

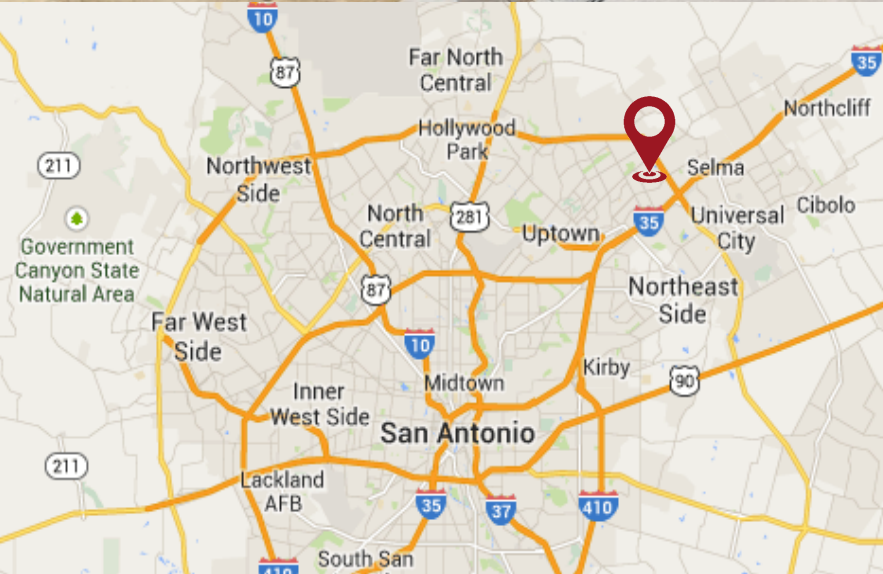
105.311 Acres Commercial Land FOR SALE

7196 E Loop 1604, San Antonio, TX 78233



Kendrick Baros, Realtor® | (361) 212-2892 | kendrick@grandlandco.com

The material contained in this document is based in part upon information furnished to Grand Land Realty, LLC. by sources deemed to be reliable. The information is believed to be accurate in all material respects, but no representation or warranty, expressed, or implied, as to list accuracy or completeness is made by any party. Recipients should conduct their own investigation and analysis of the information described herein.



Commercial C-3 Zoning

2500 total feet on Loop 1604 Frontage

123,309 Average Daily Vehicles

(source: TxDOT 2018 data)



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HIGHLIGHTS

- ◆ Highly visible site located on the eastbound frontage road of 1604 between Nacogdoches and Lookout Rd. 1 mile to IH-35 and 8.5 miles to 281.
- ◆ Located in front of future onramp to IH-35 as part of a TxDOT project to improve mobility from Loop 410 South to FM 1102 schedule to start in early 2022.
- ◆ Best suited for Retail, Office, Industrial, Hotel, and Muti-Family.
- ◆ Nearby retailers include: Wal-Mart, Rolling Oaks Mall, At Home, IKEA, Burlington, Target, BestBuy, Costco, Home Depot, and several restaurants.
- ◆ SAWS Sewer mains and water lines along 1604 and Lookout Rd. Power Lines run along 1604. A Utility Service Agreement with SAWS in pending. The 105 acres has a new wastewater lift station.
- ◆ A 6-acre lake at the north end of the 105 acres has overflow piping to control flooding. Approximately 19 acres across both tracts are within the 100-year floodplain.
- ◆ Borders the Missouri-Pacific Railroad

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
2019 Estimated Population	13,872	85,231	225,467
Estimated Pop Growth 2019-2024	12.46%	8.37%	8.75%
2019 Estimated Households	5,195	31,224	80,153
Estimated HH Growth 2019-2024	11.65%	7.85%	8.25%
Median HH Income	\$71,244	\$66,739	\$68,369
Median Home Value	\$157,977	\$153,479	\$155,730

source: CoStar

SALE PRICE

(recent price reduction)

105.311 Acres

BEXAR COUNTY PID 619699 & PID 619697

\$3.50/sq ft

\$16,054,038



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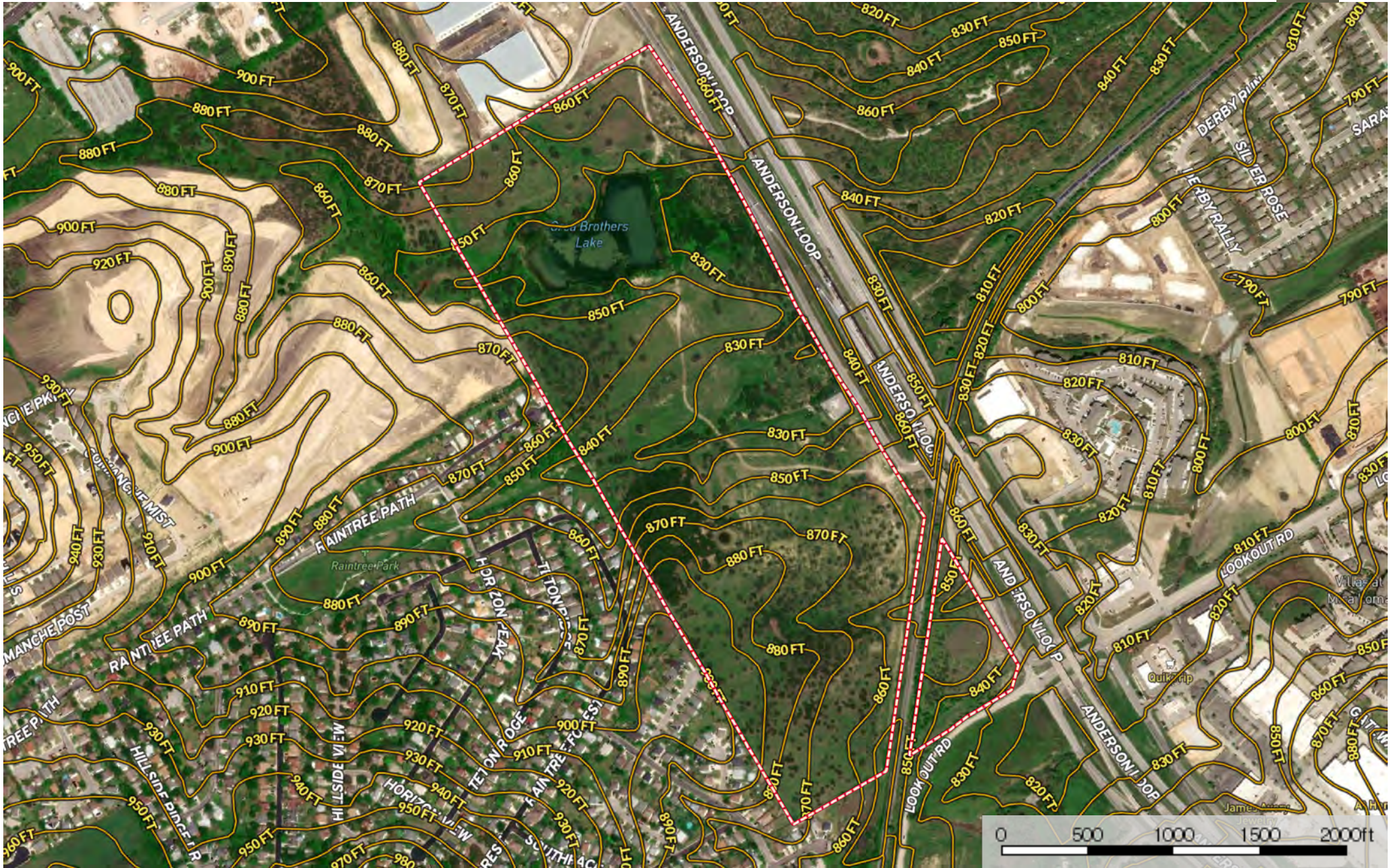
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Floodplain 111
Bexar County, Texas, 6.26 AC +/-

