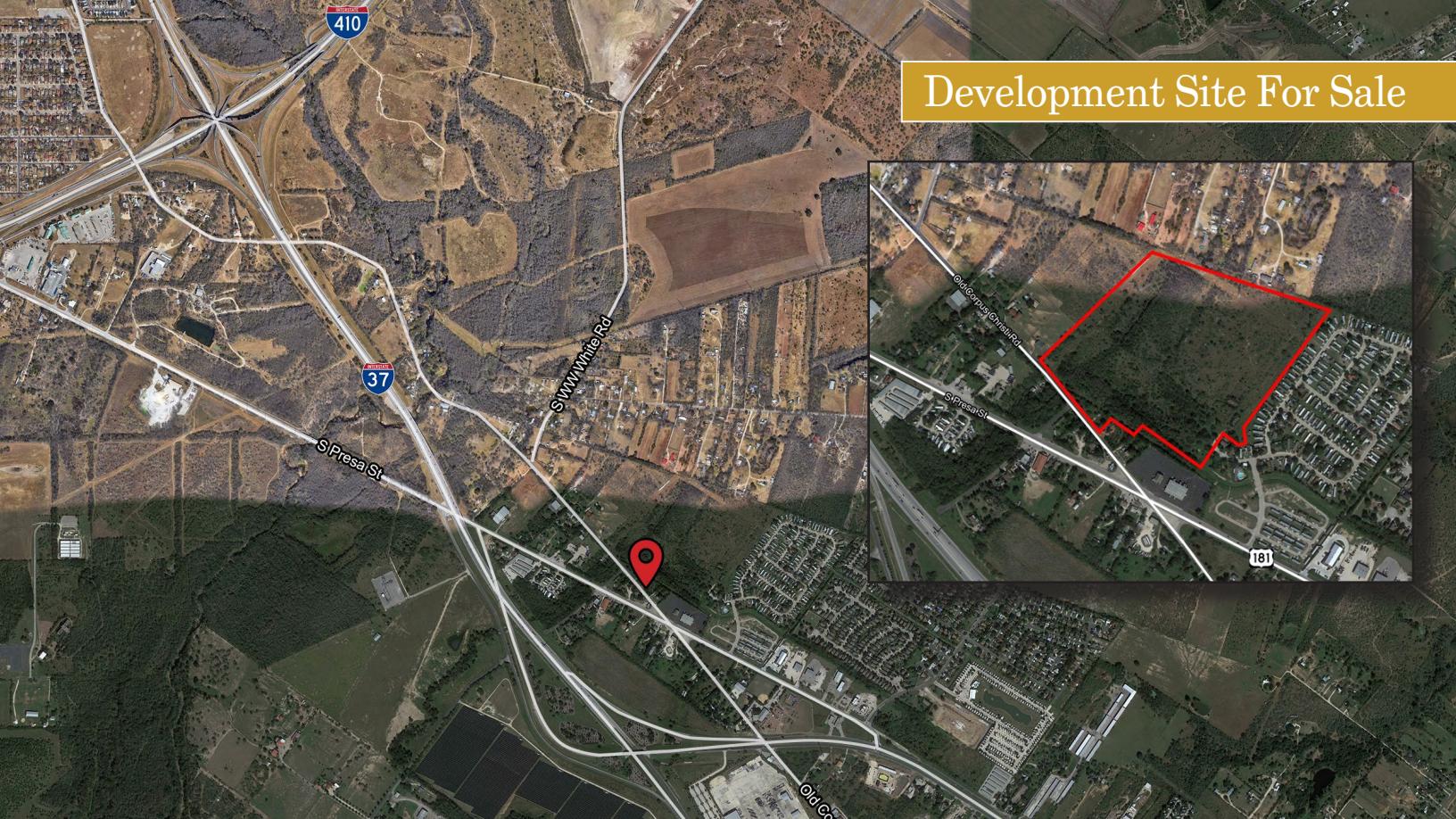


Development Site For Sale



Property Details

Price	\$2,750,000
Land Size	45 acres (approx. 29 acres usable)
Road Frontage	Approx. 660 ft.
Utilities	All available
Zoning	OCL
Legal Description	CB 4007-6 P-124 ABS 11

Sale Contact

Steves Rosser

Senior Vice President

210 710 6460

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

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 an RV park. Owner has engineering studies for an RV park 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

