



CENTRO

PROPERTIES

FOR LEASE OFFERING



CROSSROADS INDUSTRIAL AT BEACON HILL

103 BLANCO ROAD, SAN ANTONIO, TX 78212

Executive Summary

Property Type: Industrial-Flex/Creative

Total Size: +/-14,429 Sf (can be subdivided)

Pricing: \$8/Sf+NNN

Bathrooms: Three

Clear Heights: Varies 10'-16'

Garages Doors: 12

Paint Booth: Two Available

Air Compressor: Available

Surface Entrances: Three

Users: Can be Single Or Multi-Tenant

Year Built: 1960, 1968, 1995

Zoning: C-3 NA NCD-5

Land: 0.909 Acres (Survey)



Quality Flex Space



Lease Offering

Address: 103 Blanco Road, San Antonio, TX 78212

3+ Years

Lease offering

+/- 14,429

Square feet

3

Bathrooms

0.40 Acres

Dedicated Yard or Parking Area

Lease Rate: \$8/Sf

Lease Structure: NNN

Renewal Options are Negotiable



Site Aerial



Entrance/Offices



Offices



Waiting Room



Exterior



Secure Perimeter



Accommodating Clear
Heights



Exterior



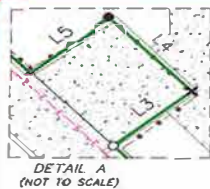
Exterior



Exterior



HICKMAN ST.
(50' R.O.W.)



POINT OF BEGINNING

HEATER OUT 0.1'

LOT 2

ADJ. BLDG. IN 3.6'

BUILDING LEGEND

- (A) = METAL BLDG. ON CONC.
- (B) = CINDER BLDG. ON CONC.

CITY OF SAN ANTONIO
0.002 ACRES (116 SQ. FT.)
DOCUMENT NO. 20210150716

LINE	BEARING	DISTANCE
L1	N 89°40'10" E	145.61
(L1)		(149.3')
L2	S 87°02'35" W	12.97
(L2)		(12.92')
L3	N 48°28'55" E	9.70
(L3)		(N 48°42'11" E)
L4	N 41°31'05" W	11.77
(L4)		(N 41°17'49" W)
L5	S 48°28'55" W	9.70
(L5)		(S 48°42'11" W)
L6	N 41°31'01" W	25.24
L7	N 00°05'00" W	51.27
L8	N 00°05'00" W	499.08
(L8)		(500')

- LEGEND CONT.**
- (M) = STORM MANHOLE
 - (T) = TRAFFIC CONTROL BOX
 - (V) = TRAFFIC CONTROL VAULT
 - (S) = TRAFFIC SIGNAL POLE
 - (B) = TRAFFIC SIGNAL BOX
 - (E) = ELECTRIC VAULT

NOTE: THE ORIGINAL PLAT OF RECORD IS WITHOUT BEARINGS.

NOTE: RECORD DATA DOES NOT FORM A CLOSED MATHEMATICAL FIGURE.

NOTE: BEARINGS SHOWN HEREON ARE BASED ON ACTUAL GPS OBSERVATIONS, TEXAS STATE PLANE COORDINATES, SOUTH CENTRAL ZONE, GRID.

NOTE: THIS PROPERTY IS SUBJECT TO RESTRICTIVE COVENANTS, EASEMENTS, AGREEMENTS, AND/OR SETBACK LINES (IF ANY) AS FOLLOWS: VOLUME 103, PAGE 75, DEED AND PLAT RECORDS; VOLUME 250, PAGE 295, DEED RECORDS, BEXAR COUNTY, TEXAS;



FIRM REGISTRATION NO.
10111700

Westar Alamo
LAND SURVEYORS, L.L.C.
P.O. BOX 1845 BODRNE, TEXAS 78008
PHONE (210) 372-9500 FAX (210) 372-9599

- LEGEND**
- = FOUND 1/2" IRON ROD
 - = FOUND "X" ON CONCRETE
 - = SET 1/2" IRON ROD CAPPED WALLS
 - = SET 1/2" IRON ROD CAPPED WALLS
 - = RECORD INFORMATION
 - = CONTROLLING MONUMENT
 - = POWER POLE
 - = OVERHEAD ELECTRIC
 - = GUY WIRE
 - = ELECTRIC METER
 - = WATER METER
 - = LIGHT POST
 - = TELEPHONE PEDESTAL

