22061 US Highway 281 FOR SALE

SAN ANTONIO, TX 78260

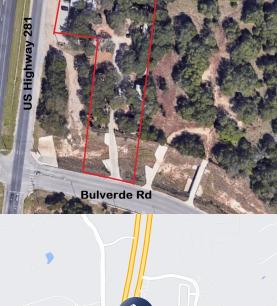
\$1,800,000 Retail Property



PROPERTY FEATURES

- Corner Lot
- Zoned C-2
- 1.66 acres
- High traffic counts
- Visibility from Highway 281
- Potential for rent increases
- 100% occupied





Map data ©2023



Each office independently owned and operated.

TX #644160

Mark Haynie **BROKER** 830.481.9533 mark.haynie@sperrycga.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

22061 US Highway 281

SAN ANTONIO, TX 78260

FOR SALE

Retail Property











BROKER 830.481.9533





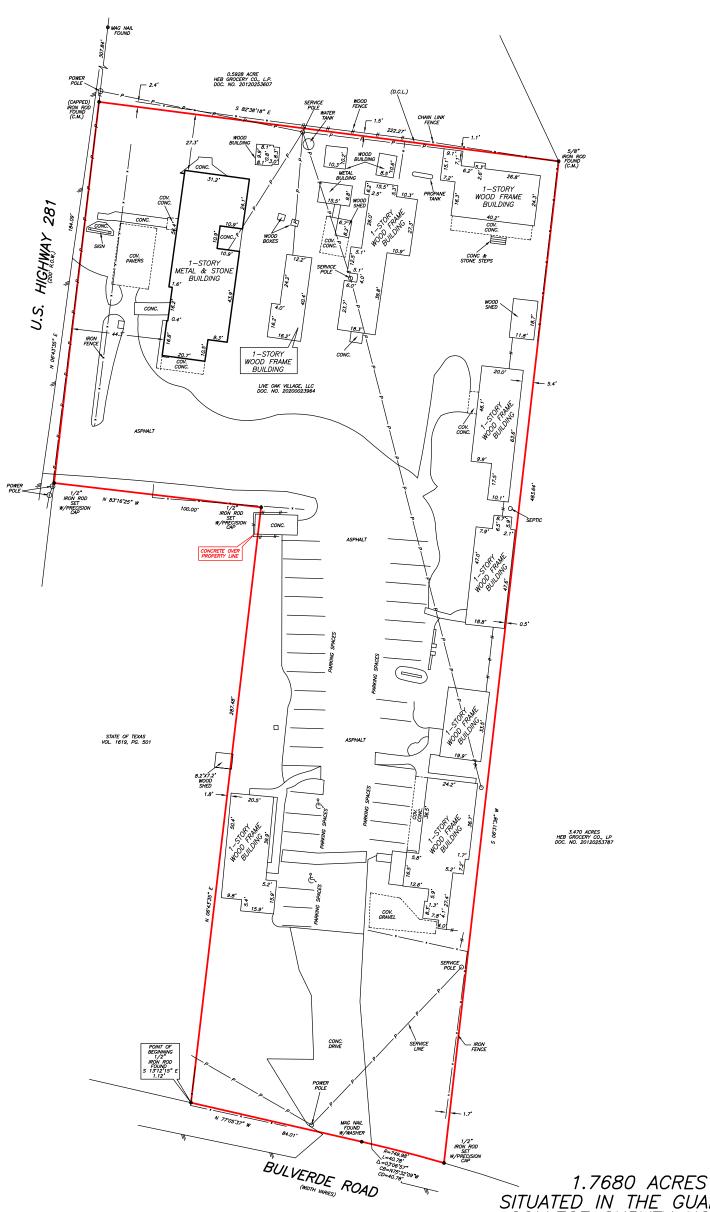
mark.haynie@sperrycga.com TX #644160

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www.SperryCGA.com

ADDRESS: 26610 US HIGHWAY 281 SAN ANTONIO, TEXAS 78260 ORDERED BY: ABBIE FORTON THIS PROPERTY DOES NOT LIE WITHIN THE 100 YEAR FLOOD PLAIN AS ESTABLISHED BY THE U.S. DEPT. OF HOUSING & URBAN DEVELOPMENT. COMMUNITY/PANEL NO. 48029C 0130 G MAP REVISION: 09/29/2010 ZONE X BASED ONLY ON VISUAL EXAMINATION OF MAPS. INACCURACIES OF FEMA MAPS PREVENT EXACT DETERMINATION WITHOUT DETAILED FIELD STUDY A SUBSURFACE INVESTIGATION WAS BEYOND THE SCOPE OF THIS SURVEY NOTE: THIS SURVEY WAS PREPARED WITHOUT A TITLE COMMITMENT. OTHER EASEMENTS AND/OR BUILDING LINES MAY AFFECT THIS TRACT.



