# 0.956 AC PAD SITE

## HWY. 281 AND WILDERNESS OAK


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4630 N LOOP 1604 W, STE 510
SAN ANTONIO, TX 78249

# FOR SALE

0.956 AC
Hwy. 281 and Wilderness Oak

## PROPERTY FEATURES

**AVAILABLE:** 0.956 AC +/- Platted commercial lot / Pad Site

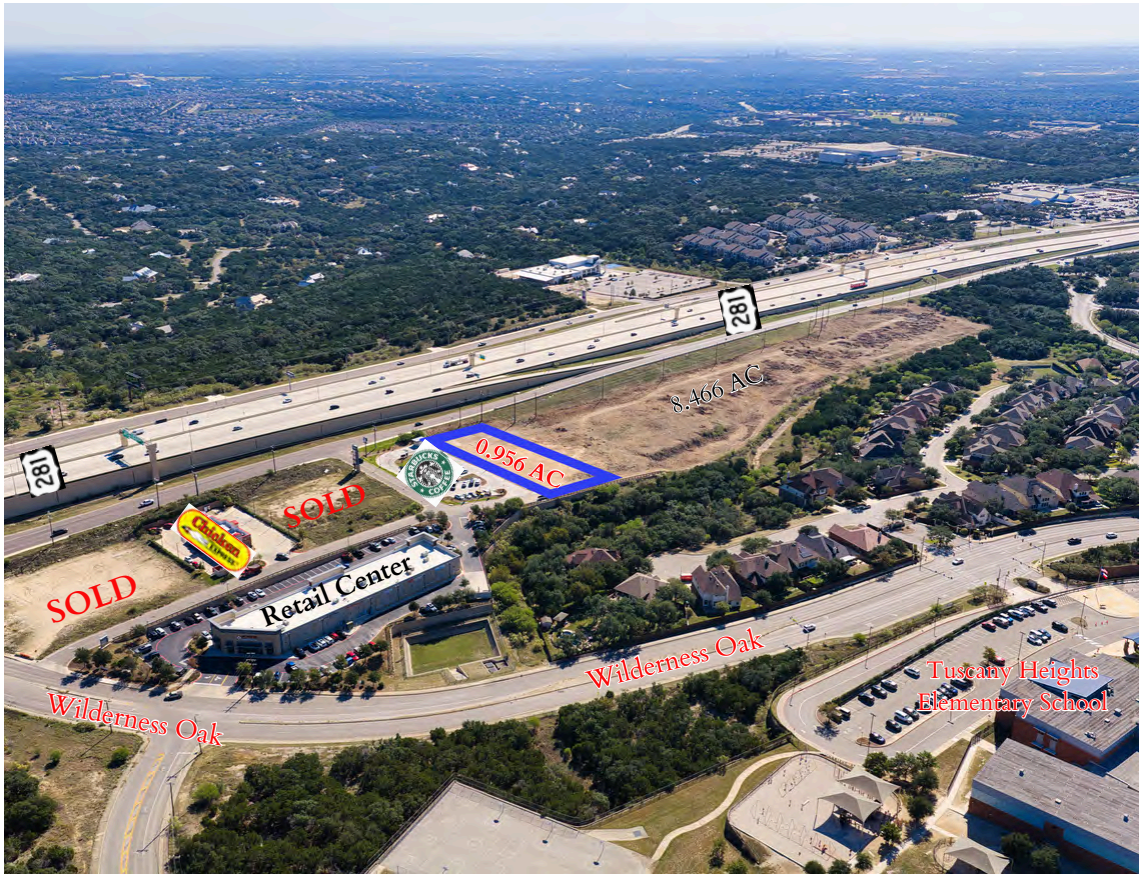
**LOCATION:** SW Corner of US Hwy. 281 South and Wilderness oak, directly adjacent to the new Starbucks.