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

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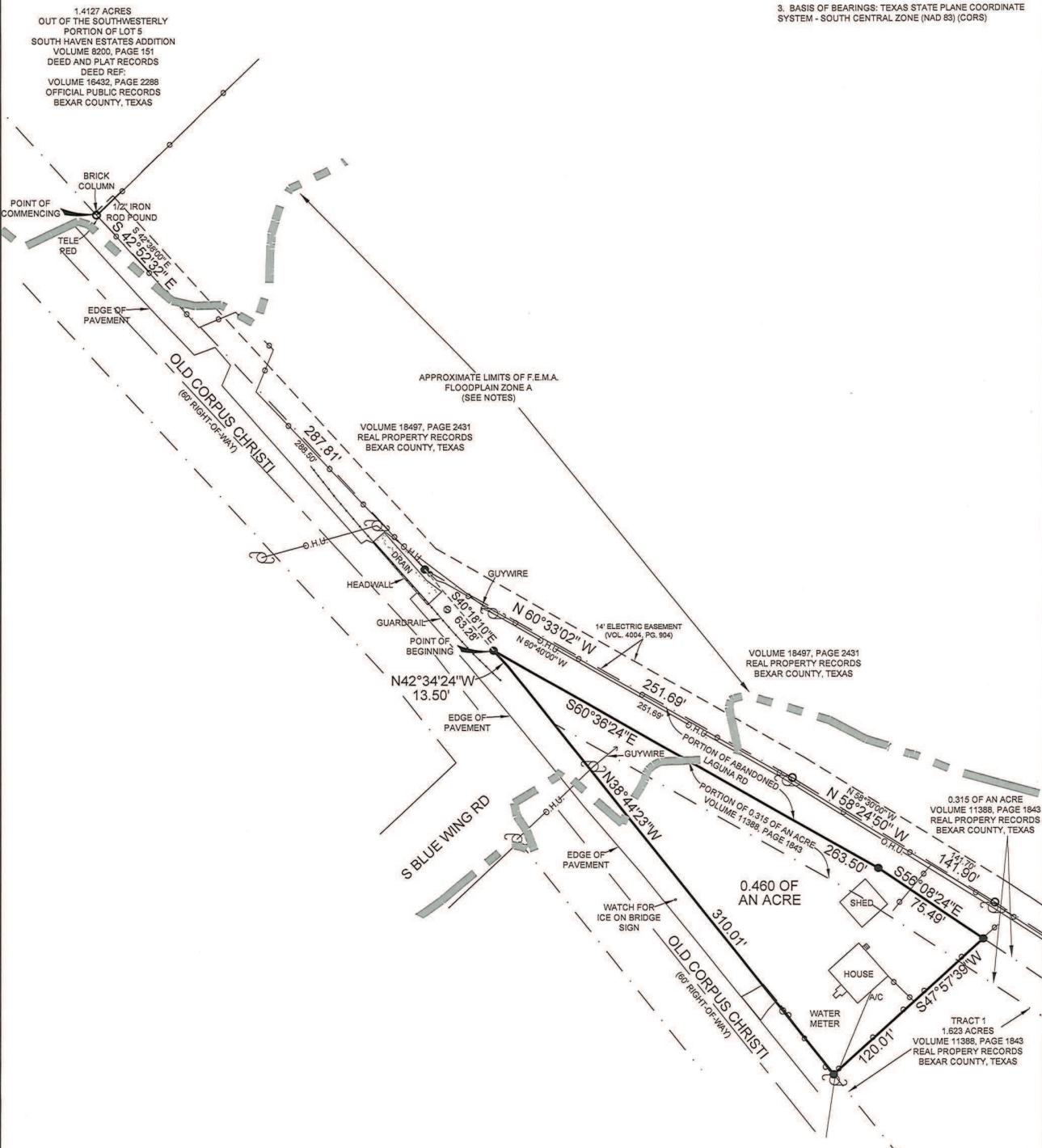
10450 Old Corpus Christi Hwy
San Antonio, TX 78223



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) (CORS)



SURVEY OF: 0.460 OF AN ACRE 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.: 32502-1666
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'
S33°29'20"W
161.24'
1/2" IRON ROD FOUND WITH CAP
MARKED "ELIZONDO RPLS 6366"
(UNLESS OTHERWISE NOTED)

Legend:
O.H.U. OVERHEAD UTILITY
WOOD FENCE
CONCRETE
UTILITY POLE
CO. - CLEANOUT
COV. COVERED
(VOLUME/PAGE)
G - GAS METER
E - ELEC. METER
W - WATER METER
1/2" IRON ROD SET WITH CAP
MARKED "MBC ENGINEERS"



MACINA • BOSE • COPELAND & ASSOC., INC.
CONSULTING ENGINEERS AND LAND SURVEYORS

1035 Central Parkway North, San Antonio, Texas 78232

(210) 545-1122 Fax (210) 545-9322 www.mbcengineers.com

FIRM REGISTRATION NUMBER: T.B.P.E. F-784 & T.B.P.L.S. 10011700



NORTH

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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.

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

Buyer/Tenant/Seller/Landlord Initials

Date