SITUATED IN THE GUADALUPE COLLEGE SURVEY NO. 416 A-266, CB 4864 AND THE H.J. HUPPERTZ SURVEY NO. 417 4/8, A-934, CB 4865

BEXAR COUNTY, TEXAS (SEE ATTACHED METES AND BOUNDS)

D.C.L. = DIRECTIONAL CONTROL LINE RECORD BEARING DOC. NO. 20130002386 B.C.D.R.

DRAWN BY: RC/MM



PRECISION SURVEYORS

PROFESSIONAL LAND SURVEYS

1-800-LANDSURVEY

1-800-LANDSURVEY

281-496-1586 FAX 281-496-1867

990 THERADMEDIA STREET SURE 150 HOUSTON, TEXAS 77079

210-829-4941 FAX 210-829-1555

1777 NE LOOP 410 SURE 800 SM MATONA, TEXAS 78217

FIRM NO. 10063700

JIMMY RAY JANECEK PROFESSIONAL LAND SURVEYOR NO. 5868 DRAWING NO. 15-11 DECEMBER, 2015

I HEREBY CERTIFY THAT THIS SURVEY
WAS MADE ON THE GROUND, THAT THIS
PLAT CORRECTLY REPRESENTS THE FACTS
FOUND AT THE TIME OF SURVEY AND THAT
THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT TEXAS SOCIETY OF PROFESSI
SURVEYORS STANDARDS AND SPECIFICATIONS
FOR A CATEGORY 1A CONDITION II SURVEY.

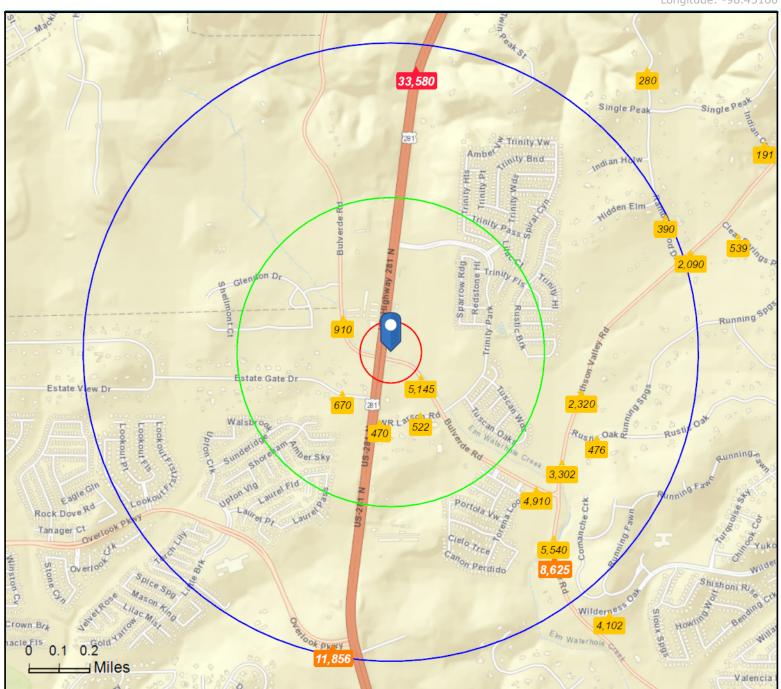


Traffic Count Map

26500-26550 US-281 N, San Antonio, Texas, 78260 Rings: 0.1, 0.5, 1 mile radii

Prepared by Esri Latitude: 29.69381

Latitude: 29.69381 Longitude: -98.45160





Source: ©2019 Kalibrate Technologies (Q4 2018).

Average Daily Traffic Volume

▲Up to 6,000 vehicles per day

▲6,001 - 15,000

▲ 15,001 - 30,000

▲ 30,001 - 50,000

▲50,001 - 100,000

▲More than 100,000 per day



June 06, 2019

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