

7.426 Acres – IH 10W @ Cresta Bella

SAN ANTONIO, TEXAS

FOR SALE



PROPERTY DETAILS

- **ZONING C-3 GC-1 MSAO-1.**
- All entitlements and utilities in place.
- IH 10 frontage with easy access to on ramp "southbound".
- Across from NUSTAR HQ and MEDTRONICS.
- Across from DOMINION CC and THE RIM.
- Close to THE SHOPS AT LA CANTERA.
- Close to USAA and KCI and VALERO.
- At entrance to CRESTA BELLA master planned development.
- Adjacent to a 400 unit Class A multi-family complex.
- High average household income.
- High traffic counts.

- **WILL SUBDIVIDE**

Pricing: Call to Discuss.

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

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Henry S. Miller Brokerage-San Antonio is an independent licensee/affiliate of Henry S. Miller Brokerage, LLC. The above information is from sources believed to be reliable, but KCJV Realty, LLC has not verified the accuracy of the information. KCJV Realty, LLC makes no guarantee, warranty or representation as to the information, and assumes no responsibility for any error, omission or inaccuracy. The information is subject to the possibility of errors, omissions, changes of condition, including price or rental, or withdrawal without notice. Any projections, assumptions or estimates are for illustrative purposes only. Recipients should conduct their own investigation.

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NOTE:
 1) ALL LOT IRON PINS AND 1/2" IRON PINS SHALL BE YELLOW PAINTED
 2) ALL SURVEY POINTS SHALL BE YELLOW PAINTED
 3) BASIS OF BEARING & DIST. SHALL BE COORDINATE SYSTEM, TRAD. SOUTH
 CONTROL, ZONE 17N, NAD83
 4) THIS SURVEY IS BASED ON THE COORDINATE SYSTEM, TRAD. SOUTH
 CONTROL, ZONE 17N, NAD83, DATED 01/01/2011, NAD83 DATUM LINE CO. 2011.
 5) UNDEVELOPED LOTS AND BEINGS DESCRIPTION ARE PROVIDED
 6) UNDEVELOPED LOTS AND BEINGS DESCRIPTION ARE PROVIDED
 7) UNDEVELOPED LOTS AND BEINGS DESCRIPTION ARE PROVIDED
 8) UNDEVELOPED LOTS AND BEINGS DESCRIPTION ARE PROVIDED
 9) UNDEVELOPED LOTS AND BEINGS DESCRIPTION ARE PROVIDED
 10) UNDEVELOPED LOTS AND BEINGS DESCRIPTION ARE PROVIDED

PLAT SHOWING:
 SURVEY OF A 3.003 ACRE TRACT OF LAND SITUATED
 IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS
 OUT OF THE JAMES H. COX SURVEY NO. 22, ABSTRACT
 155 AND BEING A PORTION OF A 7.426 ACRE TRACT,
 CALLED TRACT 2, AS CONVEYED TO FIRST NATIONAL
 BANK OF RECORD IN VOLUME 15185, PAGE 750 OF
 THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY,
 TEXAS.

TRACTS ARE LISTED AS IN THE FOLLOWING ZONES AS OF
 JULY 6, 2012 PER THE CITY OF SAN ANTONIO
 DEVELOPMENT DEPARTMENT WEBSITE:

RH, COUNTRY GATEWAY CORRIDOR 150-17, MAY 18, 2009,
 4-1/2' SIDE SETBACK

SUN HEIGHT
 5'-0" SINGLE
 5'-0" TWIN
 10'-0" MULTIPLE

By this act, the City of San Antonio hereby amends the height limit for
 additional 10' on adjacent street grade is allowed. The difference in
 elevation between the property and the street grade shall be the
 determining factor in the height allowed.

50' COMMERCIAL REQUIREMENTS
 10' FRONT SETBACK MARK
 20' MIN. STREET FRONTAGE
 10'-0" SIDE SETBACK MARK
 20'-0" REAR SETBACK MARK
 20' SIGNING HEIGHT MARK

Note: [R] = Applies only to this setback area measured from a lot line
 which would be used for use of residential zoning district. This side of
 rear setback shall be identified within the text does not affect a
 residential use or residential zoning district. All other [R] districts
 are governed by a prior regulation.