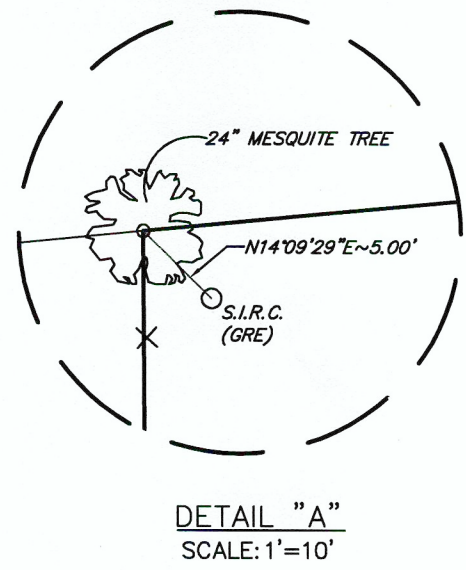




 Boundary



SUBJECT TO RESTRICTIVE COVENANTS AND / OR EASEMENTS RECORDED IN:
VOL. 2011, PAGE 15, REAL PROPERTY RECORDS (AFFECTS, NOT PLOTTED)
VOL. 4226, PAGE 2077, REAL PROPERTY RECORDS (AFFECTS, NOT PLOTTED)
VOL. 1119, PAGE 261, DEED RECORDS (AFFECTS, NOT PLOTTED)
VOL. 1635, PAGE 564, DEED RECORDS (AFFECTS, PLOTTED)
VOL. 3184, PAGE 1214, REAL PROPERTY RECORDS (AFFECTS, NOT PLOTTED)
VOL. 17144, PAGE 885, REAL PROPERTY RECORDS (AFFECTS, PLOTTED)
VOL. 4793, PAGE 376, REAL PROPERTY RECORDS (AFFECTS, PLOTTED)
BEXAR COUNTY, TEXAS



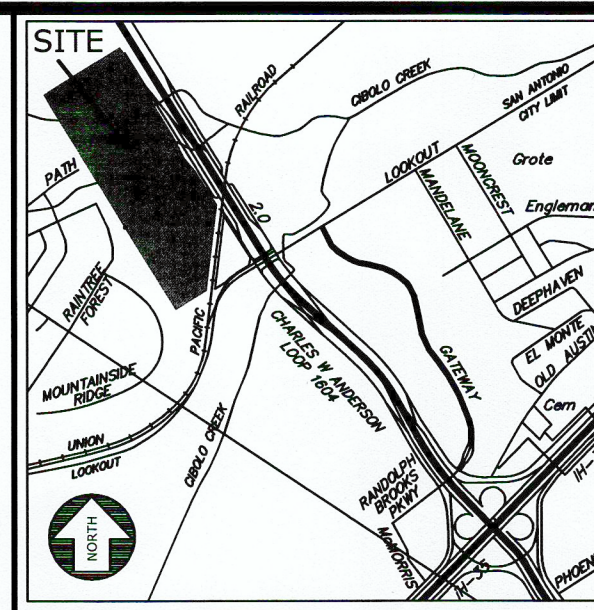
SCALE: 1"=200'

L E G E N D	
F.I.R.C.	FOUND 1/2" IRON ROD W/CAP
F.I.R.	FOUND 1/2" IRON ROD
FND. TADOT	FOUND TADOT CONCRETE MONUMENT TYPE II
S.I.R.C.	SET 1/2" IRON ROD W/CAP (GE REAVES)
PP	UTILITY POLE
P	UTILITY PEDESTAL
SSMH	SANITARY SEWER MANHOLE
—	SIGNAGE POST
—	GUY WIRE
EB	ELECTRIC BOX
	RAILROAD TRACKS
EOP	EDGE OF PAVEMENT
—	WOOD FENCE
—	BARBED WIRE FENCE
X	100-YEAR FLOODPLAIN

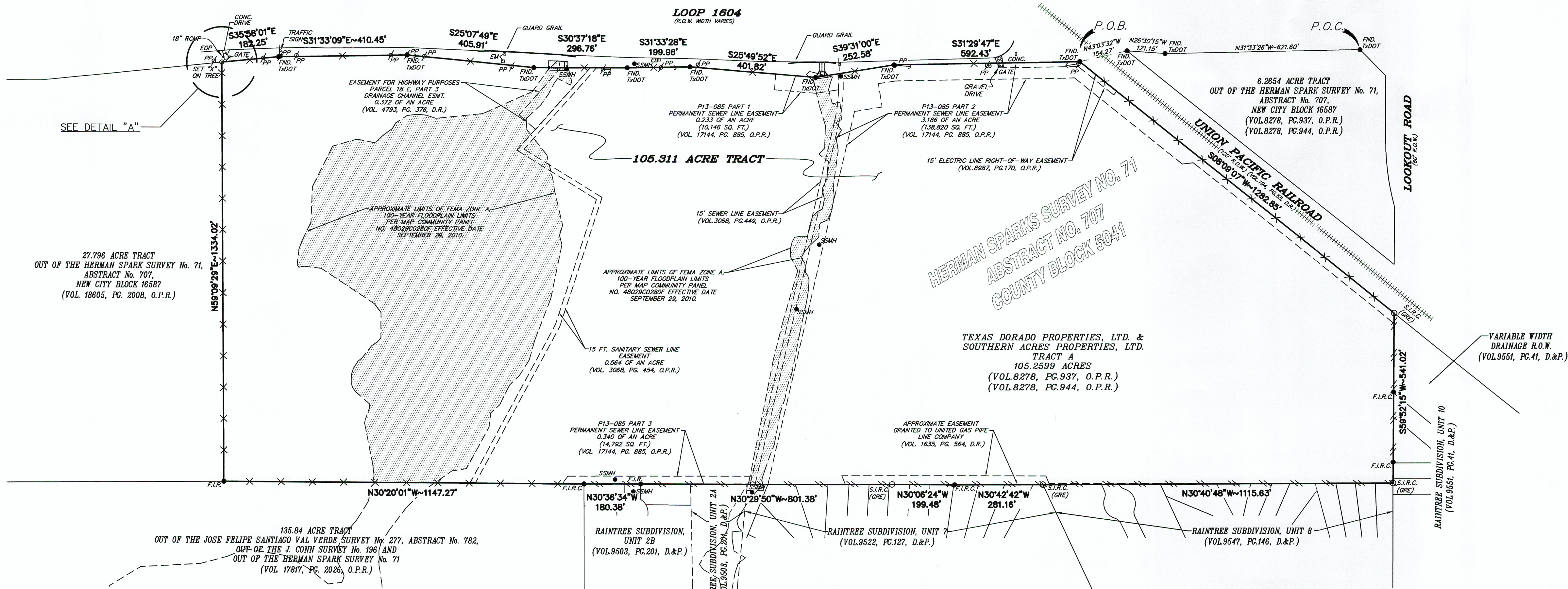
A B B R E V I A T I O N	
O.P.R.	OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS
D.R.	DEED RECORDS OF BEXAR COUNTY, TEXAS
D.&P.	DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS

NOTES

1. FIELD NOTES OF THIS TRACT HAVE BEEN PREPARED.



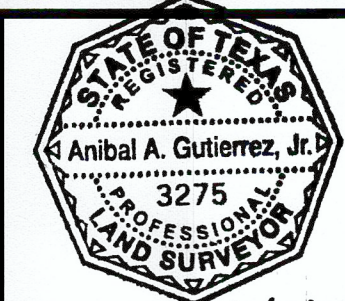
LOCATION MAP
NOT TO SCALE



BASIS OF BEARING IS:
NAD 83(93) TEXAS STATE PLANE COORDINATES SOUTH CENTRAL ZONE, SCALE FACTOR 1.0017
DATE OF SURVEY: 09/15/17 COMPUTED BY: OB DRAWN BY: OB CHECKED BY: OB



GE Reaves Engineering (FIRM NO. 101337)
12508 Jones Maltsberger Rd. Suite #108
San Antonio, Texas 78247
Ph: (210)490-4506 Fax: (210)490-4812



Registered Professional Land Surveyor

To lienholder and/or landowner: ALAMO TITLE INSURANCE
I, Anibal Augusto Gutierrez Jr., a Registered Land Surveyor in the State of Texas, do hereby certify that the above plat is true and correct according to an actual survey made on the ground, under my supervision. I further certify that all easements and right-of-ways of which I have been advised are shown hereon and that, except as shown hereon, there are no apparent encroachments, overlapping of improvements or conflicts in the boundary lines, and no obvious physical evidence of easements or right-of-ways by use as of the date of the field survey. This certification is made and limited to those persons or entities shown on the face of this survey and is non-transferable.

