

Agent Report



Addr: 7500 S Us Highway 81 **MLS #:** 1469463
Status: **New** **Class:** CM
Area: 2200 **Grid:** 649B7 **List Price:** \$325,000
Int.St./Dir: Travel I35 South to SW Military Drive; Turn Left On New Laredo Highway; Travel to intersection of Pitluk Ave and New Laredo Highway (Soccer Field is on SE corner lot of that intersection)
City: San Antonio **Zip:** 78211 **AdSf:** 40946
County: Bexar **CAN#:** 112630030430
Lease Only: No **Avl. w/Lease:** No **\$:** \$0
Legal: NCB 11263 BLK 3 LOT 43 (SAFE II) 2013 NEW ACCT PER PLAT 9644
Building Name: SAFE SOCCER COMPLEX **Zoning:** L
Buildings: 2 **# Stories:** 1
Units: 2 **# Rentals:** 0
Drive-In Doors: 0 **Ceiling Height:** 8
Total Parking: 20 **Type:** RECREATIONAL

<u>Income/Expense</u>	<u>Values</u>	<u>Estimated SqFt</u>	<u>Source:</u> Appsl Dist	<u>Utility Suppliers</u>
Gross Income:		Apartment:		Gas:
Annual Tax:	\$5,321	Retail:		Electric:
Insurance:		Office:	160	Garbage:
Gas & Electric:		Warehouse/Ind:		Water:
Water/Sewer:		Other:	320	Sewer:
Waste Removal:		Net Leasable Area:		Other:
Maintenance:		Gross Building Area:	480	
Other Expense:		Office Price/SqFt:		
Net Operating Income:		Other Price/SqFt:		

<u>Base Taxes</u>	<u>Financials</u>	<u>Taxes</u>
County: \$582	Preferred Title Co.: Alamo Title	Existing Exmpt/Abatements:
City: \$1,115	PrTerms: Sale Only	
School: \$3,090		Lot Size: 0.94
Other: \$534		Lot Dimensions:
Total: \$5,321		

Owner: SAN ANTONIO FUTBOL **SC/\$:** 3% **BC/\$:** 3% **Owner LREA/LREB:** No
List Agent: Julie Hinojosa, CCIM **473850** **(210) 643-1348** **Bonus:**
List Office: San Antonio's Finest Realty **SAFR00** **(210) 509-4911**
Ph to Show: 210-222-2227 **Lockbox Type:** Combo **Showing Contact:** ShowingTime **Agency Rsv:**
SHOWINGASSIST

AgentRmrks: Sale includes Land and Buildings, Light standards in Field - HID lamps, Office dimensions: 8'x20'; Concession and Restroom building dimensions: 8'x40'; Septic System - Aerobic; Parking lot lights are LED

Remarks: Unique opportunity to purchase a recreational soccer / futbol field/ food truck site. Developed property includes well maintained field, parking area, restrooms, office, parking and field lights. Located at the corner of Pitluck and New Laredo Highway (South US Highway 81). Assemblage potential.

Foundation:	Roof: Metal
Heating:	Rail Service: No
Air Conditioning:	Accessible/Adaptive: No
Flood Plain: None	Loading Facilities: None
Construction: Metal	Easements:
Restrictions: Other	Lot Description: Corner
Docs Avail:	
Amenities: Exterior Lighting, Fenced Storage Yard, Public Restroom, Security Fence, Security Lighting	
Sale Includes: Buildings, Land	
Utilities: Electricity, Water, Telephone, Septic	

Contingent Info:	DOM/CDOM: 1 / 1	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess: -	Price per SQFT: \$7.93
Sell Ofc:	Selling Agent:	Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.***Copyright 2020 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Julie Hinojosa, CCIM | San Antonio's Finest Realty | 07/10/2020 03:17 PM