



**32,148 SF**  
**NE Loop 410 @**  
**Rock Island Dr.**

**I-1 Zoning**

**Platted Lot**

**CONTACT:**

**JIM AKIN**  
**OWNER'S BROKER**  
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**FIRST AMERICAN  
COMMERCIAL  
PROPERTY GROUP**  
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San Antonio, TX 78258  
210.496.7775  
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**Location:** SE corner of North-east Loop 410 and Rock Island Drive. Subject is a short distance north of I-10 and east of I-35. This is the largest industrial submarket of San Antonio.

**Size:** .74 acre

**Utilities:** Water: SAWS  
Sewer: SAWS  
Electric: CPS Energy

*Buyer is advised to independently verify the location, cost, capacity and availability of all utility services needed.*

**Zoning:** I-1

**Topography:** Level and at grade with adjacent roadways. No floodplain on site.

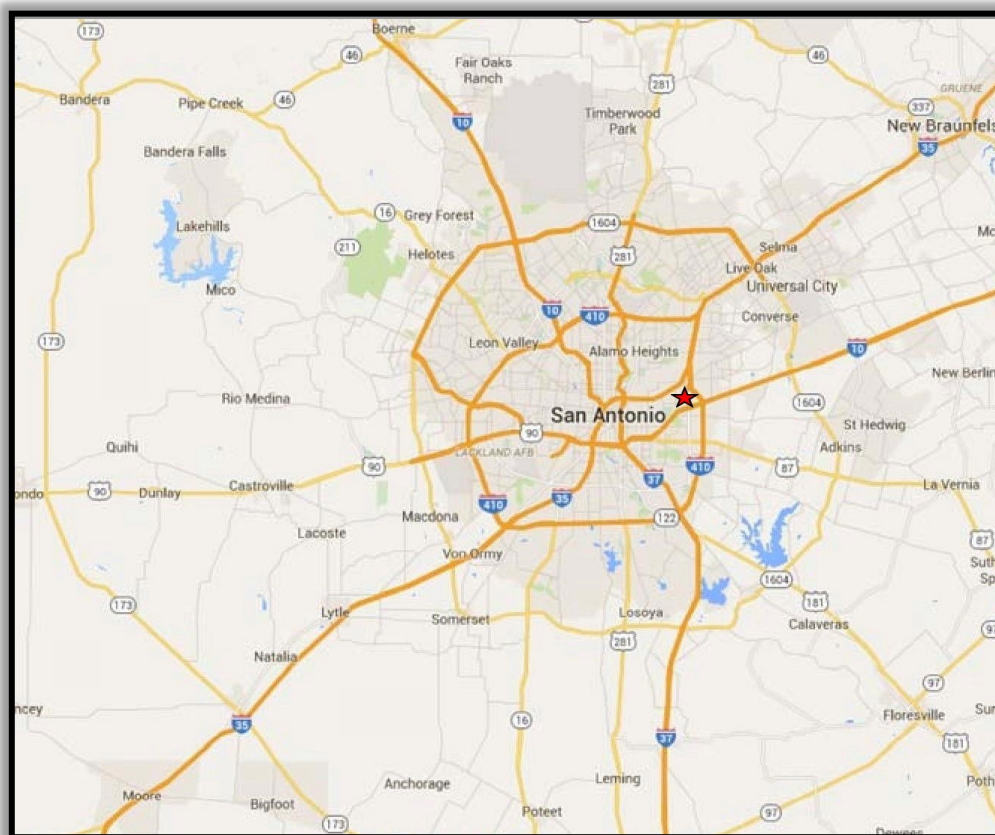
**Traffic:** 82,666 VPD on Loop 410 (2015).

