

# FOR SALE

San Antonio, TX 78217

**ZONED : I-1**

Airport Area Industrial Land For Sale. Near rail spur and other Industrial. Close to highways and major streets. Please note there may be history of landfills in the area. Buyer to due their due diligence. 2.0 +/- acres next door, construction next door due to be finished Dec. 2024.

**Land:**

Size	Asking Price
2.10 +/- acres:	\$ 475,000.00 (\$ 5.19 per sq. ft.)



## Zurich U.S. Properties, Inc.

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Laurence Seiterle [Laurence@zurichproperties.com](mailto:Laurence@zurichproperties.com)

The information contained herein is based upon information supplied by third parties; however Zurich U.S. Properties, Inc. makes no representation or warranties as to its accuracy or as to its suitability, merchantability or condition of the property. This offering is subject to errors, omissions, changes of price or withdrawn from the market without notice.

REPLAT ESTABLISHING GABRIEL'S PLACE LOT 18 REPLAT

BEING A TOTAL OF 4.102 ACRES

ESTABLISHING LOTS 25 AND 26, NEW CITY BLOCK 13752, BEING ALL OF LOT 18, NEW CITY BLOCK 13752 IN THE SENTINEL INDUSTRIAL PARK SUBDIVISION, RECORDED IN VOLUME 9513, PAGE 86-87, DEED AND PLAT RECORDS OF BEAR COUNTY, BEAR COUNTY, TEXAS



SCALE: 1" = 100'

JONES CARTER logo and address: 4300 Lockheed Drive, Suite 300, San Antonio, Texas 78249-1551

DATE OF PREPARATION: December 3, 2020

STATE OF TEXAS

COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

OWNER/DEVELOPER: NICE CINDY GABRIEL, INDUSTRY DRIVE PARTNERS LTD, 10823 GABRIEL DRIVE, SAN ANTONIO, TX 78217

STATE OF TEXAS

COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED NICE CINDY GABRIEL, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

STATE OF TEXAS

COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC...

OWNER/DEVELOPER: PAUL ATTAN, POA FUTURE PROPERTY LLC, 2509 KENNEDY CIRCLE 4TH FLOOR, SAN ANTONIO, TX 78215

STATE OF TEXAS

COUNTY OF BEAR

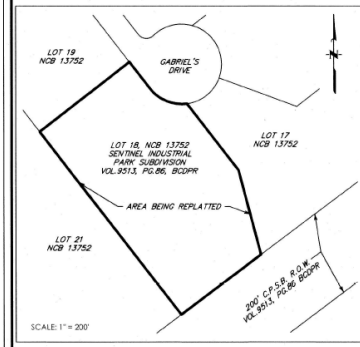
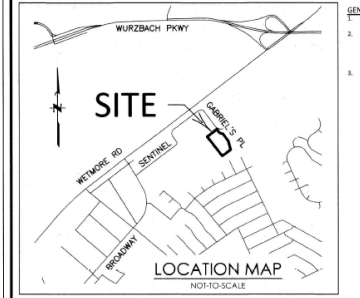
BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED PAUL ATTAN, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT...

NOTARY PUBLIC, BEAR COUNTY, TEXAS



STATE OF TEXAS, COUNTY OF BEAR. I, LUCY ADAMS CLARK, COUNTY CLERK OF BEAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF BEAR COUNTY ON 2/20/21 AT 8:41:43 AM...

BY: [Signature] DEPUTY



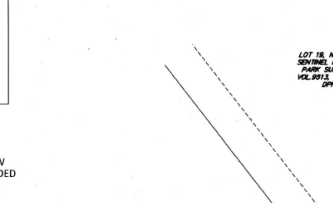
AREA BEING REPLATTED: THE AREA BEING REPLATTED WAS PREVIOUSLY PLATTED AS LOT 18, NEW CITY BLOCK 13752 IN SENTINEL INDUSTRIAL PARK SUBDIVISION...

THIS PLAT OF GABRIEL'S PLACE LOT 18 REPLAT, HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO... I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT...

