

# 3.43 ACRES

## PRIME RETAIL

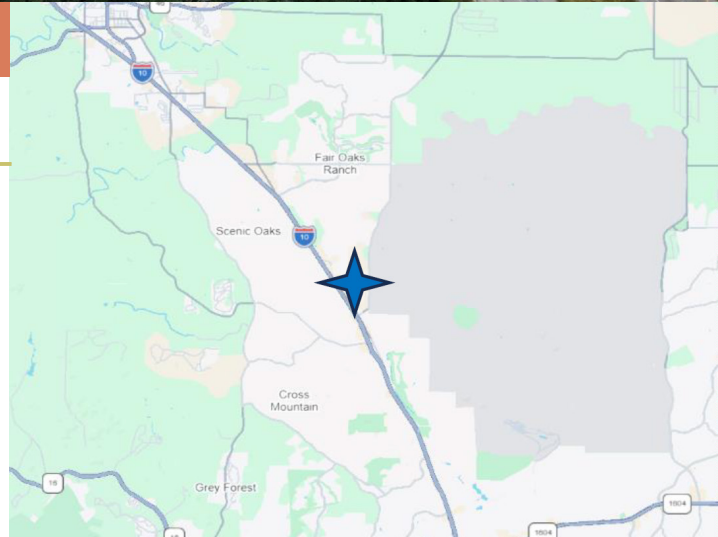
25930 IH-10 WEST | BEXAR COUNTY



## 3.43 ACRES FOR SALE

### FEATURES

- Platted & Ready
- "Outside City Limits" – No Zoning
- All Utilities
- No Floodplain
- 359ft on I-10 - 67,882 Cars Per Day
- Seller Financing Considered
- \$29.00/SF



**TODD BEEBE**, Broker

MOBILE: 210.410.9904

tbeebe@hoganre.com

# HOGAN

COMMERCIAL PARTNERS

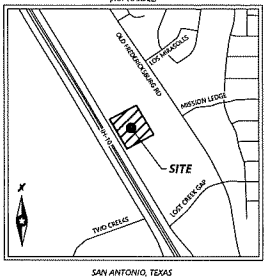
1618 Lockhill Selma Rd, San Antonio, TX 78213





© 2024 Westwood Professional Services, Inc. N:\SS\2212086\_CAD\DWG\SURVEY\_CADD\SS 2212086-ALTS.DWG

VICINITY MAP



LEGAL DESCRIPTION (GF NO. sct-48-4300112408104-DB)

BEGINNING, At a point 1/2 inch from and on the southeast right-of-way line of Interstate Highway 10, the south corner of the tract, said corner is 2,372.5 feet to a north-south direction from the southeast at the intersection of the southeast right-of-way line of Interstate Highway 10 and the northeast right-of-way line of S.A. 3351 (Highway 161 Road).

THENCE, north 82 degrees 30' 00" West (bearing as based on the deed recorded in Volume 4406, Page 339, Real Property Records Bexar County, Texas) 464.04 feet to the southeast right-of-way line of Interstate Highway 10, to a point 1/2 inch from and on the east corner of the tract.

THENCE, north 82 degrees 12' 32" East, 416.55 feet to a point 1/2 inch from and on the north corner of the tract.

THENCE, south 10 degrees 18' 00" East, 464.04 feet to a point 1/2 inch from and on the east corner of the tract.

THENCE, south 82 degrees 00' 00" West, 416.55 feet to the POINT OF BEGINNING.

LEGEND

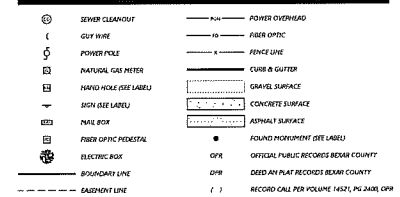


TABLE A ITEMS

- 1. Monuments placed at all major corners of the boundary of the property.
2. The subject property is addressed 25840 Interstate 10 West, San Antonio, Texas 78206.
3. The foregoing property is located within Zone X according to FEMA FIRM Map No. 48029C0095F, dated September 29, 2010. Zone X is not within a 100 year flood zone.
4. Subject tract area is 4.430 acres, or 192,968 square feet.
5. Substantial features observed in the process of conducting the survey are shown hereon.
6. Names of adjoining owners of planted lands according to current public records are shown hereon.
7. The nearest intersecting street is shown hereon, where Interstate Highway 10 West Frontage Road and Lost Creek Gap meet.
8. No evidence of earth moving work and construction was found on site.

