HWY 281-2 ACRES

17320 US Hwy 281 N, San Antonio, TX 78261

$897,336 2.06+/- Acres Bexar County



Texas Ranch Brokers, LLC
313 S Main Street
Burnet, TX 78611

512-756-7718
www.txranchbrokers.com

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HWY 281-2 ACRES

For Sale – Prime 2.06 Acre Property on US Highway 281 N
Address: 27320 US Highway 281 N, San Antonio, Texas
Discover an incredible opportunity to own 2.06+/- acres of land on highly traveled US Highway 281 North, one of San Antonio's most sought-after growth corridors.

Currently zoned residential, this property offers the flexibility to transform into commercial use, making it an ideal location for a variety of developments such as retail, office, medical, or mixed-use space (subject to approvals).

Property Highlights:

- Size: 2.06 Acres
- Frontage: Excellent visibility and access from US Highway 281 N
- Zoning: Currently residential with potential for commercial conversion
- Location: High-traffic area surrounded by established businesses, retail centers, and new developments
- Utilities: Available in the area

All information is deemed reliable, but is not warranted by Texas Ranch Brokers, LLC. All information is subject to change with out prior notice.

HWY 281-2 ACRES

This property provides the perfect balance of immediate usability and future potential for investors, developers, or business owners looking to establish a presence in one of San Antonio’s fastest growing areas.

For more information or to schedule a showing, contact:

Joey Whelan-Agent
Texas Ranch Brokers, LLC
E: joey@txranchbrokers.com
P:210-393-5335

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MAPS

ſ 281 N San Antonio, TX 78261



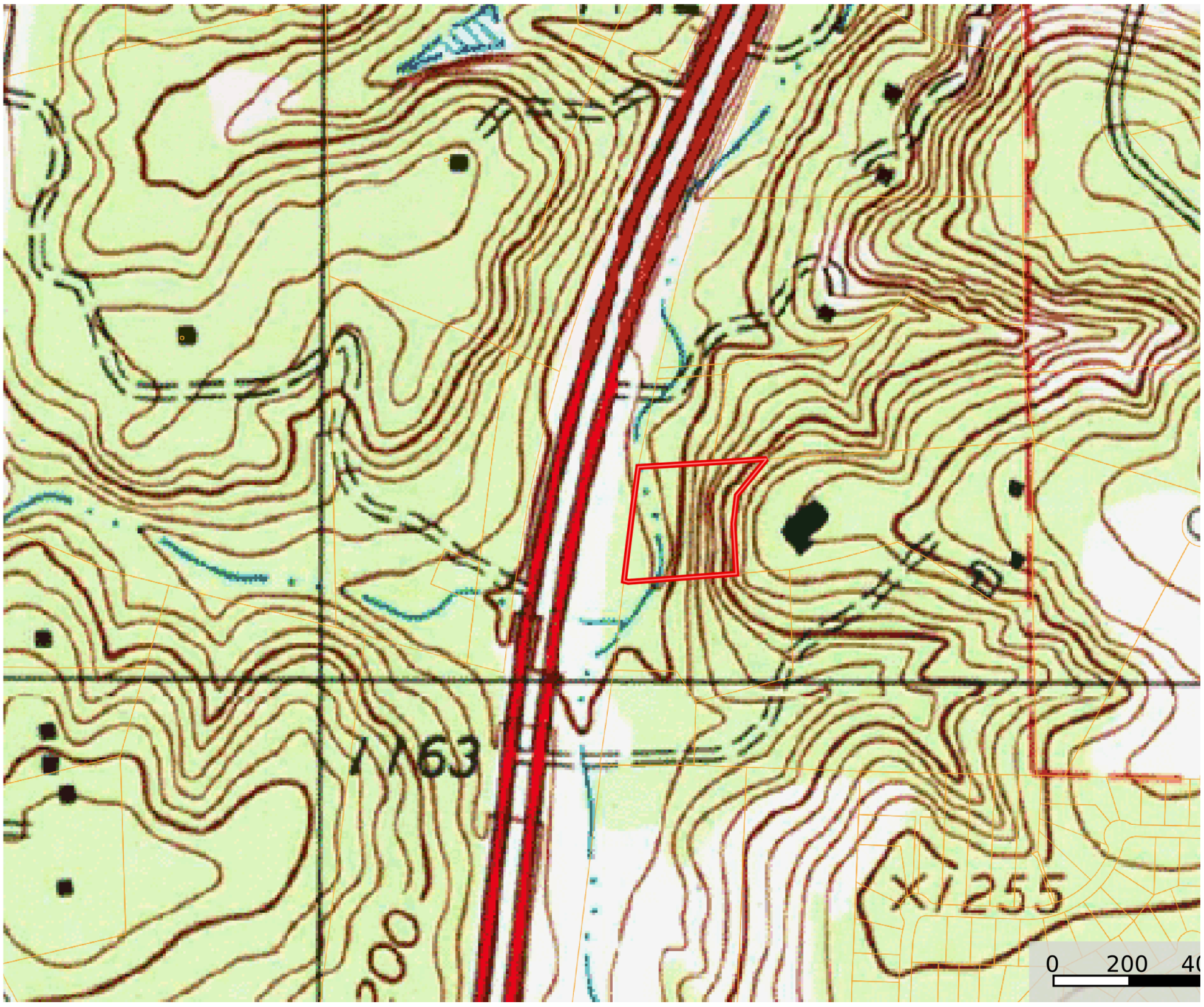
nike@txranchbrokers.com P.O. Box 1338, Burnet, TX 78611

