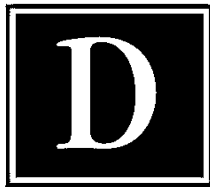


**3.225 Acres IH-10  
Commercial  
San Antonio, Texas**



**DRAKE COMMERCIAL GROUP**

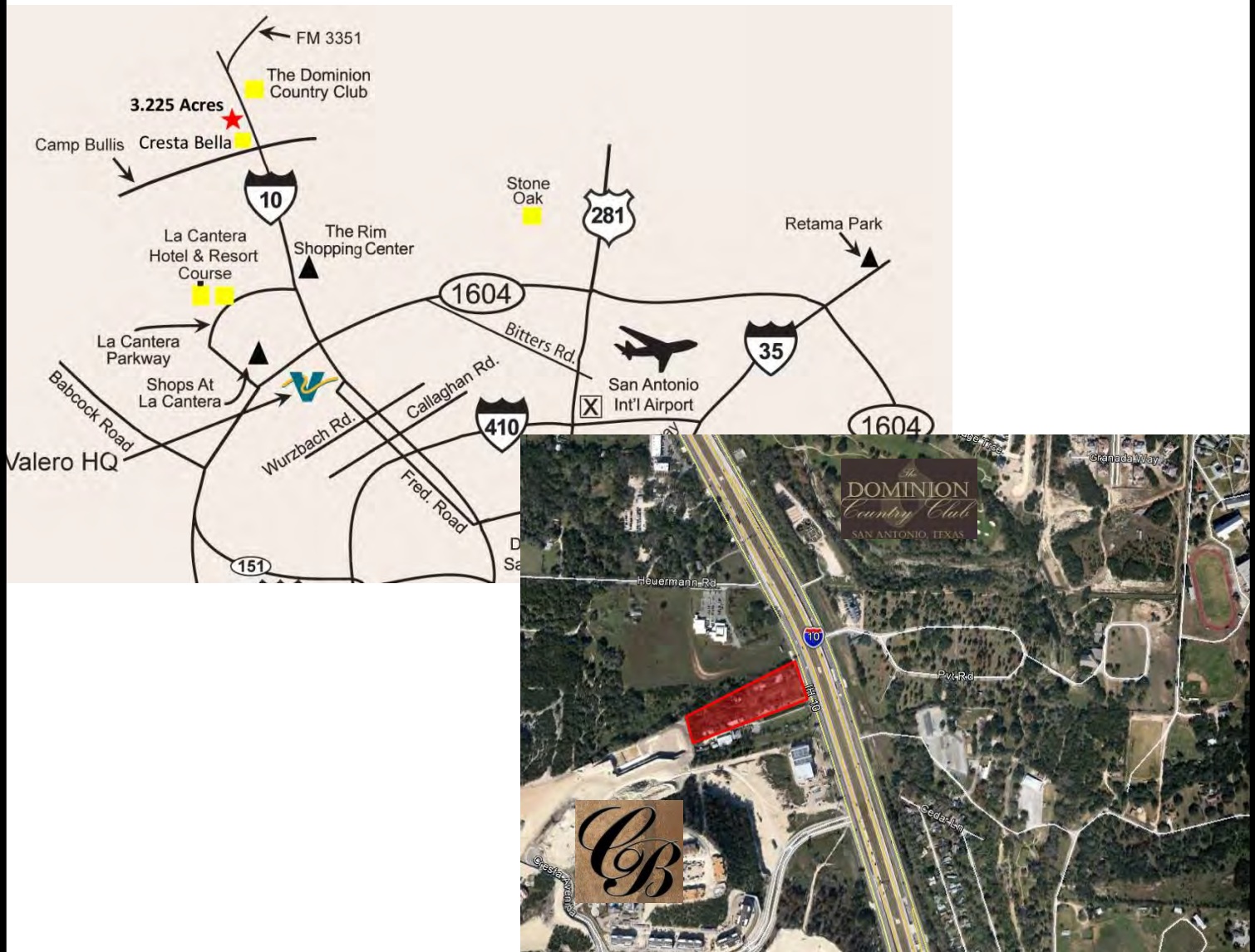
DEBORAH BAUER  
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510  
SAN ANTONIO, TEXAS 78249  
T: 210.402.6363  
F: 210.402.6767  
[www.drakecommercial.com](http://www.drakecommercial.com)

\* The information in this brochure has been obtained from various sources deemed reliable for presentation purposes only. This information is subject to errors and omissions. If interested in this property, each party should independently verify any and all information.



