

FOR SALE

210.342.4242

500 N. Zarzamora, San Antonio, 78207

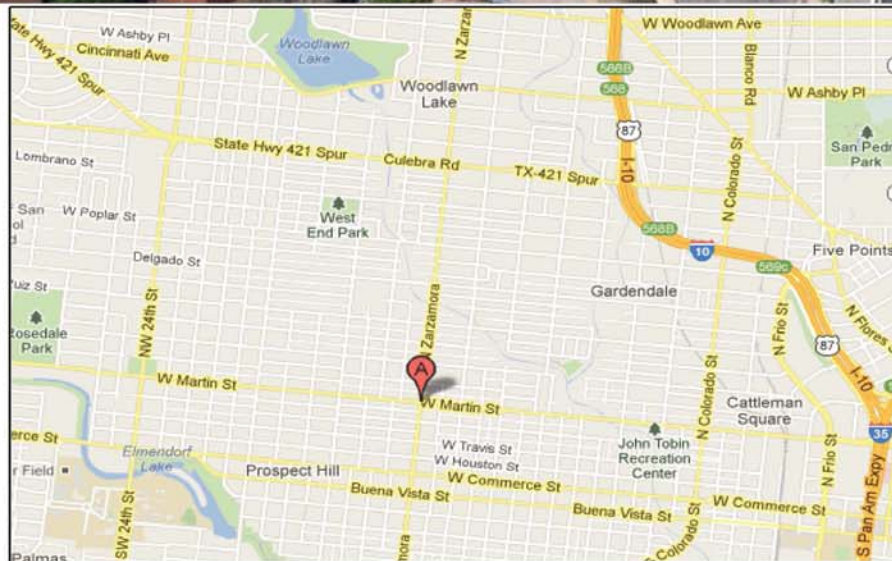


Corner of N. Zarzamora and
W. Martin St.

34,320 SF Site
19,376 SF Building

Zoning C2

New Price: \$249,900



**For more Information
please contact:
Sandi Leone
sandi@4mrealty.com**



**4M Realty
COMPANY**

4mrealty.com

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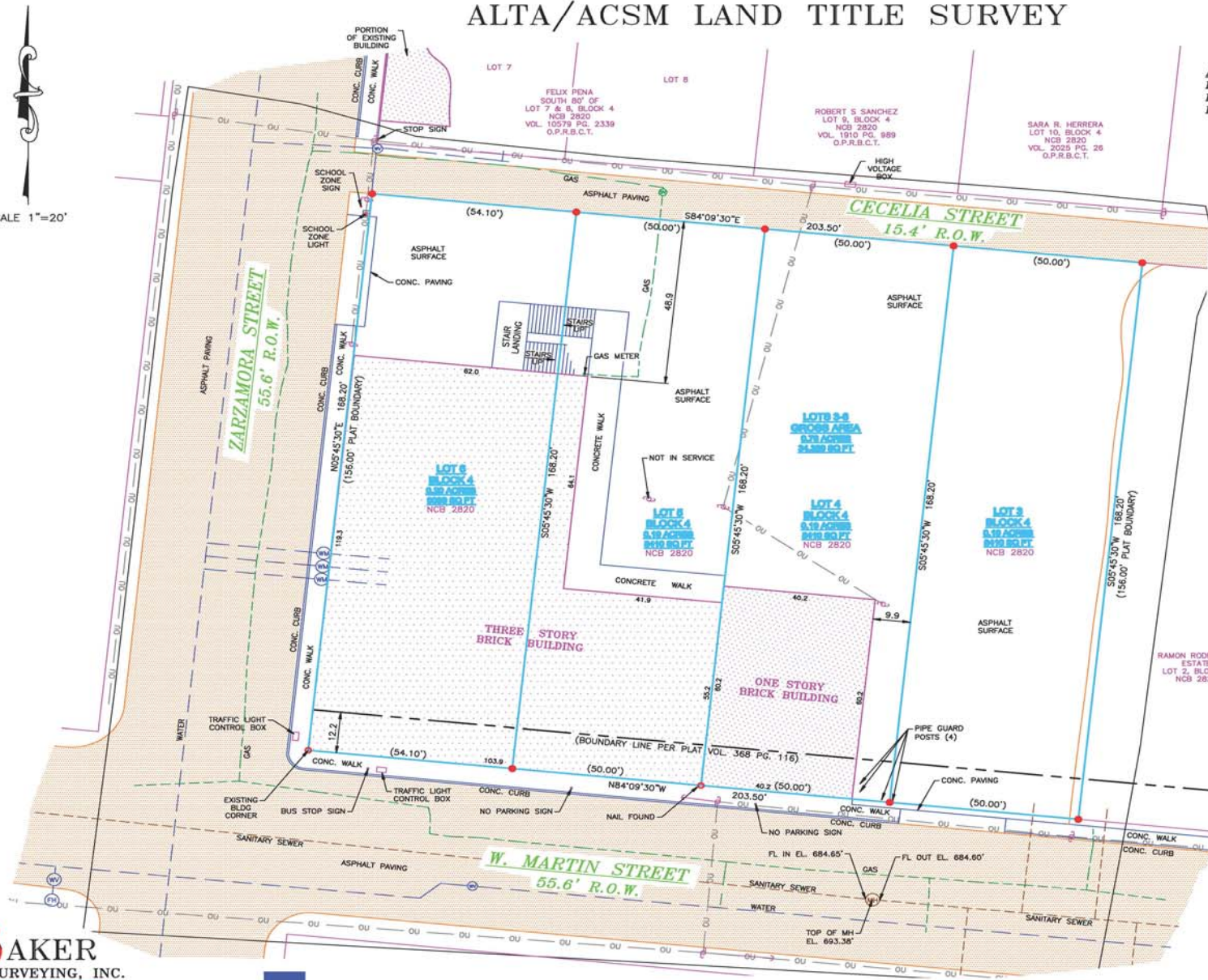
500 N. Zarmora St. San Antonio, TX 78207