SCH. B EXCEPTIONS (GF NO. sct-48-4300112105493-RJ)

The following notes correspond to the numbering system of Schedule B of the above an endorsed title insurance commitment.

- 10. The following matters and all items of the documents creating or affecting evidence of the matters that are not shown on this survey are:
a. Lease Agreement dated April 1, 1993 by and between Mr. James Graham, as Lessee, and Western Outdoor Advertising Co., a corporation of Omaha, Nebraska, as Lessor. (See April 27, 1994, recorded in Volume 7440, Page 684, Real Property Records, Bexar County, Texas. (See VOLUME 11741, PAGE 407, TITLE 108.)
b. Interest in and to 18 East 34th, oil, gas and other minerals, and all rights incident thereto, contained in instrument recorded January 24, 1997 at Volume 1081, Page 239, Deed Records, Bexar County, Texas. Reference to which instrument is here made for particulars. No further search of title has been made as to the instrument created by the said instrument, and the Guaranty makes no representation as to the ownership or holder of such interests. (BLANKET IN NATURE, NOT RECORDED)
c. Rights of reversion in possession, as tenants only, under recorded lease agreements.

GENERAL NOTES

- 1. Bearings are based on the North American Datum of 1983 (NAD 83) Adjustment, Texas State Plane Coordinate System for the South Central Zone, NAD 83. Coordinates and distances shown hereon are surface.
2. Elevations are based on NAVD83.
3. Deed instrument Volume 14521, Page 2400, Official Public Records Bexar County, Texas.
4. This survey was completed using a Total Station Model ID: 4444-0001 (2008104-DB), with effective date January 15, 2024 (provided by Chicago Film Insurance Company).
5. The underground utilities shown have been located from field survey information and existing maps. The surveyor makes no guarantee that the underground utilities shown compare to actual conditions in the area, where the service is abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location and depth and although the surveyor does verify that they are located as accurately as possible from information available. The surveyor is not physically located the underground utilities.

CERTIFICATION

I, Mori Bagheri, and Chicago Title Insurance Company. This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2023 Minimum Standard Map Requirements for 2-Dimensional Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 8, 13, 14 and 16 of Table A of the Manual. The field work was completed on 08/27/2024.
Ethan C. Oelke, State of Texas, Surveyor No. 6928, State Seal.