LOT/BOUNDARY SURVEY
Lot(s) 105.311 Ac. Tract N.C.B. 16587 Scale 1" = 200'
Volume 8278, Page 837 & Volume 8278, Page 944
of the OFFICIAL PUBLIC records of BEXAR County, Texas.
Owner: IGX HOLDINGS LLC
Address: 7196 E LOOP 1604, SAN ANTONIO, TX 78233
G# No. SAT-08-4000081701520-CP

THIS SURVEY IS CERTIFIED FOR THIS TRANSACTION ONLY

Revision Date	Scope/Description	Revision Number

JOB NO. 17-1135

Exhibit A

Page 1 of 2

Field Notes
105.311 Acre Tract
September 22, 2017

Being a 105.311 acre (4,587,326 square feet) tract of land, more or less out of the Herman Sparks Survey No. 71, Abstract No. 707, County Block 5041, Bexar County, Texas, also being out of a 105.2599 acre tract called "Tract A" as described in Special Warranty Deed dated January 1, 2000 conveying an undivided one-half interest to Texas Dorado Properties, Ltd., recorded in Volume 8278, Page 937, Official Public Records of Bexar County, Texas; said 105.2599 acre tract also as described in Special Warranty Deed dated January 1, 2000 conveying an undivided one-half interest to Southern Acres Properties, Ltd., recorded in Volume 8278, Page 944, Official Public Records of Bexar County, Texas, and being more particularly described as follows;

COMMENCING: At a found 'TXDOT' Type II concrete monument at the intersection of the west right-of-way line of Loop 1604 (Right-of-Way Width Varies) with a cutback right-of-way line to Lookout Road (60' Right-Of-Way);

THENCE: North 31° 33' 26" West, 621.60 feet along the west right-of-way line of Loop 1604 and departing said Lookout Road to a found TXDOT Type II concrete monument for an angle point, then North 26° 30' 15" West, 121.15' to a found TXDOT Type II concrete monument at the intersection with west right-of-way line of Loop 1604 and east right-of-way-line of Union Pacific Railroad (120' Width Right-of-Way) and being the most northerly corner of a 6.2654 acre tract as described in Special Warranty Deeds recorded in Volume 8278, Page 937 and Volume 8278, Page 944, Official Public Records of Bexar County, Texas;

THENCE: North 43° 03' 32" West, 154.27 feet crossing said Union Pacific Railroad right-of-way to a found concrete monument to a found 'TXDOT' Type II concrete monument for the **POINT OF BEGINNING** of this tract being described herein;

THENCE: South 08° 09' 07" West, 1,282.85 feet along the west right-of-way line of Union Pacific Railroad, the east line of this tract and departing the west line of Loop 1604 to a set ½ inch iron rod with blue cap (GRE), same point being the northerly corner of Variable-Width Drainage Right-of-Way, Raintree Subdivision, Unit 10 as recorded in Volume 9551, Page 41, Deed and Plat Records of Bexar County, Texas, also being an interior corner of this tract being described herein;

THENCE: South 59° 52' 15" West, 541.02 along the north line of said Variable Width Drainage Right-Of-Way and the North line of Raintree Subdivision, Unit 10, to a set ½ inch iron rod with blue cap (GRE), same point being the southeast corner of Raintree Subdivision, Unit 8, as recorded in Volume 9547, Pages 146, Deed and Plat Records of Bexar County, Texas and marking the most southwesterly corner of this tract being described herein;

THENCE: Along the east line of said Raintree Subdivision, Unit 7, 8, 2A, and 2B, as recorded in Volumes 9522, Page 127, Volume 9547, Page 146, Volume 9503 Page 201, and the west line of this tract the following courses and distances:

North 30° 40' 48" West, 1115.63 feet to a set ½ inch iron rod with blue cap (GRE);
North 30° 42' 42" West, 281.16 feet to a found ½ inch iron rod with cap;
North 30° 06' 24" West, 199.48 feet to a set ½" iron rod with blue cap (GRE);
North 30° 29' 50" West, 801.38 feet to a found ½ inch iron rod;
North 30° 36' 34" West, 180.38 feet to a found ½ inch iron rod with cap;

THENCE: North 30° 20' 01" West, 1,147.27 feet along the east line of 135.84 Acre tract as described in Special Warranty deed, and recorded in Volume 17817, Page 2026, Official Public Records of Bexar County, Texas and the west line of this tract to a found ½ inch iron rod; same point being the southwest most corner of a 27.796 acre as described in a Special Warranty Deed, and recorded in Volume 18605, Page 2008, Official Public Records of Bexar County, Texas and marking the northwest corner of this tract being described herein;

Exhibit A

Page 2 of 2

THENCE: North 59° 09' 29" East, 1,334.02 feet along the south line of said 27.796 Acre tract, the north line of this tract to a 24" mesquite tree on the west right-of-way line to Loop 1604 for the northeast corner of this tract being described herein, said tree bears North 14° 09' 29" East, 5.00 feet from a set ½" iron rod with blue cap (GRE) set for reference;

THENCE: Along the west right-of-way line of Loop 1604 and the east line of this tract the following courses and distances:

South 35° 58' 01" East, 182.25 feet to a found TXDOT Type II concrete monument.
South 31° 33' 09" East, 410.45 feet to a found TXDOT Type II concrete monument.
South 25° 07' 49" East, 405.91 feet to a found TXDOT Type II concrete monument.
South 30° 37' 18" East, 296.76 feet to a found TXDOT Type II concrete monument.
South 31° 33' 28" East, 199.96 feet to a found TXDOT Type II concrete monument.
South 25° 49' 52" East, 401.52 feet to a found TXDOT Type II concrete monument.
South 39° 31' 00" East, 252.58 feet to a found TXDOT Type II concrete monument.

THENCE: South 31° 29' 47" East, 592.43 feet to the **POINT OF BEGINNING** and containing 105.311 Acres (4,587,326 square feet) of land more or less according to a survey performed on the ground by GE Reaves Engineering, on September 15, 2017.

Anibal A. Gutierrez Jr.

Anibal A. Gutierrez Jr.
R.P.L.S. No. 3275
GE Reaves Engineering
Firm Number 101337
FN 17-1135



LEGEND

PROPERTY BOUNDARY

MULTI-FAMILY LAND USE

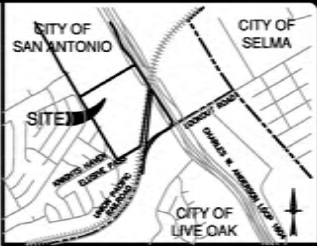


COMMERCIAL LAND USE



EQUIVALENT DWELLING UNITS

LAND USE	ACRES	TOTAL EDU'S
MULTI-FAMILY	67	536
COMMERCIAL 'A'	34	308
COMMERCIAL 'B'	7	56
TOTAL	108	900



LOCATION MAP
NOT-TO-SCALE

**PAPE-DAWSON
ENGINEERS**
SAN ANTONIO | AUSTIN | HOUSTON | FORT WORTH | DALLAS
3000 NW LOOP 410 | SAN ANTONIO, TX 78211 | 512.375.9800
TYPE LINE REGISTRATION #470 | TYPE LINE REGISTRATION #1008800



LOOKOUT ROAD AT LOOP 1604
SAN ANTONIO, TEXAS
LAND USE EXHIBIT

JOB NO. 4996-15
DATE SEP 2019
DESIGNER AS
CHECKED CD
DRAWN AS
SHEET 1 of 1



**Notice
Public Hearing**

I-35

From I-410 South to FM 1103

CSJs: 0017-10-168, 0016-07-113, 0016-06-047, 0016-05-111

Bexar, Comal, and Guadalupe Counties, Texas

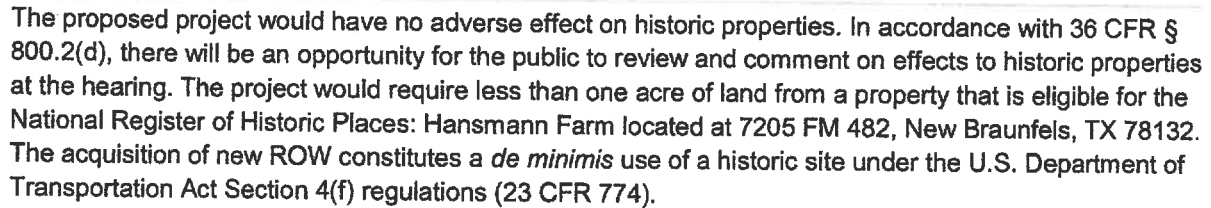
The Texas Department of Transportation (TxDOT) is proposing to expand I-35 from I-410 South to FM 1103 in Bexar, Comal and Guadalupe Counties, Texas. The distance between the construction limits on I-35 is approximately 19.5 miles. This notice advises the public that TxDOT will be conducting a public hearing on the proposed project. The hearing will be held on August 15, 2019 at Morgan's Wonderland located at 5223 David Edwards Dr., San Antonio, TX 78233. Displays will be available for viewing from 5:00 to 6:00 p.m., with the formal hearing starting at 6:00 p.m. The purpose of the hearing is to present the planned improvements and to receive public comment on the proposed project.

