



UNION PACIFIC RAILROAD

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SW Military Dr

Pitluk Ave

HART COMPONENTS

CPS
LEON CREEK
POWER PLANT

Quintana Rd

New Laredo Hwy

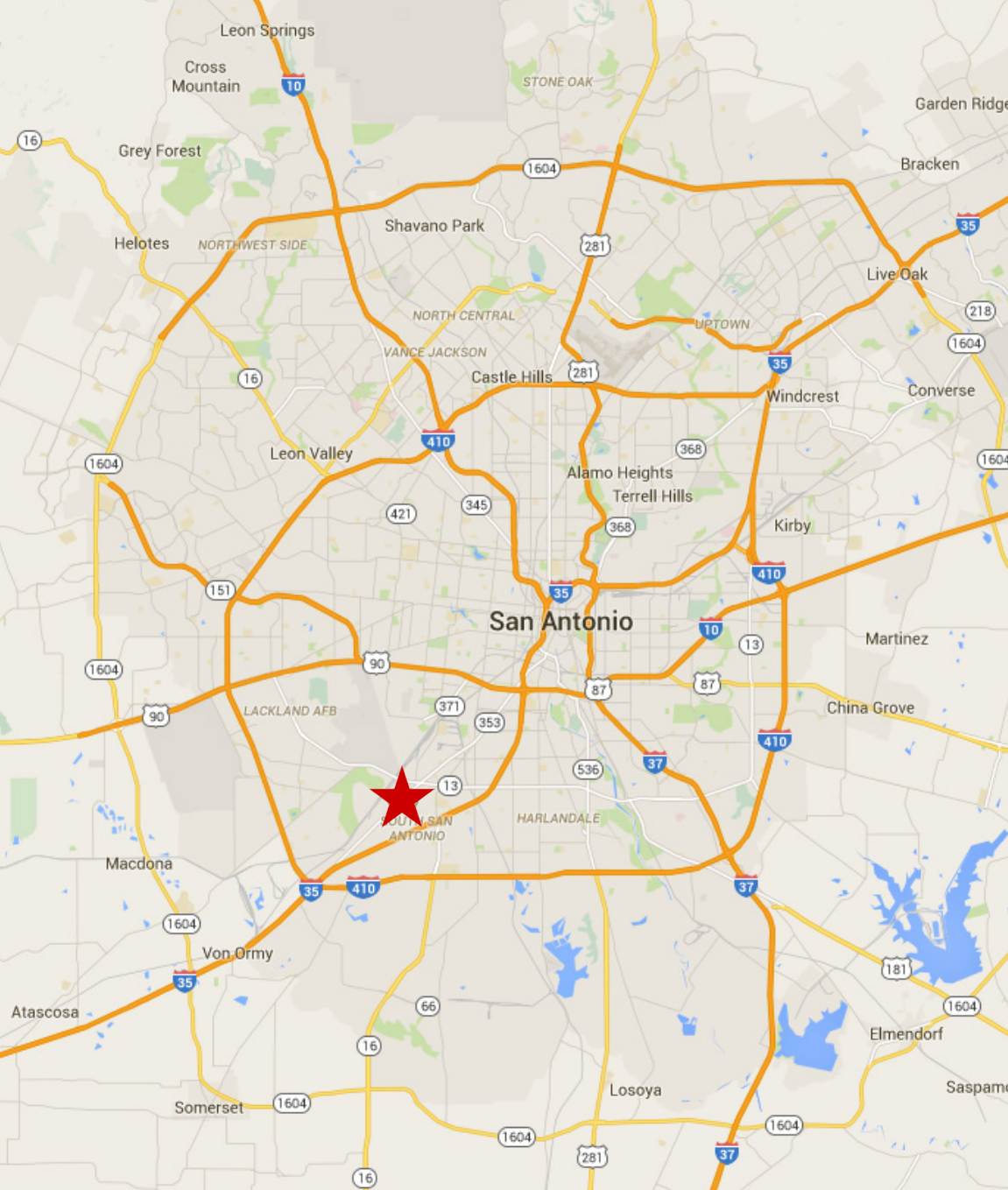
+/- 64.08 Acres

± 64.08 Acres

SWQ New Laredo Hwy. & Pitluk Ave, San Antonio, Texas 78211



FOR SALE



FEATURES

Location: SWQ of New Laredo Hwy & Pitluk Ave
San Antonio, TX 78211

Size: +/- 64.08 Acres

Asking Price: Available upon Request

Zoning: I2-S (Heavy Industrial)
I2 MAOZ-1 (Heavy Industrial - Military Airport Overlay Zone)

