

# Bob Heyen Realty

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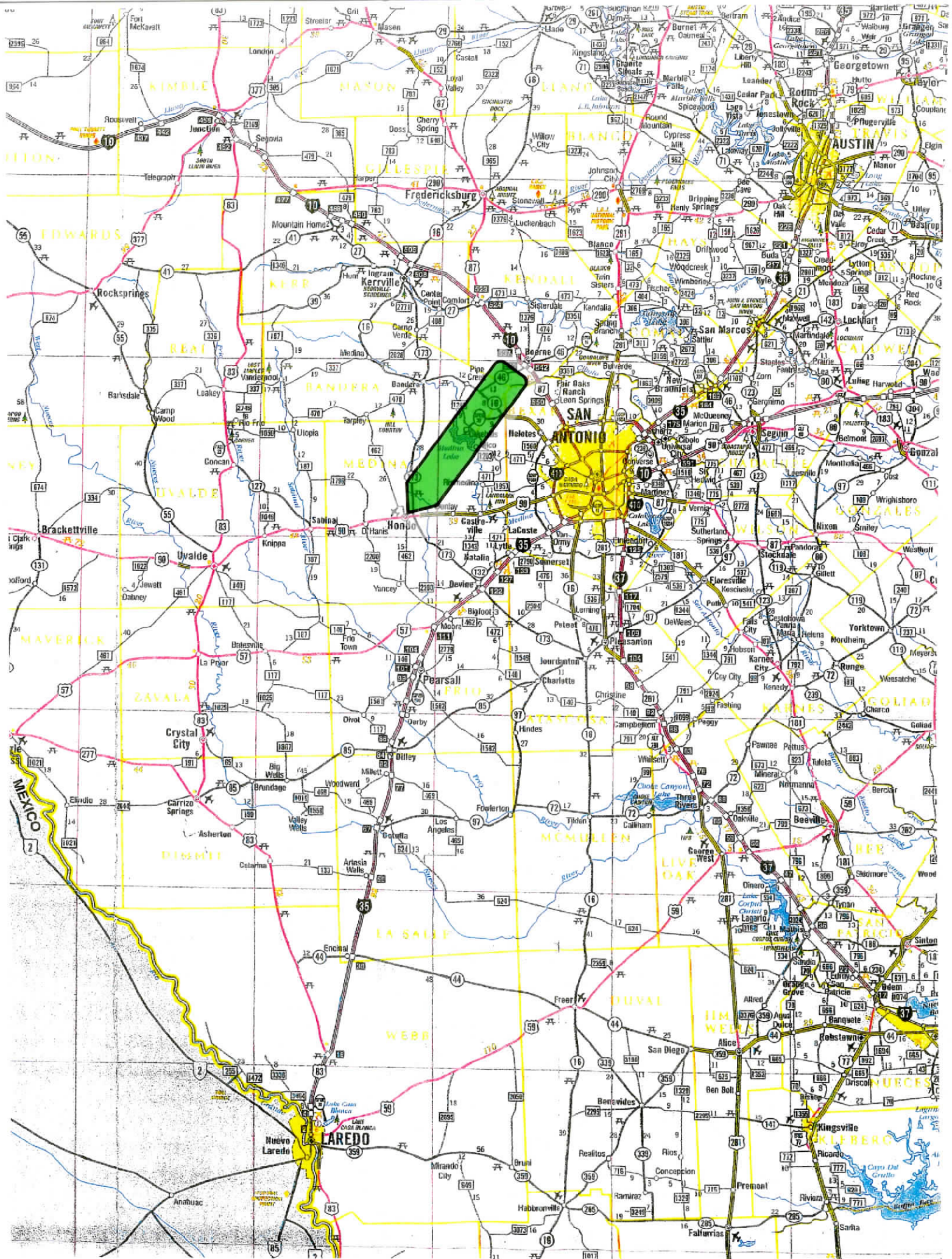
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## MULTIPLE COMMERCIAL LOTS ON HWY. 90, AVE. M & 20<sup>TH</sup> STREET

