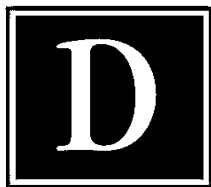


**2.571 Net Acres C2  
Mystic Park and Bandera Rd.  
San Antonio, Texas**



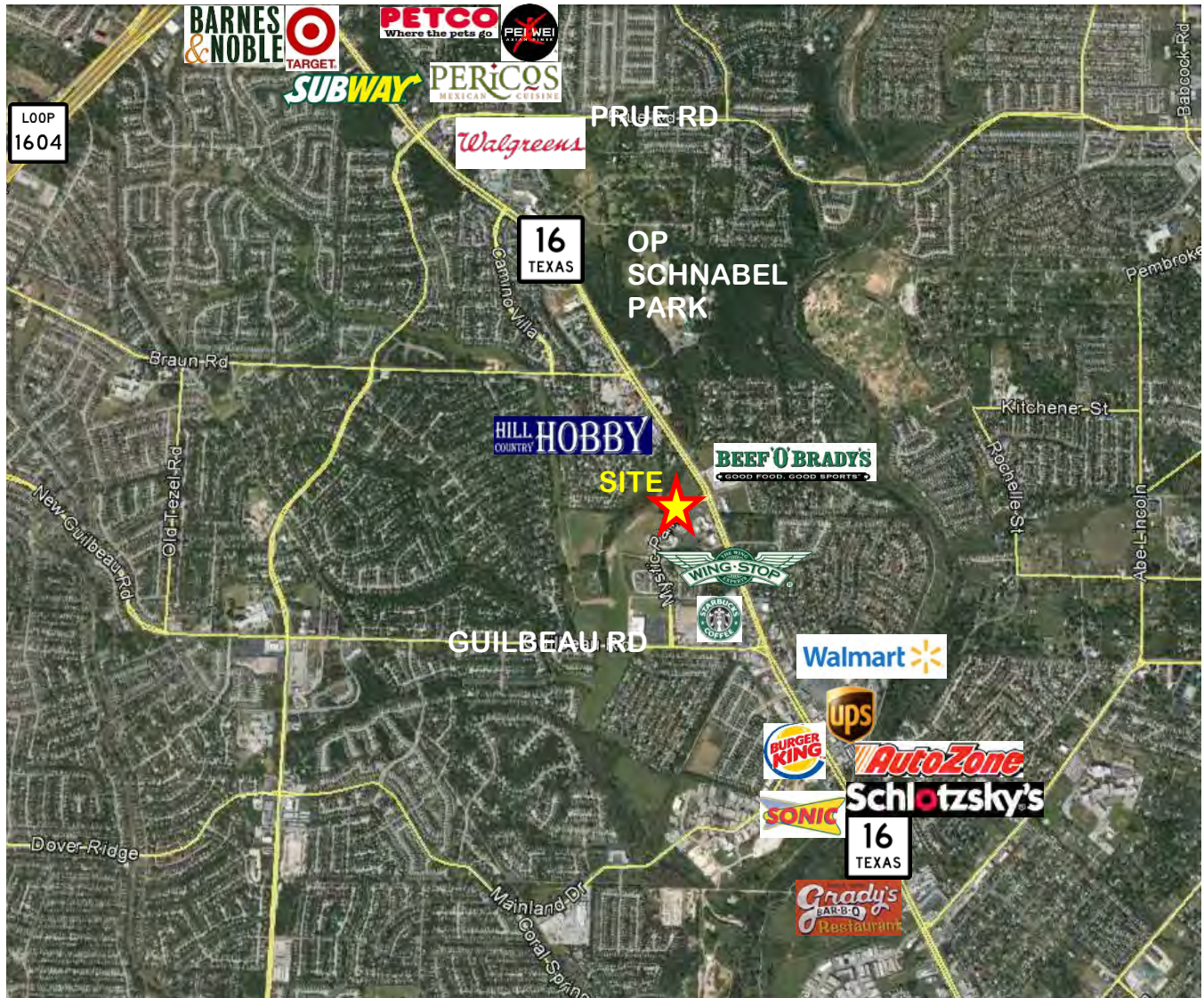
**DRAKE COMMERCIAL GROUP**

DEBORAH BAUER  
TRAVIS BAUER

4630 N LOOP 1604 W, SUITE 510  
SAN ANTONIO, TEXAS 78249  
T: 210.402.6363  
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\* 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.