TxDOT proposes to expand I-35 to improve mobility from I-410 South to FM 1103. The project would not be tolled. The project would construct two 15-mile long bridges (i.e. upper decks) between the I-35 main lanes and frontage roads from I-410 South to FM 3009. These upper decks would carry one high occupancy vehicle (HOV) lane and two general purpose lanes in each direction. Additional bridges would be constructed to connect the new upper decks of I-35 to I-410 South, I-410 North, Loop 1604 West, and Loop 1604 East. The proposed improvements between FM 3009 and FM 1103 would include at-grade widening of the main lanes for the addition of two general purpose lanes. The project would also include incidental construction necessary to transition the new upper decks and connectors with the existing highways including revisions to ramps and frontage roads, along with accommodations for drainage, utilities, signs and other highway improvements.

The project may be constructed in phases depending upon the availability of funds. The initial phase would construct upper decks between I-410 North and FM 3009, and would include direct connectors with I-410 North and Loop 1604 west. The project would be constructed using state and federal funds. TxDOT intends to construct the initial phase through a design-build contract.

The project would require approximately 36.5 acres of new right of way. Approximately 21 acres were previously cleared in the 2015 EA and Finding of No Significant Impact (FONSI); this previously cleared right of way has already been acquired by TxDOT or is currently being acquired. Approximately 15.5 acres of new right of way are required for the EA Reevaluation project due to design changes from the EA/FONSI. This new additional right of way generally occurs in narrow slivers along the project corridor. The proposed project is anticipated to displace residential and commercial structures. Information about the TxDOT Relocation Assistance Program, benefits and services for displaced and affected property owners, as well as information about the tentative schedules for ROW acquisition and construction can be obtained from the TxDOT district office at the address listed below. Relocation assistance is available for displaced persons and businesses.

The project would encroach on the floodplain at several locations and would comply with federal Executive Order 11988 on Floodplain Management. No wetlands would be impacted by the project. The proposed project is not located within the contributing or recharge zones of the Edwards Aquifer; therefore, the Edwards Aquifer Rules do not apply to this project.

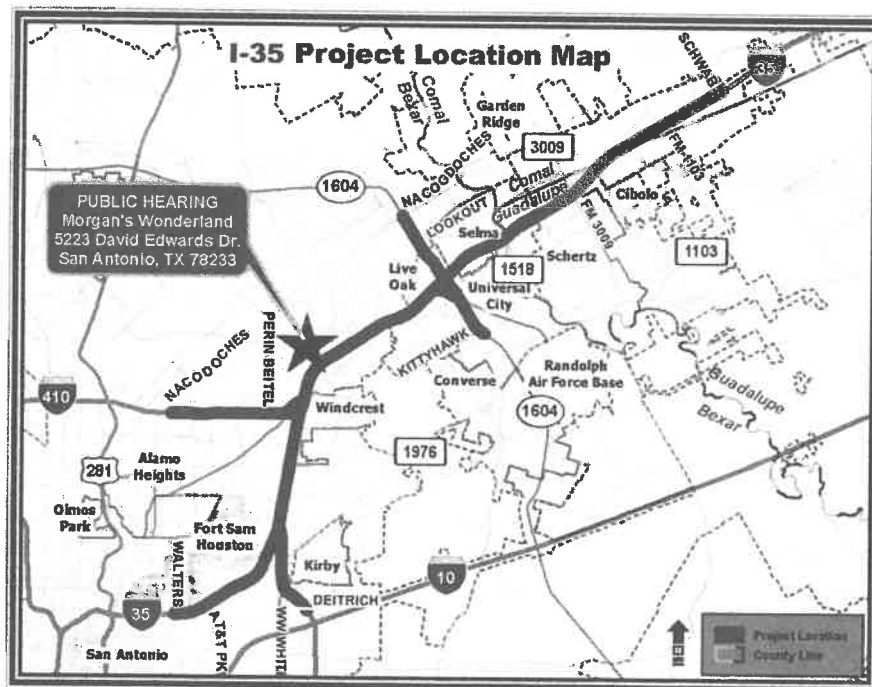


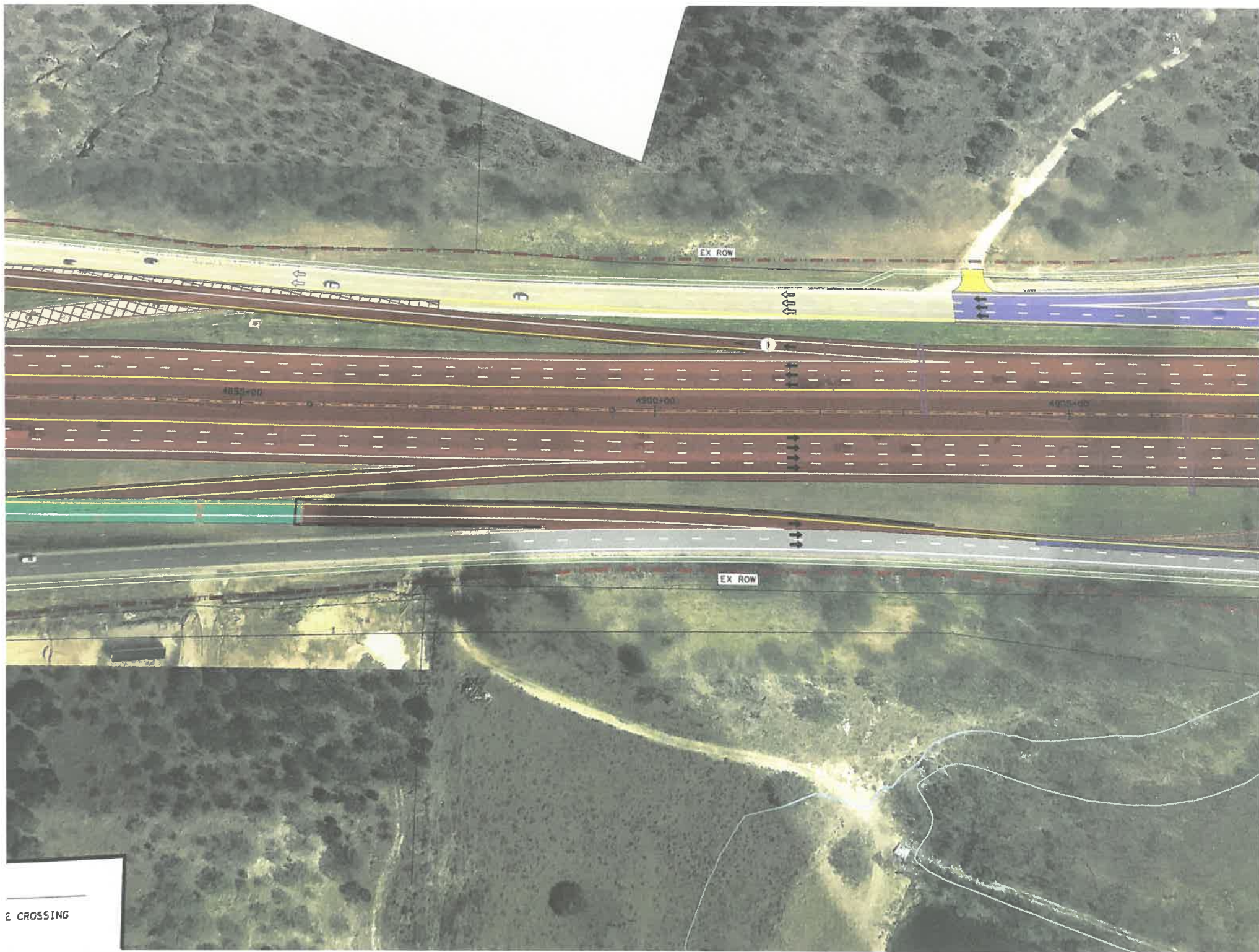
The draft EA Reevaluation Checklist, technical memoranda and reports, maps showing the project location and design, tentative construction schedules, and other information regarding the project are on file and available for inspection Monday through Friday between the hours of 8:00 a.m. and 5:00 p.m. at TxDOT San Antonio District located at 4615 Northwest Loop 410, San Antonio, TX 78229. This information will be available for inspection at the hearing and can be found online at TxDOT.gov by searching keywords "I-35 from I-410". Please contact Daniel Worden at (210) 615-6125 or Daniel.Worden@txdot.gov to schedule an appointment to view the available information or if you have any general questions or concerns regarding the proposed project or the hearing.

