

# Multifamily/Commercial Land

Loop 1604 and Reed Road

San Antonio, Texas 78251

## SUMMARY

**Location:** Subject property is located on the east side of Loop 1604 between Wiseman Blvd. and Military Drive (see location map).

**Description:** Subject property can be described as approximately 18.32 acres having approximately 1800 feet of frontage along the east side of Loop 1604 and approximately 256 feet of frontage along the south side of Reed Road (See diagram).

**Zoning:** C-2 Commercial (Multifamily allowed up to 33 units/acre. See verification letter).

**Utilities:** SEWER- 8" main located at the southern boundary of the property extending south to Kilmarnoch drive  
8" main located at the eastern boundary of property extending east.

WATER - Service mains located along Loop 1604, Reed Road and Kilmarnoch Drive

Prospective purchasers should employ a qualified engineer to provide detailed information regarding utility availability, extension, and capacity as well as development entitlement issues.

**Price:** **REDUCED** ~~\$3,950,000.00~~ \$3,750,000.00  
(Approximately ~~\$4.95~~ \$4.70 per square foot)

**Comments:** Subject property is platted. Zoning was amended to allow self storage development. Conceptual site plan prepared by Sage Group, Inc. included 310 multifamily units and a 3.25 acre self storage project. Loop 1604 improvements completed. Utility Service Agreement with SAWS in place. Maximum Multifamily density of 25 units/acre per deed restrictions.

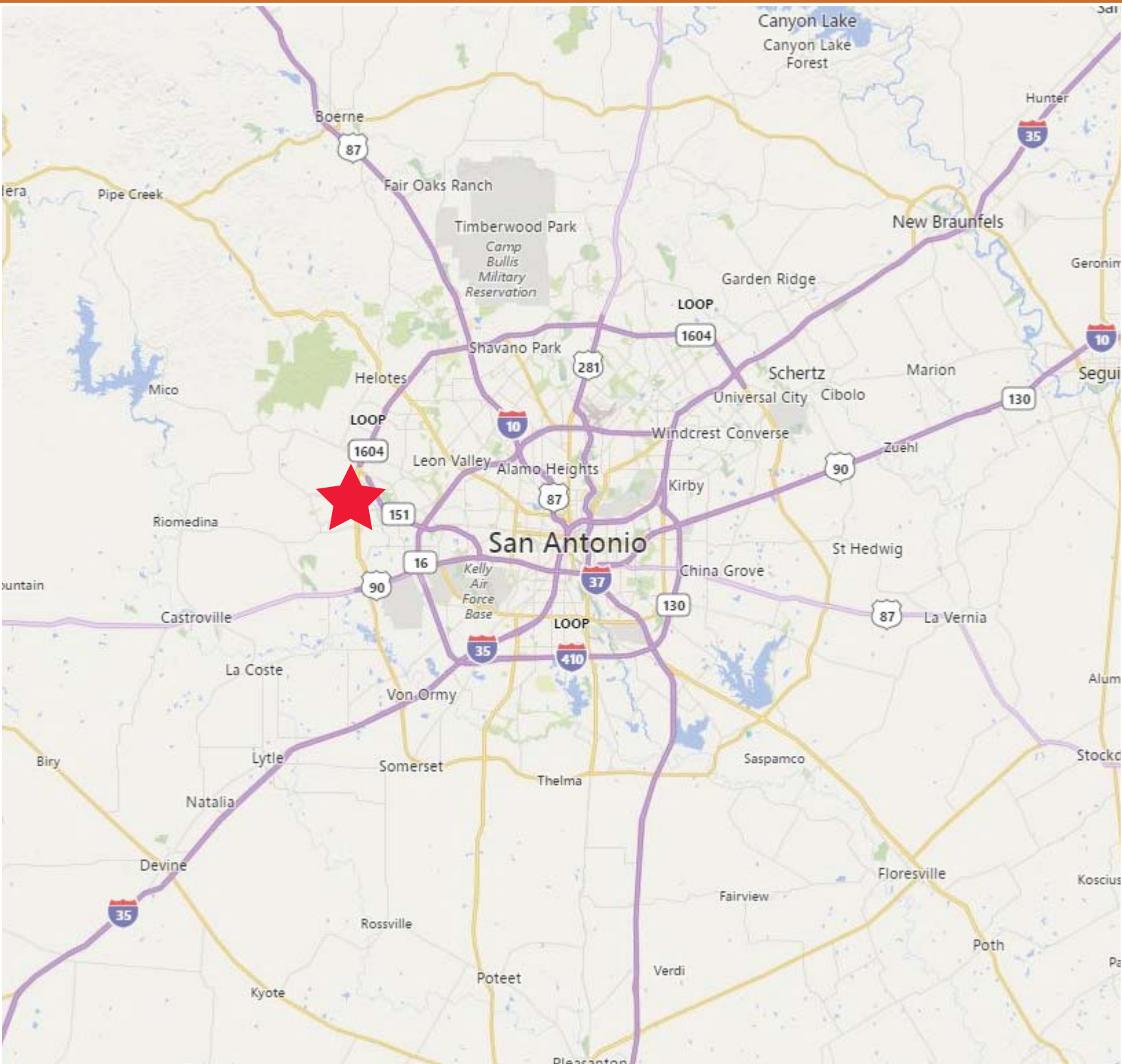
John K. Durbin, CCIM  
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John A. Colglazier, Sr., John Durbin, John A. Colglazier, Jr., and Cooper N. Boddy are licensed real estate brokers or salesmen in the State of Texas and may or may not be involved in the ownership of this property. The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease.

