

3590 COUNTY ROAD 4713, LACOSTE, TX 78039



FOR SALE: \$4,500,000 | 14 ACRES WITH 48 LOTS

ABOUT THE PROPERTY:

- 10 income producing homes, currently built and leased
- All lots have water, sewer, and electrical
- 38 shovel ready lots
- 10 miles to HWY 1604 and San Antonio

FOR INFO CONTACT

CORTER LONGMIRE

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CAM LONGMIRE

512-705-7950

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STAT

REAL ESTATE ADVISORS

WWW.STATMEDRE.COM

Extended Property Facts

Structure Details

Total Number of Units in Complex	10
Building Name	SMART BUILDING CONCEPTS
Ceiling Height	8
Roofing	Composition
Number of Levels	1
Foundation Features	Slab
Loading Dock	Yes
Total Parking Spaces	20

Property Features

Building Name	SMART BUILDING CONCEPTS
Number of Buildings	10
Levels	1
Total Number of Units in Complex	10
Foundation Features	Slab
Roof Features	Composition
General	Exterior Lighting, Sprinkler System, High Speed Internet, Living Area In Bldg.
Levels	1
Ceiling Height	8
Loading Dock	Yes
Cooling	Individual Meter, Other
Heating	Individual Meter, Other
General	Exterior Lighting, Sprinkler System, High Speed Internet, Living Area In Bldg.
Utilities	Electricity, Water, Telephone, Sewer
Special	Survey, Plat, Aerial Photo, Rent Roll
Parking Spaces Total	20

Location Details

Building Name	SMART BUILDING CONCEPTS
Directions to Property	From San Antonio take Hwy 90 towards Castroville. Take a left at CR 482. Left at FM 471 and stay right as FM 471 curves. Right on Keller and then right on Casand Ave. this turns into CR 4713.
Zoning	COMMERCIAL
School District	Medina Valley I.S.D.
















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LACOSTE, TX 78039

CONTACT

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INFORMATION CONTAINED HEREIN, WHILE NOT GUARANTEED, IS FROM SOURCES WE BELIEVE RELIABLE. PRICE, TERMS AND CONDITIONS ARE SUBJECT TO CHANGE WITHOUT NOTICE. BROKER IS ACTING AS LANDLORD'S/SELLER'S AGENT: A LANDLORD'S/SELLER'S AGENT WORKS SOLELY ON BEHALF OF THE LANDLORD/SELLER TO PROMOTE THE INTERESTS OF THE LANDLORD/SELLER WITH THE UTMOST GOOD FAITH, LOYALTY AND FIDELITY. THE AGENT NEGOTIATES ON BEHALF OF AND ACTS AS THE ADVOCATE FOR THE LANDLORD/SELLER.

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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all others, including the broker's own interests;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent.

AS AGENT FOR BUYER/TENANT: The broker becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH - INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of each party to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinions and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - that the owner will accept a price less than the written asking price;
 - that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISH:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials			Date