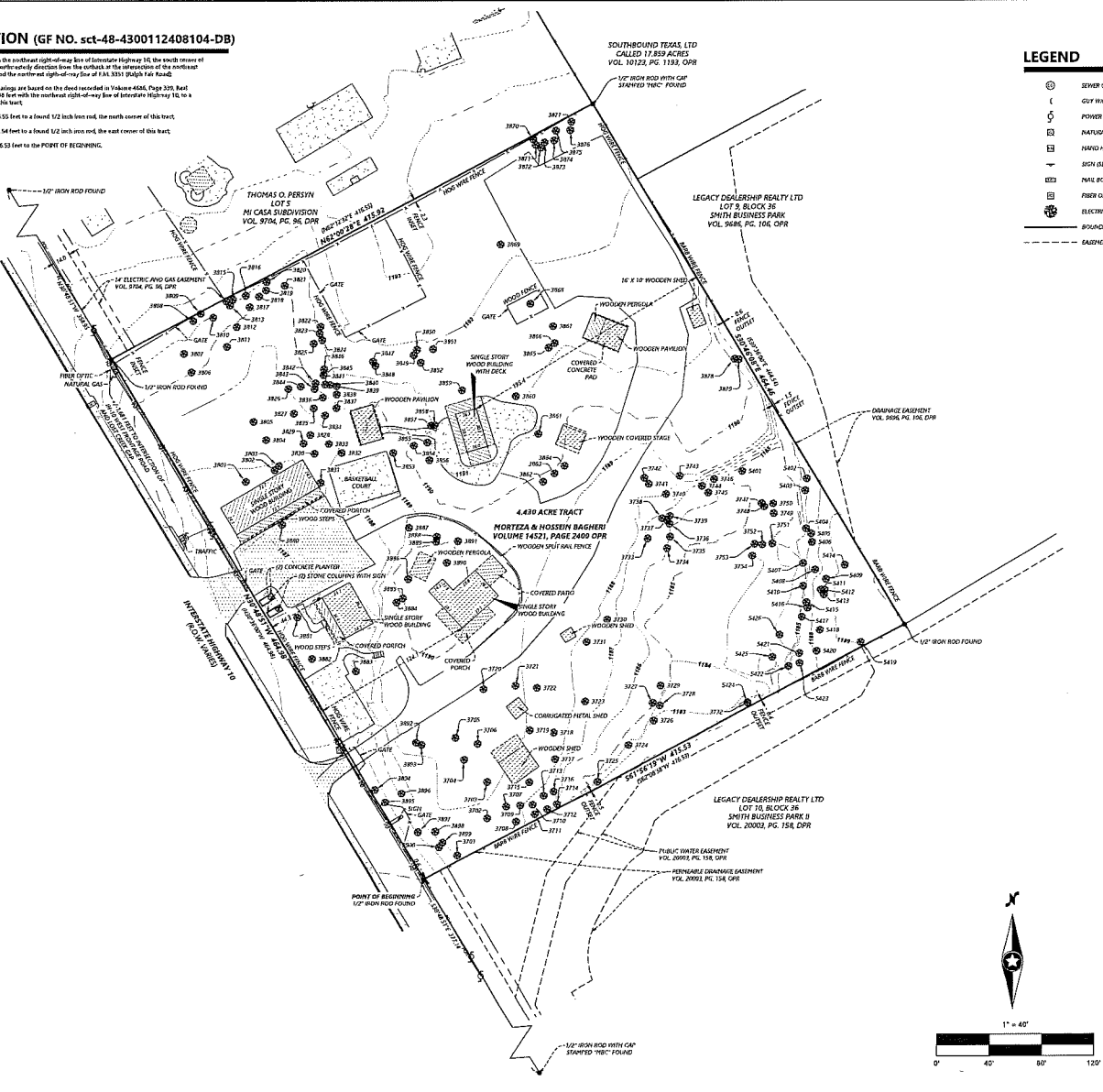
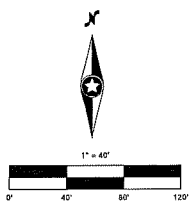


Table with 3 columns: Tree Table, Tree Table, Tree Table. Each column contains columns for Point #, Description, Point #, Description, Point #, Description. Lists various tree types and sizes such as 18" OAK, 12" OAK, 10" OAK, etc.



PROJECT: 1127700
CHECKED: ECD
DRAWN: MCD
FIELD ENGINEER: RYAN G. JONES
FIELD WORK DATE: 08/28/2024

PREPARED FOR: Mori Bagheri, 60 High Crescent, San Antonio, Texas 78257

ALTA/NSPS LAND TITLE SURVEY

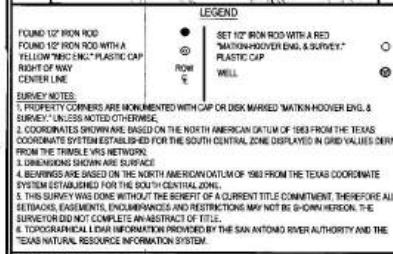
A 4.430 ACRE TRACT OF LAND SITUATED WITHIN THE J.M. MCCULLOUGH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING THAT SAME 4.430 ACRE TRACT RECORDED IN VOLUME 14521, PAGE 2400, OFFICIAL PUBLIC RECORDS BEXAR COUNTY TEXAS

Westwood logo and contact information: Phone: (210) 265-8200, Fax: (210) 265-8201, 311 North Loop 1504 East, Suite 200, Houston, TX 77028

SHEET NUMBER: 1 OF 1
DATE: 08/27/2024

REGISTRAR'S MEMORANDUM  
 AT THE TIME OF RECORDATION, THE  
 INSTRUMENT WAS DULY VERIFIED  
 AS BEING A TRUE AND CORRECT  
 REPRODUCTION OF THE ORIGINAL  
 INSTRUMENT AS FILED IN THE  
 PUBLIC RECORDS OF BEXAR COUNTY,  
 MISSOURI.