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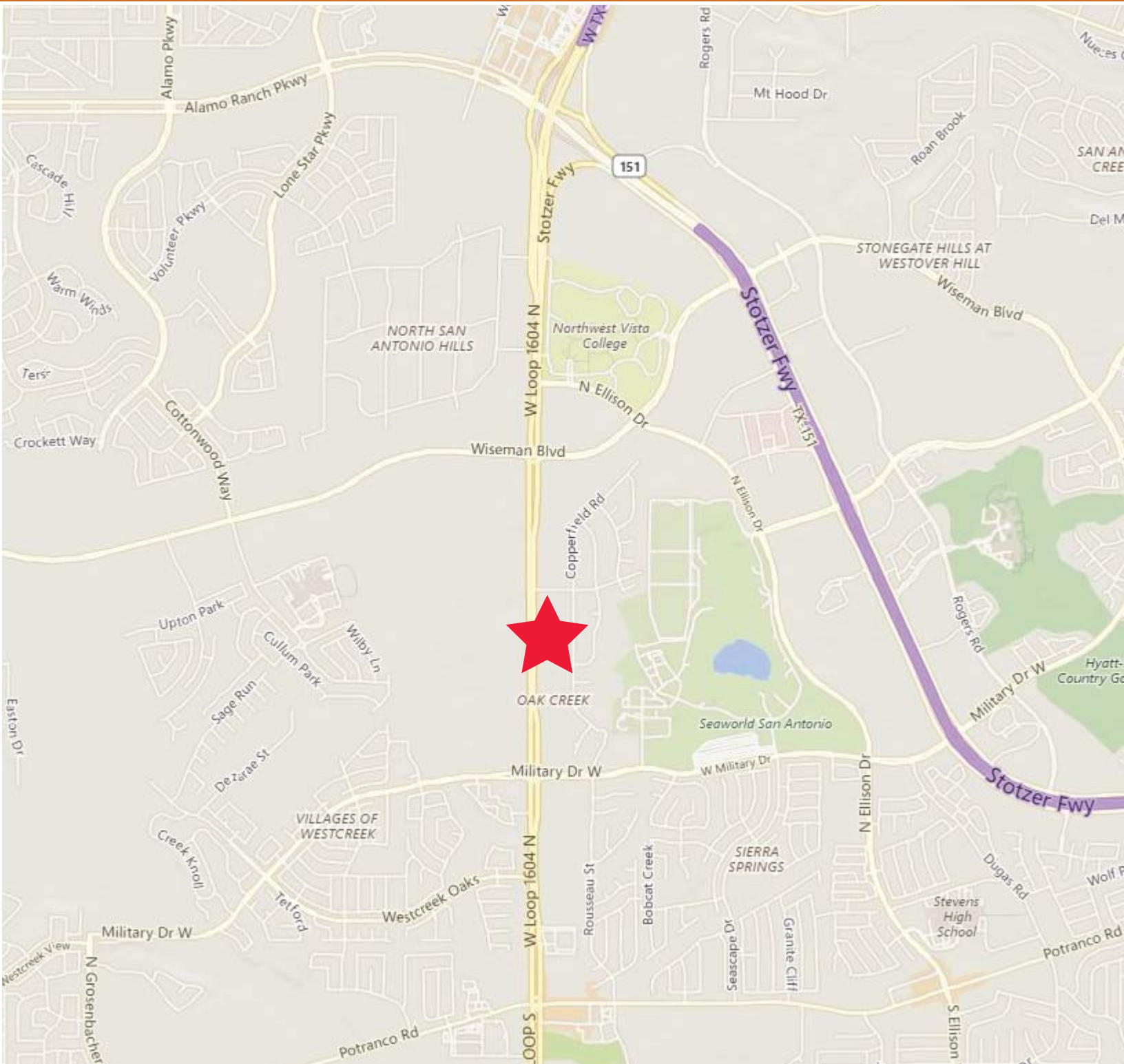