ALTA/ACSM LAND TITLE SURVEY

ADDRESS:
 LOT 3 ~ 3005 W. MARTIN ST.
 LOT 4 ~ 3015 W. MARTIN ST.
 LOT 5 & 6 ~ 500 N. ZARMORA ST.



SCALE 1"=20'



- NOTES:**
1. ALL SET IRON PINS ARE 1/2" DIAMETER REBAR WITH A YELLOW PLASTIC CAP STAMPED "BAKER SURVEYING".
 2. BASIS OF BEARING IS THE TEXAS COORDINATE SYSTEM, TEXAS SOUTH CENTRAL ZONE 4204, NAD83 AND NAVD83.
 3. TITLE COMMITMENT PROVIDED BY CHICAGO TITLE INSURANCE COMPANY, C.I.T. NO. 201101708 EFFECTIVE DATE APRIL 20, 2011, ISSUED DATE MAY 19, 2011.
 4. CORRESPONDING METES AND BOUNDS DESCRIPTION ARE NOT PREPARED.
 5. IMPROVEMENTS IF ANY ARE SHOWN.
 6. PROPERTY IS SUBJECT TO ALL CITY OF SAN ANTONIO AND BEXAR COUNTY ORDINANCES AND RESTRICTIONS.
 7. THE PROPERTY SHOWN HEREON IS IN FLOOD ZONE X, AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD, AS IDENTIFIED BY THE FLOOD INSURANCE RATE MAP 48029G0385G, DATED SEPTEMBER 28, 2010.

- LEGEND**
- = FOUND 5/8" IRON PIN CONTROLLING MONUMENTATION (UNLESS NOTED OTHERWISE)
 - = 1/2" IRON ROD SET
 - = EASEMENT
 - = CHAINLINK FENCE
 - = SEWER LINE
 - = WATER LINE
 - = GAS LINE
 - OU = OVER HEAD UTILITIES
 - TP = POWER POLE
 - GW = GUY WIRE
 - WV = WATER VALVE
 - WM = WATER METER
 - SSM = SANITARY SEWER MANHOLE
 - FH = FIRE HYDRANT
 - GV = GAS VALVE



ZONING NOTE
 AT THE TIME OF SURVEY THE PROPERTY IS ZONED C3 AHDD
 10'(2) SIDE SETBACK MIN
 30'(2) REAR SETBACK MIN
 25' BUILDING HEIGHT MAX

Note (2): Applies only to the setback area measured from a lot line which situates a residential use or residential zoning district. The side or rear setback shall be maintained where the use does not situate a residential use or residential zoning district or the two districts are separated by a public right-of-way. The indicated setback would not apply if the subject property occupies a residentially zoned property (single-family or multi-family) which is occupied by an existing nonresidential use such as a public or private use, school, church, park and/or golf course.

TO CDP ACQUISITION & DEVELOPMENT, LLC AND CHICAGO TITLE INSURANCE COMPANY:

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/ACSM LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS (EFFECTIVE FEBRUARY 23, 2011) AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6a, 7a, 8, 11b, 13 & 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 29, 2011.