- LOCATION:** 1115 19<sup>th</sup> Street (Hwy. 90) / 1113 19<sup>th</sup> Street (Hwy. 90) / 1907 Avenue M / 1106 20<sup>th</sup> Street  
Hondo, Texas 78861
- LOT SIZE:** 43,890 (+/-) sq. ft. or 1.007 (+/-) total acres (MCAD).
- LEGAL:** Lots 1-5, part of 15, and 16-20, Block 21, City of Hondo, Medina County, Texas.
- ZONING:** Commercially zoned and located in the Central Business District (CBD) of Hondo.
- PRICE:** \$1,300,000.00.
- TERMS:** Cash to Seller and/or third-party financing.
- UTILITIES:** City of Hondo utilities include water, garbage, sewer, and electricity; gas is provided by Centerpoint Energy.
- TAXES:** Total taxes for all property is approximately \$8,117.75 (MCAD).
- DESCRIPTION:**
- 1115 19<sup>th</sup> Street: This is a 4,780 sq. ft. (MCAD) building fronting Hwy. 90. Property is at the corner of Hwy. 90 and Avenue M. This building has large, store front windows facing Hwy. 90, was built in 1910, has two bathrooms and has parking in the back facing the alley.
- 1113 19<sup>th</sup> Street: This is a 720 sq. ft. (MCAD) commercial building with Hwy. 90 frontage, built in 1959 and has a 69 sq. ft. canopy (MCAD) that was installed in 2007.
- 1907 Avenue M: This is a 960 sq. ft. (MCAD) stucco building fronting Avenue M. Building is currently being leased on a monthly basis at \$1,000.00 per month and was built in 1910.
- 1106 20<sup>th</sup> Street: This is a 1,568 sq. ft. home (MCAD) with detached carport. Home is on pier and beam with a metal roof and wood exterior built in 1910.
- REMARKS:** This is a great commercial opportunity with a great location fronting Hwy. 90, Avenue M and 20<sup>th</sup> Street in the heart of Hondo, Texas. There is approximately 163.5' of Hwy. 90 frontage and its depth is 140'. The property is situated on the corner of Hwy. 90 and Avenue M with good accessibility and parking! Note: All property is being sold "AS IS, WHERE IS".

Although the broker has used reasonable care in obtaining data and making estimates and projections based upon that data, this material is submitted without representation or warranty. Generally, a substantial portion of information must be obtained from sources other than a broker's actual knowledge, and not all sources can be absolutely confirmed. Moreover, all information is subject to changes by the owner as to price or terms, to prior sale or lease, to withdrawal of the property from the market and to other events beyond the control of the broker. No representation is made as to the value of this possible investment; and the broker urges that you consult your business, tax and legal advisors before making a final determination.