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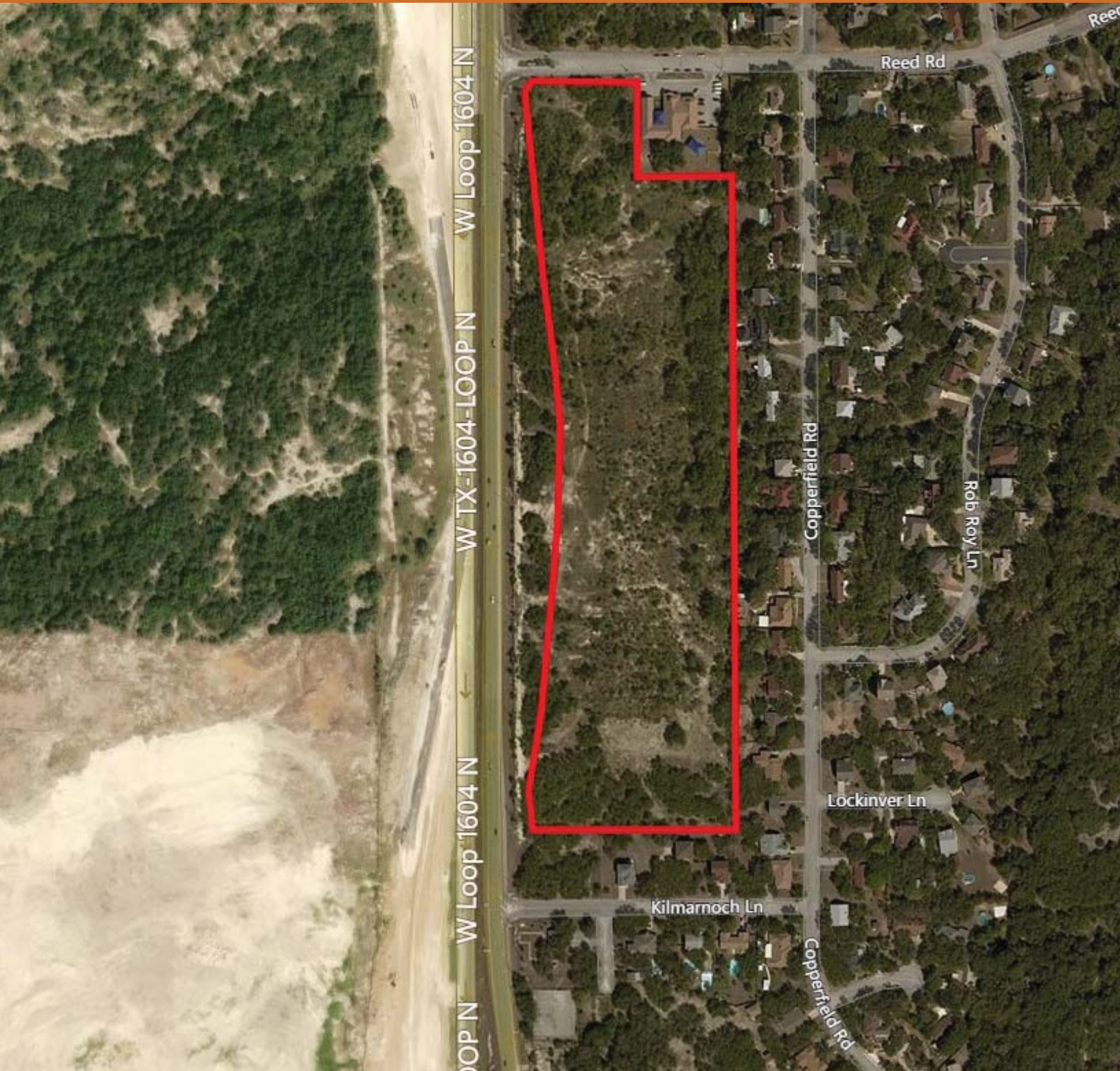


