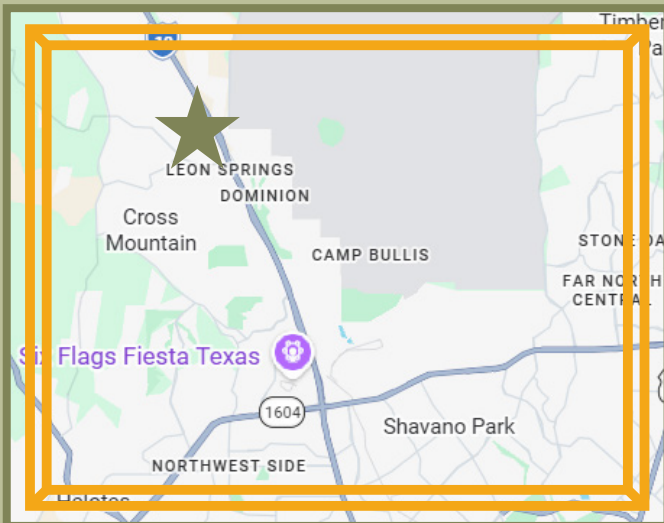


5.4 Acres For Sale

Interstate - 10 W & Hazy Hollow, San Antonio, TX 78255

Bexar County



Features:

- 1,079ft of Frontage
- OCL - No Zoning Required
- All Utilities
- 80,745 Vehicles Per Day
- Subject to Floodplain
- \$1,800,000