Book 9704 Page 86  
 Date: 2/16/2016 14:42:35  
 Plat: 160313  
 County: BEXAR



STATE OF TEXAS  
 COUNTY OF KENDALL

I HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE THAT AT THE TIME OF DIRECTOR OF PUBLIC WORKS APPROVAL, A POTABLE GROUND WATER SUPPLY WHICH MEETS THE CURRENT STANDARDS AS ESTABLISHED BY THE TEXAS DEPARTMENT OF HEALTH FOR DRINKING WATER UNDERLIES EACH LOT AND SUCH WATER IS OF SUFFICIENT QUANTITY TO SUPPLY THE DOMESTIC NEEDS OF THE IMPROVEMENTS CURRENTLY CONSTRUCTED ON THE LOT. THE PROPERTY OWNER IS RESPONSIBLE FOR THE CONSTRUCTION AND MAINTENANCE OF A SYSTEM THAT IS IN COMPLIANCE WITH THE APPLICABLE RULES AND REGULATIONS.

JOSHUA J. VALENTA  
 LICENSED PROFESSIONAL ENGINEER #114592  
 MATKIN/HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS  
 COUNTY OF KENDALL

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED JOSHUA VALENTA, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 14th DAY OF July A.D. 2016

Shari M. Yarnell  
 NOTARY PUBLIC KENDALL COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY MATKIN/HOOVER ENGINEERING & SURVEYING.

JEFF BOEDNER  
 REGISTERED PROFESSIONAL LAND SURVEYOR #4939  
 MATKIN/HOOVER ENGINEERING & SURVEYING

STATE OF TEXAS  
 COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE UNIFIED DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES GRANTED BY THE SAN ANTONIO PLANNING COMMISSION.

JOSHUA J. VALENTA  
 LICENSED PROFESSIONAL ENGINEER #114592  
 MATKIN/HOOVER ENGINEERING & SURVEYING

**SAUND IMPACT FEE NOTE:**  
 WATER IMPACT FEES WERE NOT PAID AT THE TIME OF PLATTING FOR THIS PLAT. ALL IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET.

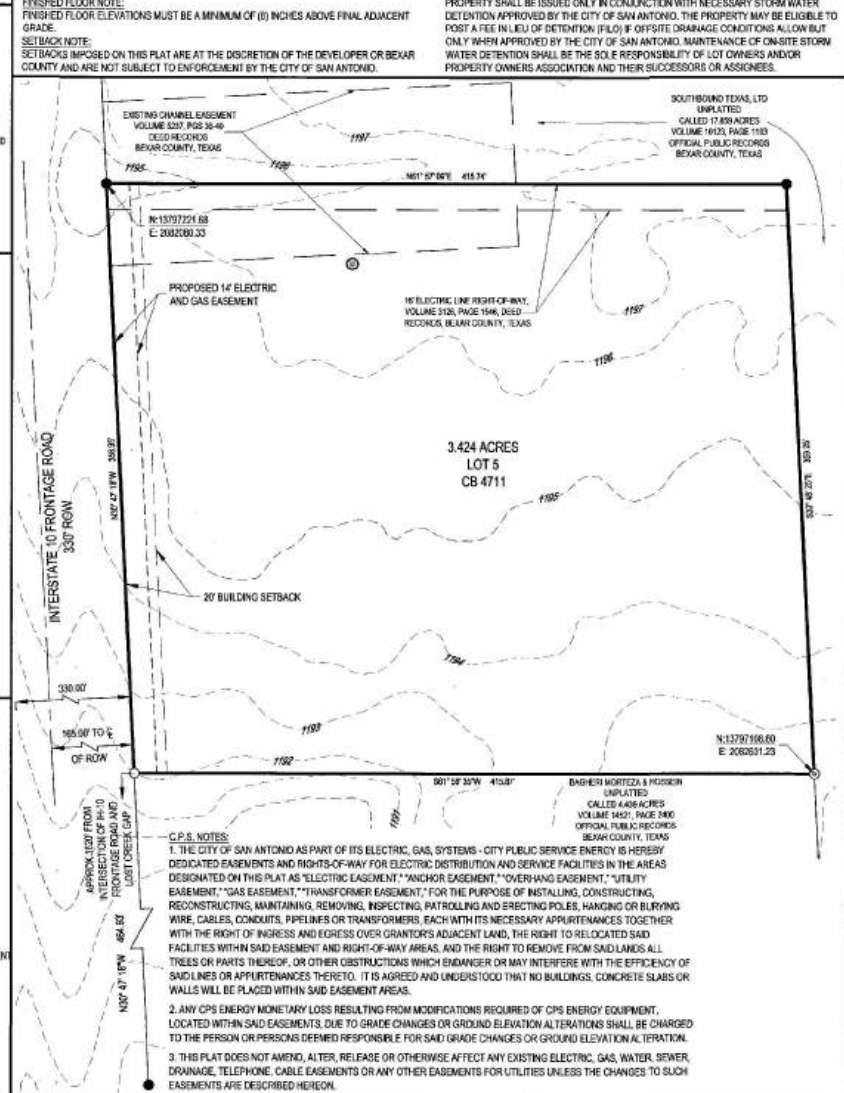
**WASTEWATER EDU NOTE:**  
 THE NUMBER OF WASTEWATER EQUIVALENT DWELLING UNITS (EDUS) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM UNDER THE PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

