

# Suttle and Company Real Estate

Property #51  
1.30 Acres Frio Valley Subdv.  
103 Laurel St.  
Leakey, Tx. Real County



## Your Real Estate Professionals



- Attributes
- Close to Leakey
  - Well
  - No Restrictions
  - Near Frio River
  - Views

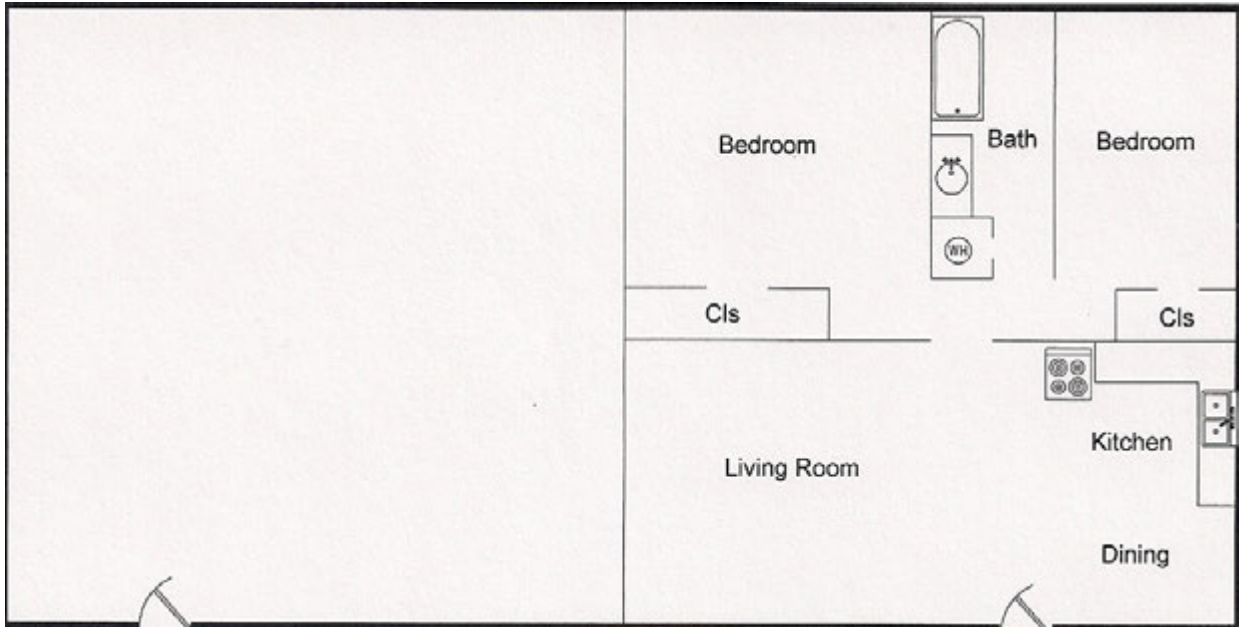
## Suttle and Company Real Estate

1260 Hwy 83 South  
P.O. Box 606  
Leakey, Tx. 78873

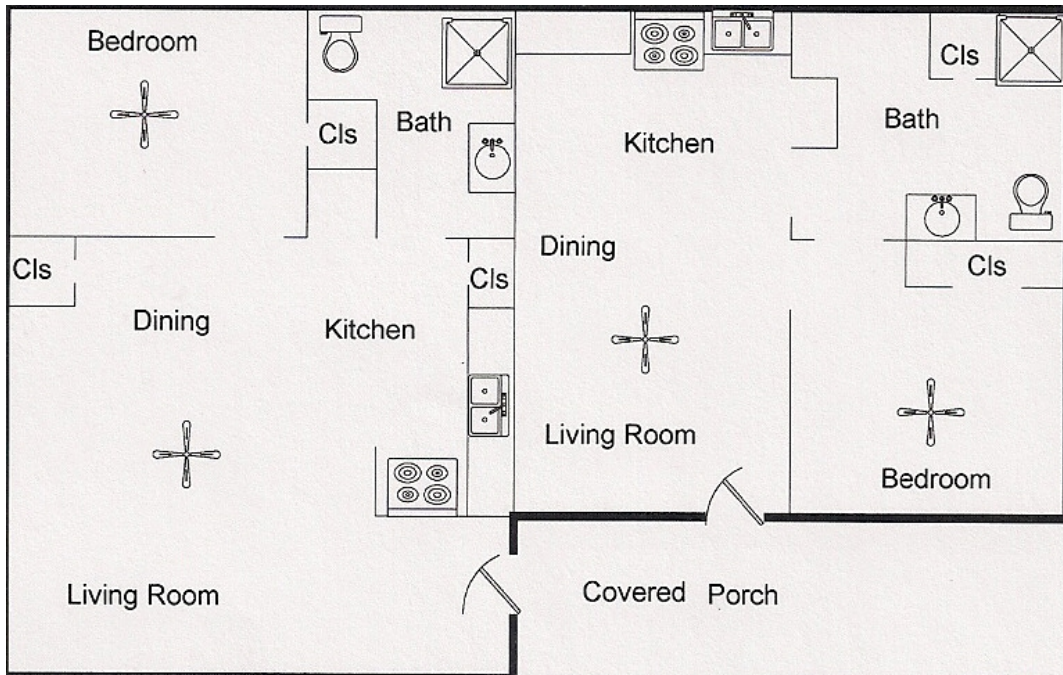
Phone: 830/232-5242  
Fax: 830/232-4283

Email: [suttlerealty@hctc.net](mailto:suttlerealty@hctc.net)  
[www.SuttleandCompany.com](http://www.SuttleandCompany.com)

Prop#51/Commercial Investment! Frio Valley development is located just south of Leakey & across the Frio to the back of Flatrock Subdv., offers this six unit rental with laundry room, plenty of parking & views of the beautiful hill country all on surveyed 1.30 acres. Each duplex has a fire pit, BBQ pit & full kitchen facilities. Four of the units are two bedrooms & one bath. The other 2 units are one bedroom, one bath. Four of the duplex units support over 900sf of living space along with full length covered front porches for enjoying the fresh mountain air. The 1B/1Ba units are 638sf & 528sf & offer a covered front porch as well. Central a/c, one septic per duplex, shared water agreement along with a metal storage shed completes this commercial property. Grab this investment, add your personal décor ideas & final touches to create your own family compound or continue nightly, weekly & even monthly rentals. This is a great buy & won't be on the market for long! Give us a call for your private scheduled showing. List Price \$250,000



2B/1Ba mirror image of duplex



1B/1Ba Duplex

# REAL COUNTY, TEXAS

## Frio Valley Subdivision

PREPARED FOR: Hondo National Bank

SURVEYED ON THE GROUND: February 13, 2003  
December 17, 2011

ADDRESS: 103 Laurel St., Leskey, Texas

Sur. 1527  
Jose Ortiz  
Abst. 626

All of Lots 2, 3, & 4  
Less 6.41 Acres  
Vol. 25, Pg. 607 O.P.R.

1.303 Acres  
Vol. 2, Pg 503, O.P.R.

0.697 Acres  
Vol. 44, Pg 437, R.P.R.

2.63 Acres out of Lot 5  
Vol. 34, Pg 350, R.P.R.

Notes & Easements  
Vol. 1, Pg. 53 P.R.