TODD BEEBE, Broker

Cell: (210)410-9904

tbeebe@hoganre.com

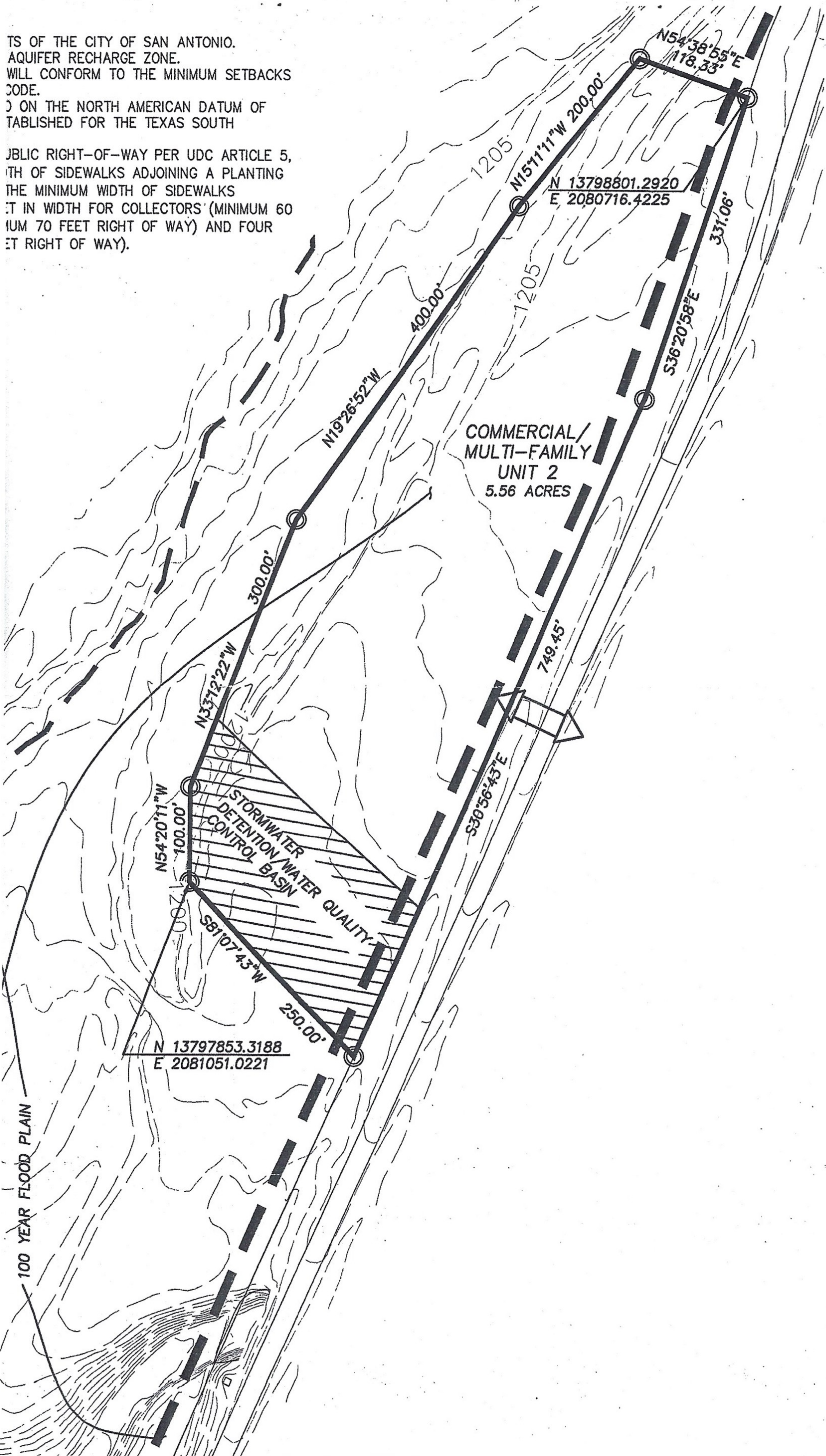
HOGAN

Commercial Partners

1618 Lockhill Selma Rd. San Antonio, TX 78213

TS OF THE CITY OF SAN ANTONIO.
 AQUIFER RECHARGE ZONE.
 WILL CONFORM TO THE MINIMUM SETBACKS
 CODE.
) ON THE NORTH AMERICAN DATUM OF
 ESTABLISHED FOR THE TEXAS SOUTH

BUBLIC RIGHT-OF-WAY PER UDC ARTICLE 5,
 TH OF SIDEWALKS ADJOINING A PLANTING
 THE MINIMUM WIDTH OF SIDEWALKS
 T IN WIDTH FOR COLLECTORS' (MINIMUM 60
 IUM 70 FEET RIGHT OF WAY) AND FOUR
 ET RIGHT OF WAY).



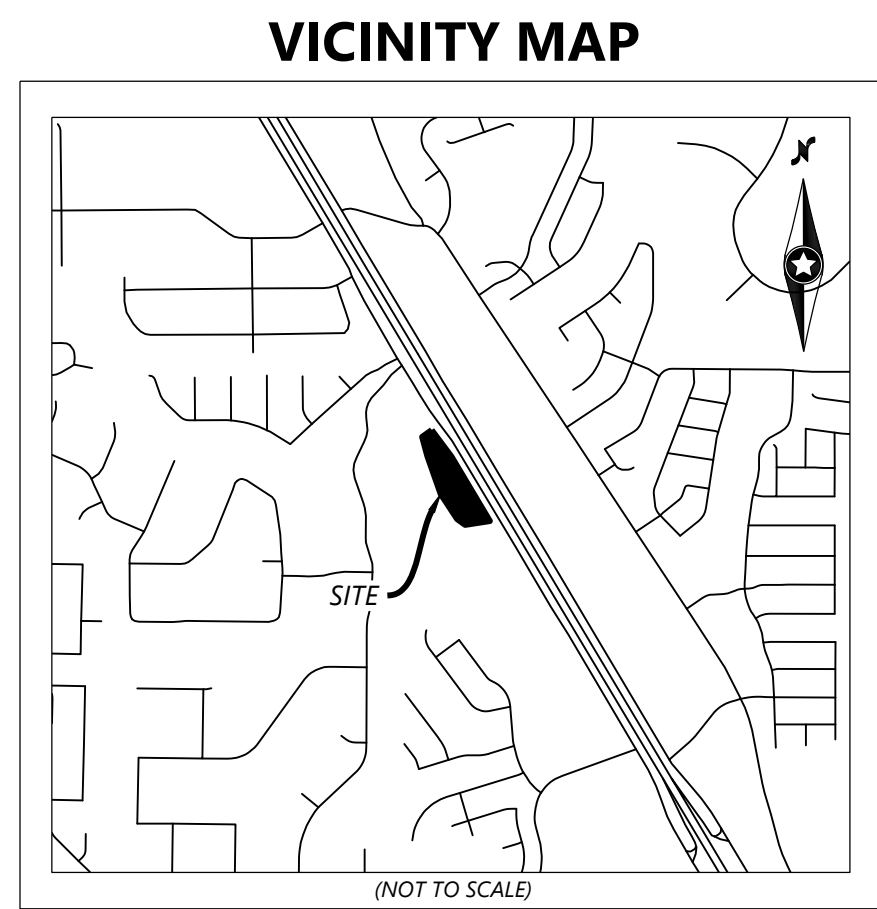
COMMERCIAL/
 MULTI-FAMILY
 UNIT 2
 5.56 ACRES

