

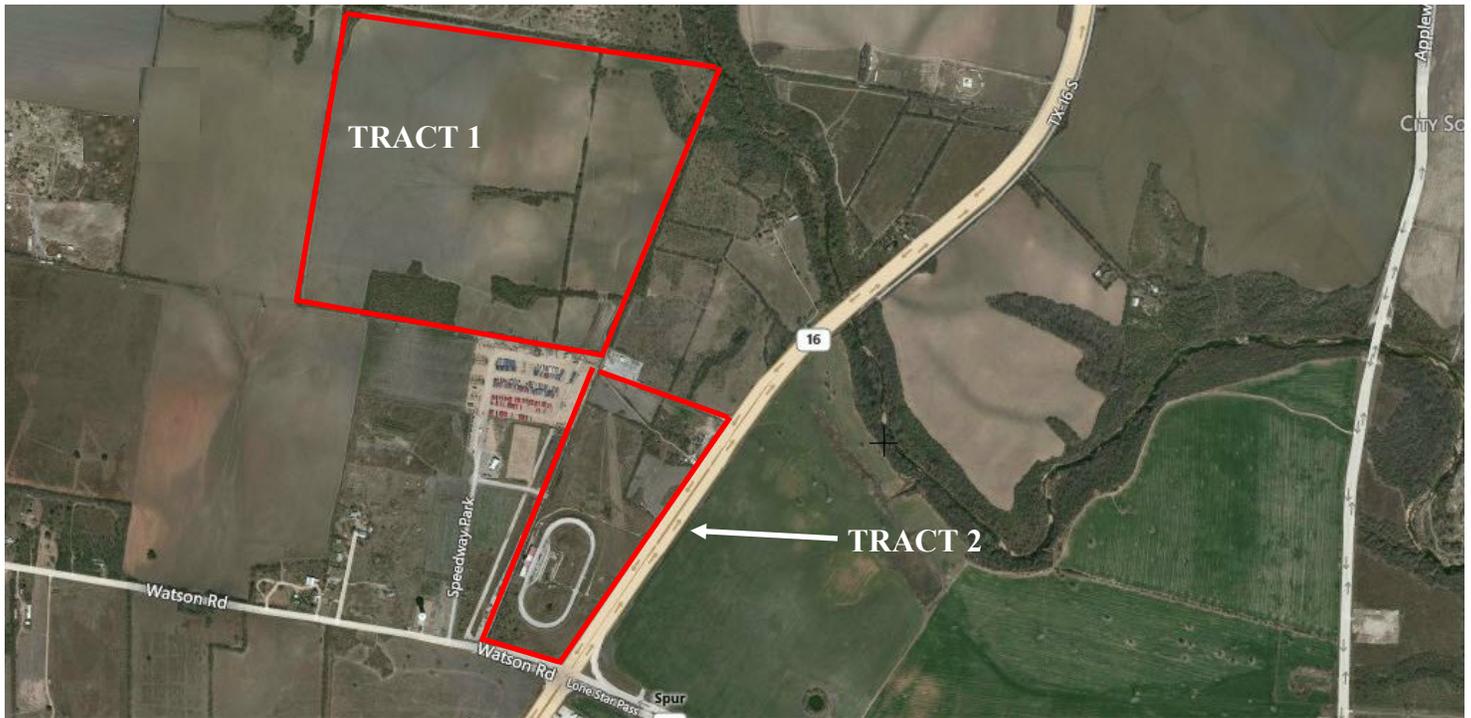


INVESTMENT REALTY CO. L.C.

**Toyota Area
10 to 290 +/- Acres
For Sale**

South San Antonio

14501 State Highway 16 So,
San Antonio, TX 78264



Property Location:	Tract 1 and Tract 2 are located at the northwest corner of State Highway 16 & Watson Rd. South Bexar County just west of the Toyota Plant.
Size:	Tract 1: 10 to 222.70 acres Tract 2: 67.59 acres
Zoning:	OCL, BP
Utilities:	Tract 1: Electric is available. There is an electrical easement that runs along the easterly boundary of the tract. Sewer to West of Tract 1. Tract 2: Electric is available and water line runs along Watson Rd. Prospective buyers should retain an independent engineer to verify location and capacity of utilities.*
Flood Plain :	Tract 1: A small portion of the site is located within the 100 year flood plain. Tract 2: This tract is not located within a flood hazard area.