**Price:** \$10.00 PSF



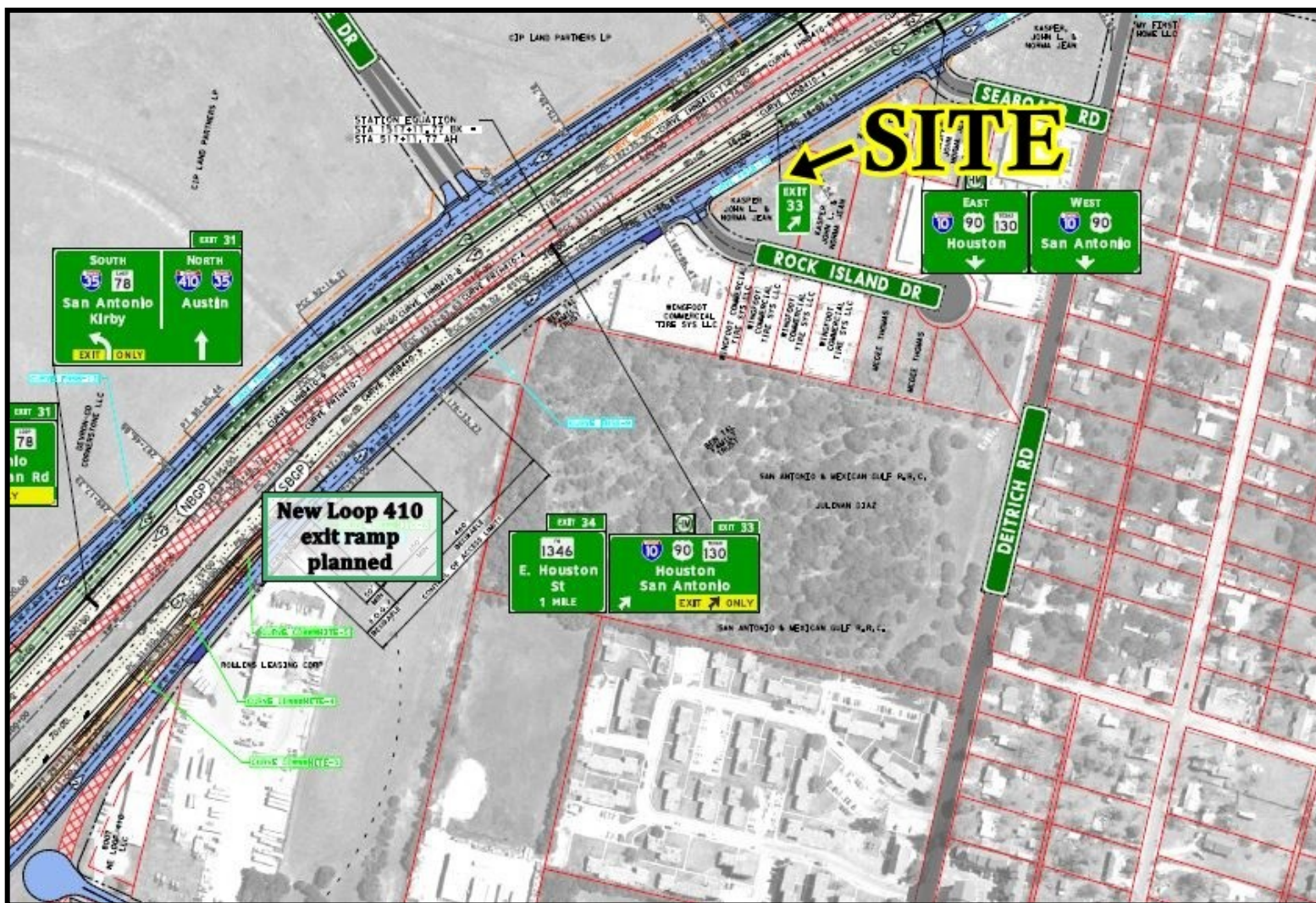


# Location Aerials





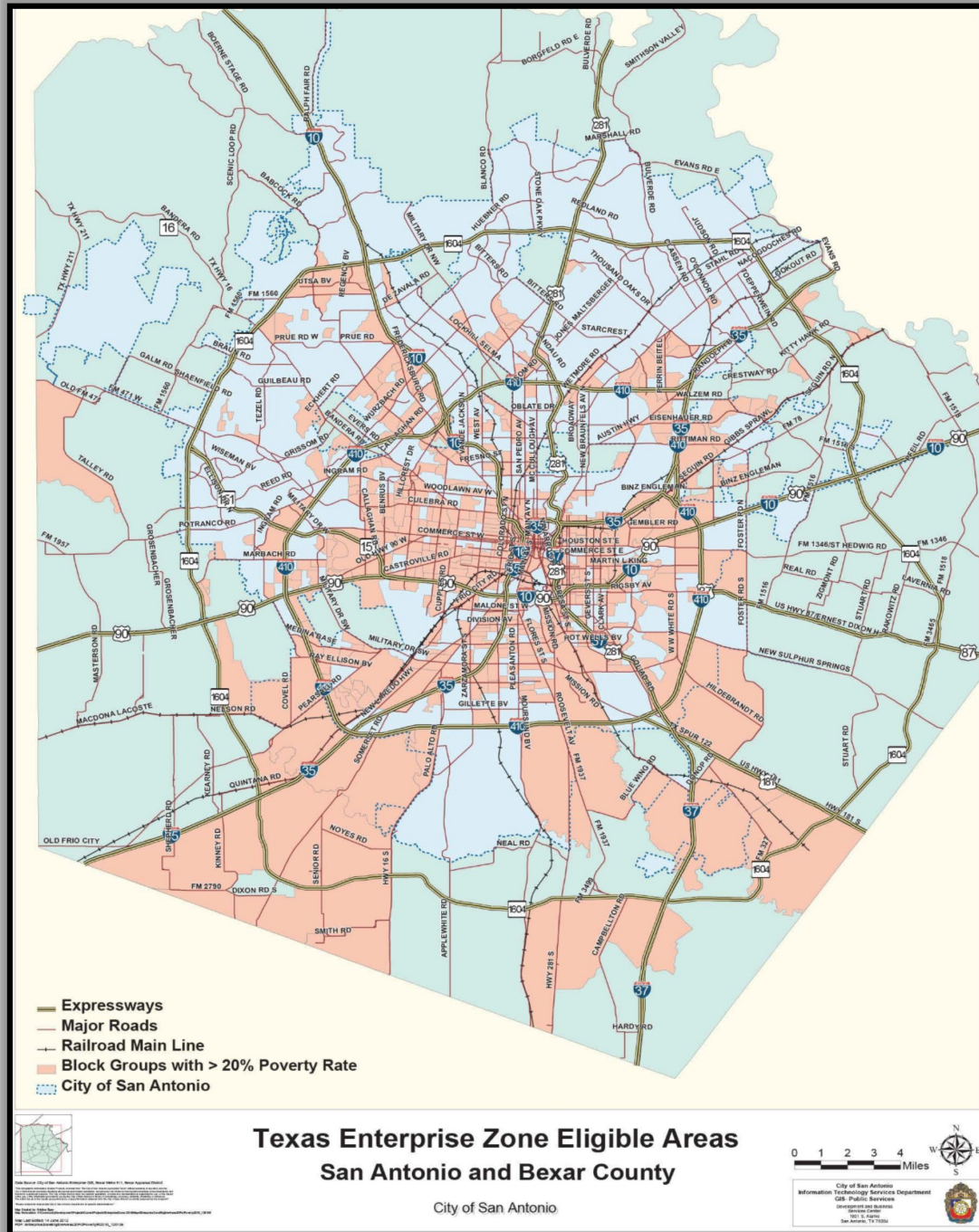
# TxDOT Schematic





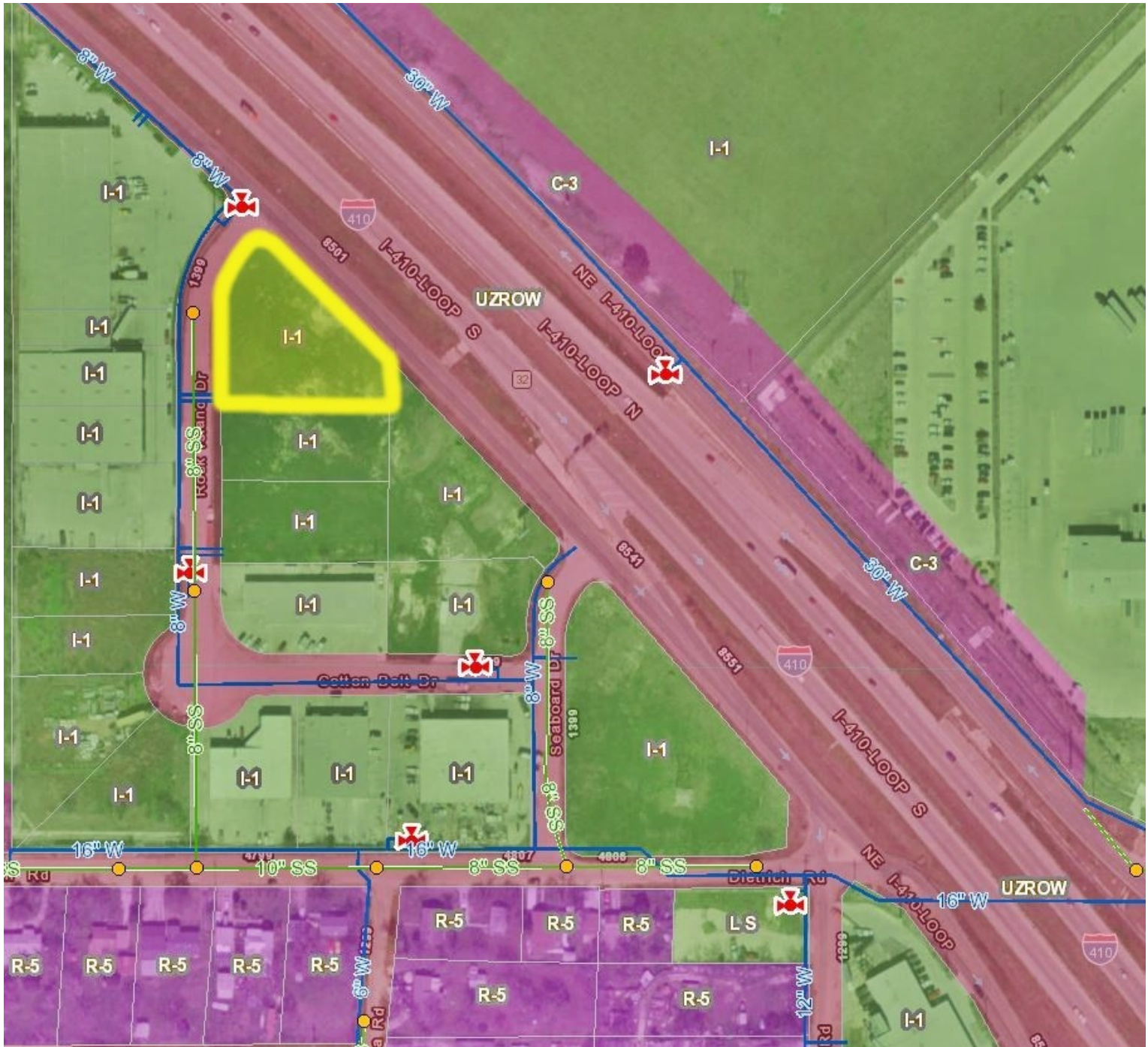


# Enterprise Zone Project



Property is located within the Enterprise Zone. An Enterprise Zone Project (EZIP) is an economic development tool that allows the community to partner with the State to offer a package of local and state and tax and regulatory benefits to assist businesses seeking to locate, expand, or retain jobs in economically distressed areas.