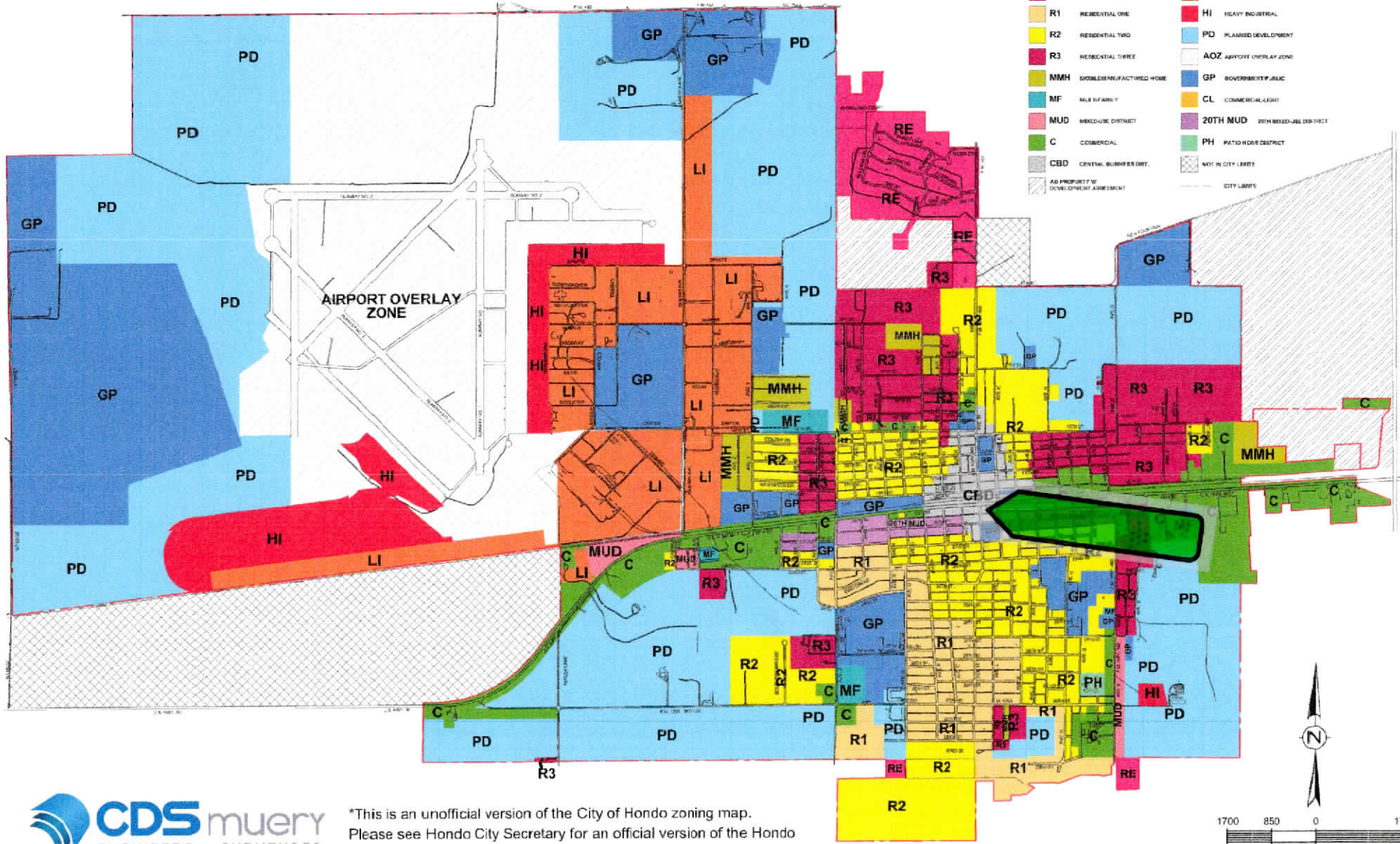




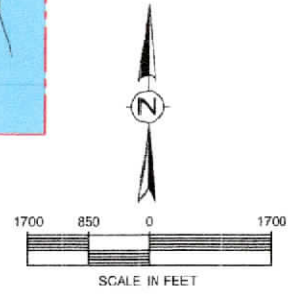
**CITY OF HONDO  
ZONING MAP**

**LEGEND**

 RE RESIDENTIAL ESTATE	 LI LIGHT INDUSTRIAL
 R1 RESIDENTIAL ONE	 HI HEAVY INDUSTRIAL
 R2 RESIDENTIAL TWO	 PD PLANNED DEVELOPMENT
 R3 RESIDENTIAL THREE	 AOZ AIRPORT OVERLAY ZONE
 MMH MOBILES/MANUFACTURED HOME	 GP GOVERNMENT/PUBLIC
 MF MULTIFAMILY	 CL COMMERCIAL LIGHT
 MUD MIXED-USE DISTRICT	 20TH MUD 20TH MIXED-USE DISTRICT
 C COMMERCIAL	 PH PATIO HOME DISTRICT
 CBD CENTRAL BUSINESS DIST.	 NOT IN CITY LIMITS
 AG PROPERTY W/ DEVELOPMENT AGREEMENT	 CITY LIMITS

