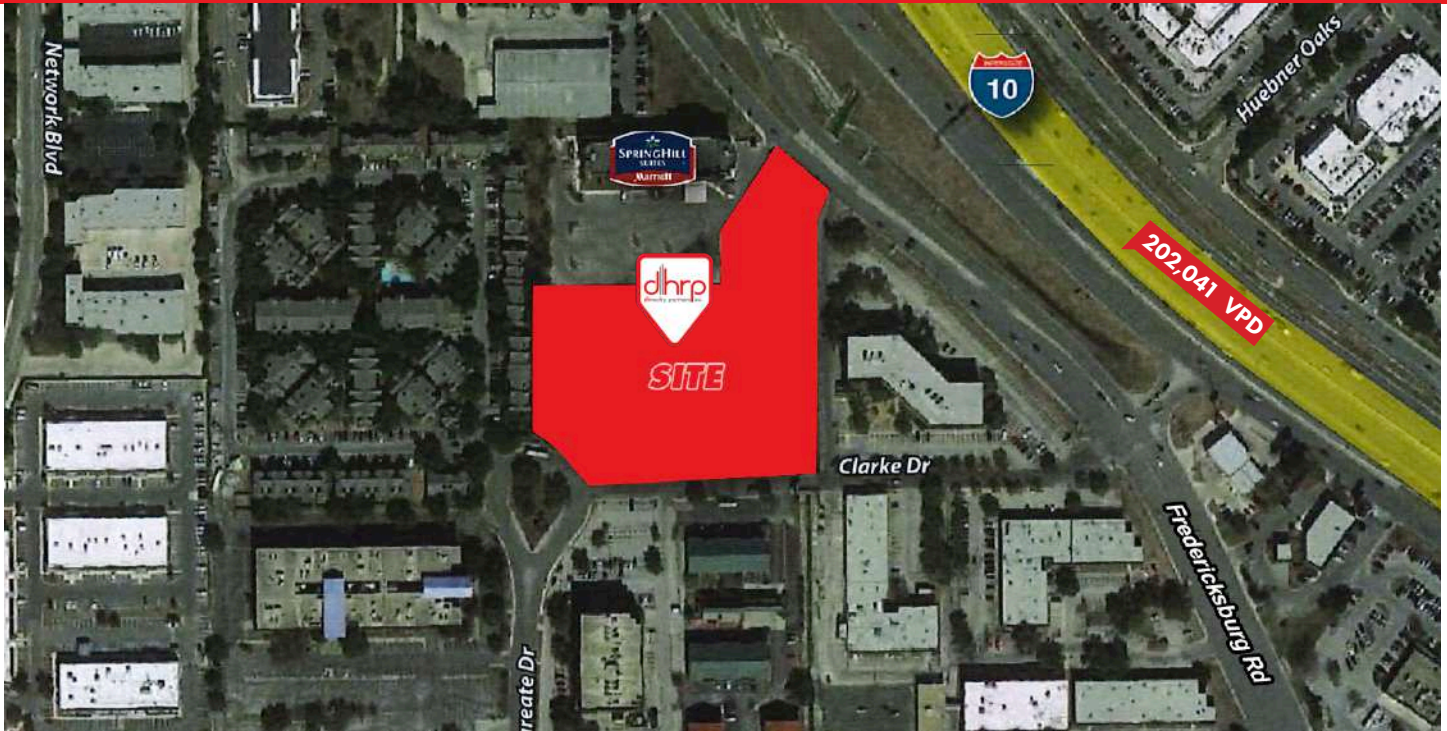


4.566 ACRES ALONG IH-10
 11426 IH-10 | SAN ANTONIO, TEXAS



PAD SITE HIGHLIGHTS:

- Outstanding visibility from IH-10
- Located just west of the IH-10/Huebner intersection
- Close Proximity to South Texas Medical Center & USAA
- Community Detention pond in place

ZONING:

C-3 - City of San Antonio

LAND SIZE:

4.566 Acres
 (3.14 Usable Acres)

PRICE:

\$ 1,650,000.00

UTILITIES

- Water 16"
- Sewer: 8"
- Gas: 4"
- Electric: Overhead

TRAFFIC COUNTS:

IH-10: 202,041 VPD
 Huebner: 38,266 VPD

DEMOGRAPHICS:

2013 Population
 2013 Daytime Population
 2013 Total Households
 2013 Average HH Income

3 MILE

120,715
 153,271
 54,885
 \$68,319

5 MILE

298,670
 358,355
 126,740
 \$71,034

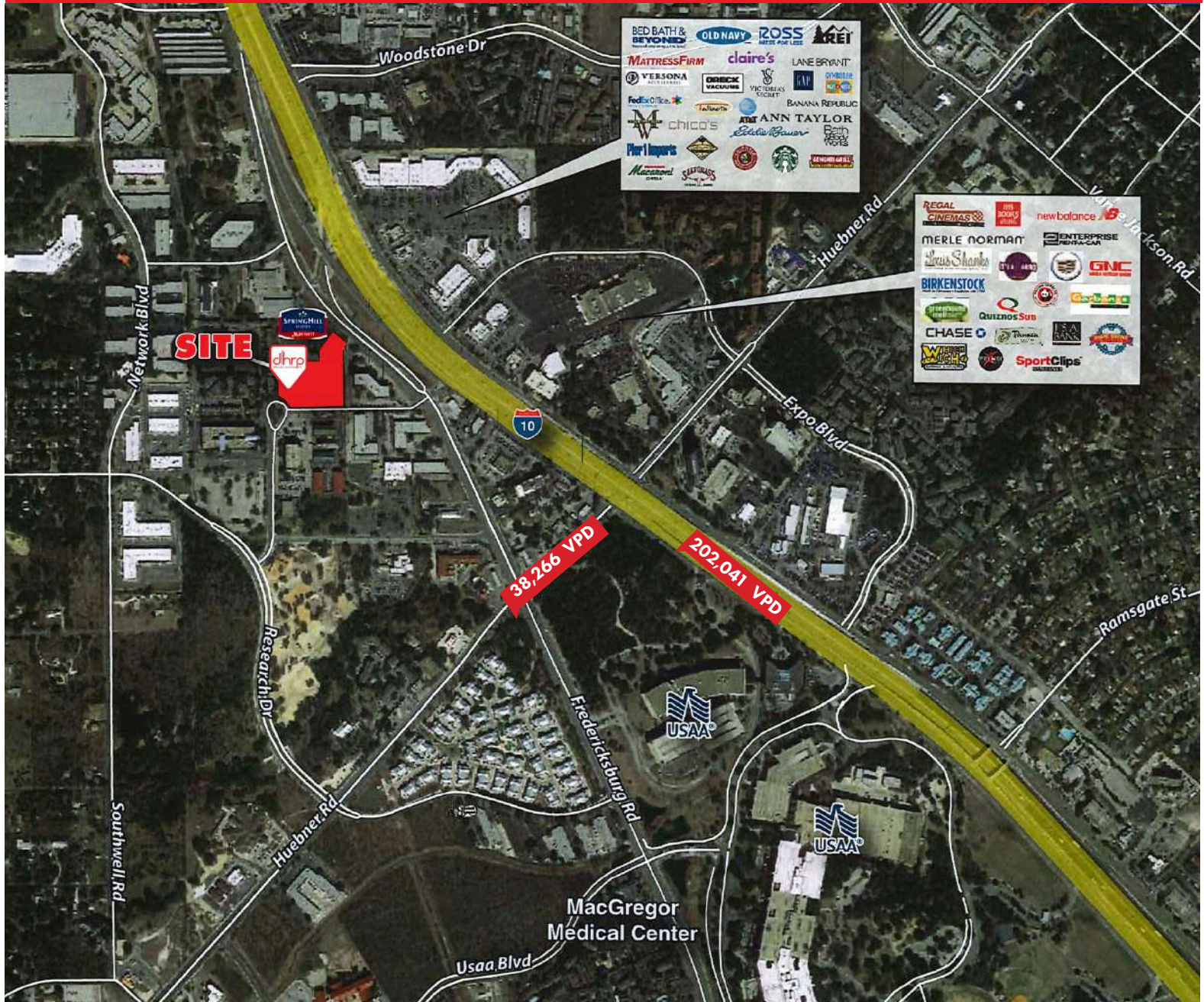
7 MILE

527,904
 601,381
 210,191
 \$70,528

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4.566 ACRES ALONG IH-10

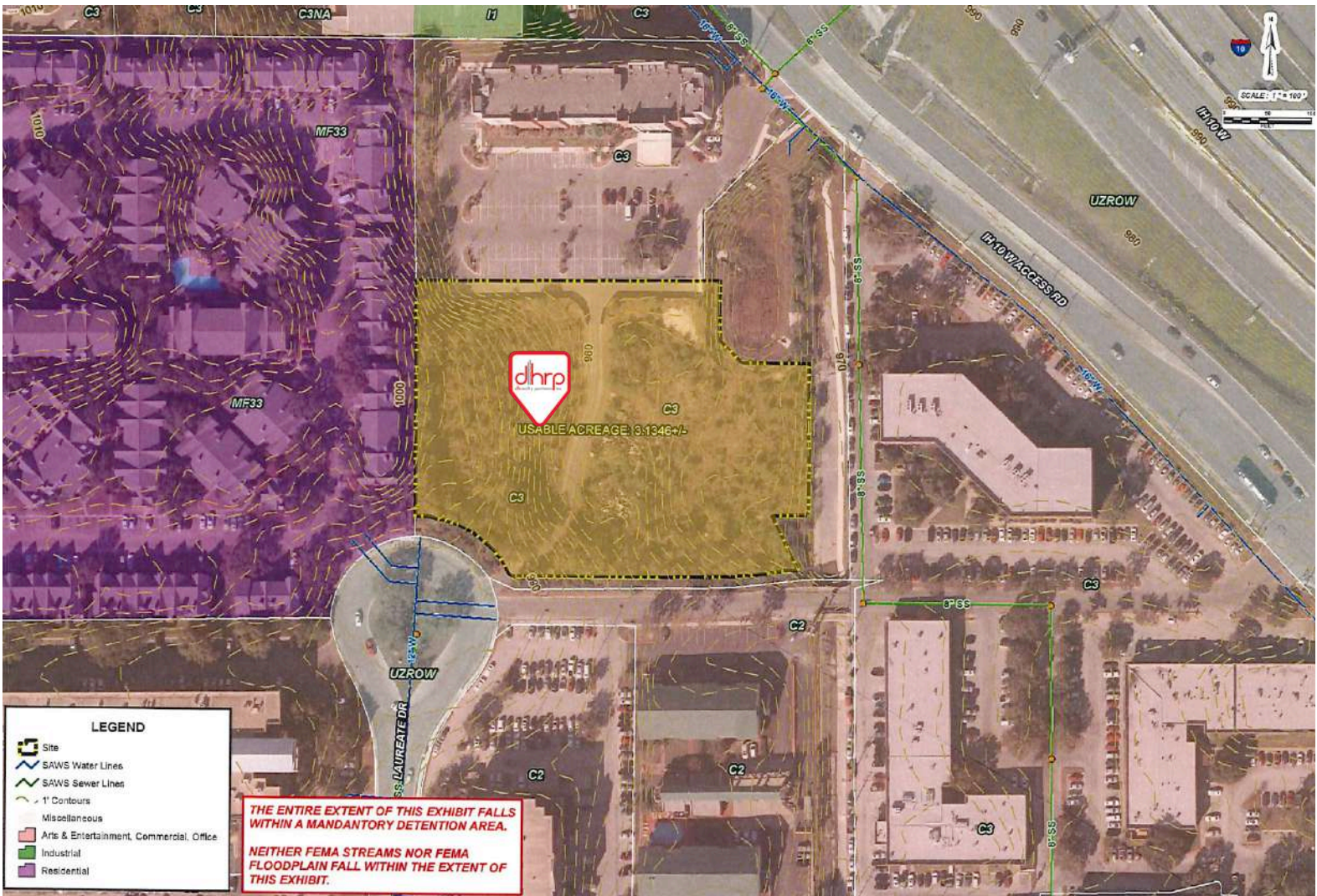
11426 IH-10 | SAN ANTONIO, TEXAS



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4.566 ACRES ALONG IH-10
 11426 IH-10 | SAN ANTONIO, TEXAS

ZONING | FLOOD MAP



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4.566 ACRES ALONG IH-10

11426 IH-10 | SAN ANTONIO, TEXAS

SURVEY MAP



CHORD	RADIUS	DELTA	LENGTH	CHORD
CD	1872.00'	226.41'	113.11'	S 86°48'24" E 118.00'
CE	1822.00'	226.41'	113.00'	S 86°48'24" E 118.00'
CF	100.00'	87.5433'	177.84'	M 38°22'28" W 111.12'

LEGAL DESCRIPTION:

TRACT 1
LOT 44, NEW CITY BLOCK 14862
SPRING HILL SUITES SUBDIVISION
CITY OF SAN ANTONIO
VOLUME 8981, PAGE 15,
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

TRACT 2
LOT 45, NEW CITY BLOCK 14862
SPRING HILL SUITES SUBDIVISION
CITY OF SAN ANTONIO
VOLUME 8981, PAGE 15,
DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES:

ADDRESS: 11426 IH 10 (LOT 44)
102 W IH 10 (LOT 45)

TITLE COMMITMENT:
LAWRENCE TITLE INSURANCE COMPANY, S.F. # 121200487
PROVIDED BY CLIENT

RESTRICTIONS:

HOME PER TITLE COMMITMENT PROVIDED.