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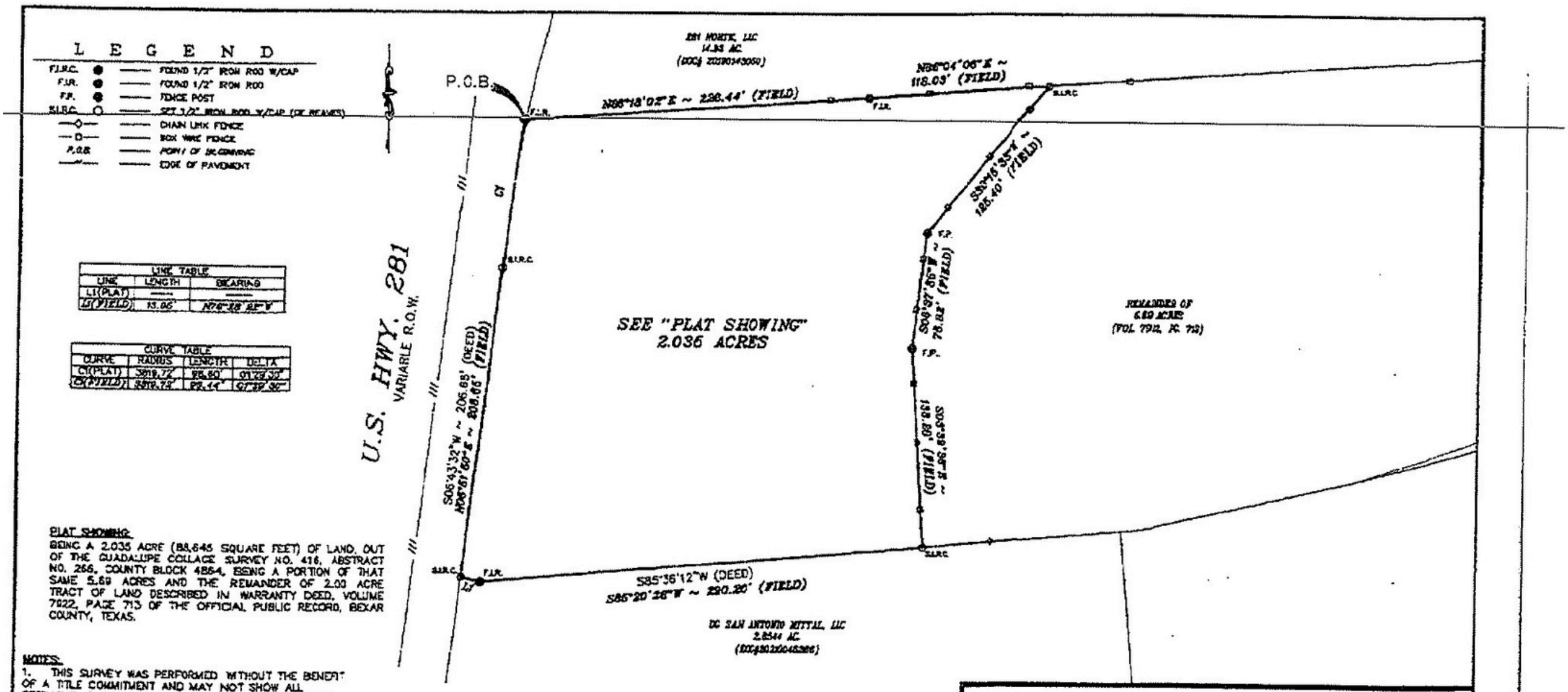