All interested persons are invited to attend the public hearing. Verbal and written comments from the public regarding the project are requested and may be presented at the hearing or submitted in person, by mail to, Nandita Kaundinya, P.E., Project Manager, Garver, LLC., 3010 Gaylord Parkway, Suite 190, Frisco, TX 75034 or by email to I-35NEX@GarverUSA.com. Written comments must be received on or before August 30, 2019 to be part of the official hearing record.

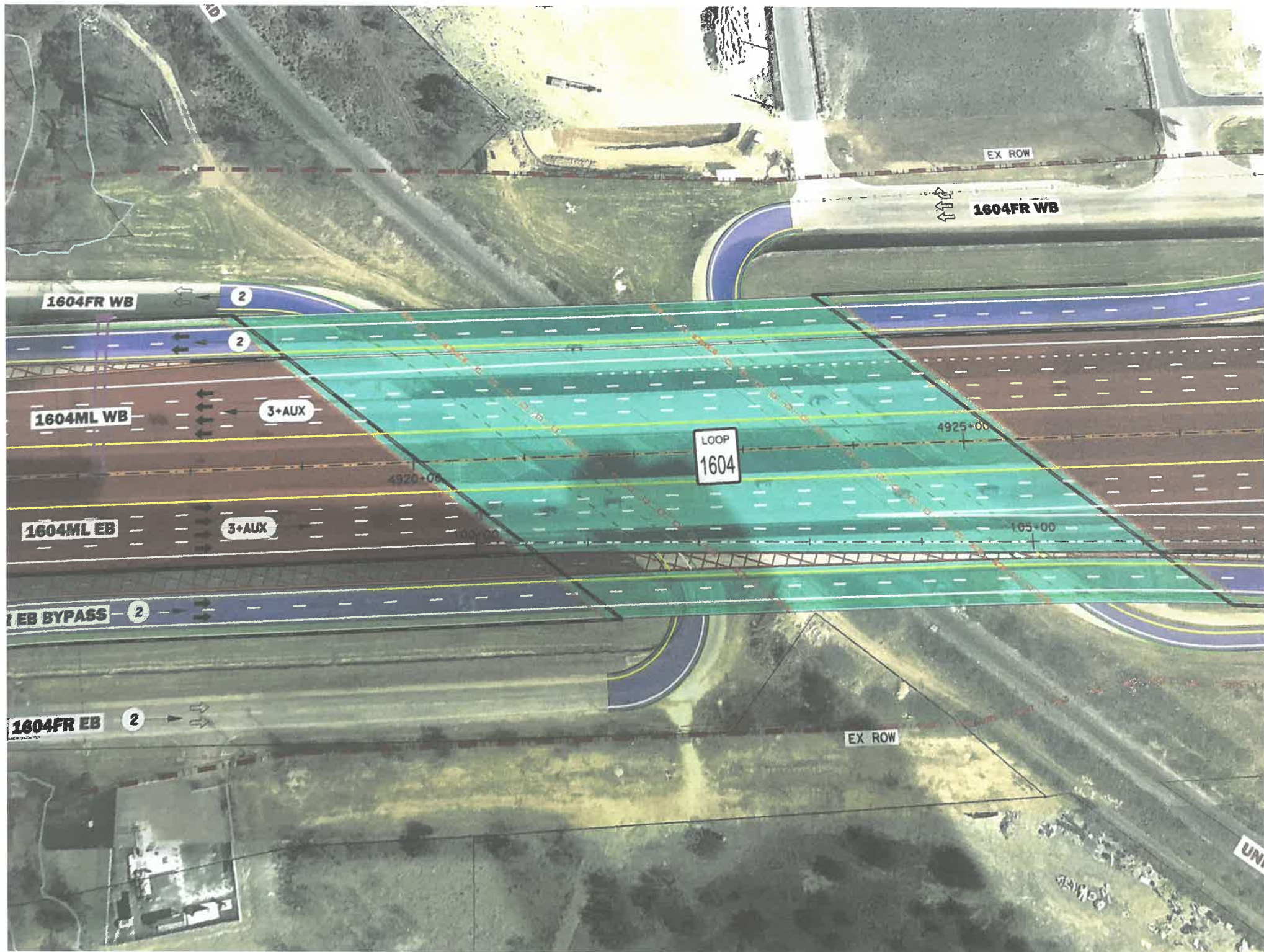
The hearing will be conducted in English. Persons interested in attending the hearing who have special communication or accommodation needs, such as the need for an interpreter, are encouraged to contact I-35NEX@GarverUSA.com or Nandita Kaundinya, P.E., Project Manager, Garver, LLC., 3010 Gaylord Parkway, Suite 190, Frisco, TX 75034. Requests should be made at least two days prior to the hearing. Every reasonable effort will be made to accommodate these needs.

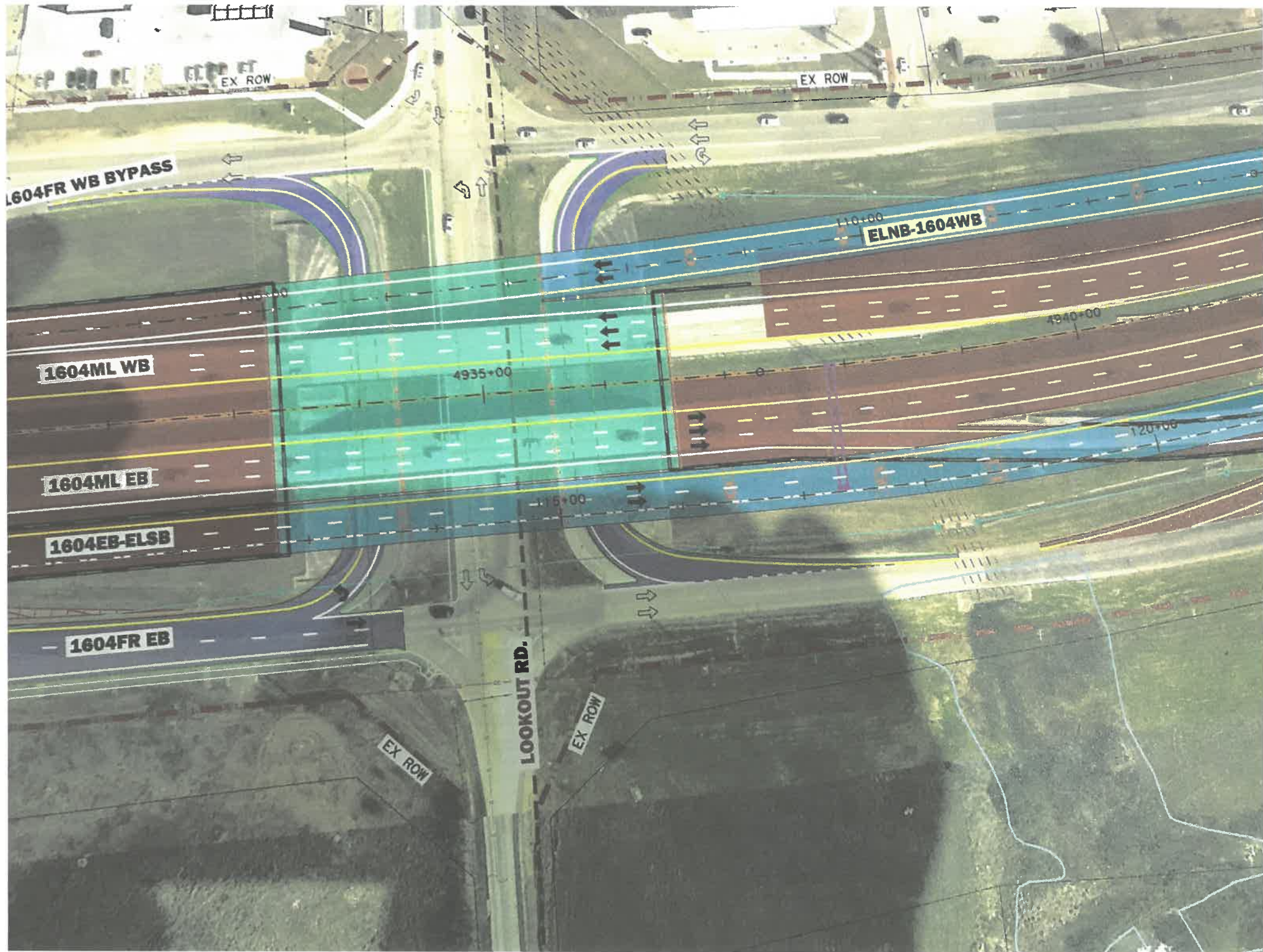
The environmental review, consultation, and other actions required by applicable Federal environmental laws for this project are being, or have been, carried-out by TxDOT pursuant to 23 U.S.C. 327 and a Memorandum of Understanding dated December 16, 2014, and executed by FHWA and TxDOT.