**FRONTAGE:** 140.06' +/- LF frontage on Hwy. 281 S with great access to and visibility from Hwy. 281 S

**ZONING:** C-3

**UTILITIES:** Water, sewer,electric & gas available to the site. Buyer to independently verify location and capacity

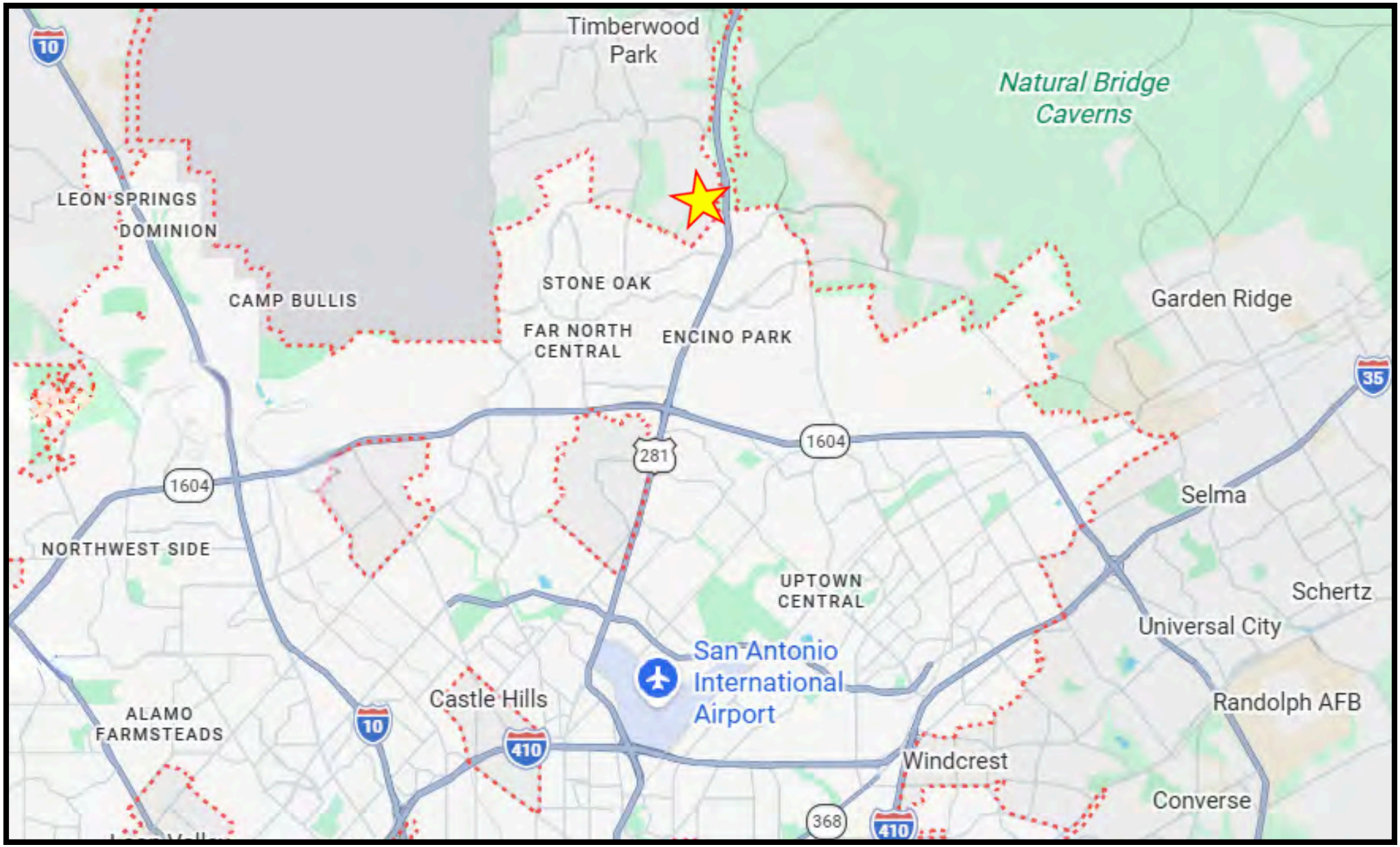
**PRICING:** Contact Broker




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.