FOR REVIEW 10-04-2011

AMIL M. BAKER JR.
 REGISTERED PROFESSIONAL LAND SURVEYOR NO. 1469
 SURVEYED: SEPTEMBER 29, 2011
 PROJECT NO.: 11-089 BUSH-W MARTIN
 DRAWN BY: DGB
 DWG NO.: N/DRAW 2011/11-089 BUSH-W MARTIN/DWG/11-089 BUSH-W MARTIN

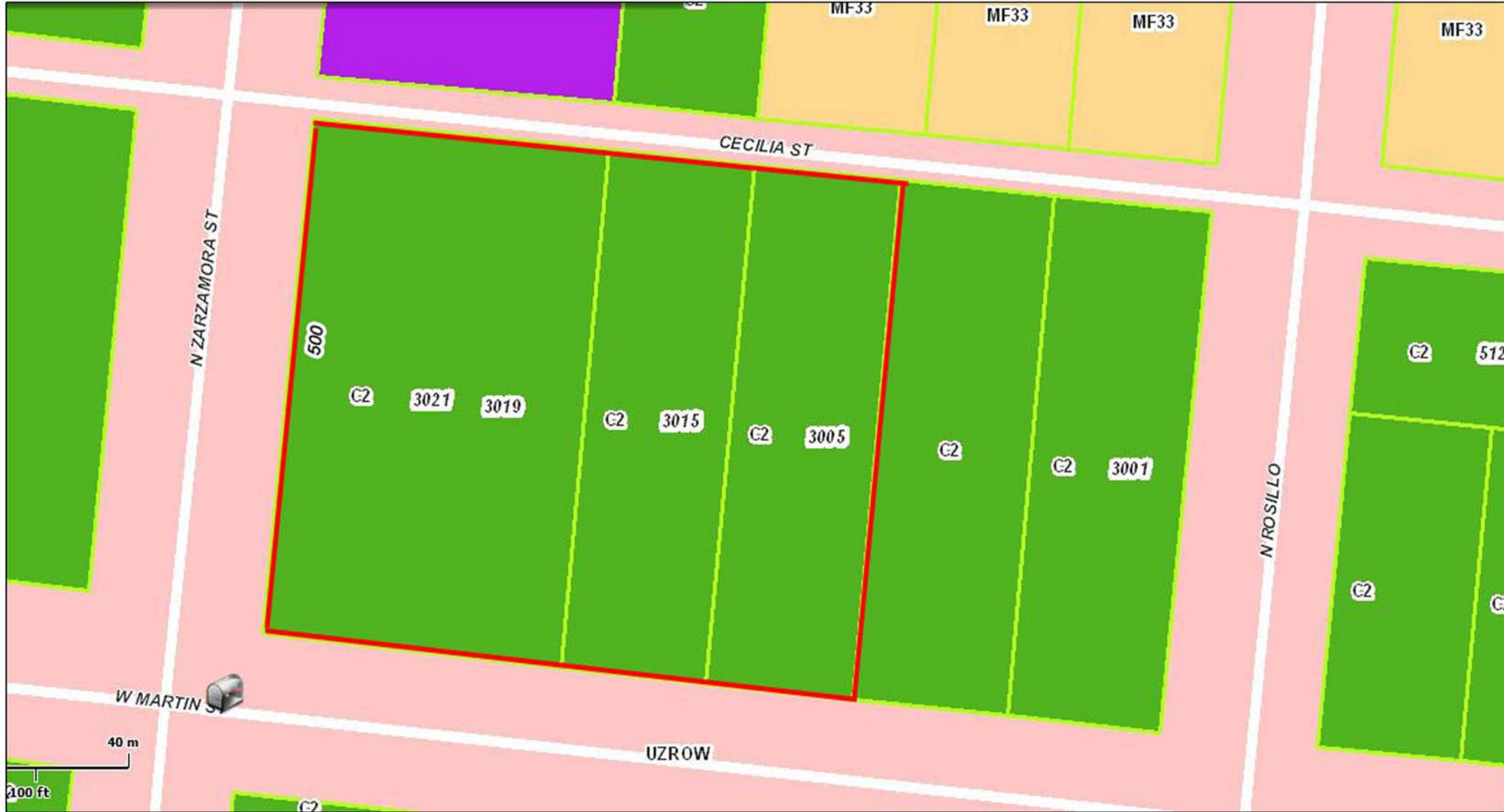
BAKER SURVEYING, INC.
 PH. (830) 833-2250
 FAX. (830) 833-2257
 2250 US 281 N.
 BLANCO TX. 78606
 REG. NO. 100015-00



PLAT SHOWING:
 A TOPOGRAPHIC AND ALTA/ACSM LAND TITLE SURVEY OF LOT 3, 4, 5 & 6, BLOCK 4, NCB 2820, SITUATED IN THE CITY OF SAN ANTONIO, BEXAR COUNTY, TEXAS, OF RECORD IN VOLUME 368 PAGE 116, DEED AND PLAT RECORDS BEXAR COUNTY.

500 N. Zarzamora St.
San Antonio, TX 78207

Zoning Map



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.

**500 N. Zarzamora St.
San Antonio, TX 78207**

Buyer, Seller, Landlord or Tenant

Date