



1500 N LOOP 1604 W

SAN ANTONIO, TEXAS

3 Acres For Sale

**Loop 1604 Frontage
Between Huebner & Blanco**

C-2 Zoning

**1500 N Loop 1604 W
San Antonio, TX 78248**

**FOR MORE INFORMATION,
PLEASE CONTACT:**

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1500 N LOOP 1604 W

SAN ANTONIO, TEXAS



Location: The subject property is located at 1500 N Loop 1604 W and between Huebner Rd & Blanco Rd in San Antonio, TX

Size: 3.093 Acres

Zoning: C-2 City of San Antonio

Utilities: Water: SAWS
Sewer: SAWS
Electric: CPS

Prospective buyer 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.

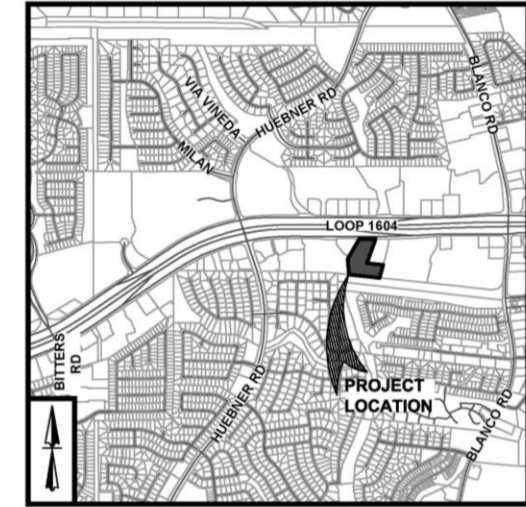
Frontage: +/- 286' along Loop 1604

Overview: This 3 acre tract is located in a rapidly growing & high income area with excellent exposure to N Loop 1604 W, which has well over 160,000 VPD at this location. Detention and water quality are provided. Garages of Texas is developing to the rear of the subject property as shown on the exhibit within this brochure.

Price: \$1,200,000

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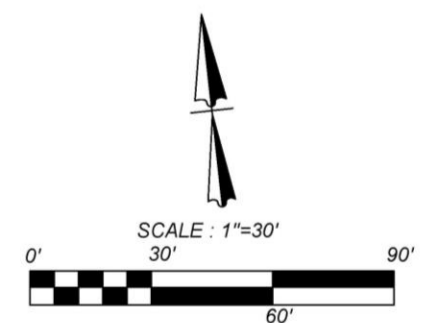
LOCATION MAP
 NOT TO SCALE

LEGEND	
PROPERTY LINE	---
ADJACENT PROPERTY LINE	---
USEABLE LAND (71,835 SF = 1.649 Ac. = 53.31%)	



LINE TABLE		
LINE #	LENGTH	DIRECTION
L1	31.45'	S65°32'14"W
L2	15.48'	N87°30'07"E
L3	124.76'	S79°27'46"E
L4	14.86'	N55°32'14"E
L5	7.00'	S79°27'46"E

EASEMENT LEGEND	
A	VARIABLE WIDTH DRAINAGE EASEMENT NOTE: NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE CHANNEL EASEMENT/ 100 YEAR FLOOD PLAIN (VOL. 9551 PG. 139, D.P.R.)
B	VARIABLE WIDTH CHANNEL EASEMENT NOTE: NO CONSTRUCTION, IMPROVEMENTS, OR STRUCTURES ARE ALLOWED WITHIN THE CHANNEL EASEMENT/ 100 YEAR FLOOD PLAIN (VOL. 9551 PG. 139, D.P.R.)
C	16' SANITARY SEWER EASEMENT (VOL. 6752 PG. 92-96, O.P.R.)
D	25' BUILDING SETBACK LINE (VOL. 9537 PG. 175-177, D.P.R.)
E	14' ELEC., GAS, TELE. & C.A.T.V. EASEMENT (VOL. 9537 PG. 175-177, D.P.R.)
F	16' SAN. SEWER EASEMENT (VOL. 7837 PGS. 1417-1422, O.P.R.)
G	15' WATER EASEMENT (VOL. 7837 PGS. 1433-1428, D.P.R.)
H	10' WATER EASEMENT (VOL. 9537 PGS. 175-177, D.P.R.)
I	16' ELECTRIC AND GAS EASEMENT (VOL. 9537 PGS. 175-177, D.P.R.)
J	SANITARY SEWER EASEMENT (VOL. 6892 PGS. 1663-1666, O.P.R.)
K	30' OFF-SITE PRIVATE DRAINAGE EASEMENT (VOL. 9540 PGS. 113-115, D.P.R.)
L	VARIABLE WIDTH CHANNEL EASEMENT (VOL. 9537 PGS. 175-177, D.P.R.)
M	16' ELEC., GAS, TELE. & C.A.T.V. EASEMENT (VOL. 9565 PG. 115, D.P.R.)
N	VARIABLE WIDTH ELEC., GAS, TELE. & C.A.T.V. EASEMENT (VOL. 9565 PG. 115, D.P.R.)
O	47' WIDE ACCESS EASEMENT (VOL. 9565 PG. 115 O.P.R.)
P	15' ELEC., GAS, TELE. & C.A.T.V. EASEMENT (VOL. 9130 PG. 1197 O.P.R.)
Q	BLANCO ROAD EASEMENT AREA (VOL. 9056 PG. 1211 O.P.R.)
R	VARIABLE WIDTH ELEC., GAS, TELE. & C.A.T.V. EASEMENT (VOL. 9130 PG. 1197 O.P.R.)