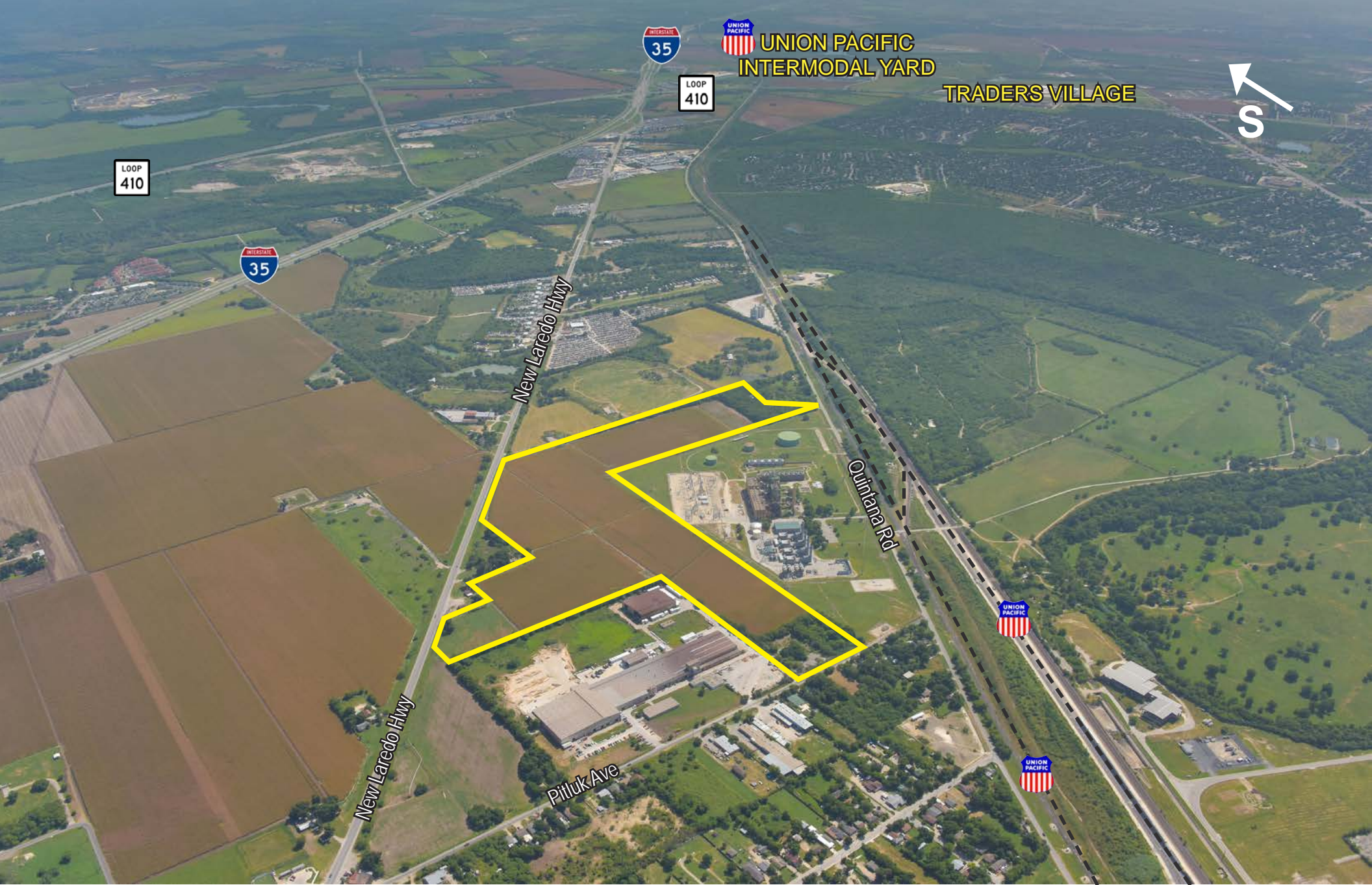
Utilities: Available to Site*

Ag-Exemption: The majority of the tract is Ag-Exempt

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

HIGHLIGHTS

- Rare heavy industrial zoned tract located within the city limits of San Antonio.
- Easy access to Interstate 35 & Loop 410 via New Laredo Hwy.
- Substantial utilities are available to the property (water, sewer, gas & electric). Contact broker for details.
- Property is divisible depending on use and configuration.