## 2.571 Ac. on Mystic Park and Bandera Rd.



- On Northwest corner of Mystic Park and Bandera
- Hard corner with traffic light and 529 ft. of frontage on Bandera
- 4 acres gross/ 2.571 acres net of flood plain
- All Utilities are in Mystic Road to the property
- Zoned C2
- Site is platted
- Call for Price

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)





# Drake Commercial Group

4630 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.



LOT 9  
BLK 2, N.C.B.  
N.C. CROSSING SUBDIVISION  
VOL. 9589, PG. 109  
SANTOYO RAW LAND, L.L.C.  
VOL. 17629, PG. 199

N32°25'39"E 201.23'  
(N32°25'39"E) (301.085)

N32°21'20"E 232.50'  
(N32°21'20"E) (323.587)

N36°02'39"W 361.02'  
(N36°02'39"W) (561.021)

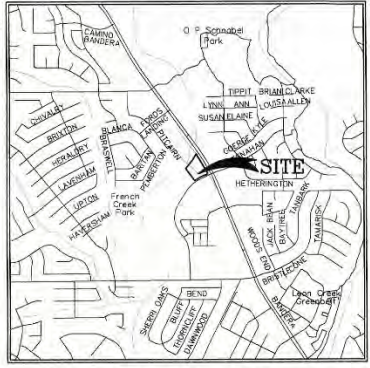
LOT 1  
BLK 2, N.C.B.  
N.C. CROSSING SUBDIVISION  
VOL. 9589, PG. 109  
SANTOYO RAW LAND, L.L.C.  
VOL. 17629, PG. 199

L=147.34'  
R=800.00'  
D=10°33'10"  
T=73.88'  
CHORD=S59°16'42"W  
147.13'  
(L=147.33')  
(R=800.00')  
(D=10°33'05")  
(CHORD=S59°49'32"W  
(147.12')

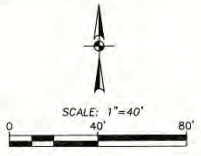
(L=39.27')  
(R=25.00')  
(D=90°00'01")  
(T=25.14')  
(CHORD=S20°08'05"W  
(35.36')  
L=39.41'  
R=25.00'  
D=90°19'31"  
T=25.14'  
CHORD=N19°42'25"E  
35.46'

(S55°06'05"W)  
594'50'47"W  
(795.65')  
(195.55')

- NOTE:
1. A PORTION OF THE PROPERTY IS LOCATED WITHIN FLOOD ZONE X (SHADED AREA) AREAS OF THE 0.25 ANNUAL CHANCE FLOOD, AND ZONE AE, SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. BASE FLOOD ELEVATION DETERMINED, AS DEFINED BY THE BEXAR COUNTY, TEXAS COMMUNITY PANEL NUMBER 4602002005, EFFECTIVE DATE SEPTEMBER 2, 2009 AS PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY. BEARING BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE (4204), NORTH AMERICAN DATUM 1983.
  2. THE SUBJECT PROPERTY IS WITHIN THE CITY LIMITS OF SAN ANTONIO.
  3. NO BUILDINGS EXISTING ON THE SURVEYED PROPERTY.
  4. THERE IS NO EVIDENCE OF ANY CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OF BUILDING ADDITIONS.
  5. THERE WILL NOT BE CHANGES IN STREET RIGHT OF WAY LINE. THERE IS NO EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS.
  6. THERE IS NO EVIDENCE OF THE SITE BEING USED AS A SOLID WASTE DUMP, SLUMP OR SANITARY LANDFILL.
  7. ALTA/NSPS TABLE A Item 6.(a) - Zoning Class "XXXXXX" - XXXXXX DISTRICT



LOCATION MAP  
N.T.S.



