

SE CORNER HIGHWAY 281N & ENCINO RIO

SAN ANTONIO, TEXAS

FOR SALE



PROPERTY DETAILS

- Platted with all utilities and EDU's available/accessible.
- Zoning C-3
- 30 ft ingress/egress from 281 access rd & Encino Rio.
- TCEQ approvals in place
- Water quality basin in place.
- Detention/ sedimentation basin in place.
- Preliminary engineering completed.
- No impervious cover limit.
- Plans approved for 4 story hotel; 72 rooms.
- Hotel franchise approved/ available.

Pricing: Call to Discuss.

Approximately 88,608 SF available on Highway 281N & Encino Rio. Property is located next to Auto Zone and Salvation Army. Area retailers include HEB, Home Depot, McDonalds, Taco Cabana and Discount Tire . Very high traffic area. Less than 1 mile from Loop 1604.

**FOR DETAILS
CONTACT:**

KEITH COELHO – *Principal, San Antonio*

p | 210.883.1302 Direct

e | kcoelho@henrysmiller.com



HENRY S. MILLER BROKERAGE
San Antonio

AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO

10123 Broadway • San Antonio, Texas 78217
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SE CORNER HIGHWAY 281N & ENCINO RIO **FOR SALE OR LEASE**

SAN ANTONIO, TEXAS

03005

LOCATION MAP
N.T.S.

NO.	RADIUS	DELTA	TANGENT	LENGTH
1	1255.00'	14°53'21"	163.89'	326.13'
2	100.00'	54°33'37"	21.78'	42.22'
3	100.00'	54°33'37"	31.11'	60.32'

BEARINGS AND DISTANCE TABLE

NO.	BEARING	DIST.
71	N64°44'32"W	45.00'
72	N05°15'52"E	25.00'
73	N05°15'52"E	3.65'
74	S24°47'47"W	30.41'
75	N64°45'29"E	11.99'
76	S64°45'30"E	11.99'

BEARINGS BASED ON THE EAST PROPERTY LINE OF U.S. HIGHWAY 281

SCALE: 1"=100'

NOTES:

- FOR RESIDENTIAL DEVELOPMENT ADJACENT TO STATE RIGHT OF WAY, THE DEVELOPER SHALL BE RESPONSIBLE FOR ADEQUATE SET-BACK AND/OR SOUND ABATEMENT MEASURES FOR FUTURE NOISE MITIGATION.
- OWNER/DEVELOPER IS RESPONSIBLE FOR PREVENTING ANY ADVERSE IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY.
- MAXIMUM ACCESS POINTS TO STATE HIGHWAY FROM PRIVATE PROPERTY WILL BE REGULATED AS DIRECTED BY REGULATIONS FOR ACCESS DRIVeways TO STATE HIGHWAY. THIS PROPERTY IS ELIGIBLE FOR A MAXIMUM COMBINED TOTAL OF TWO ACCESS POINTS BASED ON THE OVERALL PLATED HIGHWAY FRONTAGE OF 546.43'.
- IF SIDEWALKS AND REQUIRED APPROPRIATE CITY DISTANCE - A SIDEWALK PERMIT MUST BE APPROVED BY THDOT PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATION OF SIDEWALKS WITHIN STATE RIGHT OF WAY SHALL BE DIRECTED BY THDOT.

DEVELOPER:
GENE I. GUGRI
8 INWOOD ALTIMAN
SAN ANTONIO, TEXAS 78248

AMENDING PLAT OF ENCINO CROSSING

BEING LOTS 1 THRU 6, BLOCK 7, N.C.B. 17586-6 AS PREVIOUSLY RECORDED IN VOLUME 8055 PAGE 129 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

NOTE: ADDED 30" INGRESS/EGRESS EASEMENT IN LOTS 1 THRU 6, BLOCK 7.

THE AMENDMENTS SHOWN ON THIS PLAT ARE AS PER SECTION 35-440 (d) (11) 11110 TO REPEAT ONE OR MORE LOTS FRONTING ON AN EXISTING STREET IF:

- THE OWNERS OF ALL THOSE LOTS JOIN IN THE APPLICATION FOR AMENDING THE PLAT;
- THE AMENDMENT DOES NOT ATTEMPT TO REMOVE RECORDED COVENANTS OR RESTRICTIONS;
- THE AMENDMENT DOES NOT INCREASE THE NUMBER OF LOTS; AND
- THE AMENDMENT DOES NOT CREATE OR REQUIRE THE CREATION OF A NEW STREET OR MAKE NECESSARY THE EXTENSION OF MUNICIPAL FACILITIES.