UNION PACIFIC
INTERMODAL YARD

TRADERS VILLAGE



LOOP
410



New Laredo Hwy

Quintana Rd

New Laredo Hwy

Pitluk Ave







PORT OF
SAN ANTONIO

W Military Dr

Pitluk Ave

New Laredo Hwy



UNION PACIFIC RAILROAD



UNION PACIFIC RAILROAD

Quintana Rd



ENDURA
ADVISORY GROUP
commercial real estate solutions
www.endurasa.com

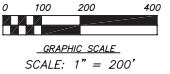
Corbin Barker
cbarker@endurasa.com
210.366.2222

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

SURVEY

LEGEND & ABBREVIATIONS

- = FIRE HYDRANT
 - = UTILITY POLE
 - x—x— = WIRE FENCE
 - o—o— = CHAIN LINK FENCE
 - OHU— = OVERHEAD UTILITY LINES
 - = EDGE OF ASPHALT PAVEMENT
- D.R. = DEED RECORDS, BEKAR COUNTY, TX.
 D.P.R. = DEED & PLAT RECORDS, BEKAR COUNTY, TX.
 R.P.R. = REAL PROPERTY RECORDS, BEKAR COUNTY, TX.
 N.C.B. = NEW CITY BLOCK



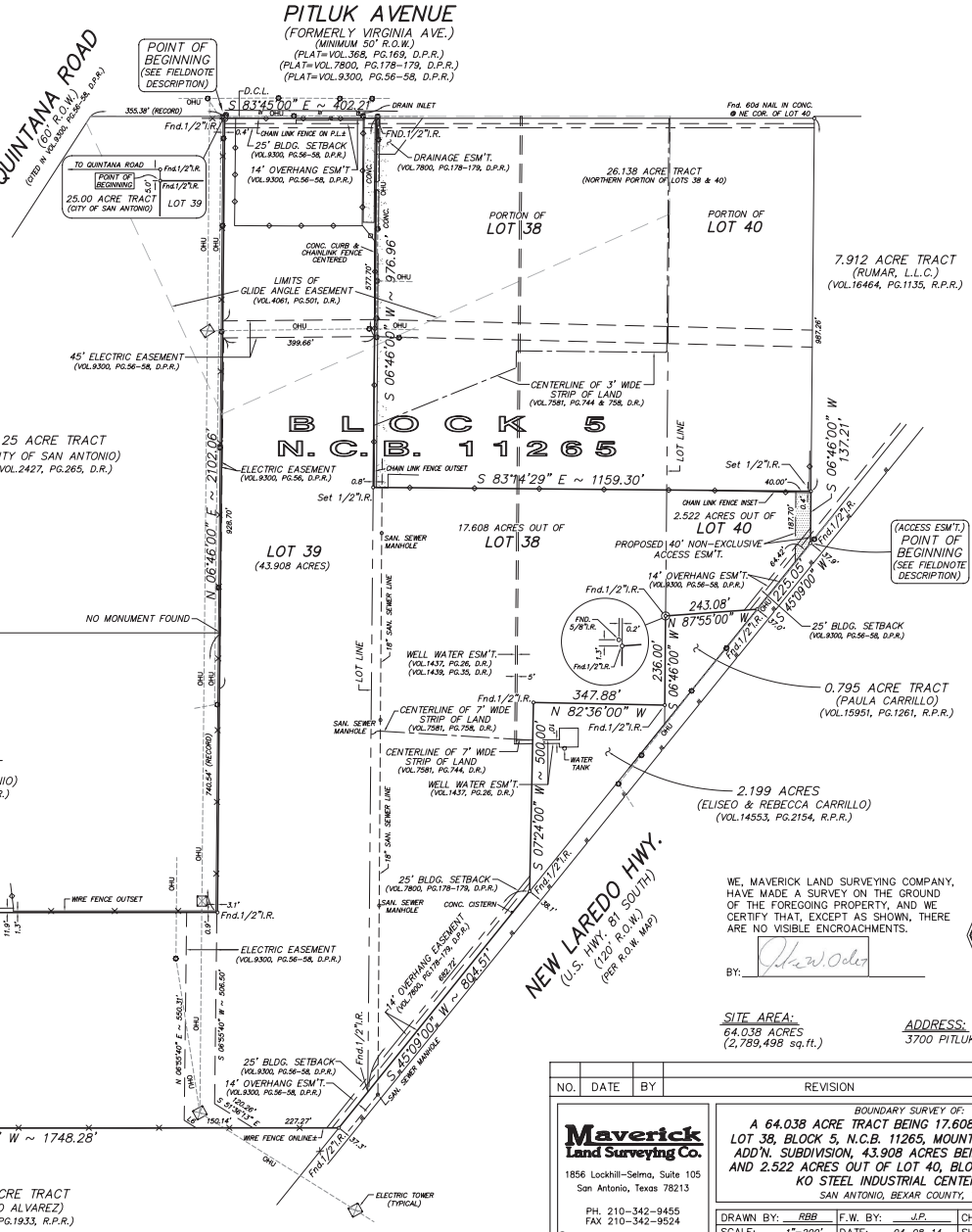
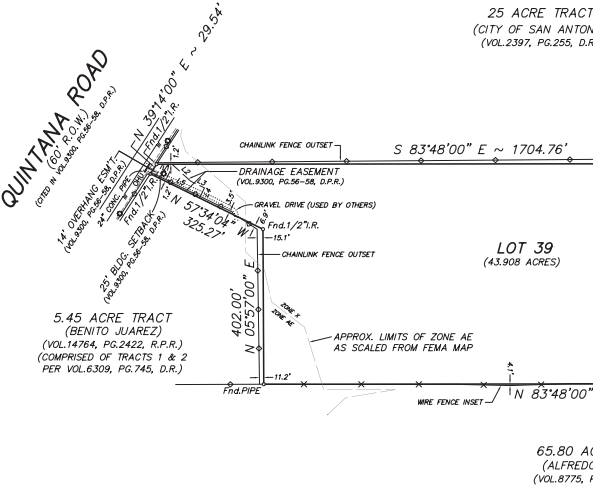
LINE TABLE