# Zoning & Utilities





# Plat

## NOTES:

1. ALL BEARINGS ARE REFERENCED TO THE TEXAS COORDINATE SYSTEM OF 1983, SOUTH CENTRAL ZONE (NAD83, 2011 ADJUSTMENT).
2. ALL COORDINATES AND DISTANCES ARE IN US SURVEY FEET DISPLAYED IN SURFACE VALUES WITH THE TXDOT SURFACE ADJUSTMENT FACTOR OF 1.00017.
3. BEARINGS ARE REFERENCED TO THE TXDOT VRS NETWORK.
4. \*\* THE MONUMENT DESCRIBED AND SET MAY BE REPLACED WITH A TXDOT TYPE II RIGHT-OF-WAY MARKER UPON COMPLETION OF THE CONSTRUCTION PROJECT UNDER THE SUPERVISION OF A REGISTERED PROFESSIONAL LAND SURVEYOR, EITHER EMPLOYED OR RETAINED BY TXDOT.
5. FIELD SURVEYING WAS PERFORMED FROM DECEMBER 2017 THROUGH AUGUST 2018.
6. PROPOSED RIGHT-OF-WAY BASELINE MAY NOT MATCH PROPOSED CONSTRUCTION BASELINE OR AS-BUILT BASELINE DUE TO DESIGN CHANGES.
7. A PROPERTY DESCRIPTION OF EVEN DATE WAS PREPARED IN CONJUNCTION WITH THIS PARCEL PLAT.
8. ACCESS IS PERMITTED TO THE HIGHWAY FACILITY FROM THE REMAINDER OF THE ABUTTING PROPERTY.

DATE	BY	REVISIONS
EXISTING ACREAGE (CALCULATED)	TAKING AREA (ACRES / SQ. FT.)	REMAINING ACRES RT
0.844	0.1039 / 4,525	0.740



**JONES CARTER**

4350 Lockhill Selma Road, Suite 100 • San Antonio, Texas 78249 • 210.494.5511  
Texas Board of Professional Land Surveying Registration No. 10046105



PARCEL PLAT SHOWING  
PARCEL 25  
HIGHWAY IH410  
BEXAR COUNTY, TEXAS  
R.O.W. C.S.J. No.: 0521-06-140

DATE: AUGUST 2018 PAGE 4 OF 5 NOT TO SCALE

PROPERTY INSET  
N.T.S.

INTERSTATE HIGHWAY 410  
(A VARIABLE WIDTH R.O.W.)

0.1039 ACRE  
4,525 SQ. FEET

(25)

P.O.B.  
PARCEL 25

P.O.C.  
PARCEL 25

AP\*685720  
LOT 1, BLOCK 2, NCB 18011

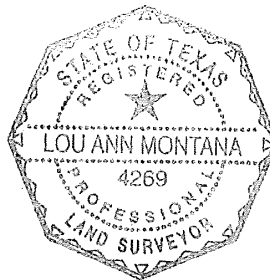
ROCK ISLAND DRIVE  
(A 60' WIDE R.O.W.)

PONDEROSA PARK SUBDIVISION  
VOL. 9100, PG. 225 D.P.R.B.C.T.  
FILED MAY 29, 1981

I HEREBY CERTIFY THAT THIS MAP WAS PREPARED UNDER MY SUPERVISION.

