



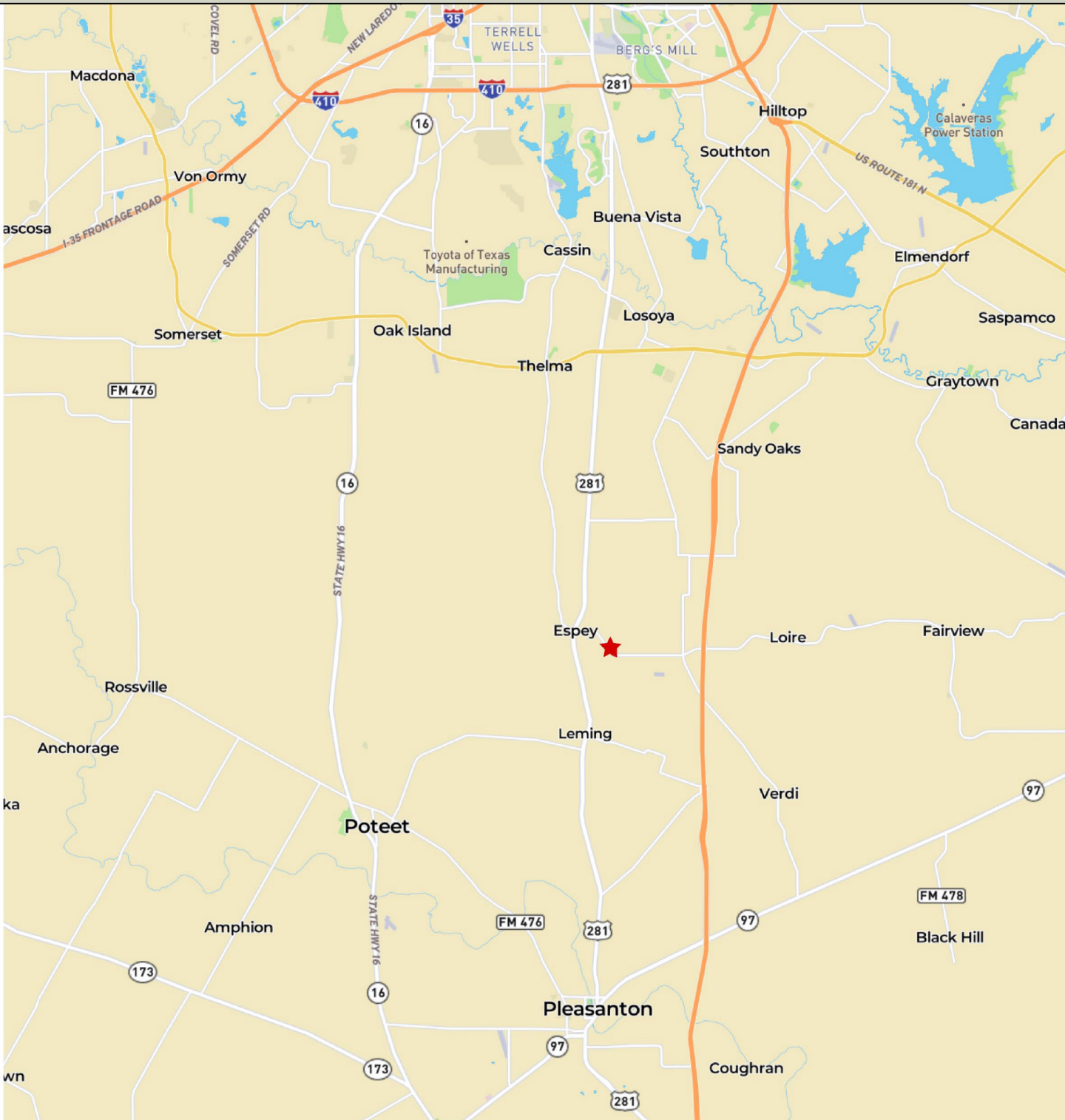
J. Gruber Properties

Representing the Best of Texas

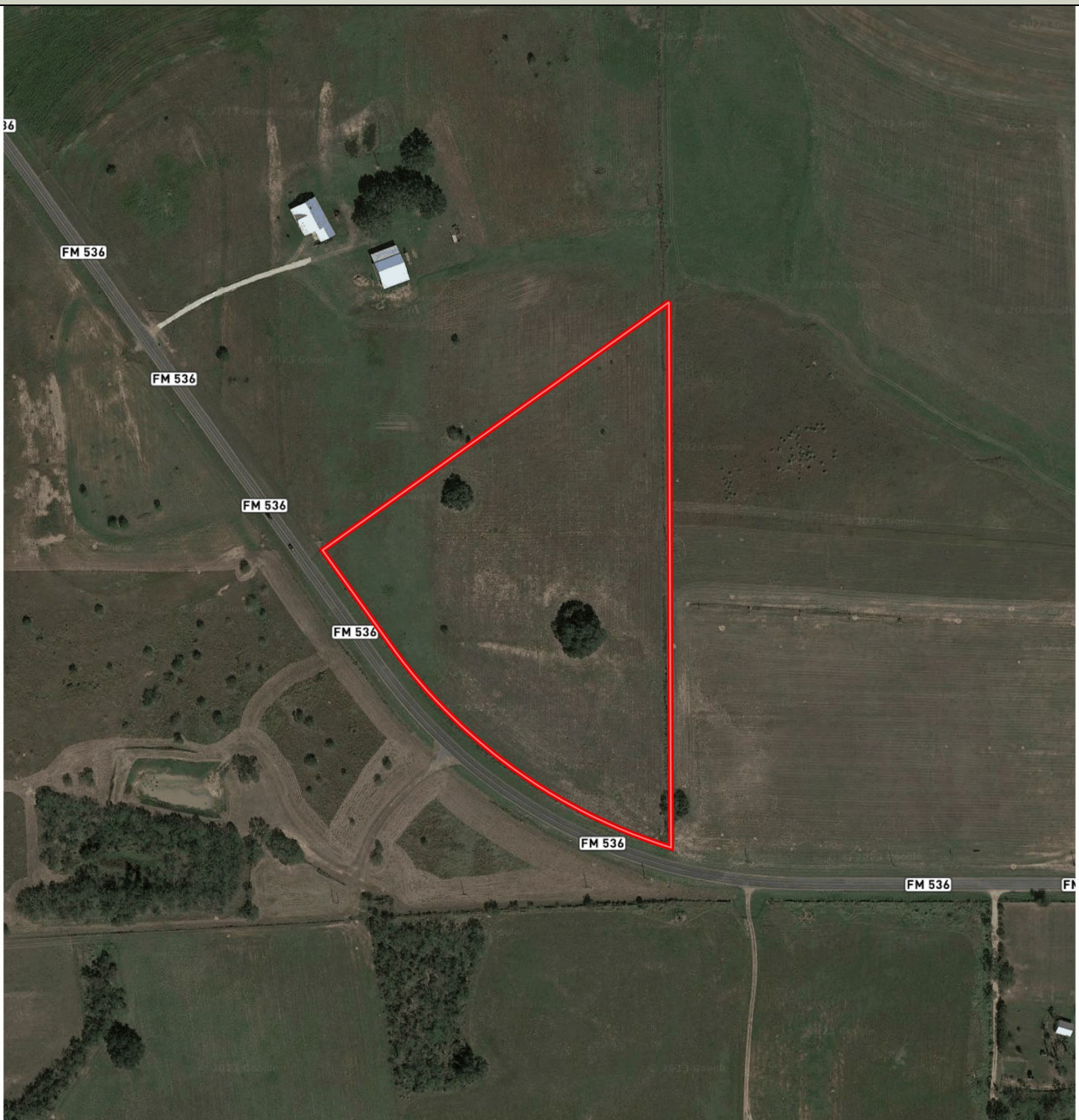


*12 ± Acres, FM 536
Atascosa County*

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- This 12 acre tract of land is located in NE Atascosa County with frontage on FM 536. The property is 20 miles south of downtown San Antonio, 9.5 miles north of Pleasanton, and 2.4 miles north of the Leming Community.
- The property is only 10 miles from IH 37 and Loop 1604, 11.5 miles from Braunig Lake and 18 miles from the Texas A&M San Antonio campus. San Antonio International Airport is 29 miles north.
- From IH 37 and Loop 410, travel south on IH 37 for 15.5 miles to Exit #117 (FM 536), then west on FM 536 for 2.5 miles to the property. From U.S. 281 and Loop 410, travel south on U.S. 281 for 15 miles to FM 536, then east for 0.6 mile to the property.
- Pleasanton ISD.
- Karnes Electric Cooperative and the McCoy Water Supply Corp.
- The land is gently rolling with a couple of live oaks. The majority of the property has established in KR Bluestem and/or Coastal Bermudagrass.
- Single family residential (no manufactured homes), agricultural and recreational uses are permitted. Commercial uses are not permitted. A copy of the recorded restrictive covenants is available for review.