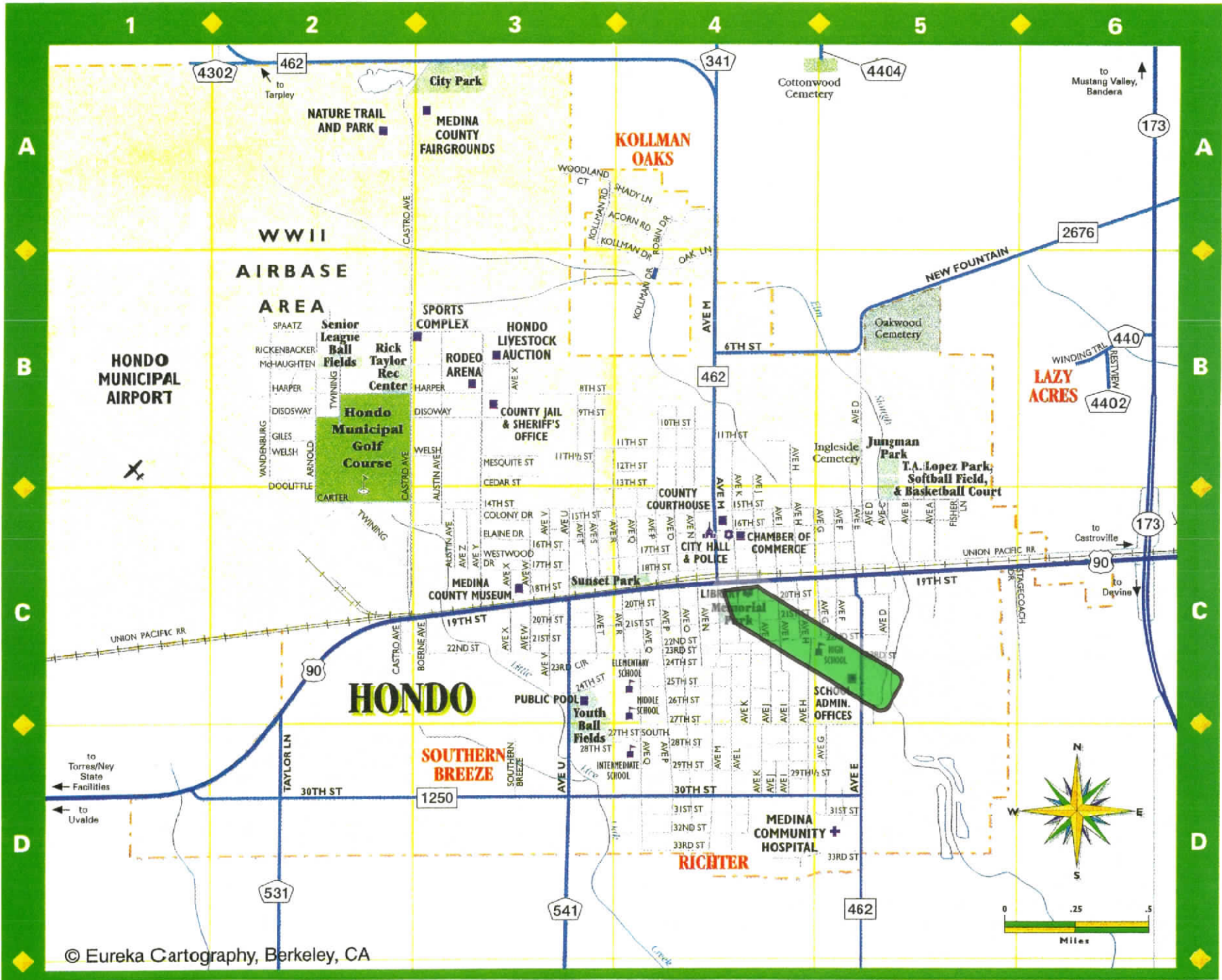


\*This is an unofficial version of the City of Hondo zoning map. Please see Hondo City Secretary for an official version of the Hondo zoning map.