NOTE: THE FIRE LANE (30" INGRESS/EGRESS EASEMENT) SHALL NOT BE ALTERED UNLESS REVIEW/APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES.

LEGEND:

- EXIST. ELECTRIC
- EXIST. TELEPHONE
- EXIST. CABLE TELEVISION
- SAN. SEWER
- ESM
- R.O.W.
- BLDG.
- N.C.B.
- 20" WATERLINE EASEMENT
- 14" ELECTRIC, GAS, TELEPHONE & CABLE TELEVISION EASEMENT
- 25" BUILDING SETBACK
- 20" SANITARY SEWER EASEMENT
- DEMOTES FINISHED CONTOURS

U.S. HWY. 281 NORTH

ENCINO RIO

BLOCK 7

LOT 1 41,335 SQ. FT.

LOT 2 41,091 SQ. FT.

LOT 3 71,033 SQ. FT.

LOT 4 64,590 SQ. FT.

LOT 5 52,348 SQ. FT.

LOT 6 88,608 SQ. FT.

LOT 7 17586

DETAIL "A"

28" ELEC. GAS, 14" CABLE ESM

18" SAN. SEWER ESM T.

20" ELEC. GAS, 14" CABLE ESM

33" SAN. SEWER ESM T.

25" SAN. SEWER ESM T.

AREA BEING AMENDED

BEING LOTS 1 THRU 6, BLOCK 7, N.C.B. 17586-6 AS PREVIOUSLY RECORDED IN VOLUME 8055 PAGE 129 OF THE DEED AND PLAT RECORDS OF BEAR COUNTY, TEXAS.

STATE OF TEXAS COUNTY OF BEAR

BEFORE ME, the undersigned authority, on this day personally appeared **JESSE B. WALDEZ, JR.**, 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 consideration therein expressed.

My commission expires on **02/11/2018**.

JESSE B. WALDEZ, JR.
Notary Public, State of Texas
My Comm. Exp. 02/11/2018

IMPACT FEE PAYMENT DUES: ALL APPLICABLE IMPACT FEES MUST BE PAID PRIOR TO WATER METER SET AND/OR WATER SERVICE CONNECTION.

WATERMETER SET NOTE: THE NUMBER OF WATERMETER EQUIPMENT UNITS (EQUIPMENT) PAID FOR THIS SUBDIVISION PLAT ARE KEPT ON FILE AT THE SAN ANTONIO WATER SYSTEM PLAT NUMBER ISSUED BY THE DEVELOPMENT SERVICES DEPARTMENT.

NOTE: THIS SUBDIVISION IS WITHIN THE EXISTING REGULAR GRID. DEVELOPMENT WITH THIS SUBDIVISION IS SUBJECT TO CHAPTER 161, SUBTITLE C, DIVISION 16 OF THE SAN ANTONIO CITY CODE ENTITLED "SOLIDWATER REGULATION AND MAINTENANCE PROVISIONS" OR LATEST REVISIONS THEREOF AND FEDERAL AND STATE WATER CONSTRUCTION AND REGULATORY ACTS, RULES AND ORDINANCES. ADDITIONAL PROTECTION PLAN ("PROTECTION PLAN") MUST BE SUBMITTED TO THE CITY OF SAN ANTONIO FOR APPROVAL AS REQUIRED BY THE CITY OF SAN ANTONIO CITY CODE, OR LATEST REVISIONS THEREOF, AND AS REQUIRED BY THE CITY OF SAN ANTONIO WATER SYSTEM AND THE CITY OF SAN ANTONIO FOR APPROVAL BY THE APPLICABLE REGULATION, TIERED OFFICER, AND THE REGULATION THEREOF. THE CITY OF SAN ANTONIO CITY CODE, OR LATEST REVISIONS THEREOF, AND THE CITY OF SAN ANTONIO AS PART OF ITS UTILITY AND WATER SYSTEM PUBLIC SERVICE BOARD AND THE CITY OF SAN ANTONIO WATER SYSTEM PUBLIC SERVICE BOARD. THE CITY OF SAN ANTONIO WATER SYSTEM PUBLIC SERVICE BOARD AND THE CITY OF SAN ANTONIO WATER SYSTEM PUBLIC SERVICE BOARD. THE CITY OF SAN ANTONIO WATER SYSTEM PUBLIC SERVICE BOARD AND THE CITY OF SAN ANTONIO WATER SYSTEM PUBLIC SERVICE BOARD.