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NOTES:

1) 1/2" IRON ROD WITH YELLOW CAP MARKED "PAPE-DAWSON" SET AT SUBJECT PROPERTY CORNERS UNLESS NOTED OTHERWISE.
2) THE BEARINGS FOR THIS SURVEY ARE BASED ON THE NAD 83 (NA2011) EPOCH 2010.00, FROM THE TEXAS STATE PLANE COORDINATE SYSTEM ESTABLISHED FOR THE SOUTH CENTRAL ZONE.
3) ILLUSTRATED UTILITIES ARE BASED ON FOUND VISIBLE EVIDENCE. THE LOCATION AND DEPTH OF EXISTING UTILITIES SHOULD BE FIELD VERIFIED BEFORE CONSTRUCTION. THE SURVEYOR DOES NOT HAVE KNOWLEDGE AS TO THE AVAILABILITY OF SERVICE TO, OR THE STATUS OF THE UTILITIES ON THIS SITE.
4) DISTANCES SHOWN ARE IN U.S. SURVEY FEET.
5) THE SURVEYOR DID NOT RESEARCH THE MINERAL TITLE OF THE SUBJECT PROPERTY OR ANY EXISTING OIL, GAS, GEOTHERMAL, OR OTHER SUB-SURFACE RESOURCE LEASES WHICH MAY AFFECT THE USE OF SAID PROPERTY.
6) SUBJECT PROPERTY HAS ACCESS TO F.M. LOOP 1604 AND WILDERNESS OAK, DEDICATED, COMPLETED PUBLIC RIGHT-OF-WAYS, THROUGH "SHARED ACCESS DRIVES" THROUGH LOT 3, BLOCK 16, SHOPPES AT WILDERNESS OAK.
8) UTILITIES (WATER, GAS, ELECTRIC, TELEPHONE AND SEWER) ARE AVAILABLE AND SERVICE THE PROPERTY. UTILITY LINES ENTER THE PREMISES THROUGH ADJOINING PUBLIC STREETS OR THROUGH APPURTENANT EASEMENTS WHICH ARE SHOWN HEREON.

REFERENCES:

THIS SURVEY WAS PREPARED IN CONJUNCTION WITH, BUT NOT SOLELY RELYING ON, THE TITLE INFORMATION LETTER LISTED BELOW.

FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES

GF NO.: 3020-1292727

DATE: FEBRUARY 02, 2026

EASEMENTS AND OTHER ENCUMBRANCES:

a. The following easements and/or building lines, as shown on the plat and dedication recorded in Volume 20001, Page(s) 583-584, of the Plat Records, of Bexar County, Texas (as to Tract 2):
> 14' Gas, Electric, Telephone and Cable TV Easement.
> 16' Sanitary Sewer Easement.
> 16' Water Easement; and
> Variable width Irrevocable Ingress/Egress Easement.
(ALL APPLY, SHOWN)

b. Terms, Conditions, provisions, easements, restrictions, reservations and other matters:
Document: Second Reservation of Easements and Development Restrictions (as to Tracts 1 and 2)
Recorded: April 15, 1998 in Volume 7216, Page 1729, of the Official Public Records, of Bexar County, Texas. (SUBJECT TO "RESTRICTIONS ON THE PROPERTY" 1.2 EXPIRED JANUARY 1, 2018)

c. Terms, conditions and stipulations contained in Agreement:
Recorded: August 24, 2004 in Volume 10933, Page 650, Official Public Records, Bexar County, Texas.
Type: Electric and Other Utilities Easement Agreement (as to Tracts 1 and 2) (APPLIES, SHOWN)

d. Terms, conditions and stipulations contained in Agreement:
Recorded: August 24, 2004 in Volume 10933, Page 700, Official Public Records, Bexar County, Texas.
Type: Water Easement Agreement (as to Tracts 1 and 2) (APPLIES, NOW IN ROW OF US 281)

e. Terms and provisions of Notice to Buyer Regarding Texas Water Code Section 13.257 as recorded on August 24, 2004 in Volume 10933, Page 745, of the Official Public Records, of Bexar County, Texas. (as to Tracts 1 and 2) (APPLIES, NOT PLOTTABLE)

f. Terms, conditions and stipulations contained in Agreement:
Recorded: December 09, 2004 in Volume 11121, Page 2464, Official Public Records, Bexar County, Texas.
Type: Development Agreement (as to Tracts 1 and 2) (APPLIES, NOT PLOTTABLE)

g. Easement:
To: The City of San Antonio, a Texas Municipal Corporation for the use, benefit and control of the San Antonio Water System Board of Trustees
Recorded: May 08, 2014 in Volume 18668, Page 1844, of the Official Public Records, of Bexar County, Texas.
Purpose: An easement to construct, reconstruct, realign, inspect, patrol, maintain, operate, repair, add, remove and replace sewer lines and facilities, and appurtenances thereto (as to tract 1) (APPLIES SHOWN)