## 3.225 Acres IH-10



- 3.225 Acres of Commercial Land
- Approximately 185 ft. of frontage on IH-10
- Near Cresta Bella Community and across IH-10 from The Dominion
- Close to La Cantera, Elian and The Rim
- Zoned C3

*All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.*

For more information please contact Deborah Bauer or Travis Bauer

210.402.6363

[deborah@drakecommercial.com](mailto:deborah@drakecommercial.com) – [travis@drakecommercial.com](mailto:travis@drakecommercial.com)

# D Drake Commercial Group

4360 N Loop 1604 W  
 Suite 510  
 San Antonio, TX 78249  
 www.drakecommercial.com



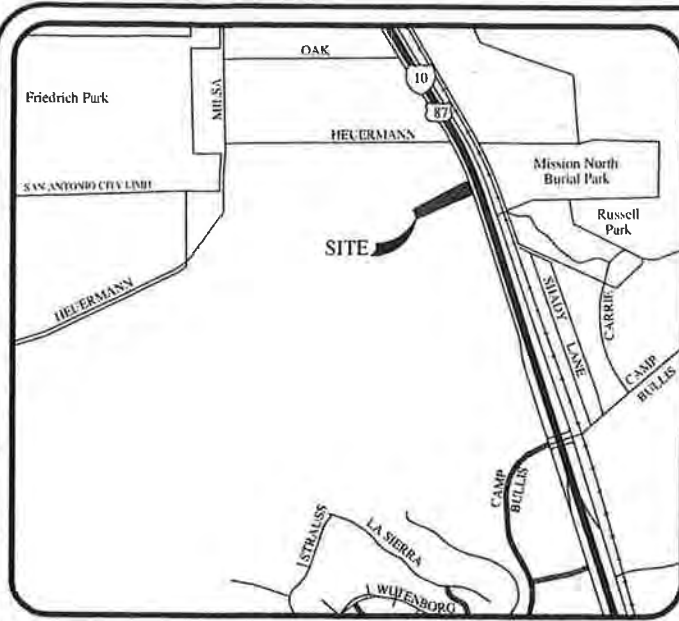
All information regarding this property is from sources deemed reliable; however, Drake Commercial Group makes no warranties or representations as to the accuracy of the sources of information. This information is submitted subject to errors, omissions, change of price, rental or other conditions, prior sales or lease or withdrawal from market without notice.

SUBJECT TO RECORDED RESTRICTIVE COVENANTS AND/OR EASEMENTS AS FOLLOWS:

VOL. 642, PAGE 304, DEED AND PLAT RECORDS VOL. 6207, PAGE 429, DEED RECORDS  
 VOL. 4783, PAGE 329, DEED RECORDS VOL. 4791, PAGE 192, DEED RECORDS

