

AIRPORT LAND FOR SALE

HWY. 281 AT S TERMINAL DR.
SAN ANTONIO, TEXAS



LAND AREA	5.89 ACRES
ZONING	C3
ASKING PRICE	CALL BROKER FOR DETAILS

PROPERTY DESCRIPTION

THIS 5.89 ACRE TRACT HAS AN IMPRESSIVE LIST OF BENEFITS:

- DIRECTLY ADJACENT TO SA INT'L AIRPORT BUT NOT IN THE FLIGHT PATH
- EASY ACCESS TO PUBLIC AND PRIVATE AVIATION FACILITIES
- CLOSE PROXIMITY TO THE INTERSECTION OF HWY 281 & LOOP 410
- EASY ACCESS TO ALL NORTH CENTRAL EXECUTIVE NEIGHBORHOODS

CHARACTERISTICS

- ALL UTILITIES ARE AVAILABLE TO THE SITE.
- PROSPECTIVE BUYERS ARE HEREBY NOTIFIED TO ENGAGE QUALIFIED PROFESSIONALS TO VERIFY THE UTILITY CHARACTERISTICS OF THIS PROPERTY.
- THE PROPERTY IS ZONED C3.
- NO FLOOD PLAIN OR AQUIFER ISSUES.

LOCATION

ON THE EAST SIDE OF HWY. 281 BETWEEN DEE HOWARD WAY AND JONES MALTSBERGER DR, ABUTTING THE SAN ANTONIO INTERNATIONAL AIRPORT. THIS PROPERTY ENJOYS OUTSTANDING VISIBILITY AND ACCESS TO HWY 281 AND LOOP 410. IN ADDITION, IT HAS TWO TxDOT APPROVED CURB CUTS ONTO THE HWY 281 ACCESS ROAD, ONE IN THE MIDDLE OF THE TRACT, THE OTHER AT THE FAR NORTH END THAT IS SHARED WITH SSFCU.

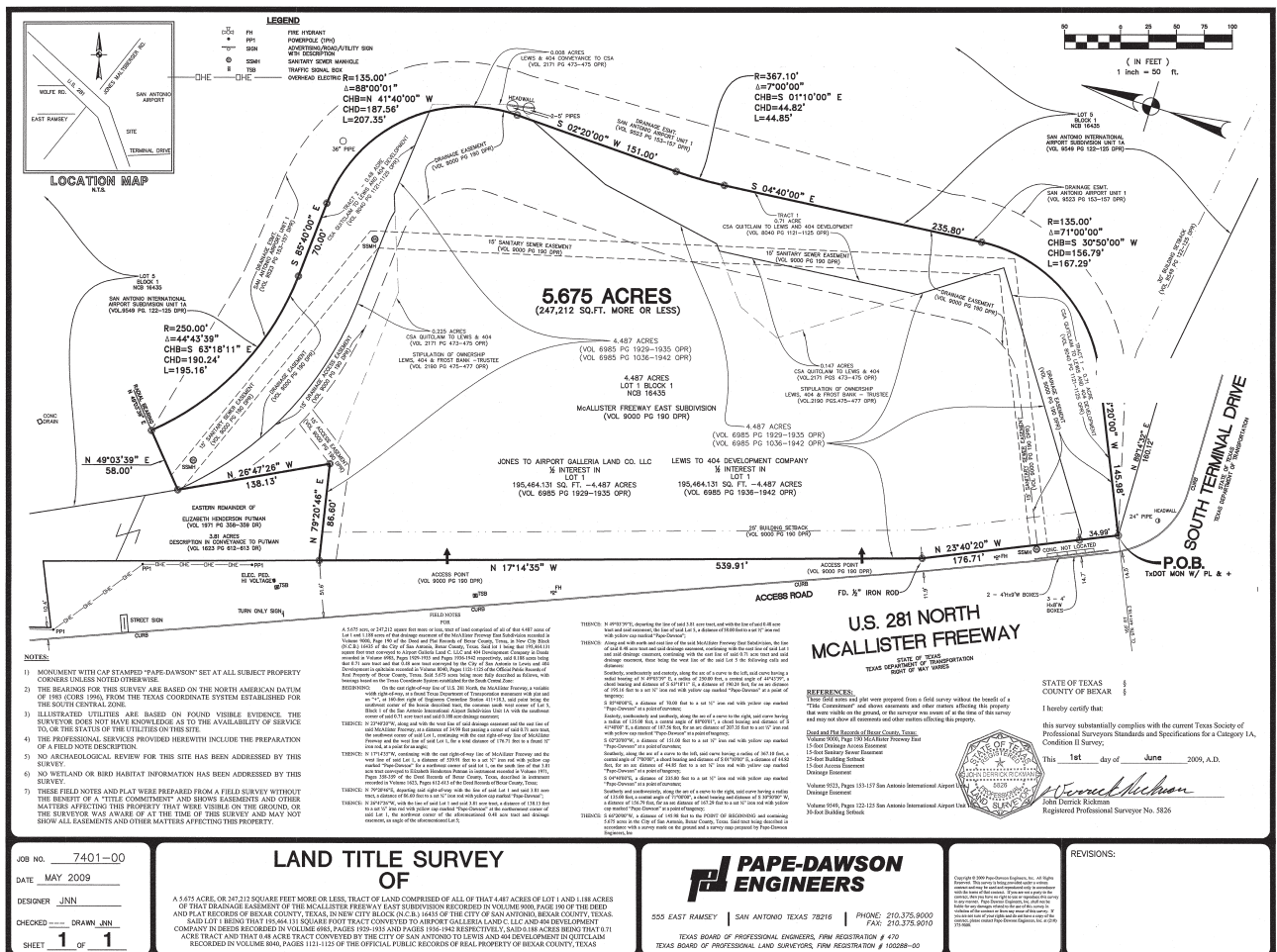
ED CROSS
210.391.2308
ECROSS@CROSS-CO.COM