LABEL	BEARING & DISTANCE
L1	S 83°48'00" E ~ 40.00'
L2	S 41°31'10" E ~ 65.16'
L3	S 57°34'04" E ~ 40.00'
L4	S 32°25'56" W ~ 29.00'
L5	N 57°34'04" W ~ 142.00'
L6	N 51°36'13" W ~ 38.04'

- NOTES:**
- D.C.L. = DIRECTIONAL CONTROL LINE.
 - ALL DIMENSIONS & ELEVATIONS REPRESENTED HEREON ARE IN U.S. SURVEY FEET.
 - BEARING BASIS = PLATS AS REFERENCED BELOW.
 - THE FOREGOING PROPERTY IS LOCATED WITHIN THE LIMITS OF ZONE AE & X ACCORDING TO THE APPLICABLE FEMA FLOOD INSURANCE RATE MAP #48029C0555 F, DATED SEPTEMBER 29, 2010. ZONE X IS NOT WITHIN A 100 YEAR FLOOD ZONE.
 - INSET OR OUTSET DIMENSIONS FOR FENCES, IF ANY, ARE TO CLOSEST EDGE OF POST.

PLAT REFERENCES: DEED & PLAT RECORDS (D.P.R.)
 LOT 38, BLOCK 5, N.C.B. 11265, MOUNT VERNON HOMESITE ADD'N. SUBDIVISION VOL.7800, PAGES 178-179.
 LOTS 39 & 40, BLOCK 5, N.C.B. 11265, KO STEEL INDUSTRIAL CENTER UNIT-1 VOL.9300, PAGES 56-58.

DEED REFERENCE: REAL PROPERTY RECORDS (R.P.R.)
 VOL.11854 PAGE 645
 UNTO: HART COMPONENTS LAND, L.P.



WE, MAVERICK LAND SURVEYING COMPANY, HAVE MADE A SURVEY ON THE GROUND OF THE FOREGOING PROPERTY, AND WE CERTIFY THAT, EXCEPT AS SHOWN, THERE ARE NO VISIBLE ENCROACHMENTS.

BY: *[Signature]*



SITE AREA: 64.038 ACRES (2,789,498 sq.ft.)
ADDRESS: 3700 PITLUK AVE.

NO.	DATE	BY	REVISION	CKD.	APPD.

Maverick Land Surveying Co.
 1856 Lockhill-Selma, Suite 105
 San Antonio, Texas 78213
 PH. 210-342-9455
 FAX 210-342-9524
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 TEXAS PLAT NO. 10132700

BOUNDARY SURVEY OF:
 A 64.038 ACRE TRACT BEING 17.608 ACRES OUT OF LOT 38, BLOCK 5, N.C.B. 11265, MOUNT VERNON HOMESITE ADD'N. SUBDIVISION; 43.908 ACRES BEING ALL OF LOT 39 AND 2.522 ACRES OUT OF LOT 40, BLOCK 5, N.C.B. 11265, KO STEEL INDUSTRIAL CENTER UNIT-1 SAN ANTONIO, BEKAR COUNTY, TEXAS

DRAWN BY: *RBB* F.W. BY: *J.P.* CHKD. & APPR. BY: *JWO.*
 SCALE: 1"=200' DATE: 04-08-14 SHEET 7 OF 7
 REV. NO. _____ JOB NO. 30763-05



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.

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.

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.

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.

Endura Advisory Group, GP, LLC Licensed Broker /Broker Firm Name or Primary Assumed Business Name	581037 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Designated Broker of Firm	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
James G. Lundblad Licensed Supervisor of Sales Agent/ Associate	337803 License No.	jlundblad@endurasa.com Email	(210) 366-2222 Phone
Corbin Barker Sales Agent/Associate's Name	491799 License No.	cbarker@endurasa.com Email	(210) 366-2222 Phone

Buyer/Tenant/Seller/Landlord Initials

Date