h. Terms, conditions and stipulations contained in agreement:
Recorded: May 08, 2018 in County Clerk's File No. 20180087653, Official Public Records, Bexar County, Texas.
Type: Utility Service Agreement (as to Tracts 1 and 2) (APPLIES, NOT PLOTTABLE)

i. Terms, conditions, provisions, easements, restrictions, reservations and other matters:
Document: Declaration of Easements, Covenants, Conditions and Restrictions (as to Tract 2)
Recorded: July 06, 2021 in County Clerk's File No. 20210183319, of the Official Public Records, of Bexar County, Texas. (APPLIES, SHOWN)
as affected by that certain Supplemental Declaration of Easements, Covenants, Conditions and Restrictions recorded on August 20, 2021 in County Clerk's File No. 20210231300, of the Official Public Records, of Bexar County, Texas. (APPLIES, NOT PLOTTABLE)

j. Deed Recordation Affidavit concerning Edwards Aquifer Protection Plan as set forth in the instrument recorded on August 01, 2018 in County Clerk's File No. 20180151150, of the Official Public Records, of Bexar County, Texas. (as to tracts 1 and 2) (APPLIES, NOT PLOTTABLE)

k. Property lies within Edwards Aquifer Recharge Zone (APPLIES, NOT PLOTTABLE)

l. Mineral and/or royalty interest:
Recorded: in Volume 1356, Page 231, of the Deed Records, of Bexar County, Texas (as to Tracts 1 and 2) (See Note 5)
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.

m. Mineral and/or royalty interest:
Recorded: in Volume 13550, Page 1079, of the Official Public Records, of Bexar County, Texas. (as to Tracts 1 and 2) (See Note 5)
Title to said interest has not been investigated subsequent to the date of the aforesaid instrument.
Waiver of Surface Rights contained therein.

n. Subject property abuts a non-access or a limited-access road, highway or freeway. This company does not insure the right of ingress and egress to and from said road, highway or freeway, and assumes no liability in connection therewith. (as to Tracts 1 and 2) (SHOWN)

Deed Restrictions:

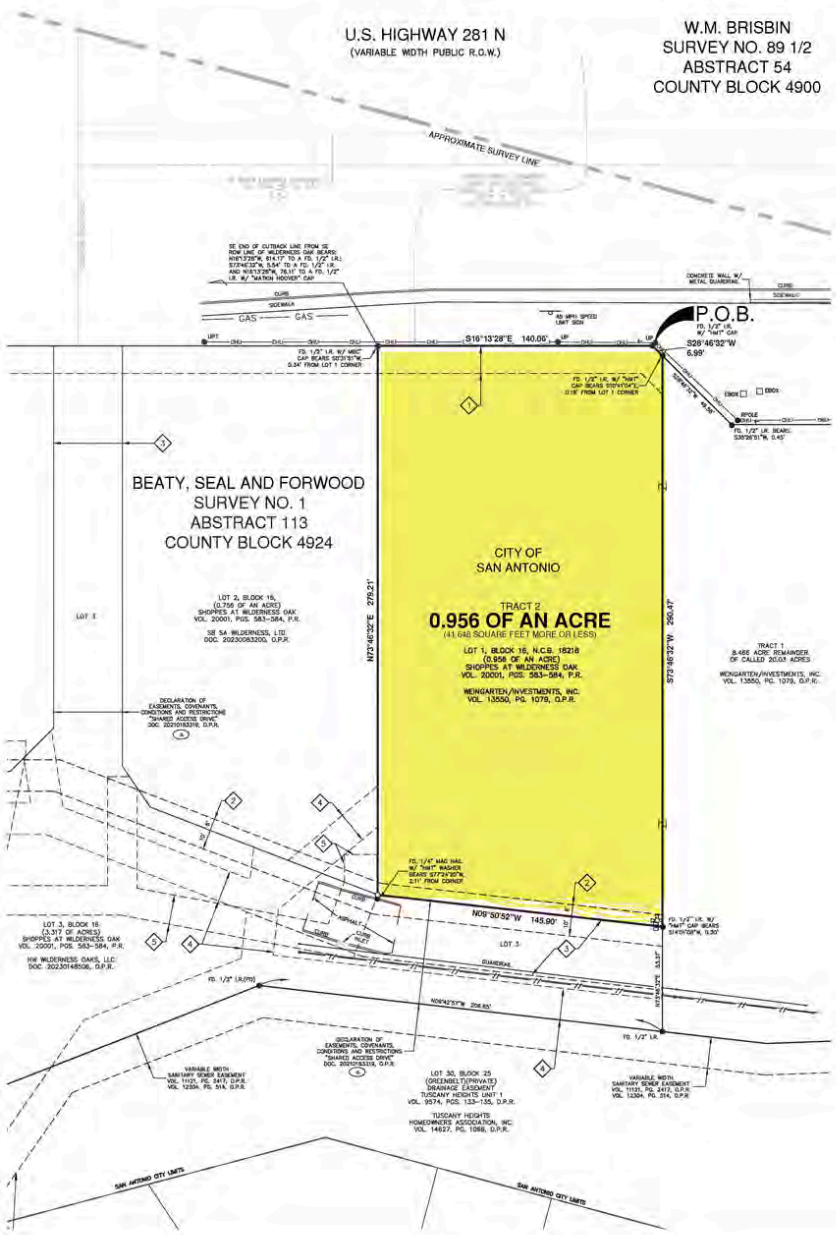
a. Any covenants, conditions or restrictions indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin are hereby deleted to the extent such covenants, conditions or restrictions violate 42 USC 3604 (c). Restrictions contained in the plat recorded in Volume 20001, Page(s) 583-584, of the Plat Records, of Bexar County, Texas (as to Tract 2) (APPLIES, SHOWN); and restrictive covenants imposed in the instruments recorded in Volume 7916, Page 1029 (as to Tracts 1 and 2) (UNABLE TO DETERMINE); and County Clerk's File No(s). 20210183319 (APPLIES, SHOWN), 20210231300 and 20210231628 (as to tract 2) (BOTH APPLY, NOT PLOTTABLE), of the Official Public Records, of Bexar County, Texas.