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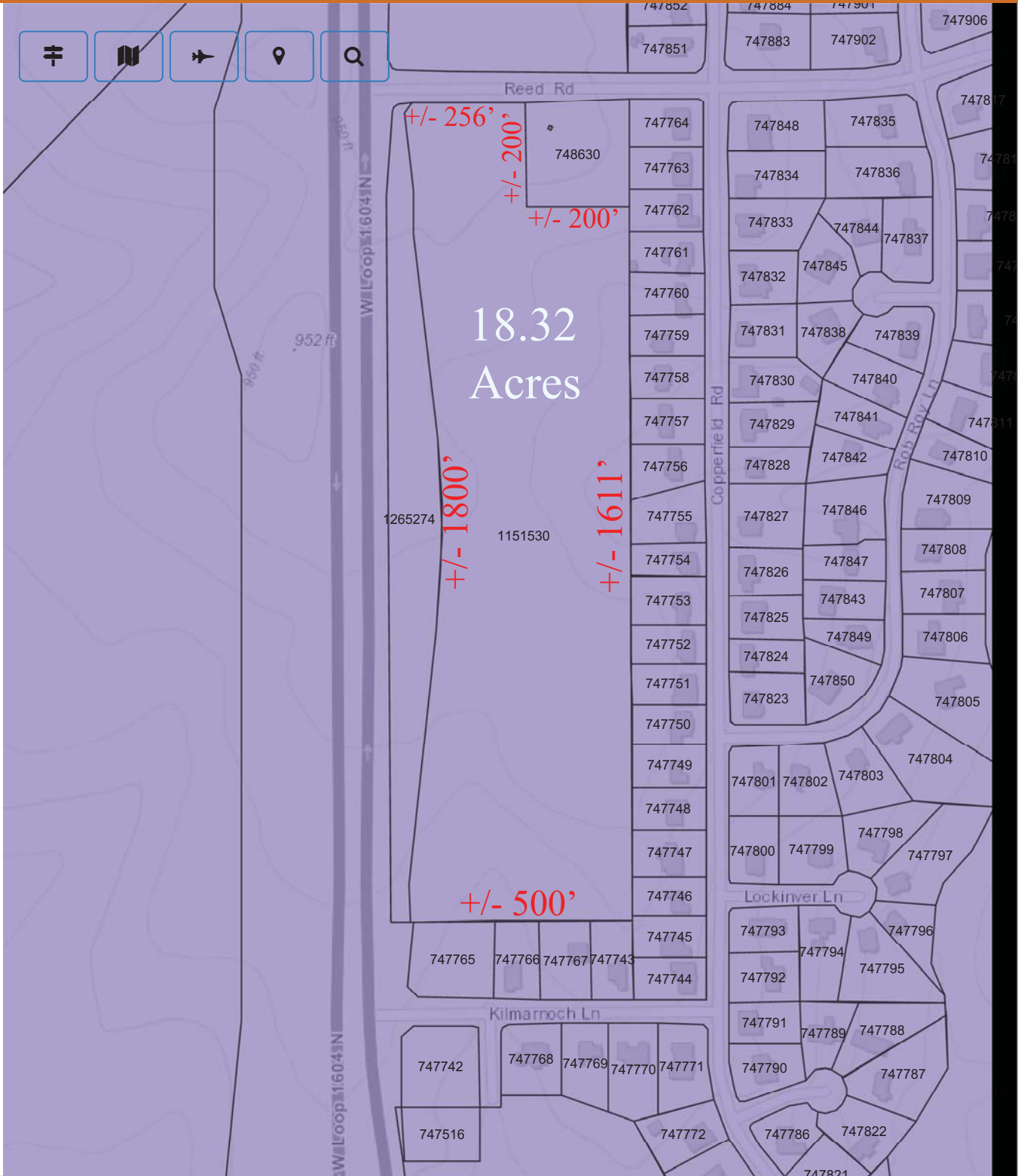
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THE VIEW AT  
WESTOVER  
HILLS

