



4.6 Acre Hard Corner Site

11303 State
Highway 16
South

San Antonio, TX

CONTACT:

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San Antonio, TX 78258
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Location: Site is situated at the SW corner of Highway 16 South/Palo Alto Road frontage road and Cameron's Way. This is 1 mile south of Loop 410, 1.5 miles west of Texas A&M-San Antonio, and 3 miles NW of the Toyota plant. This is the SW area of San Antonio. Site is located in a HUB Zone & Opportunity Zone.

Land Area: 4.5998 acres, rectangular shaped

Entitlements: Platted lot in 1998.

Frontage: 667' on Highway 16 South & 300' on Cameron's Way

Traffic Count: 22,800 average VPD (TXDOT, 2017)

Zoning: C-2 (Commercial)

Topography: Site is almost entirely level with few trees. No flood plain area.

Utilities: There is reported to be a 16" water line in front of the site & an 8" sewer line under Cameron's Way. This is within the CPS Energy service area for electricity & natural gas.

Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

Improvements: Chain link perimeter fence & a 1,400 SF concrete slab.

Price: \$795,000.00 (\$3.97 PSF)

Regional Exhibit



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



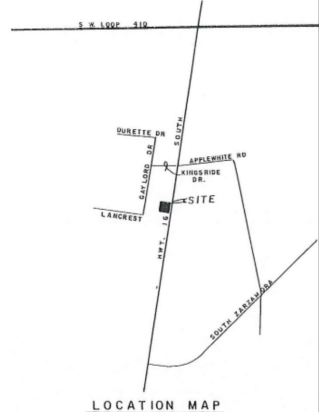
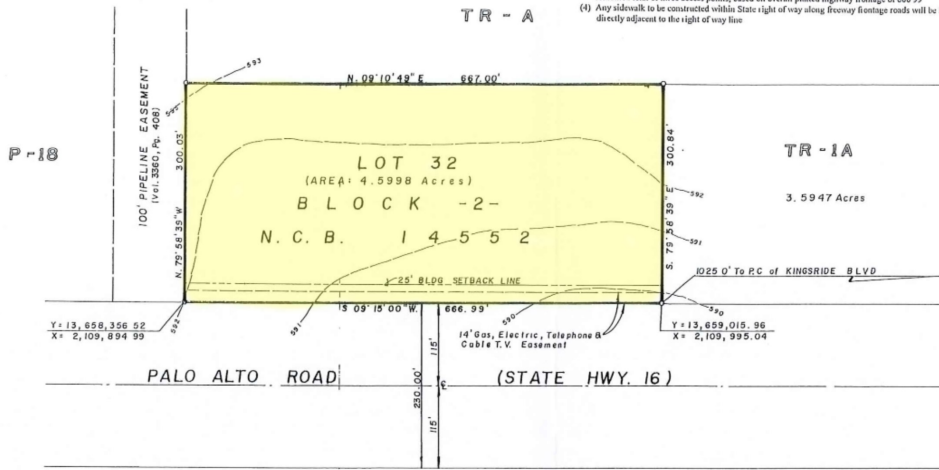
Plat

PLAT ID. NO.: 980253

- * Bearings are based on Texas State Plane Coordinates, South Central Zone, N.A.D. 83, by GPS method.
- * 1/2" Iron Pins set at all Property Corners.
- * The number of wastewater equivalent dwelling units (EDUs) paid for this subdivision plat are kept on file at the San Antonio Waste System under the plat number issued by the Planning Department.

TXDOT NOTES.

- (1) For residential development directly adjacent to State right of way, the developer shall be responsible for adequate cut-back and/or sound abatement measures for future noise mitigation.
- (2) Owner/Developer is responsible for preventing any adverse impact to the existing drainage system within highway right of way.
- (3) Maximum access points to State Highway from this property will be regulated as directed by "Regulations For Access Driveways To State Highways". This property is eligible for a maximum combined total of three access points, based on overall plated highway frontage of 666.99'.
- (4) Any sidewalk to be constructed within State right of way along freeway frontage roads will be located directly adjacent to the right of way line.



