



# 3.152-Acre Site

26290 I-10 West

Bexar County, TX

## CONTACT:

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**Location:** The site is on the east or “going home” side of I-10 West, between Ralph Fair Road & Fair Oaks Parkway in NW Bexar County.

**Description:** An almost rectangular-shaped 3.152 acre site with excellent visibility from the heavy traffic on I-10. There is an asphalt pavement area & concrete building pad at the front (former building was removed). The billboard sign on site does not convey.

**Topography:** Almost level & at grade with I-10, there is reported to be flood plain are on the property.

**Frontage:** There is 288 feet on the I-10 access road.

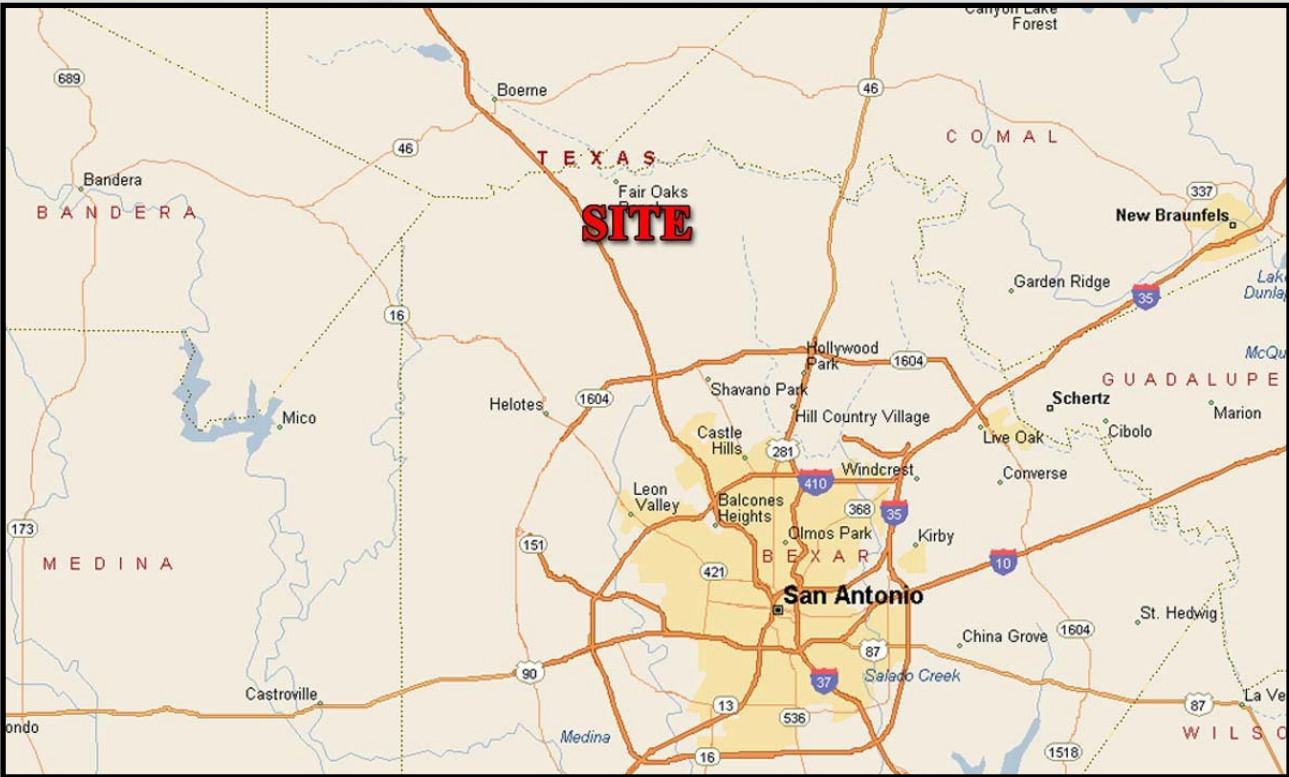
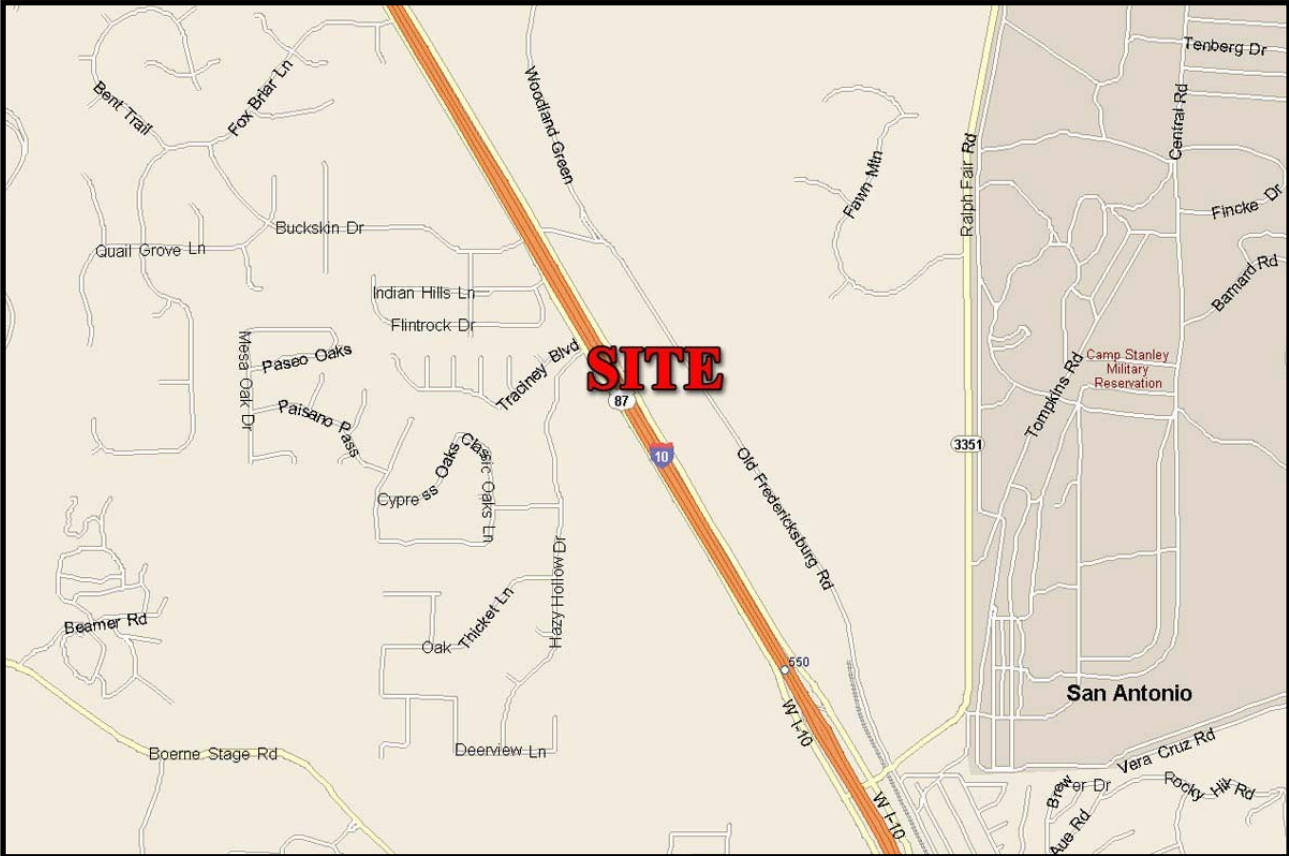
**Traffic Count:** 75,795 on I-10 (TXDOT-2018)

