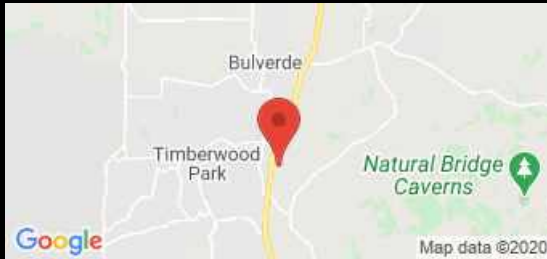


# PROJECT ANALYSIS REPORT

**27320 US Highway 281 Hwy,  
San Antonio, TX 78260**



## Property Specification

Bedrooms: **3**      Cash Price: **\$975,000.00**  
Bathrooms: **2.0**  
Garage:  
Year Built: **1994**

## Property Description

OFF MARKET! Amazing opportunity to purchase 9+ acres in the rapidly developing 281 N Corridor. Expansion and development is the name of the game here. Call today for expanded details and to find out about the bonus deal associated with this opportunity.



## Notices and Disclosures

1. YOU MUST VERIFY ALL INFORMATION PROVIDED INDEPENDENTLY: Any estimates or information provided are for real estate investors' convenience, who must verify all estimated numbers independently. ANY information regarding specifications, characteristics, or condition of this property, neighborhood, or investment strategy (including, but not limited to, as-is property square footage measurements or as implied by property expansion through construction) is an unverified assumption of the broker or its affiliates based on limited information and should be verified independently for accuracy. Broker and its affiliates assume no liability, either expressed or implied, for the accuracy of any estimates or information provided.
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Property Details

Property details provided by Bexar County Assessor's Office for tax year 2020  
 as of 09/12/2020

Summary

**Account**

Property ID: 266808 Legal Description: CB 4864 P-17 (5.3415 AC) & P-3E (4.0341 AC) ABS 266  
 Geographic ID: 04864-000-0171 Zoning: RE  
 Type: Real Agent Code:  
 Property Use Code: 098  
 Property Use Description: TRANSITIONAL USE

**Protest**

Protest Status:  
 Informal Date:  
 Formal Date:

**Location**

Address: 27320 US HIGHWAY 281 N Mapsco: 451E4  
 SAN ANTONIO, TX 78260  
 Neighborhood: NBHD code52110 Map ID:  
 Neighborhood CD: 52110

**Owner**

Name: ALWAIS HOWARD & MYRNA ET AL Owner ID: 2447290  
 Mailing Address: % STEVEN R BROOK % Ownership: 100.000000000000%  
 745 E MULBERRY AVE FL 9  
 SAN ANTONIO, TX 78212-3163

Exemptions:

Valuation

(+) Improvement Homesite Value:	+	\$47,990	
(+) Improvement Non-Homesite Value:	+	\$0	
(+) Land Homesite Value:	+	\$824,970	
(+) Land Non-Homesite Value:	+	\$0	Ag / Timber Use Value
(+) Agricultural Market Valuation:	+	\$0	\$0
(+) Timber Market Valuation:	+	\$0	\$0
<hr/>			
(=) Market Value:	=	\$872,960	
(-) Ag or Timber Use Value Reduction:	-	\$0	
<hr/>			
(=) Appraised Value:	=	\$872,960	
(-) HS Cap:	-	\$0	
<hr/>			
(=) Assessed Value:	=	\$872,960	

Property Owner Details

Owner: ALWAIS HOWARD & MYRNA ET AL  
 % Ownership: 100.000000000000%  
 Total Value: \$872,960

Entity	Description	Tax Rate	Appraised Value	Taxable Value	Estimated Tax
06	BEXAR CO RD & FLOOD	0.023688	\$872,960	\$872,960	\$206.61