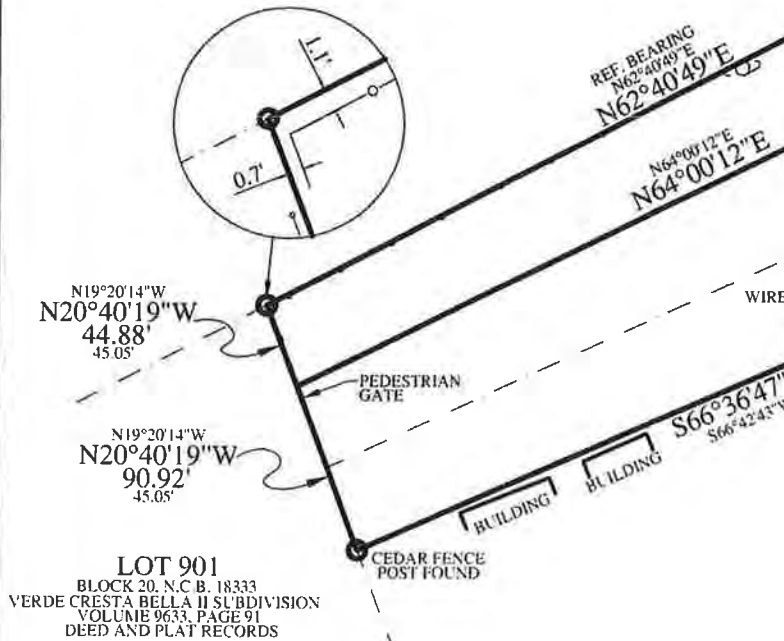
- WOOD FENCE
- BARBED WIRE
- LIGHTPOST
- CONCRETE
- UTILITY POLE
- IRON / WROUGHT IRON COV COVERED
- TRANSFORMER
- 1/2" IRON ROD SET WITH YELLOW CAP MARKED "ROSIN GRP 2906"
- CHAIN LINK FENCE
- 1/2" IRON ROD FOUND (UNLESS OTHERWISE NOTED)

RECORD INFORMATION  
 N89°27'41"E  
 65.00'  
 AS MEASURED IN FIELD  
 S33°29'20"W  
 161.24'



23.51 ACRE TRACT  
 VOLUME 13301, PAGE 2199  
 REAL PROPERTY RECORDS

REMAINING PORTION OF  
 LOT 5  
 VOLUME 14201, PAGE 2160  
 REAL PROPERTY RECORDS



POINT OF BEGINNING TRACT 2  
 L=64.85'  
 R=3654.83  
 $\Delta=1^{\circ}00'45''$   
 Tan=32.29  
 CHORD = N22°38'59"W  
 DIST. = 64.58'

L=64.41'  
 R=3654.83  
 $\Delta=1^{\circ}00'45''$   
 Tan=32.29

POINT OF BEGINNING TRACT 1  
 L=129.95'  
 R=3654.83  
 $\Delta=2^{\circ}02'15''$   
 Tan=64.98  
 CHORD = S21°07'29"E  
 DIST. = 129.94'

L=130.12'  
 R=3654.83  
 $\Delta=02^{\circ}02'23''$   
 Tan=65.07



\* TRACT 1  
 A 2.166 ACRE TRACT CONSISTING OF THE REMAINING PORTION OF LOT 6 AND LOT 7, N.C.B. 18333, H. HEUERMANN SUBDIVISION, RECORDED IN VOLUME 642, PAGE 304, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

\* TRACT 2  
 BEING A 1.073 ACRE TRACT CONSISTING OF THE REMAINING PORTION PORTION OF LOT 5, N.C.B. 18333, H. HEUERMANN SUBDIVISION, RECORDED IN VOLUME 642, PAGE 304, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

LOT(S) \_\_\_\_\_ BLOCK \_\_\_\_\_ N.C.B. \_\_\_\_\_  
 VOLUME \_\_\_\_\_, PAGE(S) \_\_\_\_\_ OF THE DEED AND PLAT RECORDS OF \_\_\_\_\_ COUNTY, TEXAS.  
 WITNESS MY HAND AND SEAL THIS 16 DAY OF JULY, 2014  
 ADDRESS 20747 AND 20719 W. IH 10 G.F. NO. 4311015401  
 ROSIN-JOHNSON, INC. JOB NO. 2343-001-000 DRAWN BY: JET SURVEYED BY: JET  
 CERTIFIED TO: ROGER KELLY AND JUDY KELLY AND/OR ASSIGNS

I, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF TEXAS DO HEREBY CERTIFY THAT THE ABOVE SURVEY PLAT IS A TRUE AND CORRECT REPRESENTATION OF THE PROPERTY HEREON DESCRIBED ACCORDING TO MEASUREMENTS MADE ON THE GROUND, AND THAT THIS SURVEY ACCURATELY DEPICTS THE SUBSTANTIAL VISIBLE IMPROVEMENTS TO SAID PROPERT. THIS CERTIFICATION IS ONLY TO THE CURRENT PROPERTY OWNER AND IS NOT VALID AFTER SIXTY (60) DAYS OF THE DATE SHOWN HEREON. DEED RESTRICTIONS OR RESTRICTIVE COVENANTS ARE NOT REFLECTED ON THIS SURVEY. SETBACKS AND EASEMENTS TO WHICH WE HAVE BEEN INFORMED ARE SHOWN ON DRAWING OR BY REFERENCE. FENCES MAY VARY IN LOCATION FROM BOUNDARY. BOUNDARY IS DEFINED BY BEARINGS AND DISTANCES SHOWN ON DRAWING



*Rosin*  
 ROY R. ROSIN, R.P.L.S.

**RG Rosin Group, Inc.**  
 Engineering & Project Management  
 Registered Professional Land Surveyor  
 759 SWEETBRUSH 210-490-6001  
 SAN ANTONIO, TEXAS 78258 FAX: 210-495-9580



## DEMOGRAPHICS AND TRAFFIC COUNTS

<b>Population</b>	<b>1 Mile</b>	<b>3 Mile</b>	<b>5 Mile</b>
2019 Total Population:	<b>1,591</b>	<b>27,632</b>	<b>82,222</b>
2024 Population:	<b>1,779</b>	<b>31,559</b>	<b>91,104</b>
Pop Growth 2019-2024:	<b>11.82%</b>	<b>14.21%</b>	<b>10.80%</b>
Average Age:	<b>40.40</b>	<b>36.20</b>	<b>34.50</b>
<b>Households</b>			
2019 Total Households:	<b>677</b>	<b>11,276</b>	<b>31,025</b>
HH Growth 2019-2024:	<b>11.37%</b>	<b>14.23%</b>	<b>10.98%</b>
Median Household Inc:	<b>\$122,624</b>	<b>\$120,811</b>	<b>\$91,937</b>
Avg Household Size:	<b>2.30</b>	<b>2.40</b>	<b>2.50</b>
2019 Avg HH Vehicles:	<b>2.00</b>	<b>2.00</b>	<b>2.00</b>
<b>Housing</b>			
Median Home Value:	<b>\$687,500</b>	<b>\$439,465</b>	<b>\$319,063</b>
Median Year Built:	<b>1998</b>	<b>2010</b>	<b>2005</b>

<b>Collection Street</b>	<b>Cross Street</b>	<b>Cross St Dist/Dir</b>	<b>Traffic Volume</b>	<b>Count Year</b>	<b>Dist from Subject</b>
Heuermann Rd	Milsa St	0.17 W	1,154	2012	0.44
Heuermann Rd	Milsa Dr	0.17 W	953	2018	0.44
Oak Dr		0.00	590	2018	0.47
Oak Dr		0.00	220	2017	0.47
Milsa St	Pvt Rd	0.23 W	436	2018	0.69
Camp Bullis Rd	Carrie Louise Dr	0.02 NE	1,835	2018	0.71
Camp Bullis Rd	Carrie Louise St	0.02 NE	1,727	2012	0.71
Camp Bullis Rd	I- 10	0.15 NE	3,038	2012	0.75
Camp Bullis Rd	Cresta Bella	0.05 NE	3,602	2018	0.75
Wittenburg	la Sierra Blvd	0.17 S	278	2018	0.94

For more information please contact Deborah Bauer or Travis Bauer

210.402.6363

[deborah@drakecommercial.com](mailto:deborah@drakecommercial.com) – [travis@drakecommercial.com](mailto:travis@drakecommercial.com)



## 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.

<b>Drake Commercial Group</b>	<b>442994</b>	<b>deborah@drakecommercial.com</b>	<b>210-402-6363</b>
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>Deborah Bauer</b>	<b>0277444</b>	<b>deborah@drakecommercial.com</b>	<b>210-402-6363</b>
Designated Broker of Firm	License No.	Email	Phone
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