**Zoning:** None known; outside any city limits, but in the San Antonio ETJ.

**Utilities :** Water well & septic tank on site. There appears to be SAWS water & Sewer lines along Old Fredericksburg Road, behind the site.  
*Buyer is advised to verify the location, cost, availability, and capacity of all utility services needed.*

**Price:** \$1,299,000.00 (\$9.46/SF)

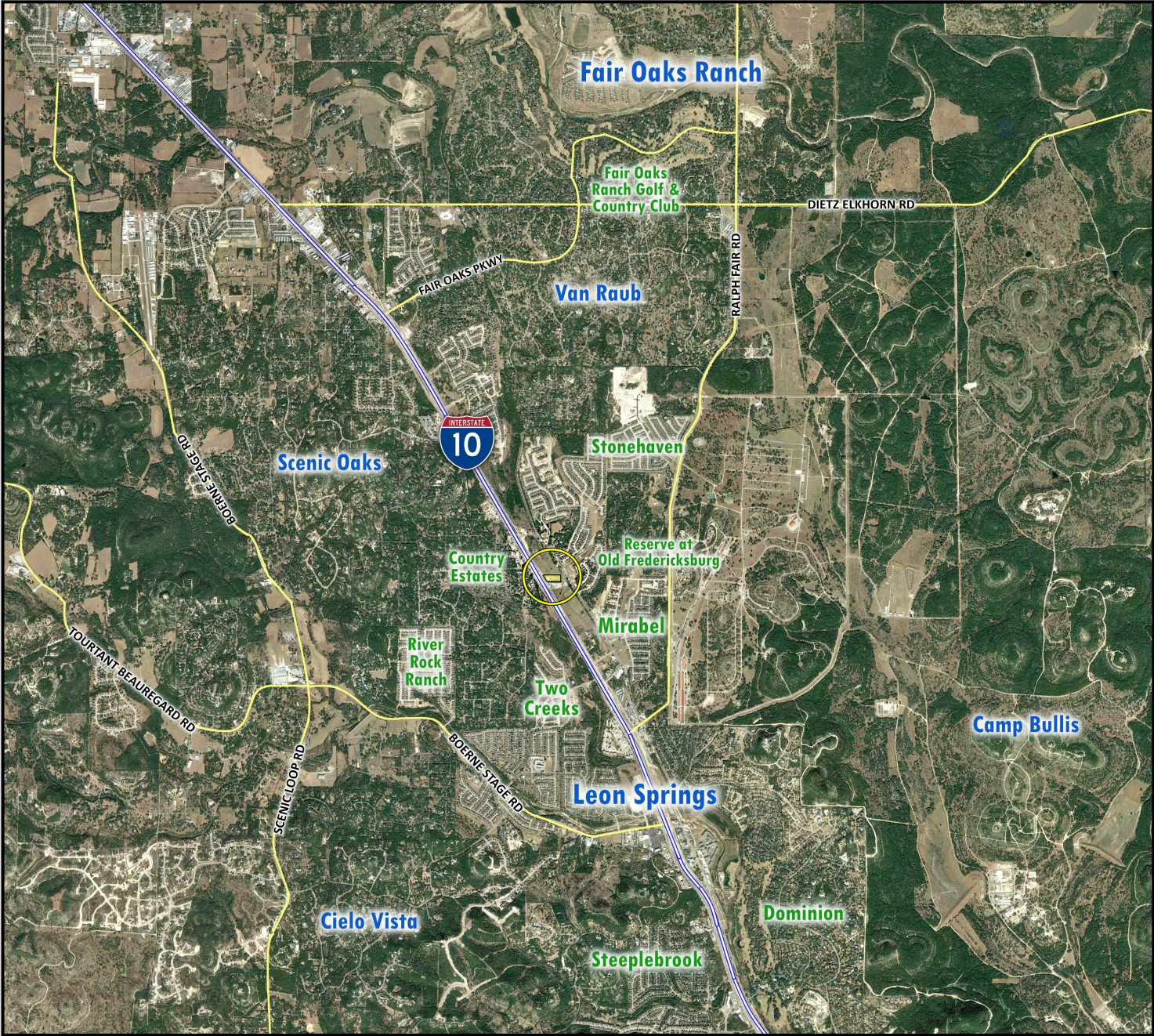
# Locator Maps



All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



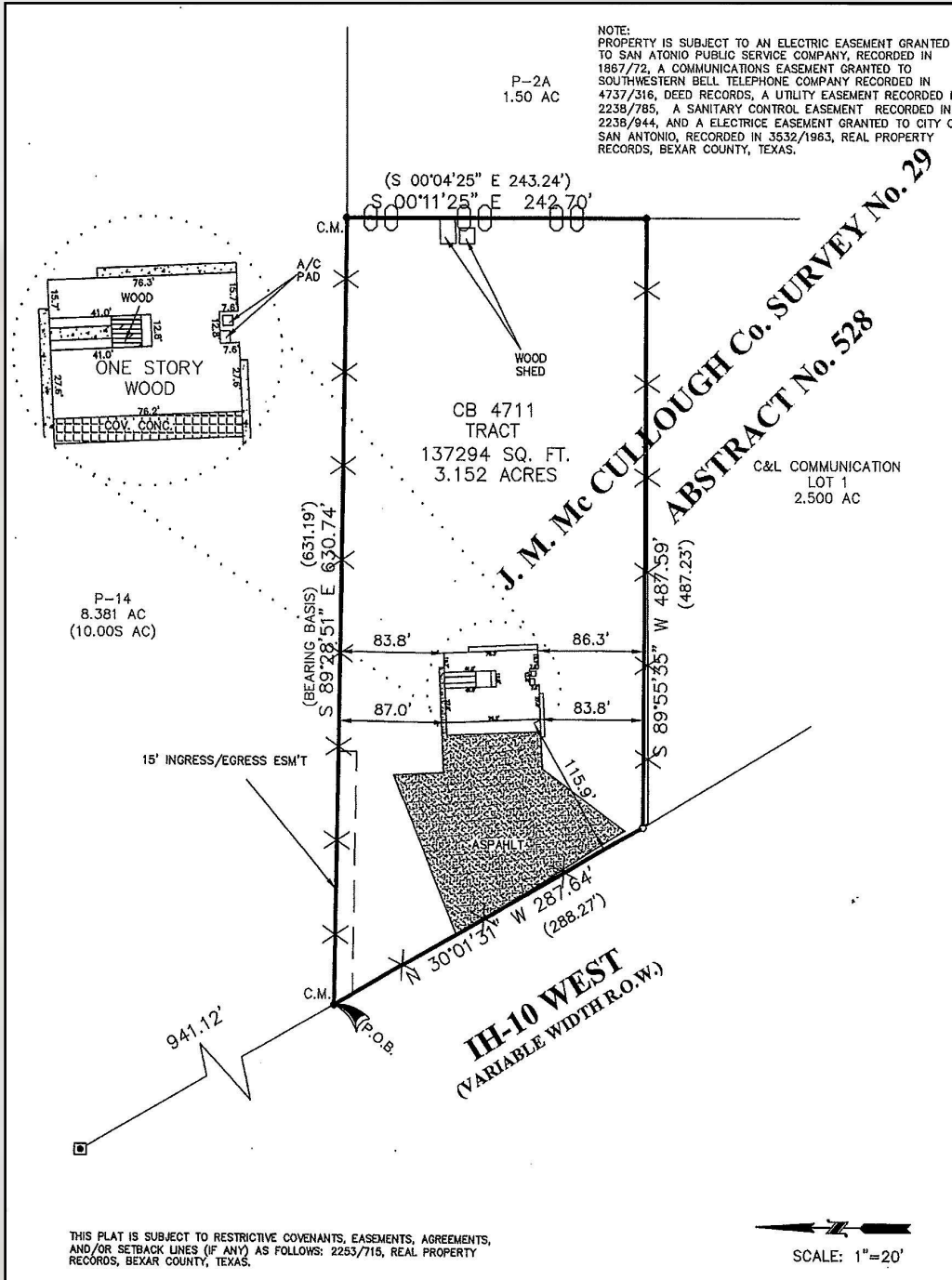
# Regional Exhibit



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# Survey



<b>PROPERTY ADDRESS</b> 3290 IH-10 WEST	As scaled from FEMA's FLOOD INSURANCE RATE MAP, Community No. 480035, Panel No. 0085 E, Panel Dated 2/16/98, this tract is Zone(s) X and is not in a special flood hazard zone, as that term defined by FEMA. This flood zone identification is this surveyor's interpretation, which may or may not agree with the interpretations of FEMA or state or local officials, and which may not agree with the tract's actual conditions. This surveyor does not certify the accuracy of this flood zone designation. It is the responsibility of any interested persons to verify the accuracy of the flood zone designation with FEMA and state and local officials. Because this is a boundary survey, the surveyor did not take any actions to determine the flood status of the surveyed property other than interpret the status of FEMA's FIR. This surveyor is not responsible for