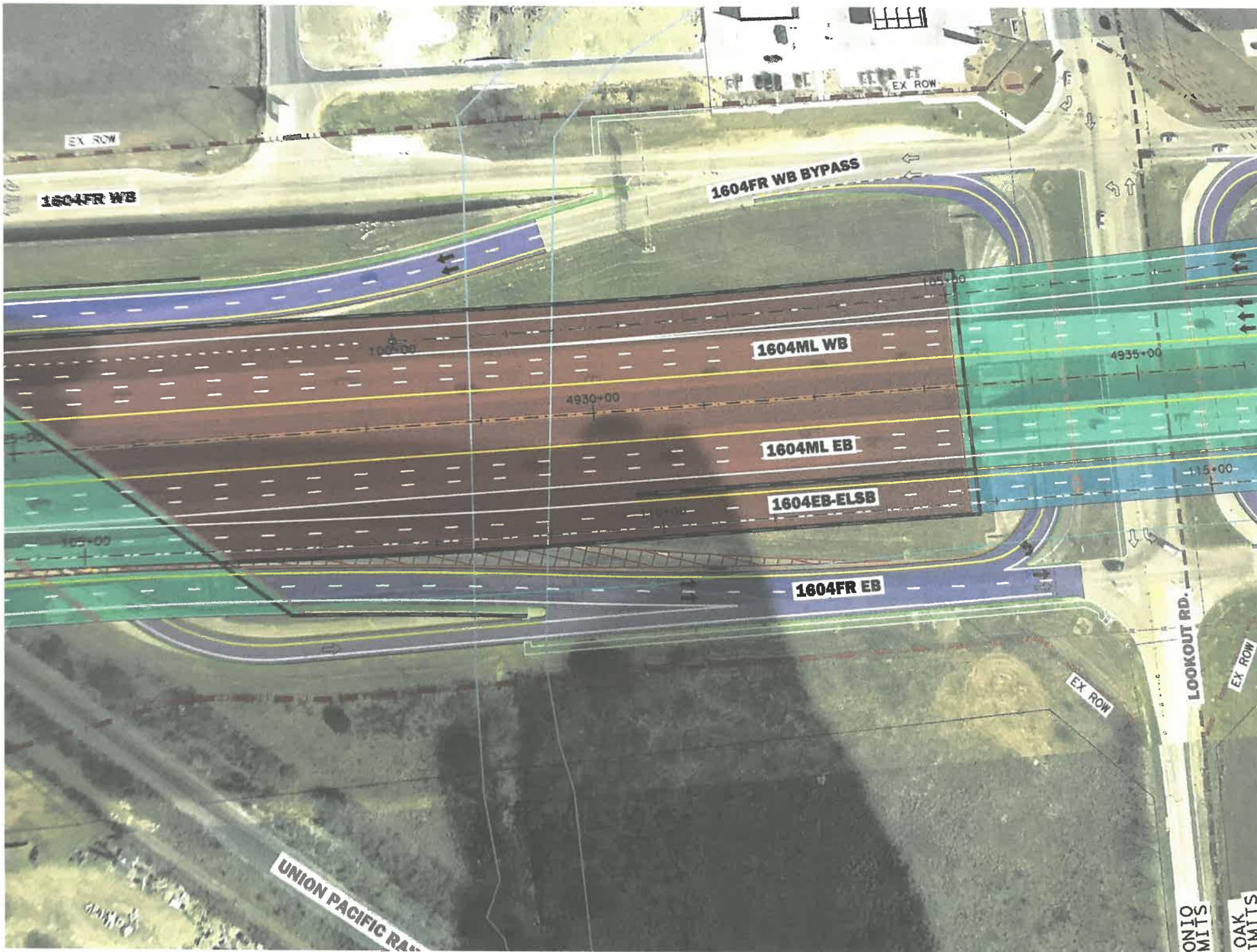


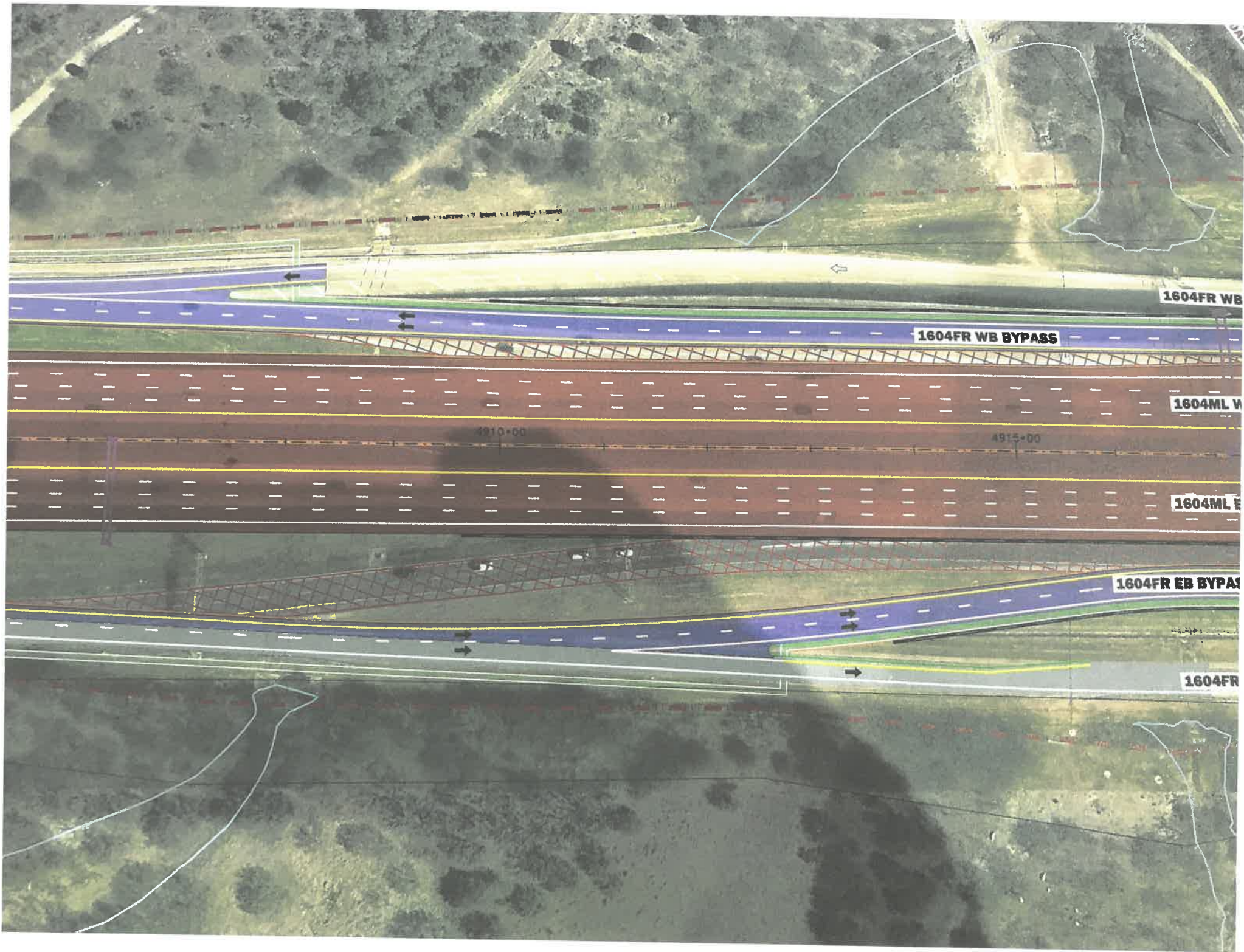


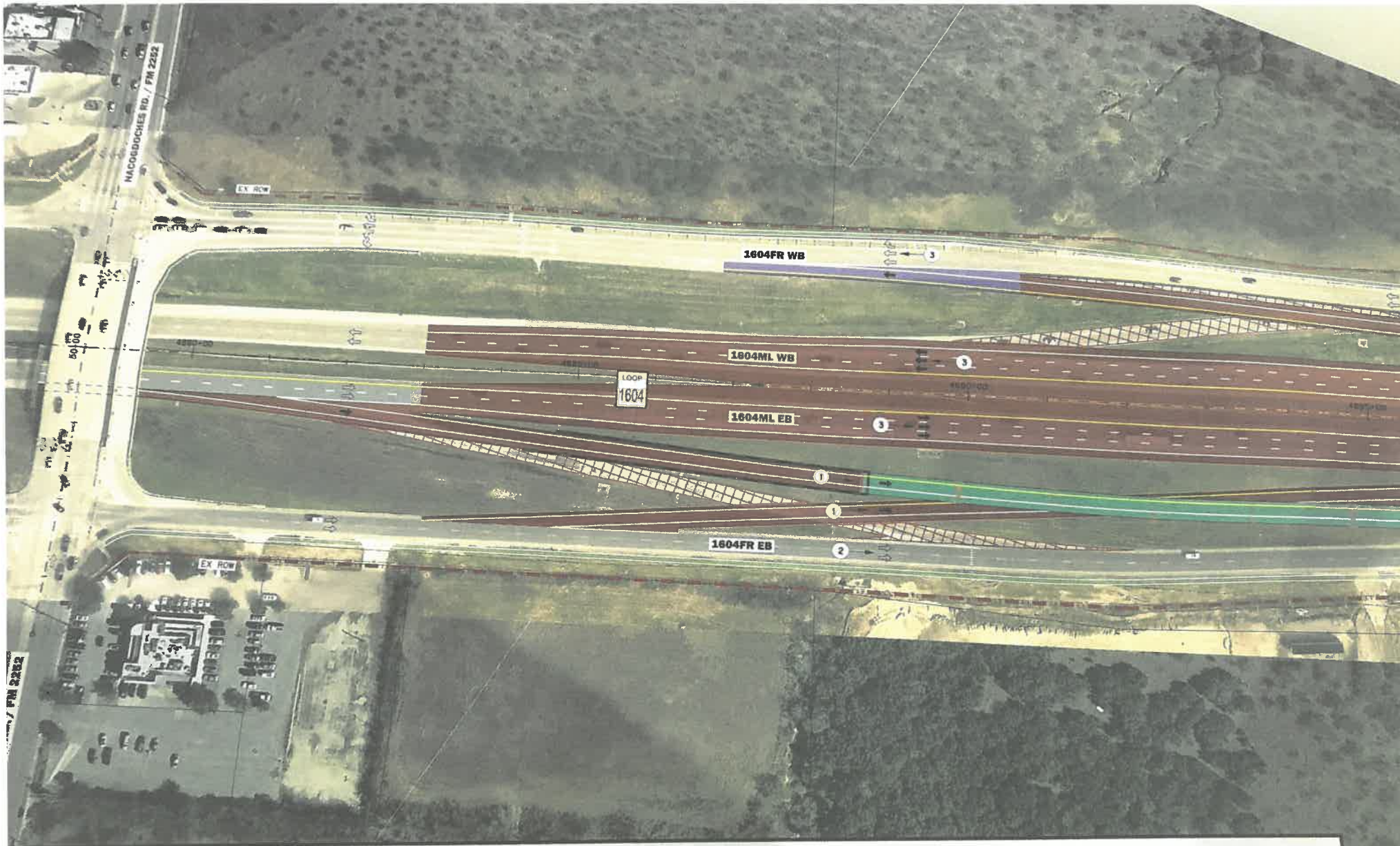
E CROSSING











- EXISTING RETAINING WALL
- LANE DIRECTION (PROPOSED)
- LANE DIRECTION (EXISTING)
- GENERAL PURPOSE TRAFFIC
- PROPOSED HOV LANE TRAFFIC
