

FOR SALE - 1.714 Acres

Rhapsody Dr. @ West Ave.

210.342.4242



Located at West Ave. & Rhapsody Dr.
Zoned I-1

Utilities available to the site.

*Buyers are advised to hire an engineer to verify location, accessibility and capacity of utilities

Sales Price
\$485,000

For more Information
please contact:
NICK PRATER
nick@4mrealty.com



4M Realty
COMPANY

4mrealty.com

The information contained herein is furnished by sources deemed reliable, but is subject to verification by purchaser or tenant. 4M Realty Company assumes no responsibility and makes no guarantees, warranties or representations as to the completeness or accuracy thereof. The offering is made subject to errors, omissions, changes of price or condition, prior sale or lease, or withdrawal without notice.

FOR SALE - 1.714 Acres

Rhapsody Dr. @ West Ave.



FOR SALE - 1.714 Acres

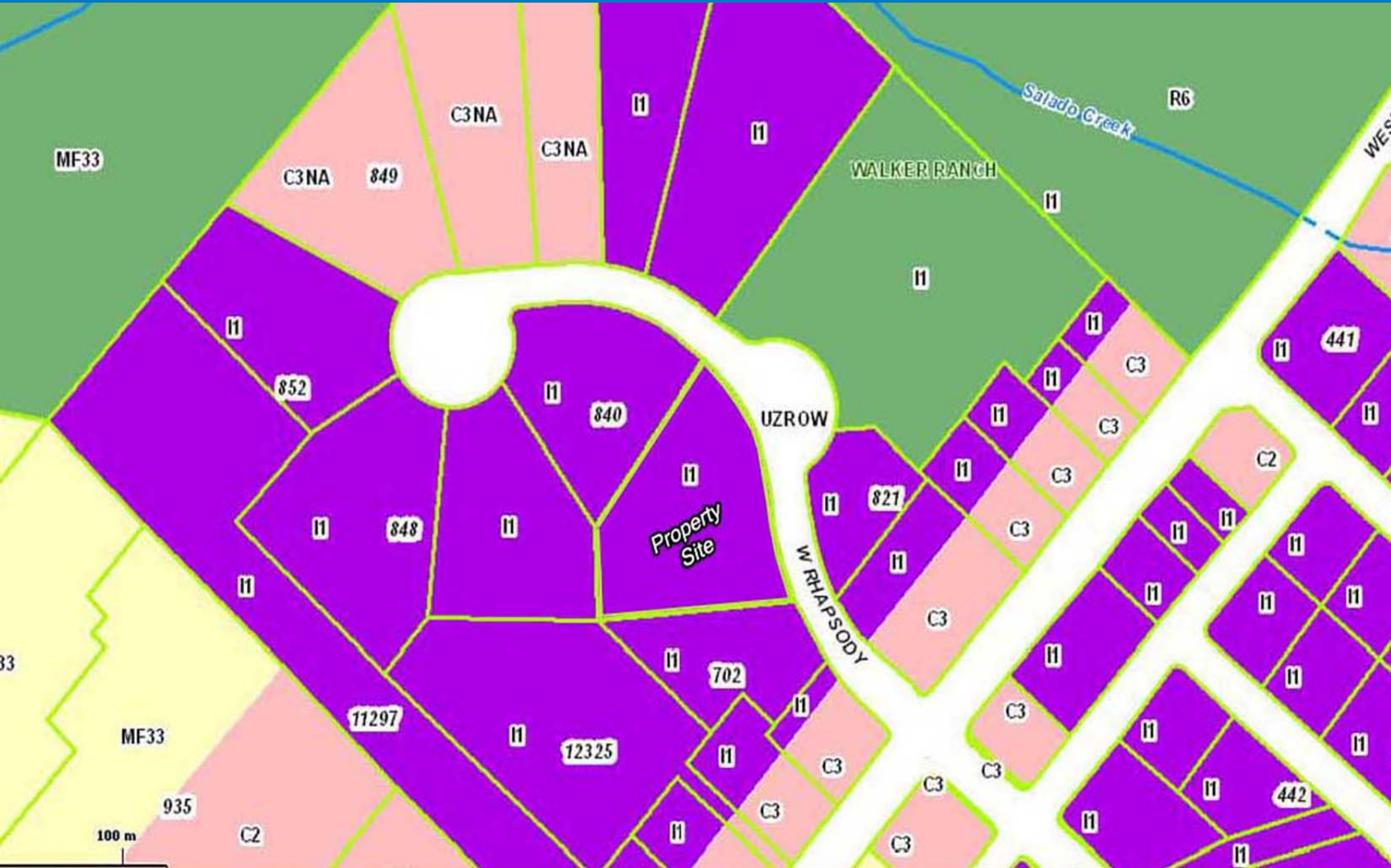
Rhapsody Dr. @ West Ave.

FLOOD PLAIN MAP



FOR SALE - 1.714 Acres

Rhapsody Dr. @ West Ave.