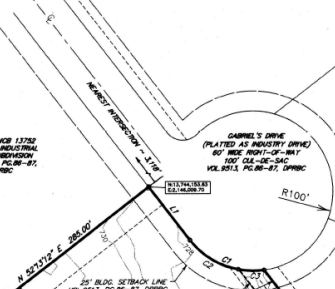
Professional seals and signatures for Joseph E. York V (Professional Engineer) and Troy A. Trobaugh (Registered Professional Land Surveyor).

- GENERAL NOTES: 1. THE CITY OF SAN ANTONIO PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS... 2. COMMON AREA MAINTENANCE... 3. THE CITY OF SAN ANTONIO PART OF ITS ELECTRIC, GAS, WATER, AND WASTEWATER SYSTEMS...

Table with columns: PROPERTY, LENGTH, WIDTH, AREA, PERIMETER, BEARING, DISTANCE. Includes Lot 18, Lot 17, and Lot 21 data.

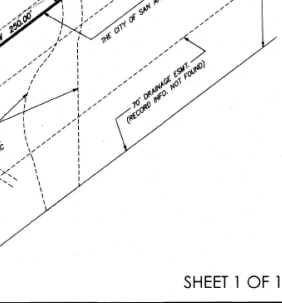
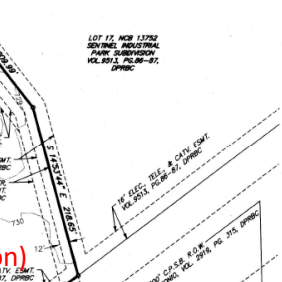
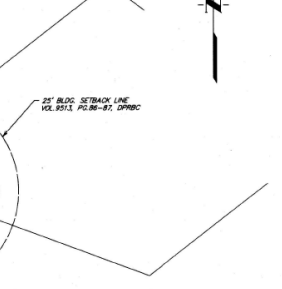


- SEMI-UTILITY NOTES: 1. SPENT FERTILIZER... 2. ANY OPS ENERGY OR SAWS MONETARY LOSS RESULTING FROM MODIFICATIONS... 3. THIS PLAT DOES NOT AMEND, ALTER, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, DRAINAGE, TELEPHONE, CABLE TV...



Available (under construction) 2,102 ACRES. Includes text: 'SOLD (under construction) 2,000 ACRES'.

- DRAINAGE ENCROACHMENTS: NO THROUGH-TRENCH WALLS OR OTHER OBSTRUCTIONS THAT IMPROVE DRAINAGE... FIRE NOTE: INTERSECTING ALLEYS SHALL BE PROVIDED BETWEEN ALL ADJACENT LOTS...



DOC. NUMBER: 202110032436

Civil Job No. S0985-0001

Scale: 1" = 100'

03 Gabriels Place SA TX 78217

a description for your map.