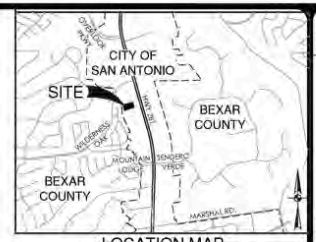
SHOPPES AT WILDERNESS OAKS EASEMENTS
VOL. 20001, PGS. 583-584 P.R.

1. 14' GAS, ELECTRIC, TELEPHONE AND CABLE TV EASEMENT
2. 16' WATER EASEMENT
3. VARIABLE WIDTH IRREVOCABLE INGRESS/ EGRESS EASEMENT
4. 16' SANITARY SEWER EASEMENT
5. VARIABLE WIDTH PRIVATE DRAINAGE EASEMENT

LEGEND

| | |
|---|---|
| R.O.W. | RIGHT-OF-WAY |
| FD. | FOUND |
| I.R. | 1/2" IRON ROD |
| N.C.B. | NEW CITY BLOCK |
| (PG) | PAPE-DAWSON CAP |




LOCATION MAP
WILDERNESS OAK SURVEY

0' 60' 120' 180'
SCALE: 1"= 60'

DEED/PLAT REFERENCE

P.R. PLAT RECORDS OF BEXAR COUNTY, TEXAS
D.P.R. DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS
O.P.R. OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS

SYMBOL LEGEND

| | | |
|---|---|---|
| | CI | CURB INLET |
| | EBOX | ELECTRIC BOX |
| | ESP | ELECTRIC SERVICE POLE |
| | FH | FIRE HYDRANT |
| + | GUY | GUY ANCHOR |
| | EPOLE | WOOD POLE |
| | SIGN | SIGN – ADDRESSING/ROAD/UTILITY |
| | D | STORM DRAIN MANHOLE |
| | UP | UTILITY POLE |
| | UPT | UTILITY POLE W/TRANSFORMER |
| | WV | WATER VALVE |
| | | SET ½" I.R.(PD) |
| | | FD.I.R.D |
| N | | LAND HOOK |

LINE LEGEND

| | |
|---|---|
| -//-//- | WOOD FENCE |
| GAS GAS | GAS LINE |
| OHU OHU | OVERHEAD UTILITY |

ALTA/NSPS TABLE A NOTES:

ITEM 1: MONUMENTS FOUND OR SET AT ALL MAJOR PROPERTY CORNERS AS SHOWN HEREON.
ITEM 2: SUBJECT PROPERTY ADDRESS: NO ADDRESS
ITEM 3: THE SUBJECT PROPERTY IS WITHIN THE FOLLOWING FLOOD ZONE(S) AS DEPICTED ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY (F.E.M.A.) FLOOD INSURANCE RATE MAP NUMBER 48029C0845G, DATED SEPTEMBER 29, 2010, FOR BEXAR COUNTY, TEXAS AND INCORPORATED AREAS. THIS DATA IS AVAILABLE ON THE WEBSITE WWW.MSC.FEMA.GOV.
ZONE "A" (UNSHADED), DEFINED AS " OTHERWISE AREAS DETERMINED TO BE OUTSIDE 0.2% ANNUAL CHANCE FLOODPLAIN."
FLOOD LIMIT LINES DO NOT REPRESENT THAT THE PROPERTY WILL OR WILL NOT FLOOD. SUCH LINES AND AREAS ARE FROM SAID FEDERAL EMERGENCY MANAGEMENT AGENCY DATA SOURCES AND ARE STATISTICAL ONLY. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE ACCURACY OF SAID DATA.
ITEM 4: GROSS LAND AREA: 0.956 OF AN ACRE (41,648 SQ. FT.) MORE OR LESS)
ITEM 8: SUBSTANTIAL FEATURES OBSERVED IN THE PROCESS OF CONDUCTING THE FIELD WORK ARE SHOWN HEREON.
ITEM 9: THERE ARE NO DESIGNATED PARKING AREAS, PARKING LOTS OR PARKING STRUCTURES.

TRACT 2: (FEE SIMPLE)

All of Lot 1, in Block 16, New City Block 18218, SUBDIVISION PLAT OF SHOPPES AT WILDERNESS OAK, a subdivision in Bexar County, Texas, according to the plat or map thereof, filed for record under Volume 20001, Page(s) 583-584, of the Plat Records, of Bexar County, Texas.

TO: WEINGARTEN/INVESTMENTS, INC., A TEXAS CORPORATION, KINGSLEY AND KINGSLEY PLLC, FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 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, 8 AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON FEBRUARY 10, 2026.

DATE OF MAP OR PLAT: FEBRUARY 26, 2026

G. E. BUCHANAN
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 4990
BUCHANAN @ PAPE-DAWSON.COM

STATE OF TEXAS
G. E. BUCHANAN
4990
REGISTERED PROFESSIONAL LAND SURVEYOR

| NO. | REVISION | DATE |
|---|---|---|
| | | |

PAPE-DAWSON
2000 NW LOOP 410 | SAN ANTONIO, TX 78213 | 210.375.9000
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #100288-00

ALTA/NSPS LAND TITLE SURVEY OF

LOT 1, 0.956 OF AN ACRE OR 41,648 SQUARE FEET, BLOCK 16, NEW CITY BLOCK 18218, SHOPPES AT WILDERNESS OAK, RECORDED IN VOLUME 20001, PAGES 583-584 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS, DESCRIBED IN DEED TO WEINGARTEN/INVESTMENTS, RECORDED IN VOLUME 13550, PAGE 1079 OF THE OFFICIAL PUBLIC RECORDS OF BEXAR COUNTY, TEXAS, OUT OF THE BEATY, SEAL AND FORWOOD SURVEY NO. 1, ABSTRACT 113, COUNTY BLOCK 4924, NOW IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS.

JOB NO. 5606-58
DATE FEBRUARY 2026
CHECKED GEB DRAWN ERG
CIVIL JOB NO. ----
REFERENCE: ----
SHEET 1 OF 1

File: N:\Civil\5606-58\5606-58_R3_TRACT 2-0.956 AC.dwg

Drake Commercial Group
For more information, please contact Deborah Bauer or Travis Bauer
210.402.6363 • deborah@drakecommercial.com • travis@drakecommercial.com

2-10-2025

# 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.

| | | | |
|---|---|---|---|
| Drake Commercial Group | 442994 | deborah@drakecommercial.com | 210-402-6363 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
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| Designated Broker of Firm | License No. | Email | Phone |
| Deborah Bauer | 277444 | deborah@drakecommercial.com | 210-402-6363 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Travis Bauer | 519675 | travis@drakecommercial.com | 210-402-6363 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

_____ _____ _____

Buyer/Tenant/Seller/Landlord Initials Date