Flores & Company Inc.
Consulting Engineers

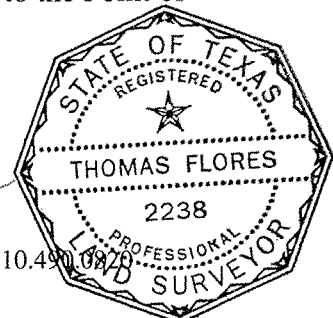
**FIELD NOTES
FOR**

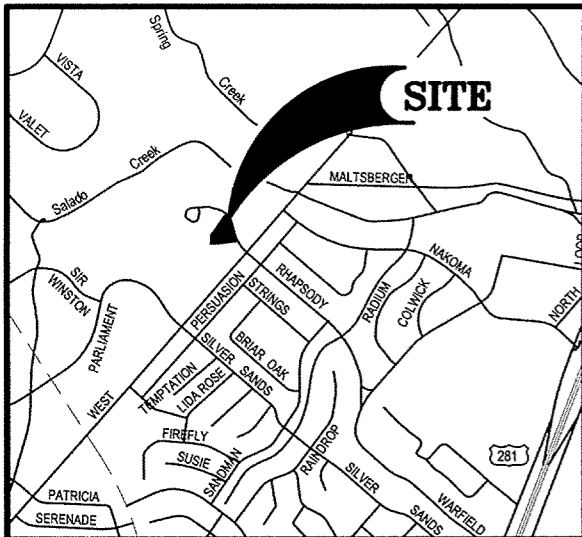
Being the remaining 1.714 Acres of Lot 4, Block 2, N.C.B. 17261, Westport Business Center Subdivision, recorded in Volume 9505, Page 49 of the Plat Records of Bexar County, Texas and being more particularly described as follow:

- BEGINNING:** At a set ½" iron pin on the west right-of-way line of Rhapsody Drive for the southeast corner of this tract and said point also being the southeast corner of said Lot 4, Block 2, N.C.B. 17261;
- THENCE:** Along the south property line of Lot 4 and this tract, S83°44'15" W, a distance of 251.48 feet to a found PK nail for an angle point;
- THENCE:** Continuing along the south property line of Lot 4 and this tract, N88°50'50" W, a distance of 75.93 feet to a found ½" iron pin, said point being the southwest corner of Lot 4 and this tract;
- THENCE:** Along the west property line of Lot 4 and this tract, N01°09'10"E, a distance of 112.54 feet to a found ½" iron pin, said point being the northwest corner of this tract and the most southerly corner of Lot 23, Block 2, N.C.B. 17261, Westport Business Center Subdivision, as recorded in Volume 9539, Page 58 of the Plat Records of Bexar County, Texas;
- THENCE:** Along the common property line of Lot 23 and this tract, N35°37'57"E, a distance of 312.47 feet to an set ½" iron pin, said point being on a curve to the right on the west right-of-way line of Rhapsody Drive for the northeast corner of this tract;
- THENCE:** Along the west right-of-way line of Rhapsody Drive, on said curve to the right whose radius is 270.00 feet, delta is 40°29'55", arc length is 190.85 feet to a found ½" iron pin for a tangent point of this tract;
- THENCE:** Continuing along the west right-of-way line of Rhapsody Dive, S10°21'30" E, a distance of 78.79 feet a found ½" iron pin, said point being the PC of a curve to the left;
- THENCE:** Continuing along the west right-of-way line of Rhapsody Drive, on said curve to the left whose radius is 430.00 feet, delta is 14°19'10", arc length is 107.47 feet to the Point of Beginning and containing 1.714 Acres of land more or less.