STORMWATER
 DETENTION WATER QUALITY
 CONTROL BASIN

N 13797853.3188
 E 2081051.0221

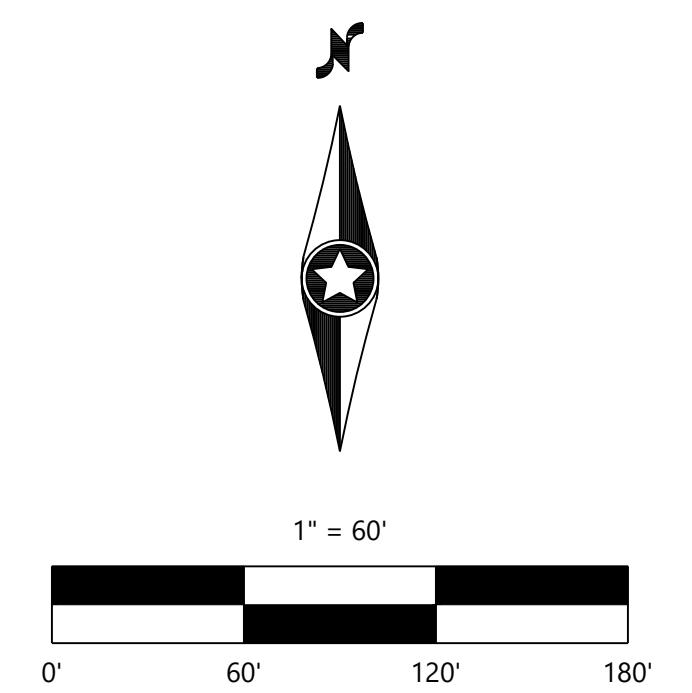
N 13798801.2920
 E 2080716.4225

100 YEAR FLOOD PLAIN



GENERAL NOTES

1. DEED REFERENCE: DOC. NO. 20150119015, OPR
2. BEARINGS ARE BASED ON WARRANTY DEED VOL. 4899, PG. 66, OPR.
3. THIS EXHIBIT WAS COMPLETED WITHOUT THE BENEFIT OF A TITLE REPORT, AND MAY NOT SHOW ALL RESTRICTIONS, EASEMENTS AND ENCUMBRANCES AFFECTING THE PROPERTY.
4. NO ON-THE-GROUND SURVEY WAS PERFORMED AT THIS TIME. THIS IS NOT A BOUNDARY SURVEY, AND SHALL NOT BE USED FOR CONSTRUCTION OR CONVEYANCE.
5. THE ADDRESS OF THE FOREGOING PROPERTY IS 26087 W IH-10, SAN ANTONIO, TX 78255.
6. THE FOREGOING PROPERTY IS LOCATED WITHIN UNSHADED ZONE AE AND A ACCORDING TO FEMA FIRM PANEL NO. 48029C0085F, DATED 9/29/2010. ZONE A AND AE IS WITHIN A 100 YEAR FLOOD ZONE.
7. THE FOREGOING PROPERTY IS SITUATED IN THE CITY OF SAN ANTONIO ETJ. UTILITY PROVIDERS IS SAWS FOR WATER AND SANITARY SEWER AND CPS FOR ELECTRIC/GAS.
8. CONTOURS SHOWN HEREON ARE 1-FOOT CONTOURS DERIVED FROM TNRS. NO TOPOGRAPHIC SURVEY WAS PERFORMED AT THIS TIME.
9. WATERLINE SHOWN HEREON ALONG THE IH-10 FRONTAGE IS A 30" DUCTILE IRON TRANSMISSION LINE
10. OPR = BEXAR COUNTY OFFICIAL PUBLIC RECORDS
DPR = BEXAR COUNTY DEED AND PLAT RECORDS
BFE = BASE FLOOD ELEVATION PER FEMA FIRM 48029C0085F



FOR INTERIM REVIEW ONLY
 THIS DOCUMENT IS RELEASED FOR THE PURPOSE OF INTERIM REVIEW ONLY, UNDER THE AUTHORITY OF:
 NAME: JASON R GABRIEL
 R.P.L.S. 6930
 DATE: JUN 03, 2021
 AND IS NOT INTENDED TO BE USED FOR CONVEYANCE OR CONSTRUCTION PURPOSES.