- PROPOSED POND

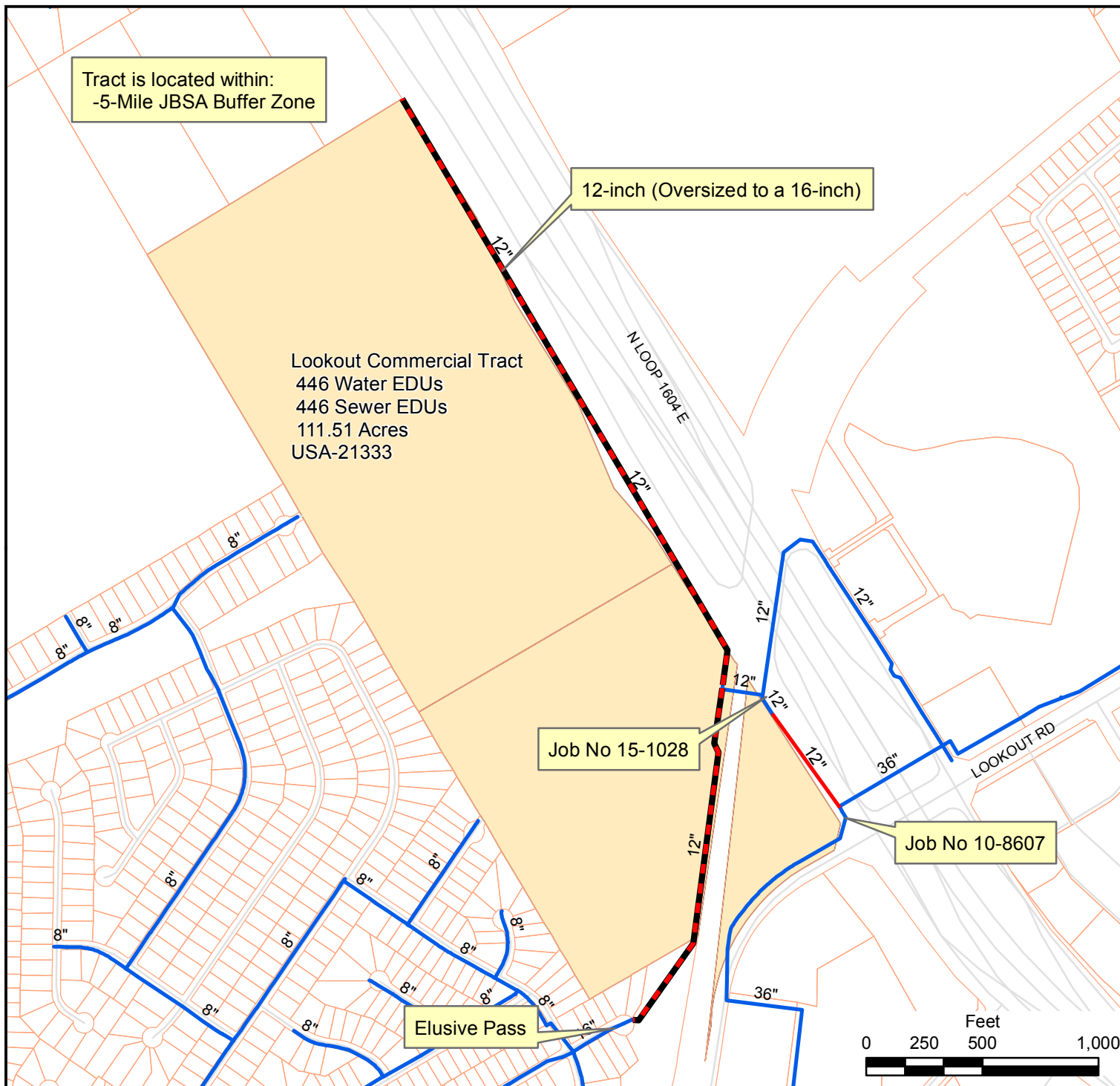
- PROPOSED BASE ELEVATED STRUCTURE
- PROPOSED DWC ELEVATED STRUCTURE
- I-35 MAINLANE AND RAMP IMPROVEMENTS
- FRONTAGE ROAD AND INTERSECTION IMPROVEMENTS
- PROPOSED BRIDGE REPLACEMENT/WIDENING
- DRIVEWAY IMPROVEMENTS
- SIDEWALK IMPROVEMENTS