Job No.: 853-00
Date: November 30, 2007

Thomas Flores

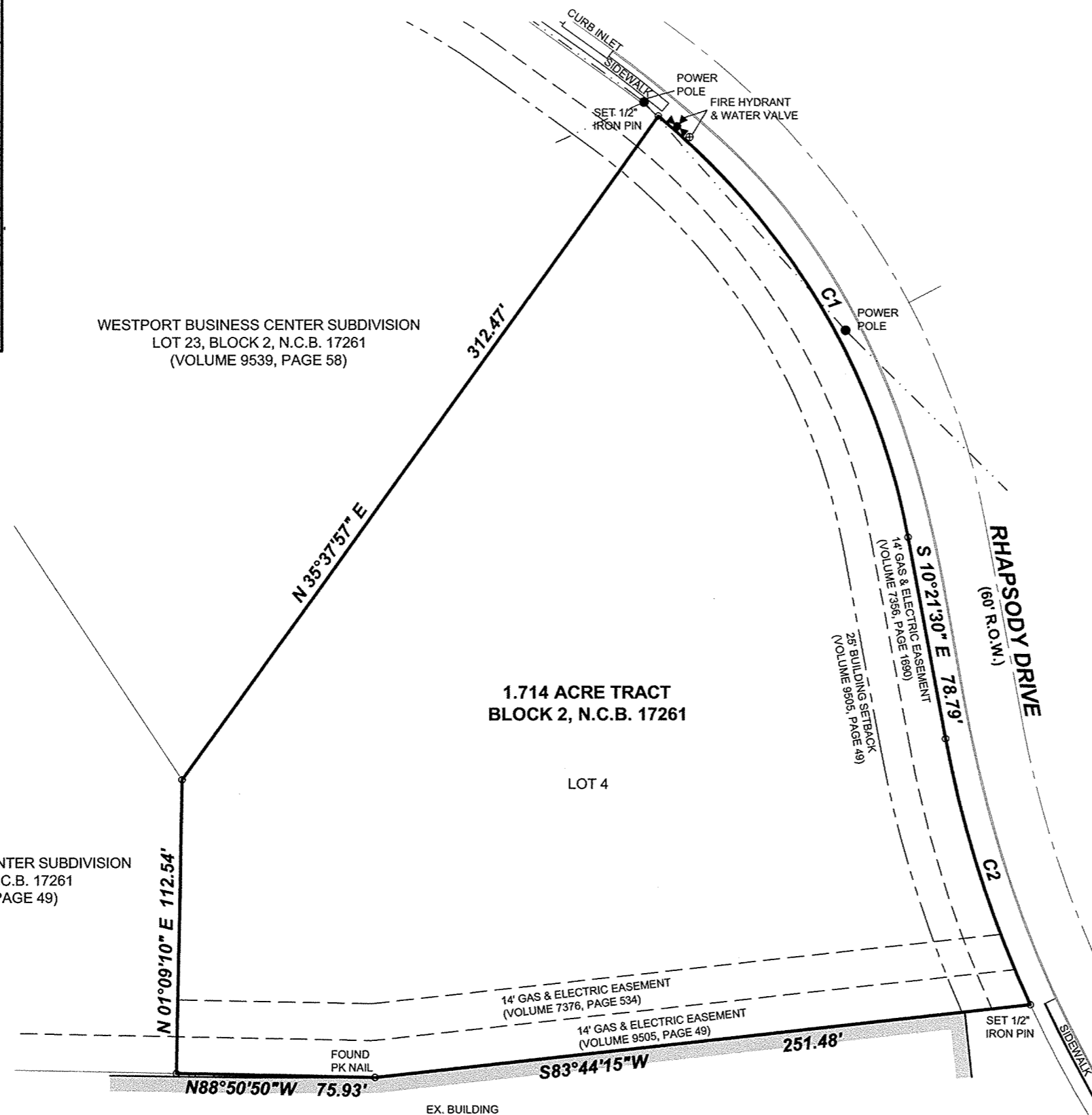




LOCATION MAP

NOT TO SCALE

CURVE TABLE				
CURVE	RADIUS	LENGTH	DELTA	TANGENT
C1	270.00	190.85	40°29'55"	99.60
C2	430.00	107.47	14°19'10"	54.01



WESTPORT BUSINESS CENTER SUBDIVISION
 LOT 23, BLOCK 2, N.C.B. 17261
 (VOLUME 9539, PAGE 58)

1.714 ACRE TRACT
 BLOCK 2, N.C.B. 17261

LOT 4

WESTPORT BUSINESS CENTER SUBDIVISION
 LOT 5, BLOCK 2, N.C.B. 17261
 (VOLUME 9505, PAGE 49)

VAUGHN WATSON SUBDIVISION
 LOT 1, BLOCK 2, 16325
 (VOLUME 0, PAGE 0)

NOTES:

1. IRON PINS (1/2") FOUND AT ALL CORNER, UNLESS OTHERWISE NOTED.
2. THIS PROPERTY IS PARTIALLY, SITUATED WITHIN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP (F.I.R.M.) NO. 48029C0467 F, DATED JANUARY 4, 2002.



North
 Scale: 1" = 50'

PROPERTY SURVEY OF:

A 1.714 ACRE TRACT OUT OF THE REMAINING PORTION OF LOT 4, BLOCK 2, N.C.B. 17261, WESTPORT BUSINESS CENTER SUBDIVISION, AS RECORDED IN VOLUME 9505, PAGE 49, DEED AND PLAT RECORDS OF BEXAR COUNTY, TEXAS.

CERTIFICATION

I hereby certify that the above plat is true and correct according to an actual survey made on the ground under my supervision and that there are no visible easements or encroachments of buildings on adjoining property and that all buildings are wholly located on this property except as shown above.

This 30th Day of NOVEMBER, 20 07 A.D.

Thomas Flores

THOMAS FLORES
 RPLS # 2238



Flores & Company Inc.
Consulting Engineers

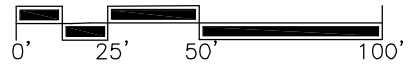
12915 Jones Maltsberger, Suite 401
 San Antonio, Texas 78247
 Phone 210.490.9963 Fax 210.490.0820

Reference:

- | | |
|------------------------|-------------------------|
| VOLUME 2989, PAGE 1520 | VOLUME 7356, PAGE 1690 |
| VOLUME 3252, PAGE 1872 | VOLUME 7376, PAGE 534 |
| VOLUME 5454, PAGE 375 | VOLUME 9505, PAGE 49 |
| VOLUME 5910, PAGE 1672 | VOLUME 10918, PAGE 2332 |