PORTION OF 8' X 30' ANCHOR EASEMENT
VOLUME 8981, PAGE 19, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(LOT 45 - SHOWN ON PLAT)

14 FOOT SANITARY SEWER EASEMENT
VOLUME 7981, PAGE 214, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(LOT 44 - SHOWN ON PLAT)

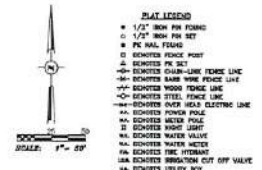
30' X 30' LIFT STATION EASEMENT
VOLUME 7981, PAGE 214, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(LOT 44 - SHOWN ON PLAT)

14' ELECTRIC, GAS, STEELPIPING, & CABLE TV EASEMENT
VOLUME 8981, PAGE 15, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(LOT 45 - SHOWN ON PLAT)

14' ELECTRIC, GAS, STEELPIPING, & CABLE TV EASEMENT
VOLUME 8981, PAGE 15, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(LOT 45 - SHOWN ON PLAT)

PRIVATE DETENTION EASEMENT
VOLUME 8981, PAGE 15, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(LOT 45 - SHOWN ON PLAT)

VARIABLE WIDTH PUBLIC DRAINAGE EASEMENT
VOLUME 8981, PAGE 15, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
(LOT 45 - SHOWN ON PLAT)



- PLAT ITEMS**
- 1/2" BOM PIN FOUND
 - 1/2" BOM PIN SET
 - PC NAIL FOUND
 - BENCHMARK POST
 - BENCHMARK SET
 - BENCHMARK CHAIN-LINK FENCE LINE
 - BENCHMARK BARRIER FENCE LINE
 - BENCHMARK WOOD FENCE LINE
 - BENCHMARK STEEL FENCE LINE
 - BENCHMARK OVERHEAD ELECTRIC LINE
 - BENCHMARK POWER POLE
 - BENCHMARK WATER POLE
 - BENCHMARK WATER VALVE
 - BENCHMARK WATER METER
 - BENCHMARK FIRE HYDRANT
 - BENCHMARK BURNING CUT OFF VALVE
 - BENCHMARK UTILITY BOX
 - BENCHMARK ELECTRIC BOX
 - BENCHMARK MANHOLE
- LOT 19**
N.C.B. 14862
MARTINEZ SUBDIVISION
VOLUME 8981, PAGE 19,
DEED AND PLAT RECORDS

MSM MARTINEZ
SURVEYING AND MAPPING CO.
8346 BROADWAY SUITE 225
SAN ANTONIO, TX 78217
(210) 829-4244

STATE OF TEXAS
COUNTY OF BEXAR

I, Surveyor, do hereby certify that the above and to this and annexed according to an act approved by the Legislature of the State of Texas, Chapter 205, Acts of the 66th Legislature, 1959, and the laws and regulations in that behalf made, and that the same are true and correct copies of the original records on file in the office of the Surveyor General of the State of Texas, and that the same have been recorded in accordance with the laws of this State.

This 18th day of NOVEMBER, 2010 A.D.

REGISTERED PROFESSIONAL
LAND SURVEYOR No. 5482 JOB No. 10-11-17

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DISCLOSURE INFORMATION

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOODPLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.



Gilles Ghez
210.872.4382
gghez@dhrp.us

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 sub-agent 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

DH REALTY PARTNERS, INC

LICENSED BROKER / BROKER FIRM NAME
OR PRIMARY ASSUMED BUSINESS NAME

147342

LICENSE #

dhrp.us

E-MAIL

210.222.2424

PHONE

Charles L. Jeffers

DESIGNATED BROKER OF FIRM

162202

LICENSE #

cjeffers@dhrp.us

E-MAIL

210.222.2424

PHONE

John Cannon, CCIM

LICENSED SUPERVISOR OF SALES AGENT/ASSOCIATE

618616

LICENSE #

cannon@dhrp.us

E-MAIL

210.222.2424

PHONE

Gilles Ghez

SALES AGENT/ASSOCIATE'S NAME

438094

LICENSE #

gghez@dhrp.us

E-MAIL

210.222.2424

PHONE

BUYER / TENANT / SELLER / LANDLORD
INITIALS

DATE

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210.222.2424

801 N. Saint Mary's

San Antonio, TX 78205