*Lou Ann Montana*

LOU ANN MONTANA, REG. PROF. LAND SURVEYOR NO. 4269 08/31/2018



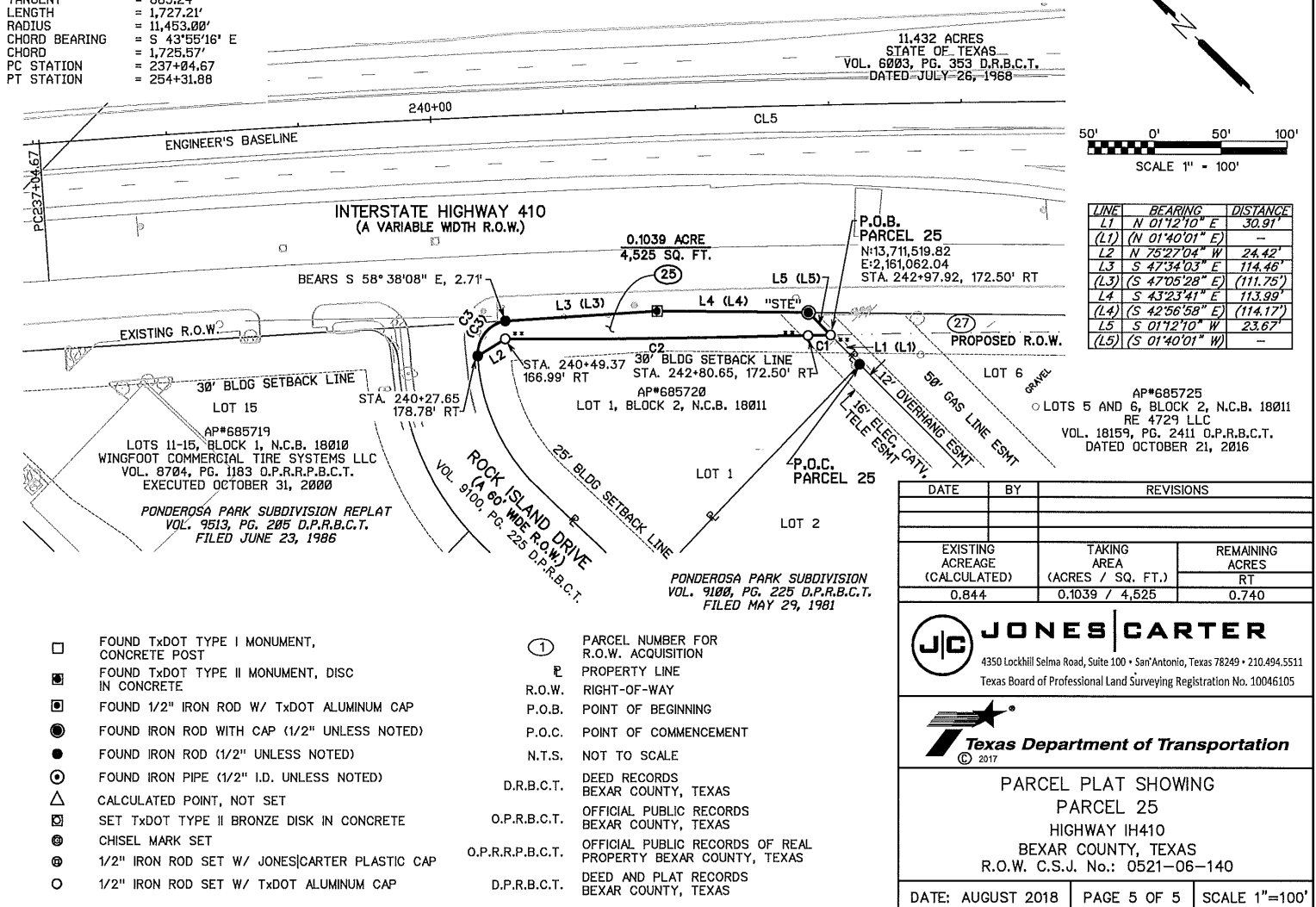
# Survey

## ENGINEER'S BASELINE CL5 IH410 CURVE DATA

PI NORTHING = 13,711,472.51  
 PI EASTING = 2,161,396.76  
 PI STATION = 245+69.92  
 DELTA = 08°38'26" (RT)  
 DEGREE OF CURVE = 00°30'01"  
 TANGENT = 865.24'  
 LENGTH = 1,727.21'  
 RADIUS = 11,453.00'  
 CHORD BEARING = S 43°55'16" E  
 CHORD = 1,725.57'  
 PC STATION = 237+04.67  
 PT STATION = 254+31.88

