

# ±2.842 ACRES; IH 10 WEST @ STONEWALL

IH 10 WEST OUTSIDE LOOP 1604 • SAN ANTONIO, TEXAS

# FOR SALE



## PROPERTY DETAILS

<b>PHYSICAL ADDRESS:</b>	22551 IH 10 WEST SAN ANTONIO, TX 78257
<b>SITE:</b>	±2.842 Acres of Land
<b>ZONING:</b>	C3GC1
<b>FRONTAGE:</b>	Approx. 352 Feet Along IH 10W
<b>DEPTH:</b>	<ul style="list-style-type: none"><li>• North Boundary: Approx. 532 Feet</li><li>• South Boundary: Approx. 335 Feet</li></ul>
<b>MISC.:</b>	Portion of Land in 100 Year Flood Plain
<b>TRAFFIC COUNTS:</b>	81,540 VPD on IH 10 6,784 VPD on Frontage Road
<b>DEMO:</b>	Average HHI 1 Mile: \$156,579 3 Mile: \$131,367 5 Mile: \$105,487
<b>SALES PRICE:</b>	\$1,250,000



**HENRY S. MILLER BROKERAGE**  
San Antonio

AUSTIN EL PASO DALLAS-FORT WORTH HOUSTON SAN ANTONIO

10123 Broadway • San Antonio, Texas 78217  
p 210.821.5323 • f 210.495.8682 • www.henrysmiller.com

**FOR DETAILS  
CONTACT:**

**KEITH COELHO** – Principal, San Antonio

p | 210.883.1302 Direct

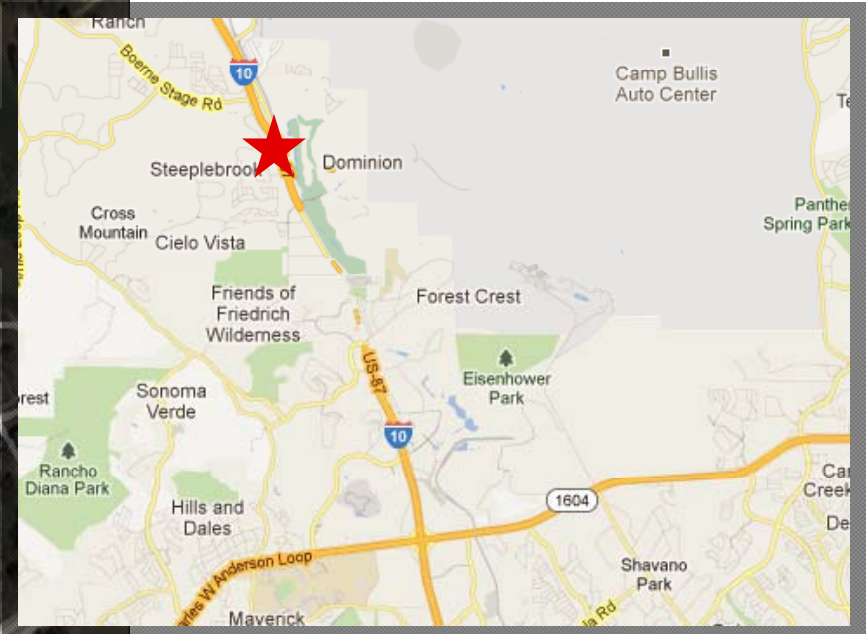
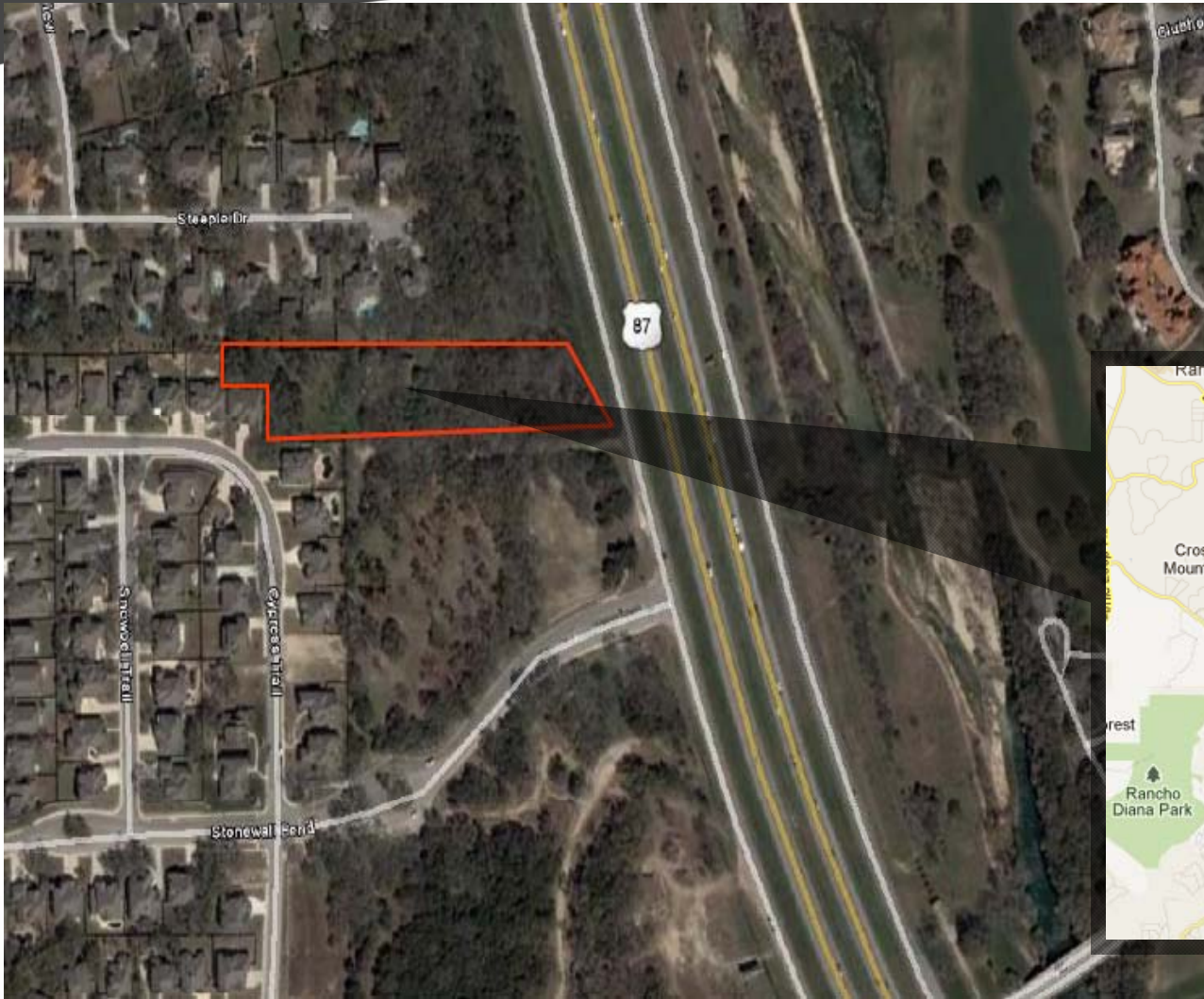
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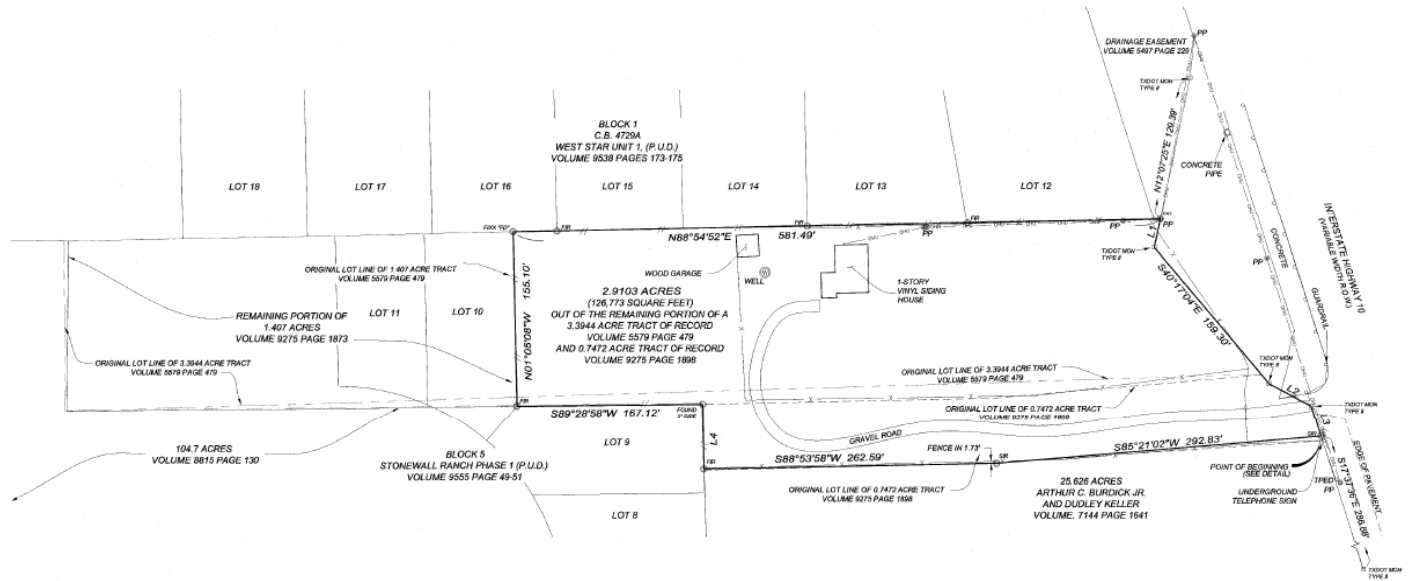
# FOR SALE