SUBDIVISION PLAT ESTABLISHING

B. L. M. W. SUBDIVISION

LOT 32, BLOCK 2, NEW CITY BLOCK 14552, CONTAINING 4.5998 ACRES OF LAND OUT OF THE ABRAHAM NAVARRO SURVEY NO. 5, ABSTRACT 12, SAN ANTONIO, BEXAR COUNTY, TEXAS.

STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN THIS PLAT TO THE MATTERS OF STREETS, LOTS, AND DRAINAGE LAYOUT. TO THE BEST OF MY KNOWLEDGE THIS PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION DEVELOPMENT CODE, EXCEPT FOR THOSE VARIANCES THAT MAY HAVE BEEN GRANTED BY THE PLANNING COMMISSION OF THE CITY.

Frank J. Grant
REGISTERED PROFESSIONAL ENGINEER
No. 38416
STATE OF TEXAS
NOTARY PUBLIC
My Comm. Exp. 12-29-99

STATE OF TEXAS
COUNTY OF BEXAR

THE OWNER OF THE LAND SHOWN ON THIS PLAT, **PHILIP Mc GARRY**, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT SPECIFICALLY TO THE USE OF THE PUBLIC FOR ALL STREETS, ALLEYS, PARKS, WATER COURSES, DRAINAGE, EASEMENTS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

Philip Mc Garry
DULY AUTHORIZED AGENT

STATE OF TEXAS
COUNTY OF BEXAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED **PHILIP Mc GARRY**, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED TO ME THAT HE EXECUTED THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN EXPRESSED AND IN THE CAPACITY THEREIN STATED.

SEVEN UNDER MY HAND AND SEAL OF OFFICE GIVEN ON this 31st day of October, A.D. 1998.
ANDRE M. RAMOS
NOTARY PUBLIC
BEXAR COUNTY, TEXAS
My Comm. Exp. 03-30-2000

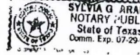
The City of San Antonio as a part of its electric and gas system (City Public Service Board) is hereby dedicating the easements and rights-of-way for electric and gas distribution and service facilities in the area depicted on this plat as "Electric Easement", "Gas Easement", "Anchor Easement", "Service Easement", "Overhang Easement", "Utility Easement", and "Transferor Easement" for the purpose of installing, constructing, reconstructing, maintaining, renovating, inspecting, patrolling, and erasing poles, hanging or burying wires, cables, conduits, alterations or transformers, each with its necessary appurtenances; together with the right of ingress and egress over greater or lesser land, the right to relocate said facilities within said easement and right-of-way areas, and the right to remove from said lands all trees or parts thereof, or other obstructions which impede or may interfere with the efficiency of said lines or appurtenances thereto. It is agreed and understood that no buildings, concrete slabs, or walls will be placed within said easement areas.

Any GPS monetary loss resulting from modifications required of GPS equipment, located within said easement, due to grade changes or ground elevation alterations shall be charged to the person or persons deemed responsible for said grade changes or ground elevation alteration.

This Plat does not amend, alter, release or otherwise affect any existing Electric, Gas, Water, Sewer, Drainage, Telephone, Cable Easements or any other Easements for Utilities unless the changes to such Easements are described below.

THIS PLAT OF **B. L. M. W. SUBDIVISION** HAS BEEN SUBMITTED TO AND CONSIDERED BY THE PLANNING COMMISSION OF THE CITY OF SAN ANTONIO, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSION.

DATED THIS 12 day of May, A.D. 1998.
By *Maureen K. Johnson*
CITY CLERK
By *Bob Johnson*
SECREARY



STATE OF TEXAS
COUNTY OF BEXAR

I HEREBY CERTIFY THAT THIS PLAT IS THE CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE GROUND.

Ramon M. Ruiz
REGISTERED PROFESSIONAL LAND SURVEYOR
No. 98
STATE OF TEXAS
NOTARY PUBLIC
BEXAR COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF BEXAR

I, **GERRY RICKHOFF**, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE.

ON THE 29th day of MAY, A.D. 1998, at 3:08 P.M. and ONLY RECORDED THE 2nd day of JUNE, A.D. 1998, at 10:53 A.M. IN THE RECORDS OF DEEDS & PLATS OF SAID COUNTY, IN BOOK VOLUME 9540 ON PAGE 112.

IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE, THIS 2nd day of JUNE, A.D. 1998.



