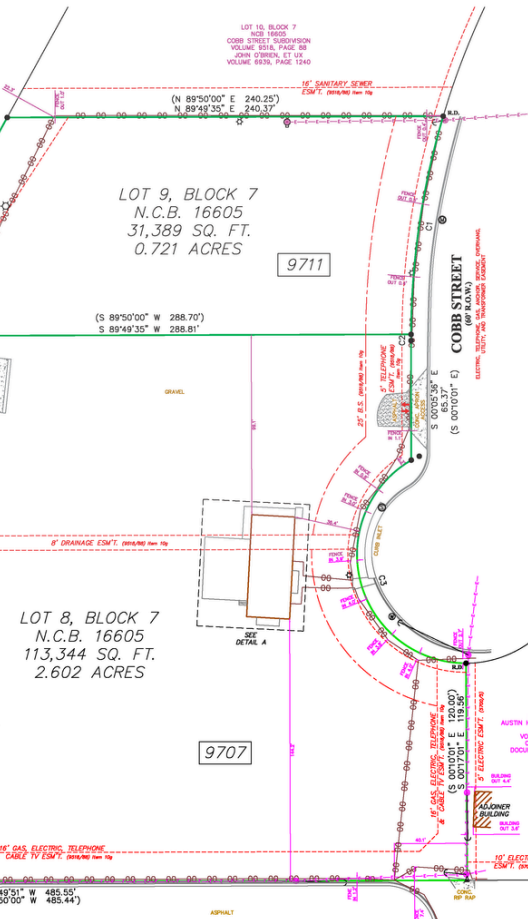
Mark J. Ewald
Registered Professional Land Surveyor
Texas Registration No. 5095



| CURVE | RADIUS | ARC LENGTH | CHORD LENGTH | CHORD BEARING | DELTA | ANGLE |
|-------|---------|------------|--------------|---------------|------------|-------|
| C1 | 433.00' | 121.70' | 74.20' | S 89°49'35" W | 181°3'24" | |
| C2 | 433.00' | 13.45' | N 45° | S 00°03'22" W | 0°27'45" | |
| C3 | 603.00' | 1157.08' | 115.91' | S 15°08'07" E | 149°59'58" | |



HOUSE WITH DRIVEWAY (DRIVEWAY NOT PLANNED)
HOUSE WITH DRIVEWAY (DRIVEWAY NOT PLANNED)



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-SR with an effective date of February 28, 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 have been placed hereon or otherwise noted as to their effect on the subject property.
- Lot 8 and Lot 9 have direct access to Cobble Street a dedicated public street or highway.
- There are no stippled 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 possible off-site easements.
- Said described property is located within an area having a Zone Designation "X, X (Shaded) and AE by the Federal Emergency Management Agency (FEMA), on Flood Insurance Rate Map No. 48025C02700, with a date of identification of 6/26/2010, for Community No. 480205, 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. 1000) WAS USED FOR REFERENCE.

COMMITMENT FOR TITLE INSURANCE (T-1)
ISSUED BY CAPITAL TITLE OF TEXAS
EFFECTIVE DATE: FEBRUARY 28, 2025. FILE NO.: 25-80477-SR
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 RECORD, BOUNDARY, EASEMENTS:
25-FOOT BUILDING SETBACK LINE ALONG FRONT LOT LINES (SHOWN HEREON)
5-FOOT WIDE CONVEYANCE 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)
EASEMENT WITH DRAINAGE EASEMENT ACROSS CENTER AND ALONG THE SIDE OF LOT 9 (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
- = HIGHWAY/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-SR DRAWN BY: MJE
JOB NO. 130212
DATE 4/4/2025



PACKAGE OPTION

4711 BROOM STREET, SAN ANTONIO, TX 78217



4711 BROOM ST.

9711 COBB ST. CAN BE PACKAGED WITH 4711 BROOM ST.

ABOUT THE PROPERTY:

4711 Broom Street is a 5,000 SF industrial warehouse project in the Northeast submarket of San Antonio. Tenants benefit from six grade-level doors, fully fenced and gated outside storage, and quick access to Loop 410 and IH-35.

FEATURES:

- 5,000 SF industrial warehouse
- Fully fenced and gated yard
- Six (6) grade-level doors
- Located in an established business park
- Quick access to Loop 410 and IH-35
- *Can be leased or sold w/ 9711 Cobb St (3.23-AC IOS)*



CONTACT OUR TEAM



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