REVISED MARCH, 2015 TO INCLUDE ZONING ORDINANCE CHANGES THROUGH 1514-03-24









19th St

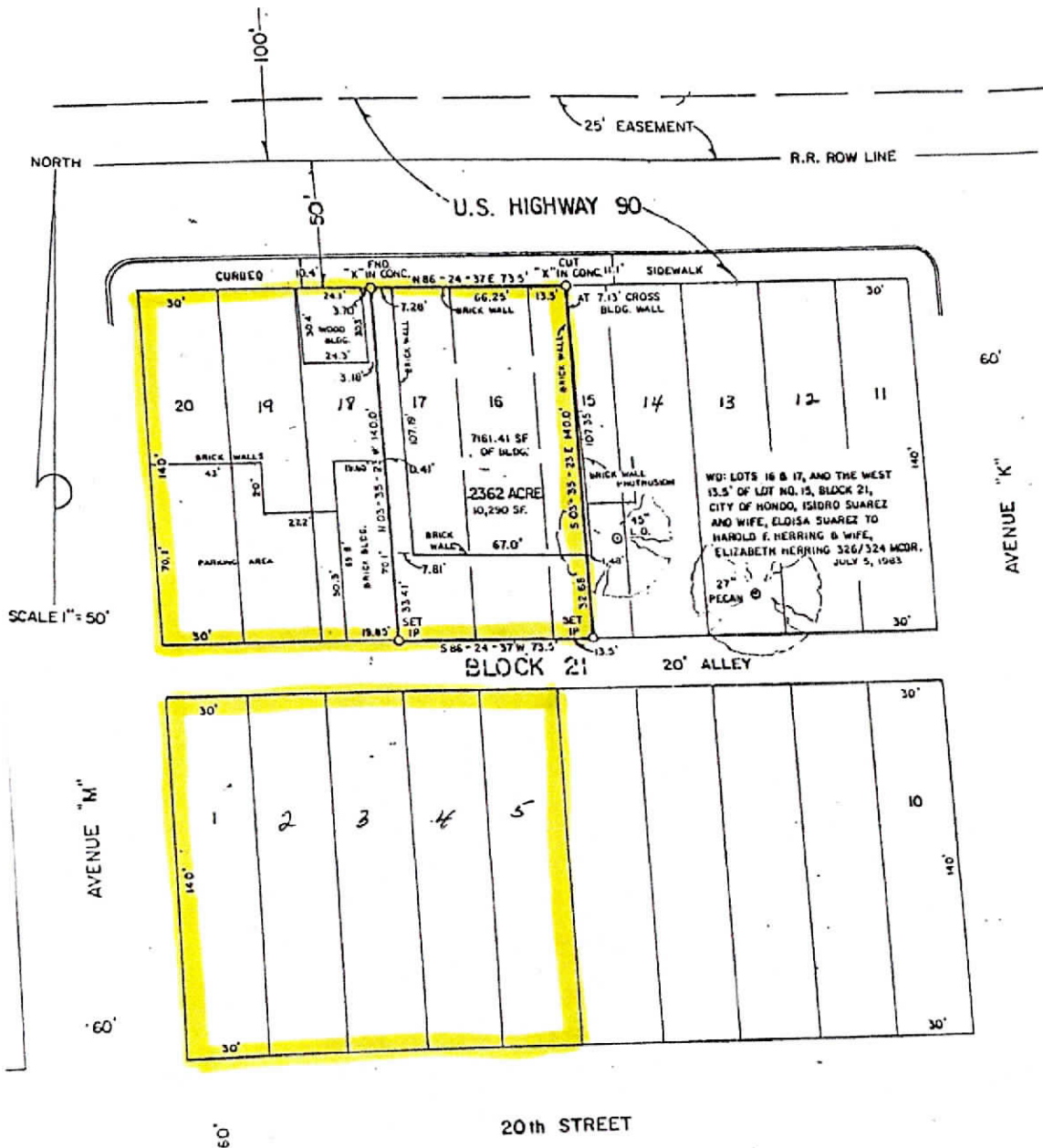
90

Ave K

Parker's Building Supply

20th St





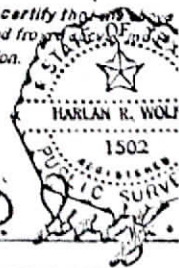
PLAT OF

LOTS 17, 16, AND THE WESTERLY 13.5' FEET  
OF LOT 15, BLOCK 21, OF THE CITY OF HONDO,  
MEDINA COUNTY, TEXAS

PLAT OF RECORD: VOL. I, PG. 127 MCPR.

MADE FOR: CLYDE HAAK  
HONDO, TEXAS 78861

I, HARLAN R. WOLFF, hereby certify that this  
plat is true and correct, prepared from a survey  
on the ground under my supervision.  
SURVEYED: JUNE 11, 1984



*Harlan R. Wolff*  
HARLAN R. WOLFF  
REGISTERED PUBLIC SURVEYOR NO. 1502  
P.O. BOX 424, 918 1918 ST.  
HONDO, TEXAS 78861

Exhibit "A"

