

Agent Report



Addr: 2402 E Main St #1 ACRE **MLS #:** 1596488
Status: Active **Class:** CM **List Price:** \$995,000
Area: 3100 **Grid:** **AdSf:** 2880
Int.St./Dir: East Main St next door to Ace Hardware
City: Uvalde **Zip:** 78801
County: Uvalde **CAN#:** 3100
Lease Only: No **Avl. w/Lease:** No **\$:** \$0
Legal: A0216 ABSTRACT 0216 SURVEY 75 1.05 **Zoning:** COMMERCIAL
Building Name: 2402 EAST MAIN
Buildings: 1 **# Stories:**
Units: 1 **# Rentals:** 2
Drive-In Doors: 0 **Ceiling Height:** 10
Total Parking: 50 **Type:** OFCBUILDING

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Income/Expense	Values	Estimated SqFt	Source: Appsl Dist	Utility Suppliers
Gross Income:		Apartment:		Gas:
Annual Tax:		Retail:		Electric:
Insurance:		Office:		Garbage: City Uvalde
Gas & Electric:		Warehouse/Ind:		Water: City Uvalde
Water/Sewer:		Other:		Sewer: Septic
Waste Removal:		Net Leasable Area:		Other:
Maintenance:		Gross Building Area:		
Other Expense:		Office Price/SqFt:		
Net Operating Income:		Other Price/SqFt:		

Base Taxes	Financials	Taxes
County: \$1,450	Preferred Title Co.: Chicago Title Company	Existing Exmpt/Abatements:
City: \$1,608	PrTerms: Sale Only	Lot Size: 1
School: \$2,809		Lot Dimensions:
Other: \$738		
Total: \$6,605		

Owner: Cody and Kimberly DeRusha	SC/\$: 0%	BC/\$: 2%	Owner LREA/LREB: Yes
List Agent: Rebekah James	567216	(830) 279-1505	Bonus:
List Office: Encina Properties	ENCP00	(830) 591-9689	Agency Rsv:
Ph to Show: 830.279.1505	Lockbox Type: Combo	Showing Contact: Agent	

AgentRmrks: There are 2 tenants currently occupying a portion of the building.

Remarks: LOCATION! LOCATION! LOCATION! So much potential ... a superior location with spacious parking front and back; located next door to Ace Hardware. An acre located on HWY 90 (EAST MAIN ST) with a large metal office building - central heat/air, laminate flooring, bathrooms, and much more! Call for more details and an exclusive showing.

Foundation: Slab	Roof: Metal
Heating: Central	Rail Service: No
Air Conditioning: Central	Accessible/Adaptive: No
Flood Plain: None	Loading Facilities: Grade Level
Construction: Metal	Easements:
Restrictions: None	Lot Description: City View, 1 - 2 Acres, Level
Docs Avail:	
Amenities: Exterior Lighting, Sprinkler System, Inside Storage, Public Restroom	
Sale Includes: Land, Fixtures	
Utilities: Electricity	

Contingent Info:	DOM/CDOM: 44 / 44	Sold Price:
Contract Date:	Sale Trms:	SQFT/Acre:
Closing Date:	Sell Concess: -	Price per SQFT: \$345.48
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 2022 by SAN ANTONIO BOARD OF REALTORS***

Prepared By: Rebekah James | Encina Properties | 05/13/2022 03:08 AM