AURA @  
WESTOVER  
HILLS



Charles William Anderson Loop

Reed Rd

Wiseman Blvd

Highland Mist Ln

County Cork Rd

Rob Roy Ln

Kilmarnock Ln

Sopperfield Rd

1604







*City of San Antonio, Texas*  
Department of Development Services, Zoning Section

December 20, 2007

Robin M. Stover  
112 East Pecan, Suite 1490  
San Antonio, Texas 78206

**SUBJECT:** ZV2008117, P-131, NCB 34400, southeast corner of Reed Rd. and W Loop 1604 N, San Antonio, Texas

Dear Ms. Stover:

As of the date of this letter, the above referenced property is zoned "C-2" Commercial District as illustrated on the attached exhibit.

The "C-2" zoning on the subject property was established as per Ordinance 83881, adopted May 3, 2001/made effective February 4<sup>th</sup> of 2002. This ordinance amended/revised the City of San Antonio Unified Development Code (UDC) whereby previous zoning classifications were converted to new zoning classifications. The previous "B-2" Business District zoning was converted to "C-2" Commercial District.

Per Section 35-D101.d of the UDC, multi-family dwellings developed at 33 units or less per acre are a permitted use for any tract or parcel previously zoned "B-2" Business District prior to the adoption of the UDC, so long as such tract is not the subject of further rezoning. As of the date of this letter, apartments at a maximum density of 33 units per acre are a permitted use on the subject site.


The Development Services Department is responsible for enforcement of building code and development code requirements including the issuance of building permits, variances for site and building specifications, records of zoning code violations and certificates of occupancy. The Customer Services Section of the Development Services Department can provide this information. They can be reached at (210) 207-1111, ext. 0 (customer service option).

In addition, if you wish to ensure compliance with the current building code or with development standards and other regulations in the Unified Development Code, which may require the review of building or site plans, please contact a Development Services Engineer at (210) 207-8394 to discuss or to schedule a more in-depth preliminary plan review.

The owner(s) may have the right to restore or rebuild the existing structure(s) due to damages caused by fire or other casualty, subject to compliance with the City of San Antonio Building and Zoning Code requirements and Article 7 of San Antonio's Unified Development Code.

If we may be of further assistance, please contact Pete Gomez, the Planner who worked on your request, at (210) 207-0215. Thank you.

Cordially,

  
Rudy Niño  
Senior Planner

Cliff Morton Development and Business Services Center, 1901 South Alamo Street  
P.O. Box 839966, San Antonio, TX 78283-3966, (210) 207-0000



# Information About Brokerage Services

Texas law requires all real estate licensees 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.

<b>Colglazier Properties, Inc.</b>	<b>9003103</b>		
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>John A. Colglazier</b>	<b>148922</b>		
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
<b>John K. Durbin</b>	<b>312029</b>	<b>jdurbin@colglazier.com</b>	<b>(210)313-3464</b>
Sales Agent/Associate's Name	License No.	Email	Phone

\_\_\_\_\_  
Buyer/Tenant/Seller/Landlord Initials Date

Regulated by the Texas Real Estate Commission

Information available at [www.trec.texas.gov](http://www.trec.texas.gov)