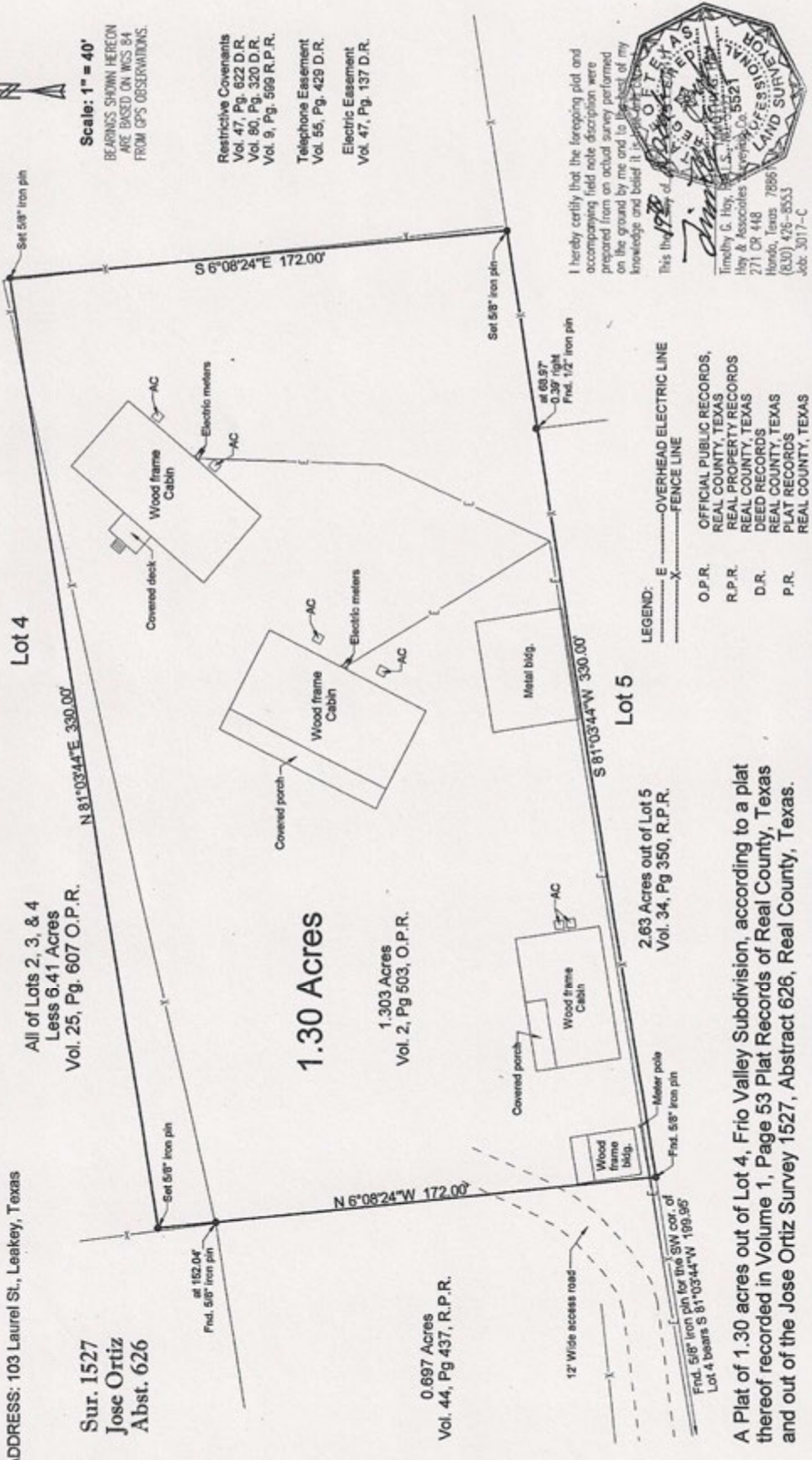
Scale: 1" = 40'  
BEARINGS SHOWN HEREON  
ARE BASED ON WGS 84  
FROM GPS OBSERVATIONS.

Restrictive Covenants  
Vol. 47, Pg. 622 D.R.  
Vol. 90, Pg. 320 D.R.  
Vol. 9, Pg. 569 R.P.R.  
Telephone Easement  
Vol. 55, Pg. 429 D.R.  
Electric Easement  
Vol. 47, Pg. 137 D.R.

I hereby certify that the foregoing plat and  
accompanying field note description were  
prepared from an actual survey performed  
on the ground by me and to the best of my  
knowledge and belief it is true and correct.



This is the  
Timothy G. Hay, R.P.S.  
Hay & Associates  
271 CR 448  
Hondo, Texas 78966  
(830) 426-8553  
Job: 3017-C



- LEGEND:
- E ----- OVERHEAD ELECTRIC LINE
  - X ----- FENCE LINE
- O.P.R. OFFICIAL PUBLIC RECORDS,  
REAL COUNTY, TEXAS  
R.P.R. REAL PROPERTY RECORDS  
REAL COUNTY, TEXAS  
D.R. DEED RECORDS  
REAL COUNTY, TEXAS  
P.R. PLAT RECORDS  
REAL COUNTY, TEXAS

A Plat of 1.30 acres out of Lot 4, Frio Valley Subdivision, according to a plat thereof recorded in Volume 1, Page 53 Plat Records of Real County, Texas and out of the Jose Ortiz Survey 1527, Abstract 626, Real County, Texas.



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