08	SA RIVER AUTH	0.018580	\$872,960	\$872,960	\$162.20
09	ALAMO COM COLLEGE	0.149150	\$872,960	\$872,960	\$1,302.02
10	UNIV HEALTH SYSTEM	0.276235	\$872,960	\$872,960	\$2,411.42
11	BEXAR COUNTY	0.277429	\$872,960	\$872,960	\$2,421.85
21	CITY OF SAN ANTONIO	0.558270	\$872,960	\$872,960	\$4,873.47
63	GOMAL ISD	1.320000	\$872,960	\$872,960	\$11,523.07
CAD	BEXAR APPRAISAL DISTRICT	0.000000	\$872,960	\$872,960	\$0.00
Total Tax Rate:		2.623332			

Taxes w/Current Exemptions: \$22,900.64  
 Taxes w/o Exemptions: \$22,900.64

Improvement / Building

**Improvement #1:** Residential State Code: A1 Living Area: 1048.0 sqft Value: \$47,570

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
LA	Living Area	F - WS		1994	1048.0
OP	Attached Open Porch	A - NO		1994	84.0

**Improvement #2:** Residential State Code: A1 Living Area: sqft Value: \$320

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		0	48.0

**Improvement #3:** Residential State Code: A1 Living Area: sqft Value: \$100

Type	Description	Class CD	Exterior Wall	Year Built	SQFT
RSH	Shed	F - NO		0	80.0

Land

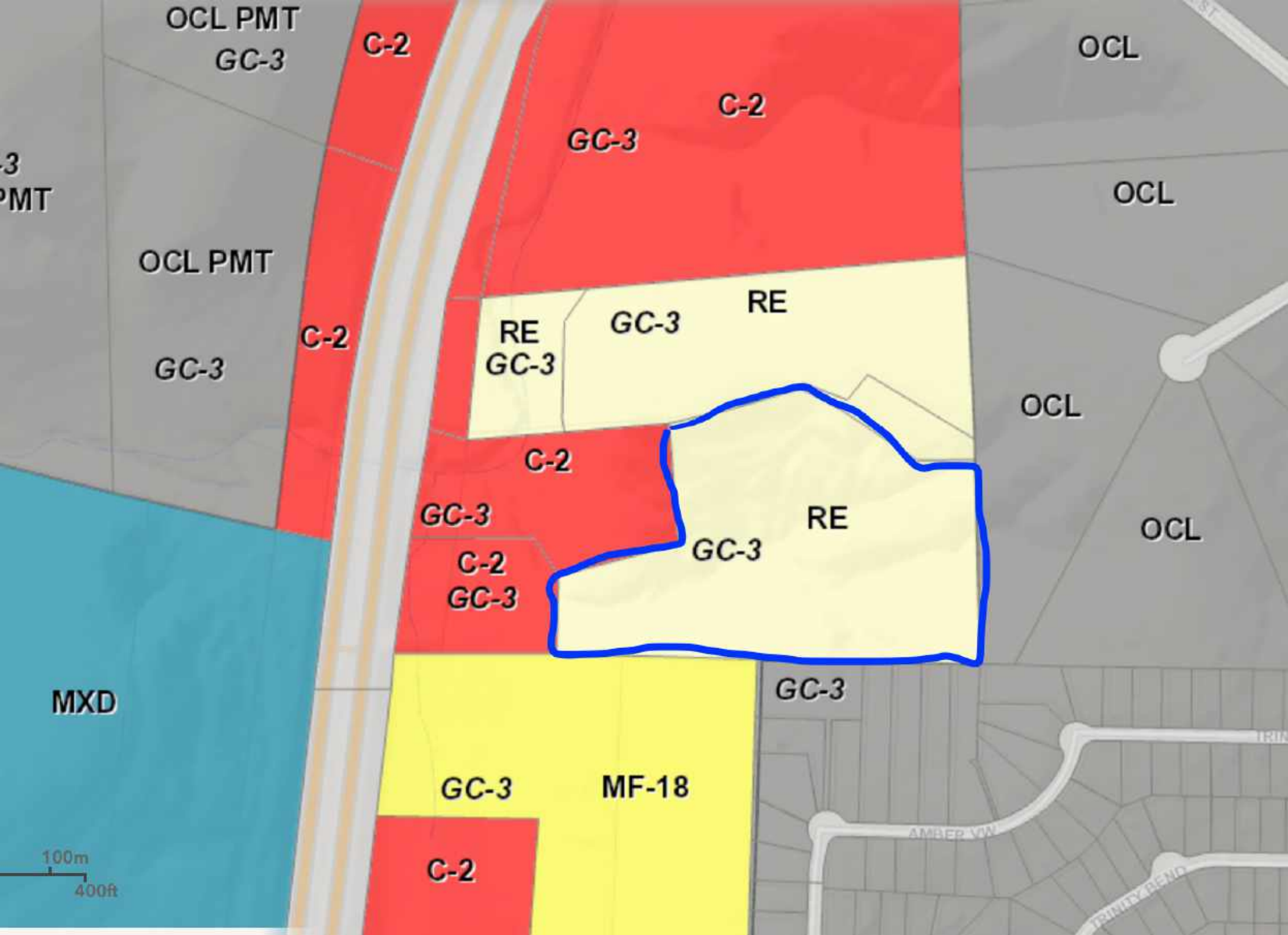
#	Type	Description	Acres	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
1	RES	R/1 Family not Farm Single	8.3756	364841.14	0.00	0.00	\$736,980	\$0
2	RES	R/1 Family not Farm Single	1.0000	43560.00	0.00	0.00	\$87,990	\$0