**DEED:**  
 1. FOR RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.  
 2. MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM THIS PROPERTY WILL BE REGULATED AS DIRECTED BY "ACCESS MANAGEMENT MANUAL." THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO (2) ACCESS POINTS ALONG H-10 BASED ON THE OVERALL PLATTED HIGHWAY FRONTAGE OF 369.17.

**CROSS ACCESS:**  
 LOT OWNER(S) SHALL PROVIDE SHARED COMMON CROSS ACCESS IN ACCORDANCE WITH UDC 30-506(K)

**FINISHED FLOOR NOTE:**  
 FINISHED FLOOR ELEVATIONS MUST BE A MINIMUM OF (8) INCHES ABOVE FINAL ADJACENT GRADE.

**SETBACK NOTE:**  
 SETBACKS IMPOSED ON THIS PLAT ARE AT THE DISCRETION OF THE DEVELOPER OR BEXAR COUNTY AND ARE NOT SUBJECT TO ENFORCEMENT BY THE CITY OF SAN ANTONIO.



**PLAT NO: 160313**  
**PLAT ESTABLISHING MI CASA**

BEING A TOTAL OF 3.424 ACRES TRACT OF LAND, LOCATED IN THE J.M. McCLUGG SURVEY NO. 28, ABSTRACT NO. 439, BEXAR COUNTY, TEXAS, SAID 3.424 ACRE TRACT BEING THAT CERTAIN 3.47 ACRE TRACT OF LAND, RECORDED IN VOLUME 12106, PAGE 666, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS ESTABLISHING LOT 5, CB 4711.

**MATKIN/HOOVER**  
 ENGINEERING & SURVEYING

DATE: JULY 2016  
 JOB NO. 2761.00

SCALE: 1"=50'

STATE OF TEXAS  
 COUNTY OF BEXAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEDICATES TO THE USE OF THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE OR PART OF AN ENCLAVE OR PLANNED UNIT DEVELOPMENT, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINS, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

SANDY EHRLICH  
 AGENT  
 25800 H 10 WEST FRONTAGE ROAD  
 BOERNE, TX 78006  
 214-694-4672

STATE OF TEXAS  
 COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED SANDY EHRLICH, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED, GIVEN UNDER MY HAND AND SEAL OF OFFICE THIS 13th DAY OF July A.D. 2016

Shari M. Yarnell  
 NOTARY PUBLIC BEXAR COUNTY, TEXAS

CERTIFICATE OF APPROVAL

THIS MINOR PLAT HAS BEEN SUBMITTED TO BEXAR COUNTY, TEXAS PUBLIC WORKS DEPARTMENT AND HAVING BEEN REVIEWED BY THE DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER, IS HEREBY APPROVED IN ACCORDANCE WITH STATE AND LOCAL LAWS AND REGULATIONS AS INDICATED BELOW.