PROJECT NO.	32492.00
CHECKED:	
DRAWN:	JRG
FIELD CREW:	
FIELD WORK DATE:	

REVISIONS:	

PREPARED FOR:
HOGAN COMMERCIAL PARTNERS

DEED SKETCH OF:
THE HERNDEN TRACT

A 5.58 ACRE TRACT SITUATED IN THE JM MCCULLOCK AND COMPANY SURVEY NO. 29, ABSTRACT NO. 528, BEXAR COUNTY, TEXAS, OUT OF A 103.73 ACRE TRACT RECORDED IN VOL. 4899, PG. 66, OPR

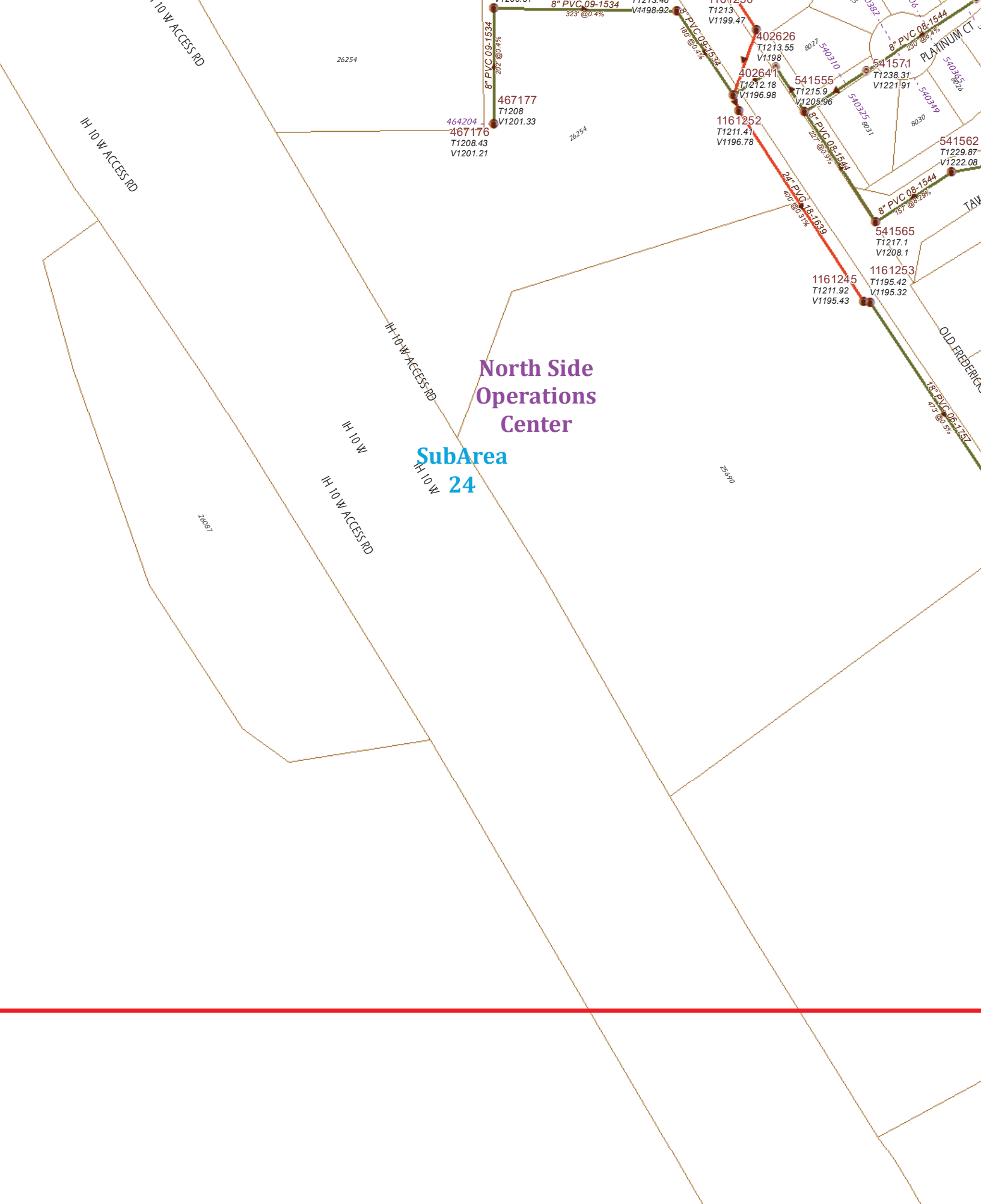
Westwood

Phone (210) 265-8300 1718 Dry Creek Way, Suite 110
 Toll Free (888) 937-5150 San Antonio, TX 78259
 westwoodps.com

Westwood Professional Services, Inc.
 TSP/LP FIRM NO. 10194064 - TSP/E FIRM NO. F-111756

SHEET NUMBER:
1 OF 1

DATE: 6/03/21



OTHER
 STUB OUT



SEWER BLOCK MAP

110-171



 BLOW-OFF



WATER BLOCK MAP



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
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Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
---------------------------------------	------