Historical Values

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap	Assessed
2021	N/A	N/A	N/A	N/A	N/A	N/A
2020	\$47,990	\$824,970	0	872,960	\$0	\$872,960
2019	\$48,720	\$804,550	0	853,270	\$0	\$853,270
2018	\$47,960	\$763,710	0	811,670	\$0	\$811,670
2017	\$49,350	\$714,700	0	764,050	\$0	\$764,050

Deed History (not deed recordings)

#	Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Deed Number
1	6/3/2008	SWD	Special Warranty Deed	ALWAIS HOWARD & MYRNA ET AL	ALWAIS HOWARD & MYRNA ET AL	13554	1099	20080132409
2	10/6/2006	SWD	Special Warranty Deed	ISADORE A MOCZYGEMBA	ALWAIS HOWARD & MYRNA & ET AL	13272	2250	20070292787
3	6/18/2007	SWD	Special Warranty Deed	ALWAIS HOWARD &	ALWAIS HOWARD &	12962	1110	20070151872



OCL PMT  
GC-3

C-2

OCL

3  
PMT

GC-3

C-2

OCL

OCL PMT

C-2

RE  
GC-3

GC-3

RE

OCL

GC-3

C-2

GC-3

RE

OCL

C-2  
GC-3

GC-3

MXD

GC-3

GC-3

MF-18

C-2

100m  
400ft

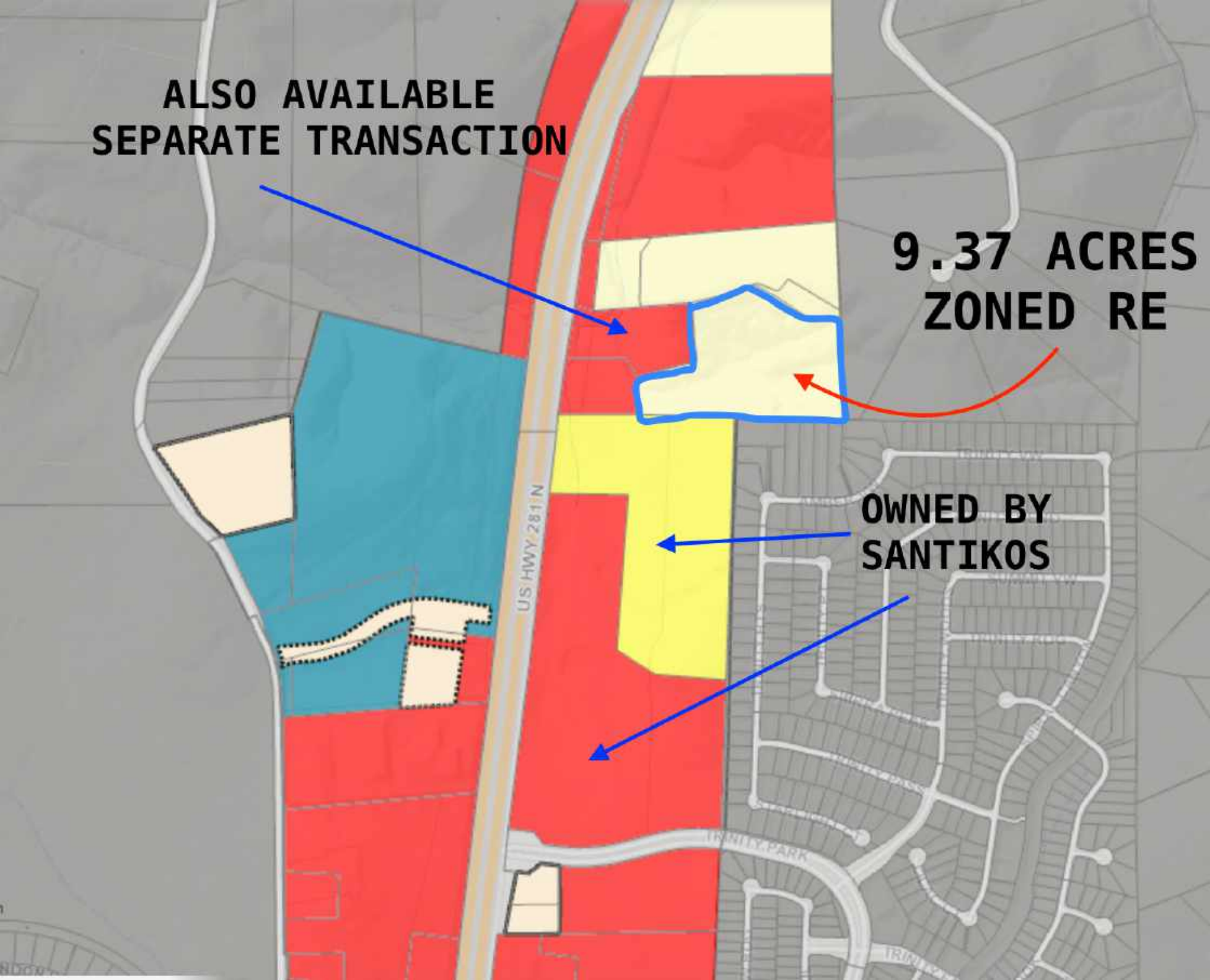
AMBER VIEW

JOHNNY FRIEND

**ALSO AVAILABLE  
SEPARATE TRANSACTION**

**9.37 ACRES  
ZONED RE**

**OWNED BY  
SANTIKOS**



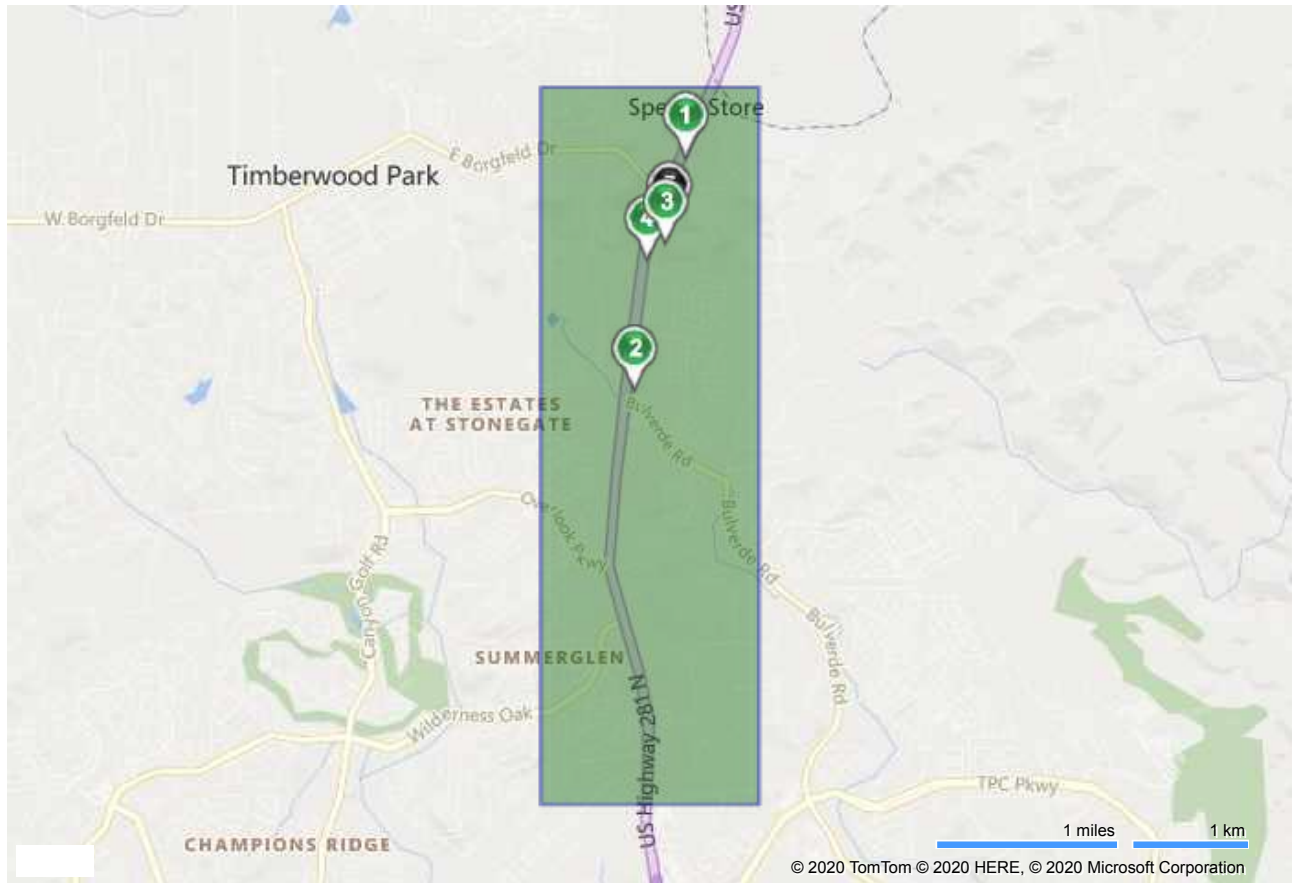




San Antonio, City of  
480045

AREA OF MINIMAL FLOOD HAZARD  
480 Zone 230 G  
eff. 9/29/2010

Bexar County  
480055



MLS#	Status	Str #	Dir	Street Name	DOM	Yr Blt	Lot Size	LP/SP	SqFt	\$/SqFt	BR	FB	Recent	Rehab	Close Date
1	ACT	2614	E	Ramblewood St	120	2010	1.87	\$1,349,500	3869	\$348.79					
2	ACT	26610		US Highway 281 N	299	1950	1.66	\$1,800,000							
3	ACT	27320		Us Highway 281 N	45	1950	7.73	\$1,800,000	4299	\$418.70					
4	PCH	27326		US Highway 281 N	116	1999	1.41	\$1,240,000	2000	\$620					
5	SLD	27652		Us Highway 281	1150		14.93	\$600,000							07/23/2019

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\*\*\*

| 09/12/2020 12:56 PM

# The sold comp is in a flood zone

Property #3 is the adjacent residential lot. Over half an acre smaller and twice the price!!