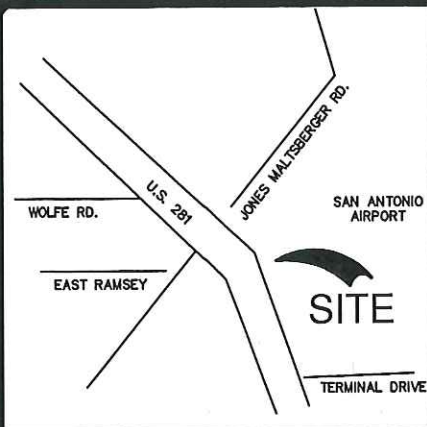


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SAN ANTONIO, TEXAS

SITE PLAN





LOCATION MAP

MAPSCO: 550 F6
NOT-TO-SCALE

LEGEND:

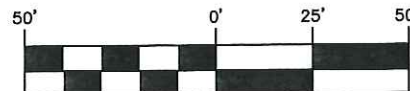
DR DEED RECORDS OF BEXAR COUNTY, TEXAS
OPR OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
DPR DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
FIR FOUND 1/2" IRON ROD



NOTES:

1. THE PROFESSIONAL SERVICES PROVIDED HERewith INCLUDE THE PREPARATION OF A FIELD NOTE DESCRIPTION.
2. THE BEARINGS ARE BASED ON THE TEXAS COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE FROM THE NORTH AMERICAN DATUM OF 1983 NAD 83 (NA2011) EPOCH 2010.00.

1 inch = 50'



DRAINAGE ESMT.
SAN ANTONIO AIRPORT UNIT 1
VOL. 9523, PG. 153-157 D.P.R.

LOT 5
BLOCK 1
NCB 16435

SAN ANTONIO INTERNATIONAL
AIRPORT SUBDIVISION UNIT 1A
VOL. 9549, PG. 122-125 D.P.R.

N.C.B. 8682

VOL.13192 PGS 2210-2212 O.P.R.)
(VOL.1971 PGS.358-359 D.R.)
3.81 ACRES
DESCRIPTION IN CONVEYANCE TO PUTMAN
(VOL.1623 PGS.612-613 D.R.)

N66°19'39"E 63.52'

0.218 ACRES
(9,506 SQ. FT. MORE OR LESS)

N17°14'53"W 119.17'

CONCRETE
TRAFFIC SIGNAL BOX

TURN-ONLY SIGN

ACCESS ROAD

U.S. HIGHWAY 281

P.O.B.

S17°14'35"E 539.91'
S23°40'20"E 141.72'

TO THE NORTH LINE OF
SOUTH TERMINAL DRIVE

220.47'

CENTERLINE
STATION 448+31.5'
N66°19'40"E

4.487 ACRES
LOT 1 BLOCK 1
NCB 16435
McALLISTER FREEWAY
EAST SUBDIVISION
VOL. 9000, PG. 190 D.P.R.

25' BUILDING SETBACK
(VOL 9000 PG 190 D.P.R.)

GN=13,741,711.92
GE=2,133,516.21

LOT 1
EVANDER PARTNERS
(VOL.16369 PGS.1670-1672 O.P.R.)
(VOL.16369 PGS.1673-1675 O.P.R.)



**PAPE-DAWSON
ENGINEERS**

SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TBPE FIRM REGISTRATION #470 | TBPLS FIRM REGISTRATION #10028800

EXHIBIT - FOR

A 0.218 ACRE, OR 9,506 SQUARE FEET MORE OR LESS, TRACT OF LAND OUT OF THE EASTERN REMAINDER OF THAT 3.81 ACRE TRACT DESCRIBED IN VOLUME 1623, PAGES 612-613 AND CONVEYED IN VOLUME 1971, PAGES 358-359 BOTH OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE R. PATTON SURVEY NO. 1, ABSTRACT 599, COUNTY BLOCK 5011, NOW IN NEW CITY BLOCK 8682 OF THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

AUGUST 22, 2016

JOB No.:

SHEET 2 OF 2

10034-00



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.

11-2-2015



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:
 - 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