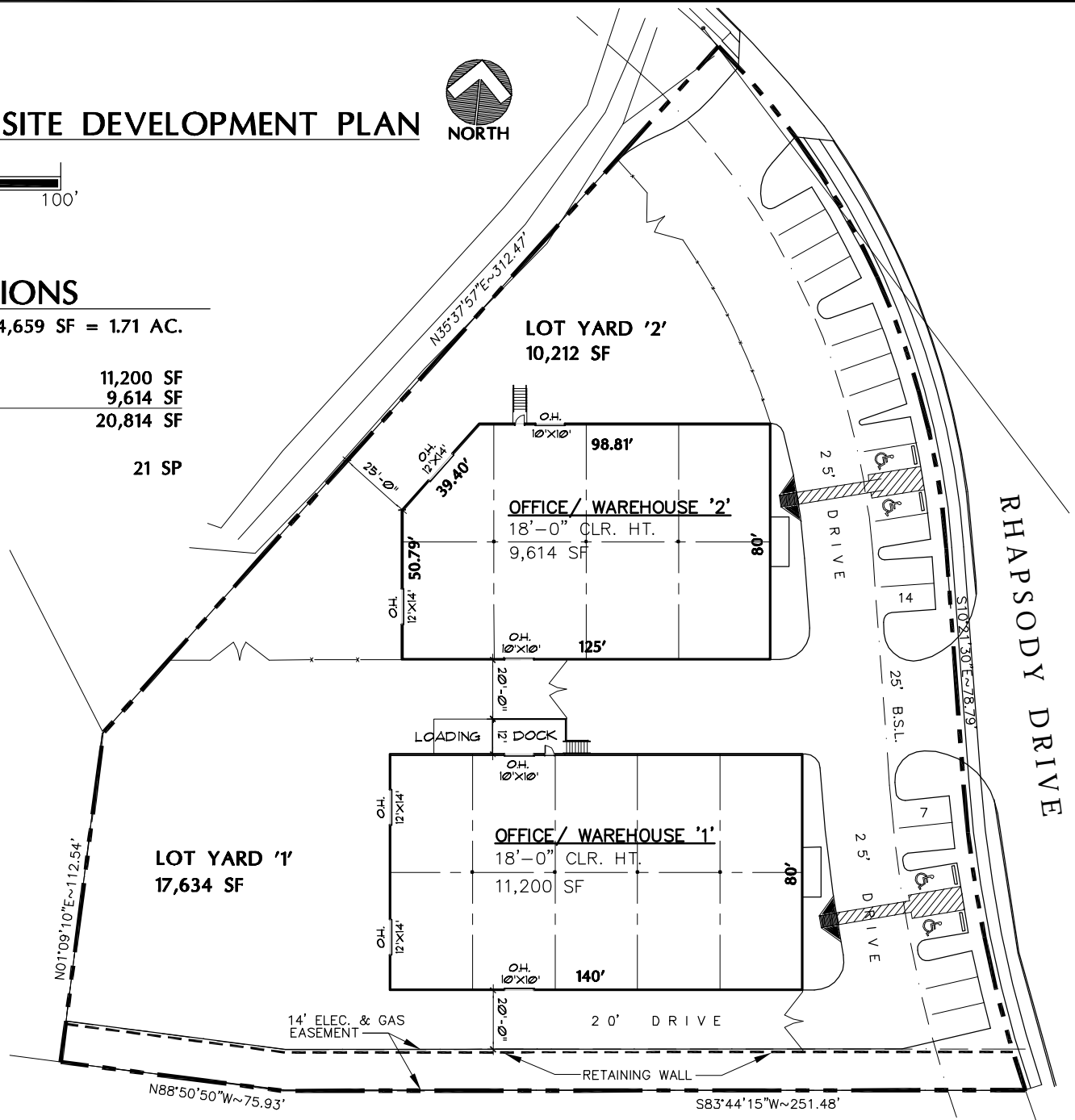
CONCEPTUAL SITE DEVELOPMENT PLAN

SCALE: GRAPHIC



SITE TABULATIONS

SITE AREA:	74,659 SF = 1.71 AC.
BUILDING AREA:	
OFFICE/WAREHOUSE 1	11,200 SF
OFFICE/WAREHOUSE 2	9,614 SF
TOTAL:	20,814 SF
PARKING PROVIDED:	21 SP



NOTE:
 THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

SP1-022808

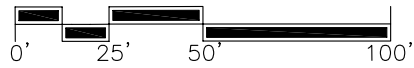
**CONCEPTUAL SITE
 DEVELOPMENT PLAN**
 RHAPSODY & WEST AVENUE
 SAN ANTONIO, TEXAS