ON THIS 28th DAY OF July A.D. 2016

Dr. W. W. Wagoner  
 DIRECTOR OF PUBLIC WORKS / COUNTY ENGINEER,  
 BEXAR COUNTY, TEXAS

STATE OF TEXAS  
 COUNTY OF BEXAR

THIS PLAT OF MI CASA HAS BEEN SUBMITTED TO THE CITY OF SAN ANTONIO, TEXAS, AND HAVING BEEN REVIEWED BY THE DIRECTOR OF DEVELOPMENT SERVICES, IS HEREBY APPROVED IN ACCORDANCE WITH STATE OR LOCAL LAWS AND REGULATIONS, AND/OR WHERE ADMINISTRATIVE EXCEPTION(S) HAVE BEEN GRANTED.

DATED THIS 27th DAY OF July A.D. 2016

W. W. Wagoner  
 DIRECTOR OF DEVELOPMENT SERVICES

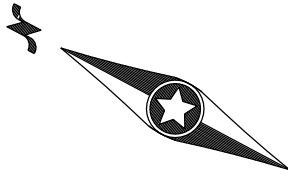
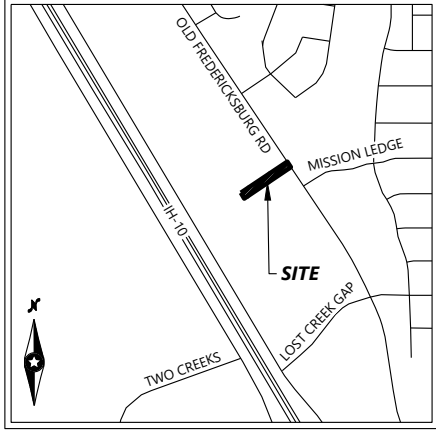
STATE OF TEXAS  
 COUNTY OF BEXAR

KICKAPOO COUNTY CLERK OF BEXAR COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE, ON THE 29th DAY OF July A.D. 2016 AT 1:58 PM AND DULY RECORDED THE 29th DAY OF July A.D. 2016 AT 1:58 PM IN THE DEED AND PLAT RECORDS OF BEXAR COUNTY IN BOOK/VOLUME 1764 ON PAGE 46 IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 29th DAY OF July A.D. 2016.

Cristal Hernandez  
 COUNTY CLERK, BEXAR COUNTY, TEXAS  
 DEPUTY

**VICINITY MAP**

© 2024 Westwood Professional Services, Inc.



1" = 100'



0' 100' 200'