- NOTES**
1. BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE TEXAS SOUTH CENTRAL ZONE 4204, NORTH AMERICAN DATUM (NAD) OF 1983.
  2. NO TITLE COMMITMENT WAS PROVIDED AT THE TIME OF THIS SURVEY.
  3. REFERENCED PROPERTY IS IN ZONE X. AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AND ZONE AE SPECIAL FLOOD HAZARD AREAS (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATIONS DETERMINED, AS CALLED FROM FEMA FLOOD MAP 95 OF 785, COMMUNITY PANEL NO. 4802000109F, AND MAP 115 OF 785, COMMUNITY PANEL NO. 4802000115F DATED SEPTEMBER 28, 2010.
  4. THE TRACT SHOWN HEREON IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
  5. METES AND BOUNDS WERE PREPARED FOR THIS SURVEY.
  6. SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A BLUE CAP STAMPED "KFW SURVEYING".

- SYMBOL LEGEND**
- FPR FOUND 1/2" IRON ROD OR AS NOTED
  - SWR SET 1/2" IRON ROD WITH A BLUE CAP STAMPED "KFW SURVEYING"
  - PP POWER POLE
  - GUY
  - OVERHEAD UTILITIES
  - WOOD FENCE
  - BARNED WIRE FENCE
  - TxDOT MON TYPE II
  - EBOX ELECTRIC BOX
  - SIGN SIGN AS NOTED



LOCATION MAP  
NOT-TO-SCALE  
ADDRESS: 22511 W. IH 10



LINE	LENGTH	BEARING
L1	25.71	S72°07'28"W
L2	42.69	S81°14'03"E
L3	29.08	S73°37'38"E
L4	58.65	N02°57'49"W



2.9103 ACRE TRACT  
25.626 ACRES  
VOLUME 7144 PAGE 1641  
ORIGINAL LOT LINE OF  
0.7472 ACRE TRACT  
VOLUME 9275 PAGE 1898  
DETAIL: NOT TO SCALE



STATE OF TEXAS  
COUNTY OF BEXAR

I, TERESA A. SEIDEL, DO HEREBY CERTIFY THAT THIS BOUNDARY SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND BY PERSONS WORKING UNDER MY SUPERVISION AND SUBSTANTIALLY COMPLIES WITH THE CURRENT TEXAS SOCIETY OF PROFESSIONAL SURVEYORS STANDARDS AND SPECIFICATIONS FOR A CATEGORY III, COMPOUND TRIANGULAR SURVEY.

TERESA A. SEIDEL  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5672  
PREPARED: 10/25/2012  
PROJECT NO.: 12-088



**BOUNDARY SURVEY OF A 2.9103 ACRE TRACT OF LAND**  
BEING OUT OF THE REMAINING PORTION OF A 3.3944 ACRE TRACT OF LAND CONVEYED TO SARAH J. WATSON OF RECORD IN VOLUME 5579 PAGE 479 OF THE DEED RECORDS OF BEXAR COUNTY, TEXAS AND BEING ALL OF THE 0.7472 ACRE TRACT OF LAND CONVEYED TO SARAH J. WATSON OF RECORD IN VOLUME 9275 PAGE 1898 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS AND BEING OUT OF THE MANUEL TARIN SURVEY NO. 25, ABSTRACT NO. 742, COUNTY BLOCK 4754, BEXAR COUNTY, TEXAS.



14803 HUEBNER ROAD, BLDG. 40  
SAN ANTONIO, TEXAS 78220  
PHONE (210) 979-8444  
FAX (210) 979-8441

REVISIONS	JSE NO.: 12-088 DATE: 10/25/2012 CHECKED: JAS DRAWN: RV SHEET NUMBER: <b>1 OF 1</b>
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# 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.*

## **NORTH TEXAS COMMERCIAL ASSOCIATION OF REALTORS®**

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

### **IF THE BROKER REPRESENTS THE OWNER:**

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

### **IF THE BROKER REPRESENTS THE BUYER:**

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

### **IF THE BROKER ACTS AS AN INTERMEDIARY:**

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent

must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

(1) shall treat all parties honestly;

(2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;

(3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and

(4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

**If you choose to have a broker represent you**, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

*Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.*

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Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188, 512-936-3000 (<http://www.trec.texas.gov>)