FLOOD ZONE INTERPRETATION: IT IS THE RESPONSIBILITY OF ANY INTERESTED PERSONS TO VERIFY THE ACCURACY OF FEMA FLOOD ZONE DESIGNATION OF THIS PROPERTY WITH FEMA AND STATE AND LOCAL OFFICIALS, AND TO DETERMINE THE EFFECT THAT SUCH DESIGNATION MAY HAVE REGARDING THE INTENDED USE OF THE PROPERTY. THE PROPERTY MADE THE SUBJECT OF THIS SURVEY APPEARS TO BE INCLUDED IN A FEMA Flood Insurance Rate Map (FIRM), identified as Community No. 48025C, Panel No. 0384 B, which is dated 05/19/2020. By scaling from that FIRM, it appears that all or a portion of the property may be in Flood Zone(s) X . Because this is a boundary survey, the surveyor did not take any actions to determine the Flood Zone status of the surveyed property other than to interpret the information set out on FEMA's firm, as described above. THIS SURVEYOR DOES NOT CERTIFY THE ACCURACY OF THIS INTERPRETATION OF THE FLOOD ZONES, which may not agree with the interpretations of FEMA or State or local officials, and which may not agree with the tract's actual conditions. More information concerning FEMA's Special Flood Hazard Areas and Zones may be found at <https://www.fema.gov/portal>.

Property Address: 103 BLANCO ROAD

Owner: T.B.D.

Property Description:

Being 0.009 acres of land, more or less, consisting of Lots 3, 4, 5, and 6, Block 5, New City Block 303A, Tract 9711, in the City of San Antonio, Bexar County, Texas, as shown on the plat recorded in Volume 103, Page 75 Deed and Plat Records, Bexar County, Texas, and being that same property conveyed in the Warranty Deed with Vendor's Lien recorded in Document No. 20180150677. **SAVE AND EXCEPT** those portions conveyed to the City of San Antonio recorded in Document No. 20210150716, but said documents of the Official Public Records, Bexar County, Texas, and other acres being more particularly described by metes and bounds attached hereto.



RUDOLF J. PATA, JR., Registered Professional Land Surveyor, State of Texas, certifies that the above plat represents an actual survey made on the ground under his supervision, and that his professional opinion is that there are no discrepancies, conflicts, shortages in area or boundary lines, or any encroachment or overlapping of improvements, except as may appear hereon, to the best of his knowledge and belief.

RUDOLF J. PATA, JR.
Registered Professional Land Surveyor
Texas Registration No. 5388

SCALE: 1"=30'

BLANCO ROAD



THIS SURVEY IS ACKNOWLEDGED AND IS ACCEPTED:

G.F. NO. SAT-41-4000412301039-DB

JOB NO. 120196

TITLE COMPANY: ALAMO TITLE

DATE: 05/16/2023

An aerial view of a city skyline, likely New York City, with a prominent skyscraper featuring a flag on top. The entire image is overlaid with a semi-transparent blue filter.

CENTRO

PROPERTIES

Collin Newton | 210-268-9880 | Collin@centroproperties.net

The information contained herein was obtained from the Landlord and other sources deemed reliable; however, there are no guarantees, warranties or representations as to the completeness or accuracy thereof. The presentation of this real estate information is subject to errors; omissions; change of price; prior sale or lease; or withdrawal. information should be verified prior to purchase or lease



Information About Brokerage Services

Texas law requires all real estate licensees to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

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.

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.

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.

Centro Properties Inc

Licensed Broker /Broker Firm Name or
Primary Assumed Business Name

511148

License No.

Email

Phone

Designated Broker of Firm

Debra Maltz

License No.

259825

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Licensed Supervisor of Sales Agent/
Associate

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Phone

Collin Newton

Sales Agent/Associate's Name

763425

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collin@centroproperties.net

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Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission
TXR-2501

Centro Properties, 111 Cedar St San Antonio, TX 78210
Collin Newton

Information available at www.trec.texas.gov

IABS 1-0 Date

Phone: (210)268-9880

Fax:

Untitled

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