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	11,281.19'	17.00'	00°05'11"	N 45°19'00" W	17.00'
C2	8,086.16'	227.93'	01°36'54"	N 44°33'09" W	227.92'
C3	25.00'	36.69'	84°05'17"	N 84°30'06" E	33.49'
(C3)	—	(39.27')	(90°00'00")	—	—

J. DIAZ SURVEY 133 1/2  
ABSTRACT NUMBER 190



- FOUND TxDOT TYPE I MONUMENT, CONCRETE POST
- FOUND TxDOT TYPE II MONUMENT, DISC IN CONCRETE
- ▣ FOUND 1/2" IRON ROD W/ TxDOT ALUMINUM CAP
- FOUND IRON ROD WITH CAP (1/2" UNLESS NOTED)
- FOUND IRON ROD (1/2" UNLESS NOTED)
- FOUND IRON PIPE (1/2" I.D. UNLESS NOTED)
- △ CALCULATED POINT, NOT SET
- ⊗ SET TxDOT TYPE II BRONZE DISK IN CONCRETE
- ⊙ CHISEL MARK SET
- ⊕ 1/2" IRON ROD SET W/ JONES|CARTER PLASTIC CAP
- 1/2" IRON ROD SET W/ TxDOT ALUMINUM CAP

- ① PARCEL NUMBER FOR R.O.W. ACQUISITION
- ℙ PROPERTY LINE
- R.O.W. RIGHT-OF-WAY
- P.O.B. POINT OF BEGINNING
- P.O.C. POINT OF COMMENCEMENT
- N.T.S. NOT TO SCALE
- D.R.B.C.T. DEED RECORDS BEXAR COUNTY, TEXAS
- O.P.R.B.C.T. OFFICIAL PUBLIC RECORDS BEXAR COUNTY, TEXAS
- O.P.R.R.P.B.C.T. OFFICIAL PUBLIC RECORDS OF REAL PROPERTY BEXAR COUNTY, TEXAS
- D.P.R.B.C.T. DEED AND PLAT RECORDS BEXAR COUNTY, TEXAS

DATE	BY	REVISIONS
EXISTING ACREAGE (CALCULATED)	TAKING AREA (ACRES / SQ. FT.)	REMAINING ACRES
0.844	0.1039 / 4,525	0.740

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**Texas Department of Transportation**  
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PARCEL PLAT SHOWING  
PARCEL 25  
HIGHWAY IH410  
BEXAR COUNTY, TEXAS  
R.O.W. C.S.J. No.: 0521-06-140

DATE: AUGUST 2018	PAGE 5 OF 5	SCALE 1"=100'
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# FIRST AMERICAN COMMERCIAL PROPERTY GROUP

## INFORMATION ON BROKERAGE SERVICES

### INFORMATION ABOUT AGENCY RELATIONSHIPS

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

**IF THE BROKER REPRESENTS THE OWNER:** The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written listing agreement or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

**IF THE BROKER REPRESENTS THE BUYER:** The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interest of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

**IF THE OWNER ACTS AS AN INTERMEDIARY:** A broker may act as an intermediary between the parties if the broker complies with the Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under the Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you,** you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Broker asks that you acknowledge receipt of this information on agency relationships for broker's records.

\_\_\_\_\_  
Owner or Landlord

\_\_\_\_\_  
Date

\_\_\_\_\_  
Buyer or Tenant

\_\_\_\_\_  
Date

Texas Real Estate Brokers and Salesmen are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at PO Box 12188, Austin, TX 78711-2188 or (512) 465-3960.