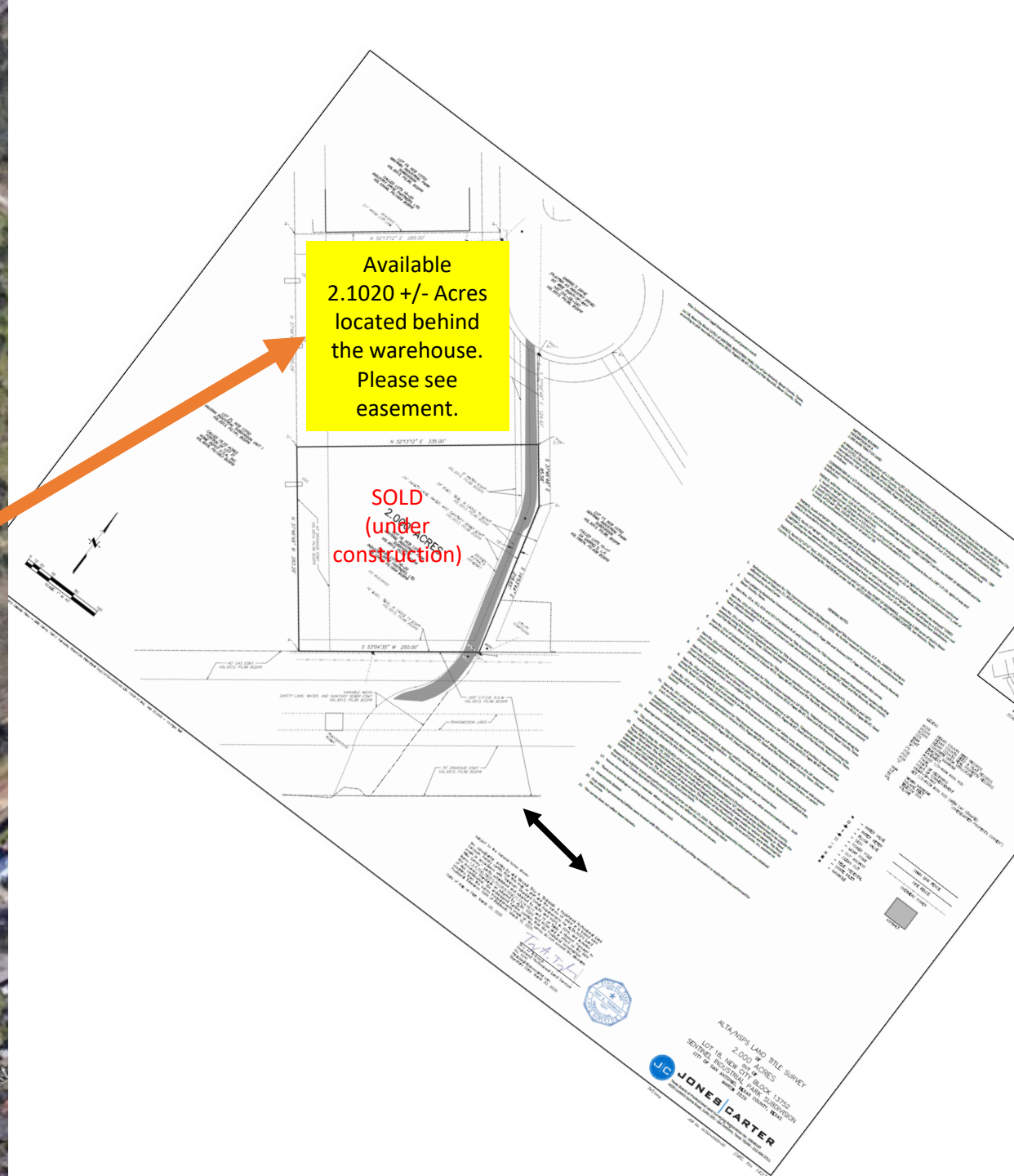
**Land:** (shape of land in map may not be 100% correct)

**Vacant:** Available 2.1020 +/- Acres (yellow)



10903 Gabriels Pl

2.10 +/- Acres.  
Please see  
easement.



Available  
2.1020 +/- Acres  
located behind  
the warehouse.  
Please see  
easement.

SOLD  
(under  
construction)

ALTA/NDPS LAND TITLE SURVEY  
LOT 18, NEW 90+ ACRES  
SEVEN INDEPENDENT BLOCK LOTS  
IN THE  
JONES CARTER



**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.

**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.

**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:
  - o that the owner will accept a price less than the written asking price;
  - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
  - o 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.

ZURICH U.S. PROPERTIES, INC.	399582	DEBBIE@ZURICHPROPERTIES.COM	210-225-5877
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Deborah L. Stangoni	507493	DEBBIE@ZURICHPROPERTIES.COM	210-225-5877
Designated Broker of Firm	License No.	Email	Phone
Deborah L. Stangoni	507493	DEBBIE@ZURICHPROPERTIES.COM	210-225-5877
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Laurence P. Seiterle	464589	LAURENCE@ZURICHPROPERTIES.COM	210-225-5877
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord initials \_\_\_\_\_ Date \_\_\_\_\_

**Regulated by the Texas Real Estate Commission**

**Information available at [www.trec.texas.gov](http://www.trec.texas.gov)**