nike@txranchbrokers.com P.O. Box 1338, Burnet, TX 78611

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LINE TABLE		
LINE	LENGTH	BEARING
L1(PLAT)	----	----
L1(FIELD)	15.06'	N76°18'42"W

CURVE TABLE			
CURVE	RADIUS	LENGTH	DELTA
C1(PLAT)	3819.72'	98.80'	01°28'59"
C1(FIELD)	3819.72'	99.14'	01°29'30"

PLAT SHOWING:
BEING A 2.035 ACRE (88,645 SQUARE FEET) OF LAND, OUT OF THE GUADALUPE COLLAGE SURVEY NO. 416, ABSTRACT NO. 266, COUNTY BLOCK 4864, BEING A PORTION OF THAT SAME 5.69 ACRES AND THE REMAINDER OF 2.00 ACRE TRACT OF LAND DESCRIBED IN WARRANTY DEED, VOLUME 7922, PAGE 713 OF THE OFFICIAL PUBLIC RECORD, BEXAR COUNTY, TEXAS.

NOTES:
1. THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT AND MAY NOT SHOW ALL SETBACKS, EASEMENTS, OR OTHER MATTERS AFFECTING THIS PROPERTY.
2. BASIS OF BEARING IS THE NORTH AMERICAN DATUM OF 1983 (CORS 1996), FROM THE TEXAS COORDINATE SYSTEM ESTABLISH FOR THE SOUTH CENTRAL ZONE.
3. THERE WAS NO RECORD FOUND OF RESTRICTIVE COVENANTS AT TIME OF SURVEY.
4. OWNER/BUILDER TO VERIFY RESTRICTIVE COVENANTS WITH HOME OWNER'S ASSOCIATION.

Revision Date	Scope/Description	Revision No.

DATE OF SURVEY: 8/21/20 COMPUTED BY: VE DRAWN BY: VE CHECKED BY: JGG

GE Reaves Engineering (FIRM NO. 10133700)
5250 Callaghan Road Suite #100
San Antonio, Texas 78228
Ph: (210)490-4506 · Fax: (210)490-4812

STATE OF TEXAS REGISTERED JOSE G. GONZALEZ 4682 PROFESSIONAL LAND SURVEYOR

Jose G. Gonzalez 9/23/21
Registered Professional Land Surveyor

To lienholder and/or landowner ~

I, Jose Gilberto Gonzalez, 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(s) SEE "PLAT SHOWING" N.C.B. ~ Scale 1" = 50'
Addition or Subdivision ~
Volume ~ Page ~ of the ~ records of BEXAR County, Texas.
Owner RONALD T. LAMB AND MARY ANN LAMB
Address: 27230 US HWY 281 N. SA, TX 78260 Cf No. ~

JOB NO. 20-0693

EXHIBIT "A"

Metes and Bounds Description for
2.035 acres
September 23, 2021

Being a 2.035 acre (88,645 square feet) of land, out of the Guadalupe Collage Survey No. 416, Abstract No. 266, County Block 4864, being a portion of that same 5.69 acres and the remainder of 2.00 acre tract of land described in warranty deed, Volume 7922, Page 713 of the Official Public Record of Bexar County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at a ½" iron rod found on the east right-of-way U.S. Highway 281 for the southwest corner 14.93-acre tract of land described in Warranty Deed of the Official Public Records of Bexar County, Texas, same being the northwest corner and **POINT OF BEGINNING** of this herein described tract;

THENCE, N86°18'02"E, departing the east right-of-way U.S. Highway 281, along the south line of said 14.93-acre tract, at a distance of **226.44 feet** to a ½" iron found in the south line of said 14.93-acre tract, same being the angle point of this herein described tract;