**For Additional Information:
Charles Kaplan, Real Estate Agent
210.828.9261, ext. 22
kplan@InvestmentRealty.com**

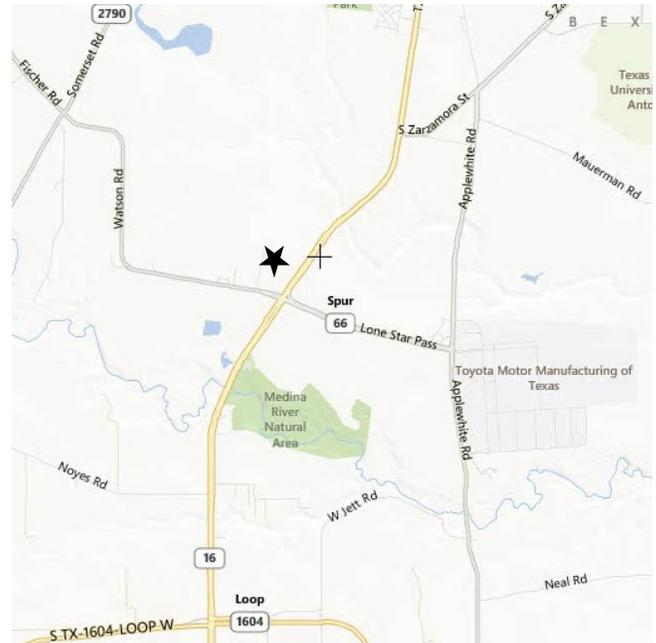
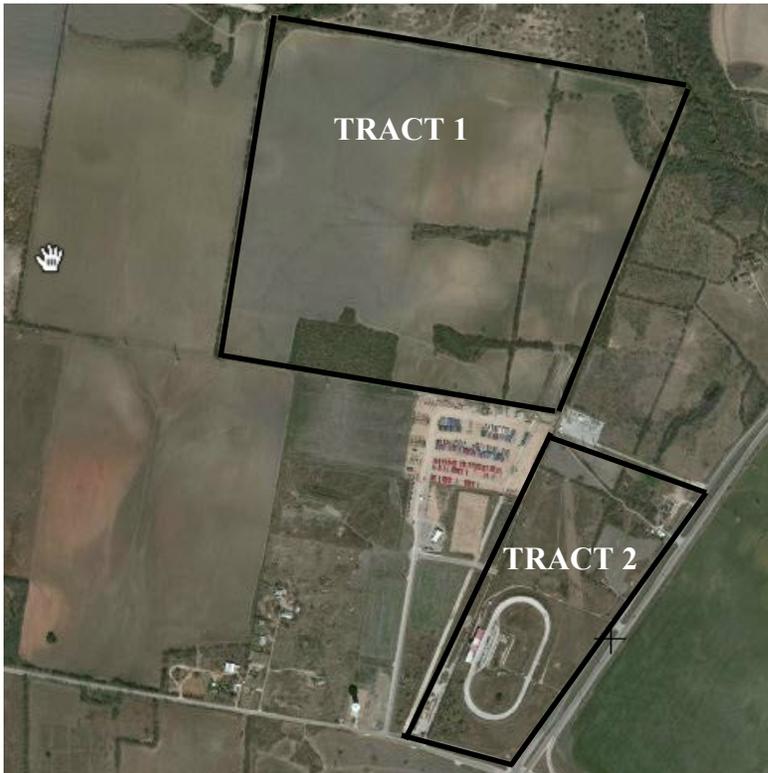


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Commercial Pad Site Potential

EB-5 Immigrant Investor

Possible Uses:

- Eagle Food Servicing
- RV Park
- Solar
- Residential/Retail
- Warehouse/ Distribution

