

Small talking paper regarding the sewer & the laundromat grandfathered.

The property was originally developed in the mid 1990's, specifically for the laundromat business. Due to the washer machine technology at the time (high water use)... the original septic system was required to take over the majority of the property for drain field use. The septic is still in place, and grandfathered, which is the lifeline of the laundromat. However, the current owner of the laundromat is interested in redeveloping the aged septic system because of the high maintenance cost. The owner has bought newer, high efficient, washing machines that take less water to operate and may prove to Comal County (engineer due diligence needed) that the system can be redeveloped and permitted. This may allow a large portion of the remaining acreage to be developed into residential or other uses. If the laundromat lease is ever bought out, or the business closed, the owner should have several redevelopment opportunities available for the retail center and remaining property.

Regarding the plats in the back of the property

I secured this so that if the property remains on septic, the property can be used for commercial use. If government/public sewer is ever available and the retail building goes on that system, then the portion in the back will revert back residential because you can build high density at that point.