THENCE, N86°04'06"E, continuing with the south line of said 14.93-acre tract, at a distance of **118.03 feet** to a ½" iron rod set with "GE Reaves" plastic cap in the north line of said 5.69-acre tract, same being the northeast corner of this herein described tract;

THENCE, over and across said 5.69-acre tract, following three (3) courses and distances;

1. **S39°15'33"W,** at a distance of **125.40 feet** to a fence post,
2. **S06°37'35"W,** at a distance of **76.32 feet** to a fence post,
3. **S03°39'36"E,** at a distance of **133.28 feet** to a ½" iron rod with "GE Reaves" plastic cap to the north line of a 2.8544-acre tract of land described in General Warranty Deed in Document No. 20210046366 of the Official Public Records of Bexar County, Texas, southeast corner of this herein described tract;

THENCE, with the north line of said 2.8544-acre tract, following two (2) courses and distances;

1. **S85°20'28"W,** at a distance of **290.20 feet** to a ½" iron rod found for an angle point;
2. **N76°28'22"W,** at a distance of **13.05 feet** to a ½" iron rod with "GE Reaves" plastic cap found on the east right-of-way U.S. Highway 281 and the northwest corner of said 2.8544-acre tract, same being the southwest corner of this herein described tract;

THENCE, N06°51'50"E, along the east right-of-way U.S. Highway 281, at a distance of **206.65 feet** to a ½" iron rod with "GE Reaves" plastic cap found on the east right-of-way U.S. Highway 281, and the point of curvature of a curve to the right

THENCE, 98.44 feet, continuing with the east right-of-way U.S. Highway 281 with a curve to the right having a radius of 3819.72 feet and a central angle of 01°29'30", to the **POINT OF BEGINNING** of this herein described tract and containing 2.035 acres of land (88.645 square feet), more or less.

Jose G. Gonzalez 09/23/2021
Jose Gilberto Gonzalez
R.P.L.S. No. 4682
GE Reaves Engineering
Firm No, 10133700
FN20-0593

STATE OF TEXAS
REGISTERED
JOSE G. GONZALEZ
4682
PROFESSIONAL
LAND SURVEYOR

EXHIBIT "A"

Listing Agent: Joey Whelan



210-393-5335 joey@txranchbrokers.com

THE LEADERS IN HILL COUNTRY FARM & RANCH SALES

★ PUT US TO WORK FOR YOU ★

313 S. Main Street, Burnet TX 78611

512-756-7718 / INFO@TXRANCHBROKERS.COM

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DISCLAIMER: *The information contained herein has been gathered from sources deemed reliable; however, Texas Ranch Brokers, LLC and its principals, member, officers, associates, agents and employees cannot guarantee the accuracy of such information. The information contained herein is subject to changes, error, omissions, prior sale, withdrawal of property from the market without prior notice, and approval of purchase by owner. Prospective buyers should verify all information to their own satisfaction. No representation is made as to the possible value of property, type or suitability of use, and prospective buyers are urged to consult with their tax and legal advisors before making a final determination. Real Estate buyers are hereby notified that real properties and its rights and amenities are subject to many forces and impact whether natural, those cause by man, or otherwise: including, but not limited to, drought or other weather-related events, disease (e.g. Oak Wilt or Anthrax), invasive species, illegal trespassing, previous owner actions, neighbor actions and government actions. Prospective buyers should investigate any concerns regarding a specific real property to their complete satisfaction. When buying real property, the buyer's agent, if applicable, must be disclosed on first contact with the listing agent and must be present at the initial and all subsequent showing of the listing to the prospective real estate buyer in order to participate in real estate commission. If this condition is not met, fee participation will be at sole discretion of Texas Ranch Brokers, LLC.*

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TREC
TEXAS REAL ESTATE COMMISSION

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.

EQUAL HOUSING OPPORTUNITY

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. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

Texas Ranch Brokers, LLC		**info@txranchbrokers.com**	**(512)756-7718**
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Michael (Mike) Bacon		**mike@txranchbrokers.com**	**(512)940-8800**
Designated Broker of Firm	License No.	Email	Phone
		jwhelan@commanderclearing.com	
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Joey Whelan	**797218**	**Joey@txranchbrokers.com**	**(214)537-2997**
Sales Agent/Associate's Name	License No.	Email	Phone

_____ _____ _____
Buyer/Tenant/Seller/Landlord Initials Date