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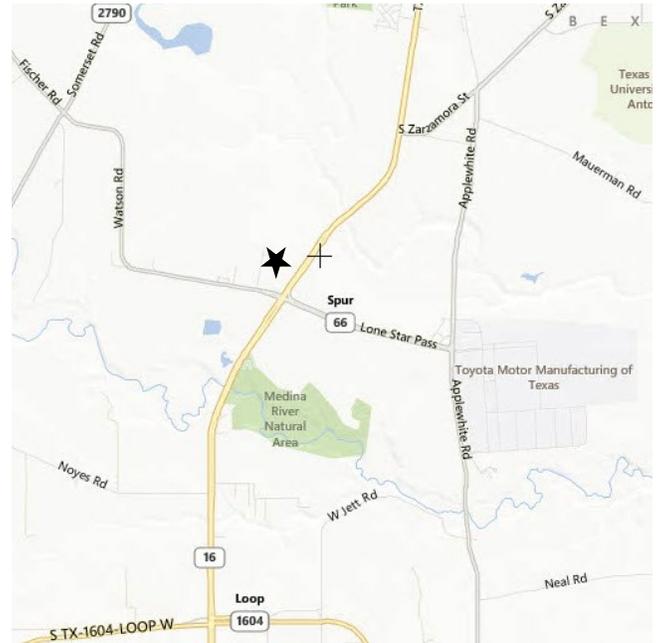
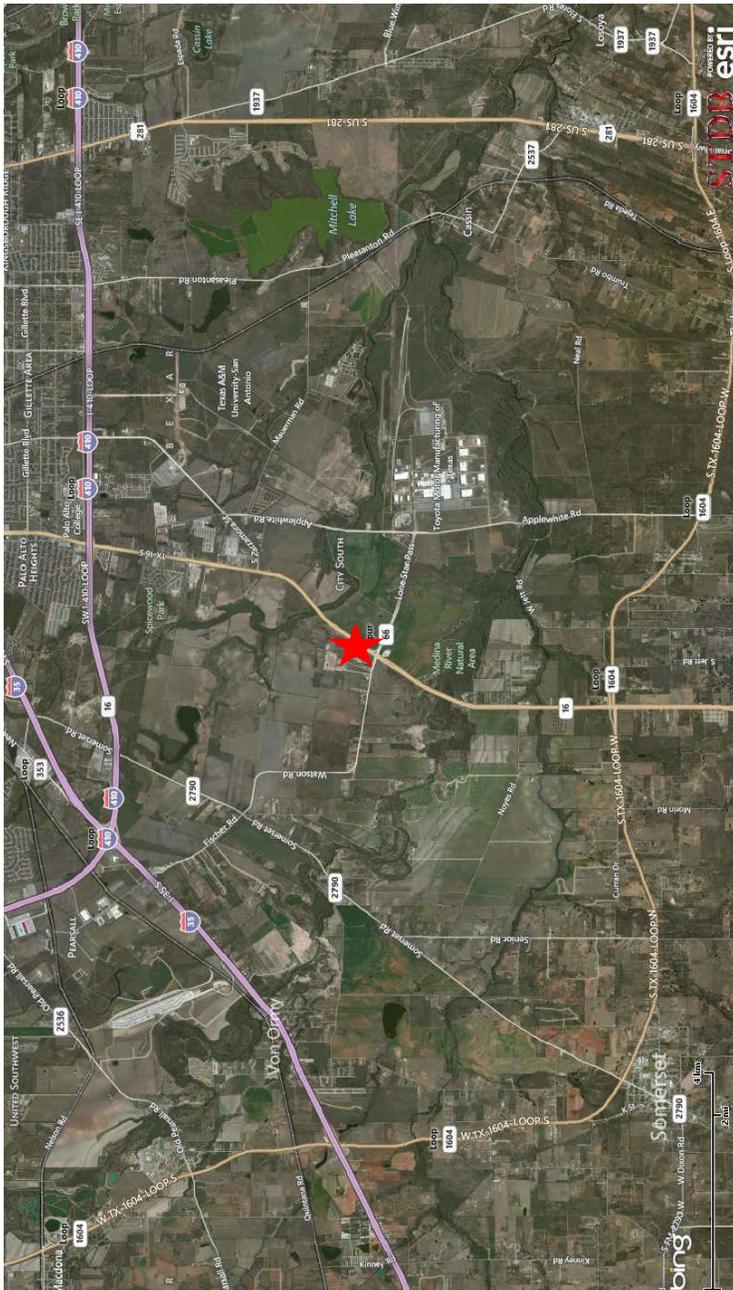


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14501 State Highway 16 So,
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**Price: 290 +/- Ac at \$4,506,590
Commercial Pad Site Potential**

Possible Uses:
Motor Sports
Test Track
Auto Motive
Eagle Food Servicing
RV Park
Solar
Residential/Retail

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New SWISD High School and Middle School 200 Acres Campus Opening 2016

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INVESTMENT REALTY CO. L.C.

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Although Broker will disclose any knowledge it actually possesses with respect to the existence of hazardous wastes or substances, or underground storage tanks on the property, Broker has not made investigations or obtained reports regarding the subject matter of this Notice, except as may be described in a separate written document signed by Broker, and makes no representations regarding the existence or nonexistence of hazardous wastes or substances, or underground storage tanks on the property. You should contact a professional, such as a civil engineer, geologist, industrial hygienist or other persons with experience in these matters to advise you concerning the property.

TITLE ADVICE. If this transaction is a Sale, Buyer hereby acknowledges that Broker advised Buyer by this writing that Buyer should have an abstract covering the real estate upon which the building and the Demised Premises are located examined by an attorney of Buyer's own selection or, at Buyer's option, that Buyer should obtain an Owner's policy of title insurance.

REPRESENTATIONS MUST BE IN WRITING. Any Purchase and Sale and/or Lease Agreement shall contain all representations of the Broker. Any representation, whether expressed or implied, not contained in a Purchase and Sale and/or Lease Agreement is hereby null and void. Please check all Purchase and Sale and/or Lease Agreements prior to execution for accuracy and completeness.

ATTORNEY RECOMMENDATION. Any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement have been prepared for submission to your attorney, who will review the document and assist you to determine whether your legal rights are adequately protected. Broker is not authorized to give legal or tax advice; no representation or recommendation is made by Broker or its agents or employees as to the legal sufficiency, legal effect or tax consequences of this document or any transaction relating thereto. These are questions for your attorney with whom you should consult before signing any form(s) provided by Broker for the Purchase and Sale and/or Lease Agreement.

Unless otherwise stated in a written document, Broker is acting as a Broker and Representative of the Seller/Lessor of this Subject Property. Broker is not representing the Buyer/Tenant in this Purchase and/or Lease Agreement and should the Buyer/Tenant need additional legal or real estate advice, he should consult with an attorney as set forth above.

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Property Address: Investment Realty Company represents the owner of land on IH-16 So. San Antonio, TX 78264

SELLER/LESSOR

BUYER/TENANT

By: _____

By: _____

Title: _____

Title: _____

Date: _____

Date: _____