misinterpreting the flood zone designation or any flood information printed on this survey. This surveyor is not aware of or responsible for determining the tract's flood risk, its intended function or suitability for any use whatsoever.
<b>OWNER</b> KENDALL LAND & ACQUISITION, LTD	
<b>PROPERTY DESCRIPTION</b> 3.152 ACRES OF LAND OUT OF A 4.659 ACRE TRACT OUT OF THE J. M. McCULLOUGH Co. SURVEY No. 29, ABSTRACT No. 528, COUNTY BLOCK 4711, BEXAR COUNTY, TEXAS, DESCRIBED IN VOLUME 7463, PAGE 276, DEED RECORDS, BEXAR COUNTY, TEXAS, SAID 3.159 ACRES BEING MORE PARTICULARLY DESCRIBED AS ATTACHED HERETO.	

<p>P.O. BOX 1036 HELOTES, TEXAS 78023-1036 PHONE (210) 372-9500 FAX (210) 372-9999</p>	<p><b>LEGEND</b></p> <ul style="list-style-type: none"> <li>○ = SET 1/2" IRON ROD WITH CAP STAMPED WESTAR</li> <li>● = FND 1/2 IRON ROD</li> <li>( ) = RECORD INFORMATION</li> <li>B.S. = BUILDING SETBACK</li> <li>C.M. = CONTROLLING MONUMENT</li> <li>-x- = WIRE FENCE</li> <li>-// = WOOD FENCE</li> <li>-o-o- = CHAIN LINK FENCE</li> <li>■ = FND MONUMENT</li> </ul>		<p>I, OTTO P. BERNHARDT, Registered Professional Land Surveyor, State of Texas, do hereby certify that the above plat represents an actual survey made on the ground under my supervision, and there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, to the best of my knowledge and belief, except as shown hereon.</p> <p>OTTO P. BERNHARDT Registered Professional Land Surveyor</p>
	<p>DRAWN BY: V.M.R.</p>		

**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.