- OVERHEAD ELECTRIC
- OVERHEAD FIBER OPTIC / TELEPHONE
- WATER LINE
- GAS LINE
- UNDERGROUND ELECTRIC
- WASTEWATER LINE
- UNDERGROUND FIBER OPTIC / TELEPHONE

- EXISTING DRAINAGE CROSSING
- COLUMN STRUCTURE

0 10' 20'
VERTICAL

50' 0 50' 100'



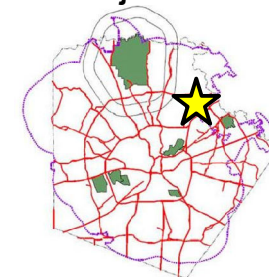
Attachment III:
USA-21333
Lookout Commercial Tract
Proposed Water Infrastructure Map
111.51 Acres



Legend

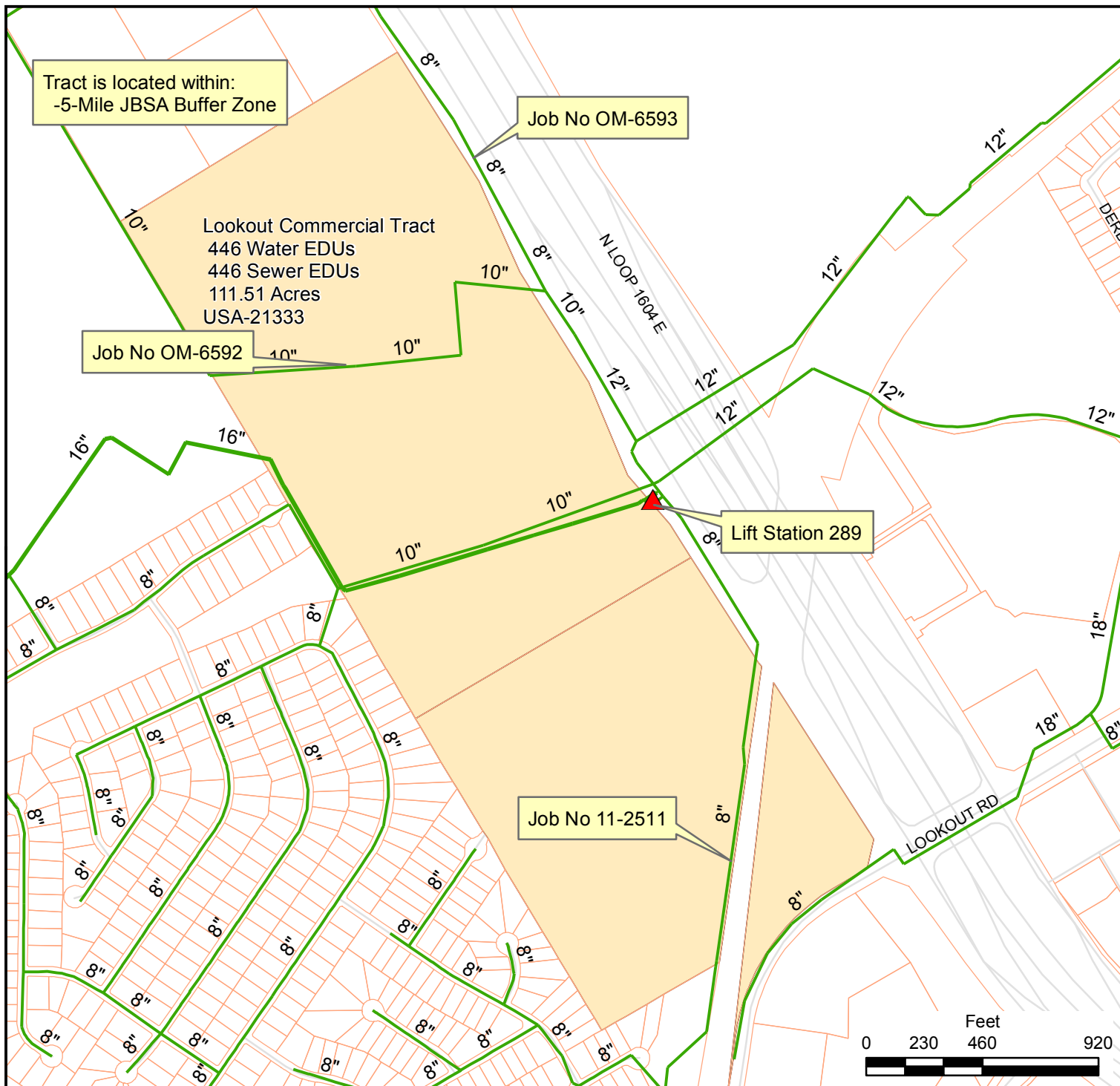
- Existing Water Main
- USA Tract
- Parcels Update
- Proposed 12-inch main
- Proposed 12-inch main (Oversized to 16-inch)

Project Location



SAWS UTILITY MAP DISCLAIMER

This utility map is for reference only. The information may not represent what actually has been constructed. SAWS explicitly disclaims any representation of the accuracy of the information on this map. SAWS assumes no liability for any errors, omissions, or inaccuracies in the map regardless of how caused. Field verification should be done as necessary. SAWS prohibits the reproduction or sale of this document. This SAWS utility map may not under any circumstances, be copied, reproduced, or published in any form or media, or transferred to another without the written permission of the San Antonio Water System (SAWS).



Tract is located within:
-5-Mile JBSA Buffer Zone

Job No OM-6593

Lookout Commercial Tract
446 Water EDUs
446 Sewer EDUs
111.51 Acres
USA-21333

Job No OM-6592

Lift Station 289

Job No 11-2511

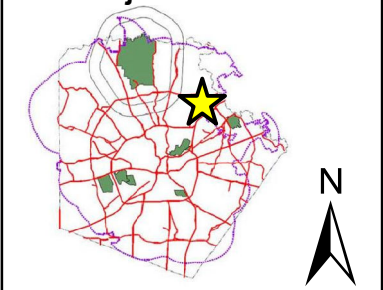
Attachment III:
USA-21333
Lookout Commercial Tract
Proposed Sewer Infrastructure Map
111.51 Acres



Legend

- SAWS Sewer Mains
- USA Tract
- Parcels Update

Project Location



SAWS UTILITY MAP DISCLAIMER
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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:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - 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.

Grand Land Realty	9009124	john@grandlandco.com	512-497-8284
Licensed Broker / Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John Melnar	655090	john@grandlandco.com	512-497-8284
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kendrick Baros	578428	kendrick@grandlandco.com	361-212-2892
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials				Date