DRAWN	AO
CHECKED	MM
DATE	022808
PROJECT	RHAPSODY & WEST AVENUE
JOB. NO.	07-182
SHEET	



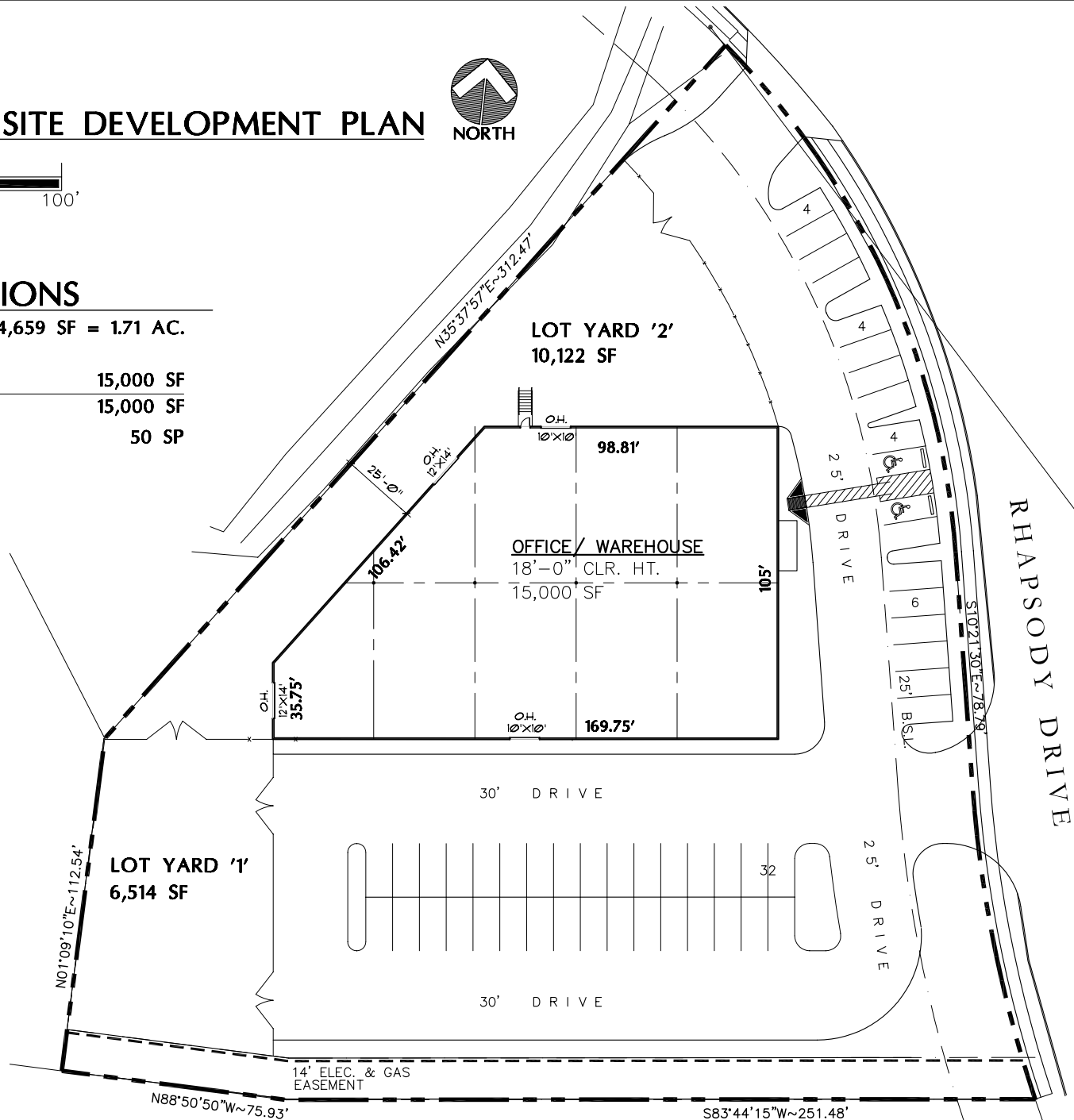
CONCEPTUAL SITE DEVELOPMENT PLAN

SCALE: GRAPHIC



SITE TABULATIONS

SITE AREA:	74,659 SF = 1.71 AC.
BUILDING AREA:	
OFFICE/WAREHOUSE	15,000 SF
TOTAL:	15,000 SF
PARKING PROVIDED:	50 SP

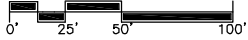


NOTE:

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

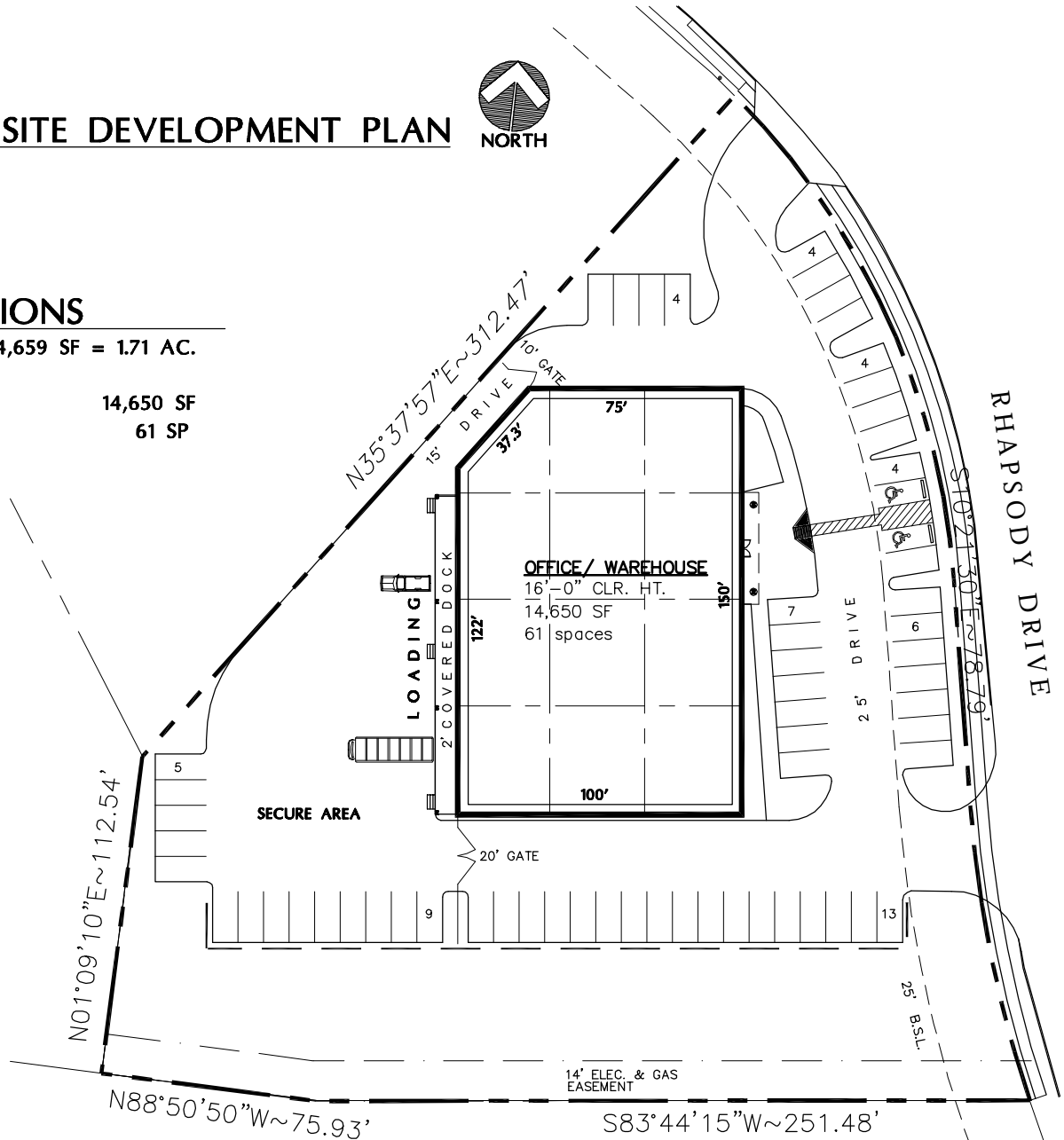
CONCEPTUAL SITE DEVELOPMENT PLAN

SCALE: GRAPHIC



SITE TABULATIONS

SITE AREA: 74,659 SF = 1.71 AC.
BUILDING AREA: 14,650 SF
OFFICE/WAREHOUSE
PARKING PROVIDED: 61 SP



NOTE:

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

VILLA PARK
 ARCHITECTURE/PLANNING/INTERIORS
 PH: (210) 384-8900

Prater Interests, LLC
 8207 Callaghan Road, Suite 400
 San Antonio, Texas 78230
 Tel: (210) 342-4242
 Fax: (210) 696-6000
 Contact: NICK PRATER