GARAGES OF TEXAS - STORAGE
SAN ANTONIO, TEXAS
USEABLE LAND EXHIBIT

JOB NO. 659-02-01
 DATE: SEPTEMBER 2018
 DRAWN: JS CHECKED: EW
 SHEET NUMBER:
EX-A

THIS DOCUMENT HAS BEEN DERIVED FROM MATERIAL THAT WAS OBTAINED AND/OR TRANSMITTED BY ELECTRONIC MEANS AND MAY HAVE BEEN IMPROPERLY REPRODUCED. THE USER SHALL BE RESPONSIBLE FOR VERIFYING THE ACCURACY OF THE ORIGINAL INFORMATION AND DATA.

ISSUE DATE
OWNER REVIEW 12/18/2011
REVISED 1/9/2018

EXTRA SPACE STORAGE
N LOOP 1604 at BLANCO ROAD
SAN ANTONIO, TX

**Kaufman
Design
Group**

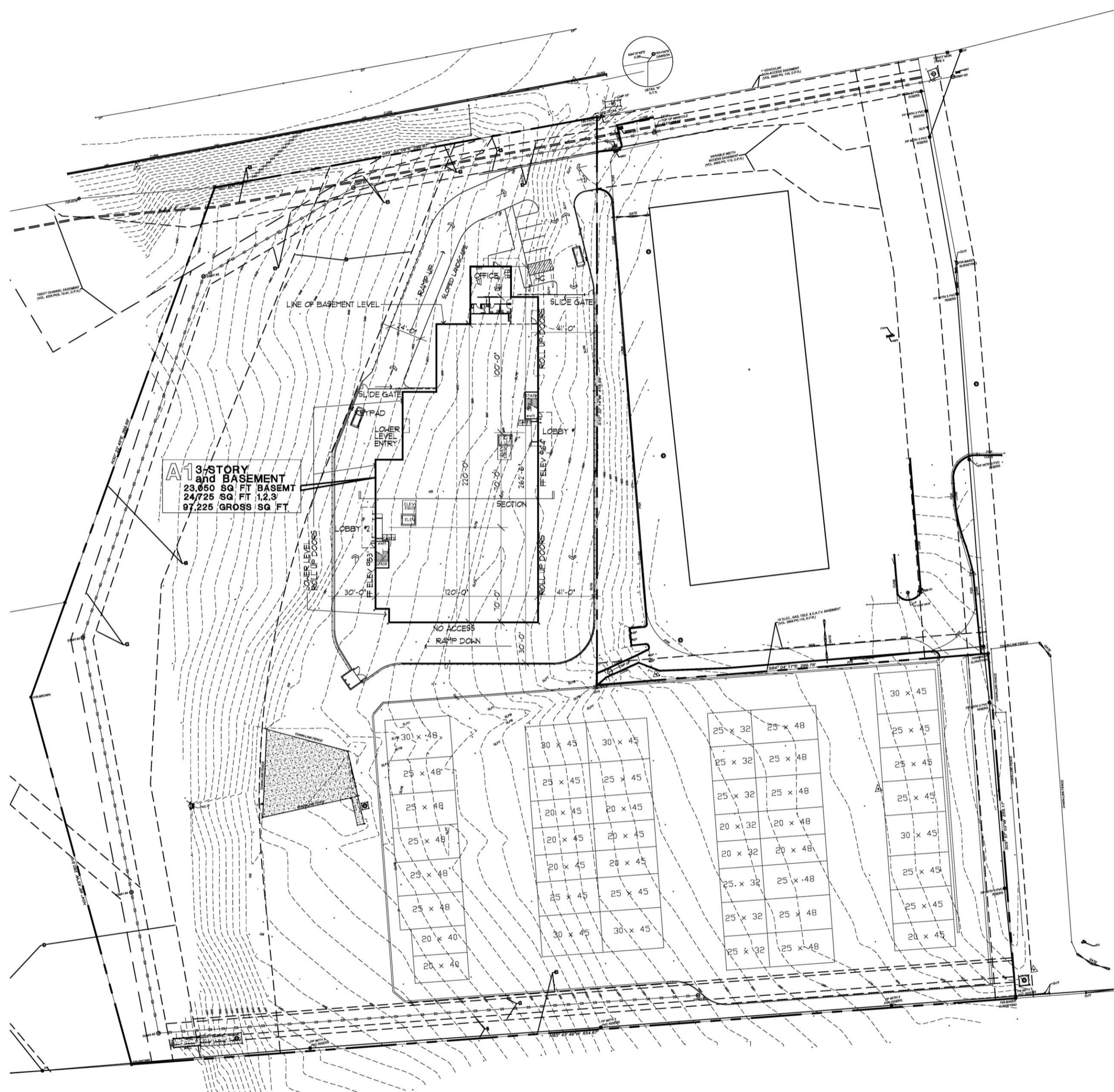
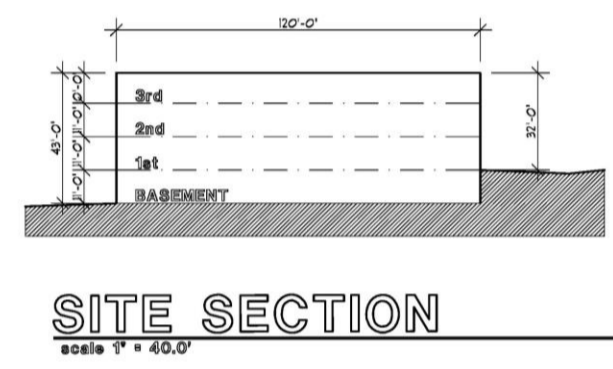
ARCHITECTURE

12371 E. LINCOLN CT.
WICHITA, KS 67207
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(316) 618-0048 fax
skaufman@cox.net

SHEET TITLE
SITE PLAN

SHEET NUMBER

SA1
OF SHEETS



SITE ARCHITECTURAL PLAN
scale 1" = 40'-0"



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:
 - 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____