ALTA/NSPS LAND TITLE SURVEY

BEING LOT 4, BLOCK 2, NEW CITY BLOCK 18128, MYSTIC PLAZA SUBDIVISION, IN THE CITY OF SAN ANTONIO, A SUBDIVISION IN BEXAR COUNTY, TEXAS ACCORDING TO THE PLAT RECORDED IN VOLUME 9601, PAGE 69 OF THE DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

TITLE COMMITMENT:  
ALAMO TITLE INSURANCE COMPANY  
PROPOSED INSURED: FIRST HARTFORD REALTY CORPORATION, A CONNECTICUT CORPORATION, AND/OR ITS PERMITTED ASSIGNS  
OFF# 4541010430  
EFFECTIVE DATE: DECEMBER 9, 2016

- REFERENCES:
1. B.1 - RESTRICTIVE COVENANTS, VOL. 12847, PG. 2048, REAL PROPERTY RECORDS, BEXAR COUNTY, TEXAS.
  2. B.10(a) - 10' CABLE T.V. EASEMENT, VOL. 9601, PG. 69, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  3. B.10(b) - 16' FOOT WATER EASEMENT, VOL. 9601, PG. 69, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  4. B.10(c) - 1 FOOT VEHICULAR NON-ACCESS EASEMENT, VOL. 9601, PG. 69, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  5. B.10(d) - VARIABLE WIDTH DRAINAGE RIGHT OF WAY, VOL. 9601, PG. 69, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  6. B.10(e) - 14 FOOT ELECTRIC TRANSMISSION, GAS & DISTRIBUTION EASEMENT, VOL. 9601, PG. 69, DEED AND PLAT RECORDS, BEXAR COUNTY, TEXAS.
  7. B.10(f) - ELECTRIC TRANSMISSION AND DISTRIBUTION EASEMENT, VOL. 1071, PG. 270, VOL. 1077, PG. 310, DEED RECORDS, AND VOL. 4176, PG. 554, VOL. 4176, PG. 558, OFFICIAL PUBLIC RECORDS, BEXAR COUNTY, TEXAS.

ADDRESS:  
8777 BANDERA RD.  
SAN ANTONIO, TX 78250

ALTA/NSPS

I HEREBY CERTIFY TO FIRST HARTFORD REALTY CORPORATION, A CONNECTICUT CORPORATION, AND/OR ITS PERMITTED ASSIGNS, MARTIN DO AND ANH THU BUI AND ALAMO TITLE INSURANCE COMPANY AND TO THEIR SUCCESSORS AND ASSIGNS:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2017 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 11, 13, AND 14 OF TABLE A THEREOF.  
THE FIELD WORK WAS COMPLETED ON JANUARY 28<sup>TH</sup>, 2017.

DATED THIS 14 DAY OF FEBRUARY, 2017.

*Drew A. Mawyer*  
DREW A. MAWYER  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5348



132 CADDELL LANE  
NEW BRAUNFELS, TX 78130  
PH: (830)632-5092  
drew@mawyer-ls.com  
www.pmls.com

DATE: FEBRUARY, 2017. JOB BR01133



## DEMOGRAPHICS

Population	1 Mile	3 Mile	5 Mile
2018 Total Population:	10,924	140,335	341,978
2023 Population:	11,789	151,881	371,405
Pop Growth 2018-2023:	7.92%	8.23%	8.60%
Average Age:	38.00	36.30	34.40
Households			
2018 Total Households:	3,870	51,549	130,521
HH Growth 2018-2023:	7.55%	7.93%	8.38%
Median Household Inc:	\$79,356	\$69,748	\$59,509
Avg Household Size:	2.80	2.70	2.60
2018 Avg HH Vehicles:	2.00	2.00	2.00
Housing			
Median Home Value:	\$184,870	\$162,129	\$165,979
Median Year Built:	1992	1991	1992

## TRAFFIC COUNTS

Collection Street	Cross Street	Traffic Volume	Count Year
Bandera Rd	Mystic Park	36,840	2017
Bresnahan St	Hetherington Dr	2,970	2017
Mystic Park	Griggs Pt	4,737	2017
Hetherington Dr	Susan Elaine St	1,088	2017
Hetherington Dr	Bresnahan St	624	2017
Bandera Rd	Fords Lndg	29,247	2012
Pitcairn	Fords Lndg	585	2017
Fords Lndg	Bandera Rd	1,500	2017
Pitcairn	Fords Lndg	788	2017
Braun Rd	Claret St	10,540	2017

For more information please contact Deborah Bauer or Travis Bauer

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