STATE OF TEXAS COUNTY OF BEAR

SMUEL B. BLEDSOE
Notary Public, State of Texas
My Comm. Exp. 02/11/2018

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MACINA, BOSE, COPELAND & ASSOCIATES, INC.
CONSULTING ENGINEERS AND LAND SURVEYORS
835 Central Parkway North, San Antonio, Texas 78202
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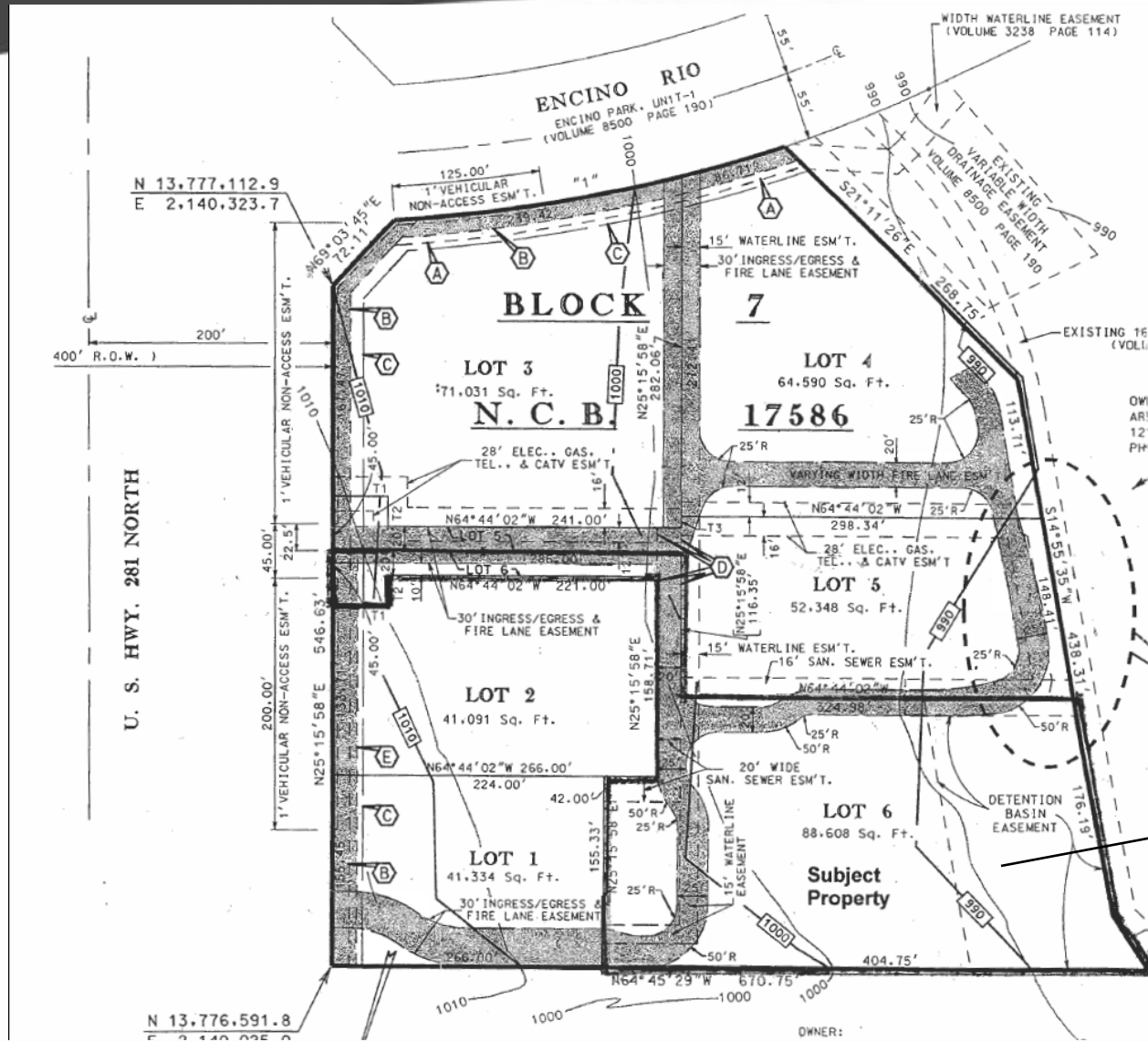


EXHIBIT "A"

Subject property



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