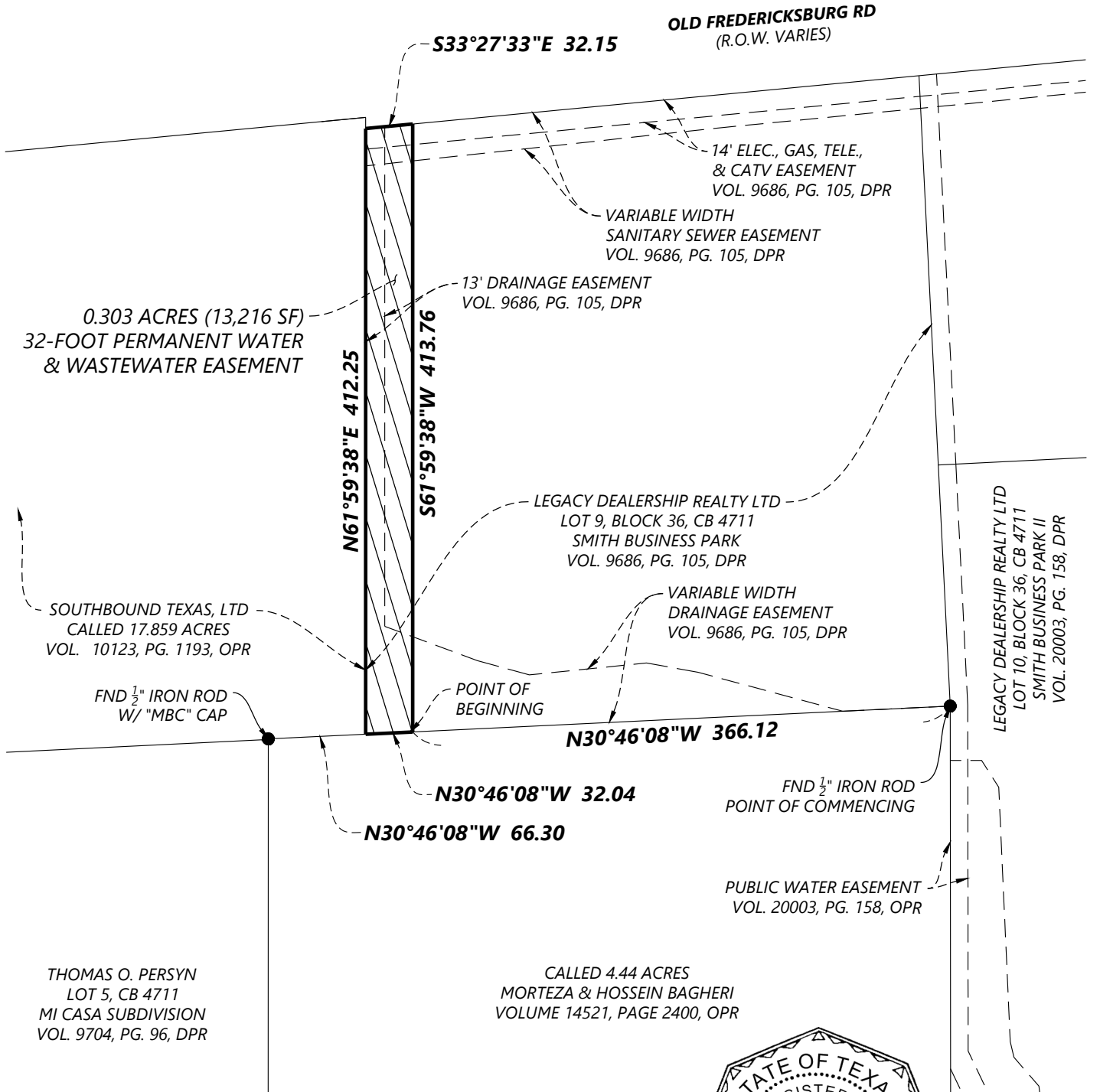
PROJECT NAME: BAGHERI TRACT - SAWS PARCEL NO. PXX-XXX

**NOTES:**

THIS EXHIBIT OF A 32-FOOT WIDE PERMANENT WATER & WASTEWATER EASEMENT IS COMPLETED IN CONJUNCTION WITH FIELD NOTE DESCRIPTION OF SAME PROJECT NO. 51727.00 AND DATE, JULY 31ST, 2024, AND SHOWN HEREON.

BEARING BASIS = TEXAS STATE PLANE COORDINATE SYSTEM FOR THE SOUTH CENTRAL ZONE, 4204 (NAD83, 2011 ADJUSTMENT)

DPR = BEXAR COUNTY DEED AND PLAT RECORDS  
OPR = BEXAR COUNTY OFFICIAL PUBLIC RECORDS



*Ethan Oelke*

N:\0051727.00\06 CAD\DWG\SURVEY\C3D\0051727.00V-ESMT-240722.DWG

PROJECT NO.: 51727.00  
CHECKED: ECO  
DRAWN: ECO  
FIELD CREW: IS/PJ  
FIELD WORK DATE: 5/2/2024

**Westwood**

Phone (210) 265-8300 211 North Loop 1604 East, Suite 205  
Toll Free (888) 937-5150 San Antonio, TX 78232  
westwoodps.com

Westwood Professional Services, Inc.  
TBPELS ENGINEERING FIRM REGISTRATION NO. 11756  
TBPELS SURVEYING FIRM REGISTRATION NO. 10074301

A 0.303 ACRE TRACT SITUATED IN THE J.M. MCCULLOCH SURVEY NO. 29, ABSTRACT NO. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, BEING OUT LOT 9, BLOCK 36, SMITH BUSINESS PARK, RECORDED IN VOLUME 9686, PAGE 105, BEXAR COUNTY DEED AND PLAT RECORDS

SHEET NUMBER:

1 OF 1

DATE: 07/31/2024



# 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