CONCEPTUAL SITE DEVELOPMENT PLAN
 RHAPSODY & WEST AVENUE
 SAN ANTONIO, TEXAS

DRAWN	MDN
CHECKED	MDN
DATE	08/27/08
PROJECT	RHAPSODY & WEST AVENUE
JOB. NO.	09-185
SHEET	

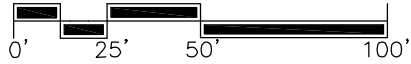
SP1

SP1-082809

CONCEPTUAL SITE DEVELOPMENT PLAN



SCALE: GRAPHIC

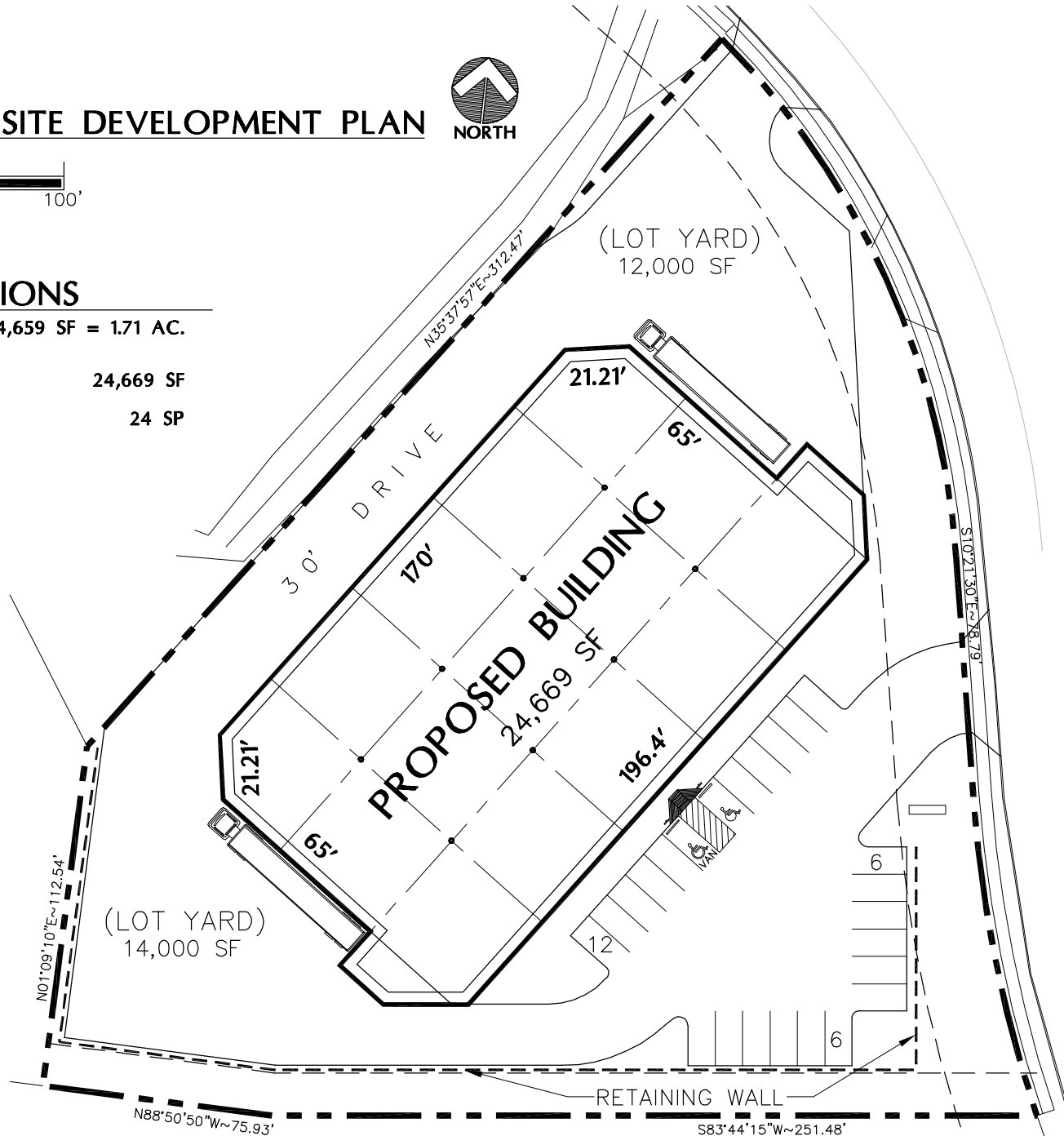


SITE TABULATIONS

SITE AREA: 74,659 SF = 1.71 AC.

BUILDING AREA:
PROPOSED BUILDING 24,669 SF

PARKING PROVIDED: 24 SP



NOTE:

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

SP2-102307

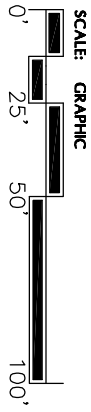
VILLA PARK
ARCHITECTURE / PLANNING / INTERIORS
PH: (210) 384-8900

**CONCEPTUAL SITE
DEVELOPMENT PLAN**
RHAPSODY & WEST AVENUE
SAN ANTONIO, TEXAS

DRAWN	AO
CHECKED	MDH
DATE	10/23/07
PROJECT	RHAPSODY & WEST AVENUE
JOB. NO.	07-182
SHEET	

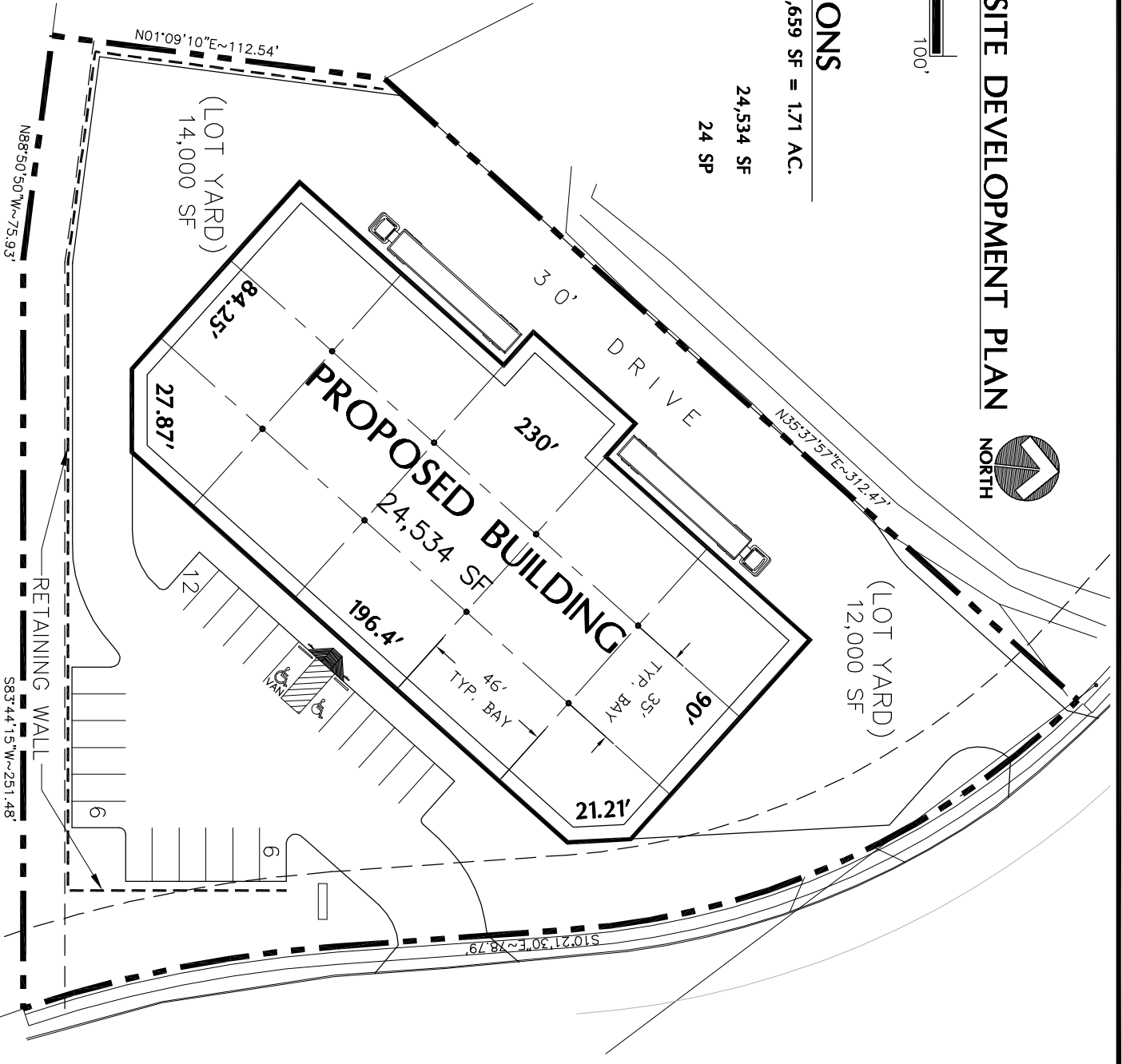
SP2

CONCEPTUAL SITE DEVELOPMENT PLAN



SITE TABULATIONS

SITE AREA: 74,659 SF = 1.71 AC.
BUILDING AREA: 24,534 SF
PROPOSED BUILDING: 24,534 SF
PARKING PROVIDED: 24 SP



NOTE:

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY, AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION DEEMED RELIABLE. ALL DIMENSIONS, GRADES AND AREA CALCULATIONS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS. NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION.

SP1-102507

SP1	DRAWN	AD
	CHECKED	MM
	DATE	10/25/07
	PROJECT	Rhapsody West Avenue
	SHEET	07 - 182

CONCEPTUAL SITE DEVELOPMENT PLAN

RHAPSODY & WEST AVENUE
SAN ANTONIO, TEXAS

VILLA PARK

ARCHITECTURE/PLANNING/INTERIORS
PH: (210) 384-8900



Approved by the Texas Real Estate Commission for Voluntary Use

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

Information About Brokerage Services

Before working with a real estate broker, you should know that the duties of a broker depend on whom the broker represents. If you are a prospective seller or landlord (owner) or a prospective buyer or tenant (buyer), you should know that the broker who lists the property for sale or lease is the owner's agent. A broker who acts as a subagent represents the owner in cooperation with the listing broker. A broker who acts as a buyer's agent represents the buyer. A broker may act as an intermediary between the parties if the parties consent in writing. A broker can assist you in locating a property, preparing a contract or lease, or obtaining financing without representing you. A broker is obligated by law to treat you honestly.

IF THE BROKER REPRESENTS THE OWNER:

The broker becomes the owner's agent by entering into an agreement with the owner, usually through a written - listing agreement, or by agreeing to act as a subagent by accepting an offer of subagency from the listing broker. A subagent may work in a different real estate office. A listing broker or subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first. The buyer should not tell the owner's agent anything the buyer would not want the owner to know because an owner's agent must disclose to the owner any material information known to the agent.

IF THE BROKER REPRESENTS THE BUYER:

The broker becomes the buyer's agent by entering into an agreement to represent the buyer, usually through a written buyer representation agreement. A buyer's agent can assist the owner but does not represent the owner and must place the interests of the buyer first. The owner should not tell a buyer's agent anything the owner would not want the buyer to know because a buyer's agent must disclose to the buyer any material information known to the agent.

IF THE BROKER ACTS AS AN INTERMEDIARY:

A broker may act as an intermediary between the parties if the broker complies with The Texas Real Estate License

Act. The broker must obtain the written consent of each party to the transaction to act as an intermediary. The written consent must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. The broker is required to treat each party honestly and fairly and to comply with The Texas Real Estate License Act. A broker who acts as an intermediary in a transaction:

- (1) shall treat all parties honestly;
- (2) may not disclose that the owner will accept a price less than the asking price unless authorized in writing to do so by the owner;
- (3) may not disclose that the buyer will pay a price greater than the price submitted in a written offer unless authorized in writing to do so by the buyer; and
- (4) may not disclose any confidential information or any information that a party specifically instructs the broker in writing not to disclose unless authorized in writing to disclose the information or required to do so by The Texas Real Estate License Act or a court order or if the information materially relates to the condition of the property.

With the parties' consent, a broker acting as an intermediary between the parties may appoint a person who is licensed under The Texas Real Estate License Act and associated with the broker to communicate with and carry out instructions of one party and another person who is licensed under that Act and associated with the broker to communicate with and carry out instructions of the other party.

If you choose to have a broker represent you, you should enter into a written agreement with the broker that clearly establishes the broker's obligations and your obligations. The agreement should state how and by whom the broker will be paid. You have the right to choose the type of representation, if any, you wish to receive. Your payment of a fee to a broker does not necessarily establish that the broker represents you. If you have any questions regarding the duties and responsibilities of the broker, you should resolve those questions before proceeding.

Real estate licensee asks that you acknowledge receipt of this information about brokerage services for the licensee's records.

1.714 Acres - Rhapsody Dr.

Buyer, Seller, Landlord or Tenant

Date

Texas Real Estate Brokers and Salespersons are licensed and regulated by the Texas Real Estate Commission (TREC). If you have a question or complaint regarding a real estate licensee, you should contact TREC at P.O. Box 12188, Austin, Texas 78711-2188 or 512-465-3960.