BAKER

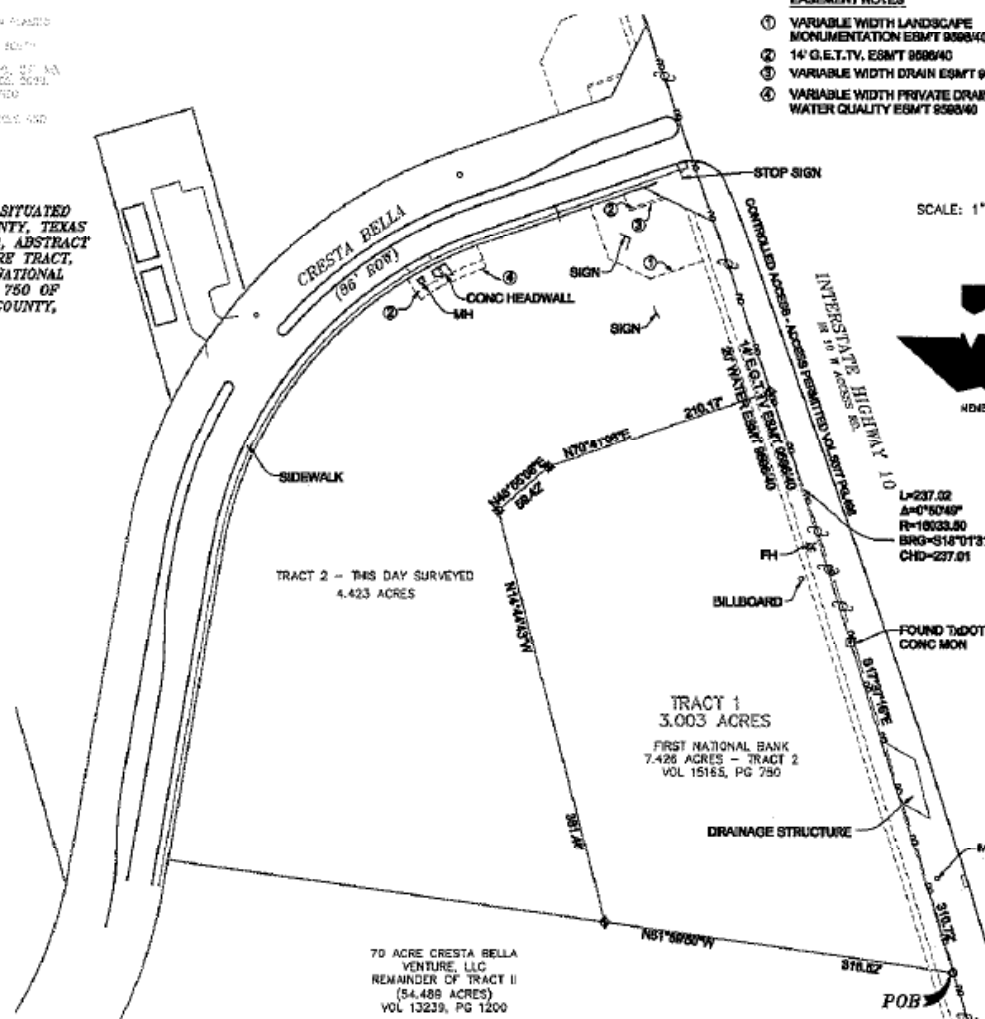
SURVEYING, INC.

PH. (830) 633-2250
 FAX. (830) 633-2257
 2250 US 281 N.
 BLANCO TX. 78806

WE GUARANTEE THE ACCURACY OF OUR SURVEYS AND SHALL
 NOT BE HELD LIABLE FOR ANY DAMAGE, WHETHER THE WRITTEN CONTENT
 OF AN INSTRUMENT OR NOT, ARISING FROM OUR SURVEYING OR
 ACCEPTS NO RESPONSIBILITY FOR THE USE OF THIS DRAWING
 FOR ANY PURPOSES OTHER THAN THAT FOR WHICH IT WAS
 THIS DRAWING AND RIGHTS RESERVED. COPYRIGHT 2012, BAKER
 SURVEYING, INC.

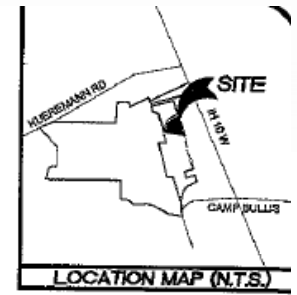
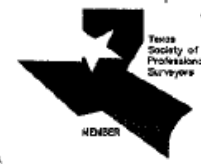
70 ACRE CRESTA BELLA
 VENTURE, LLC
 REMINDER OF TRACT II
 (54.485 ACRES)
 VOL 13229, PG 1200

ALTA/ACSM LAND TITLE SURVEY



- EASEMENT NOTES**
- 1) VARIABLE WIDTH LANDSCAPE MONUMENTATION EBM/T 808040
 - 2) 14' G.E.T.V. EBM/T 808040
 - 3) VARIABLE WIDTH DRAIN EBM/T 808040
 - 4) VARIABLE WIDTH PRIVATE DRAINAGE WATER QUALITY EBM/T 808040

SCALE: 1"=100'



ADDRESS: CRESTA BELLA

LEGEND

- = FOUND 1/2" IRON PIN
- M = MALKIN HOOPER CAP
- = WIRE FENCE
- = POWER POLE
- = OVER HEAD UTILITIES
- = FOUND CONCRETE MONUMENT
- = IRON PIN SET
- = ANCHOR WIRE
- = FIBER OPTIC CABLE SIGN
- = WATER VALVE
- = WELL
- = CALCULATED POINT
- = GAS VALVE
- = FIRE HYDRANT
- = SANITARY SEWER MANHOLE
- = LIGHT POLE
- = SIGN



TO FIRST NATIONAL BANK, LANDTITLE USA:
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE
 SURVEY ON WHICH IT IS BASED WERE MADE IN
 ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL
 REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS,
 JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS
 (EFFECTIVE FEBRUARY 23, 2011) AND INCLUDES ITEMS 1,
 7c, 8, 11c, 13 & 14 OF TABLE A THEREOF. THE FIELD
 WORK WAS COMPLETED ON APRIL 2012.

PRELIMINARY FOR REVIEW
AMIL M. BAKER JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469
 SURVEYED: JULY 5, 2012
 PROJECT NO.: 12-078 FIRST NATIONAL BANK
 DWG No.: N/DRAW 2012/12-078 FIRST NATIONAL BANK



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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.

TEXAS 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.

Buyer, Seller, Landlord or Tenant

Date