

Building For Sale - Canyon Lake/Sattler, TX



ACRES: .23
Address: 186 Julius Drive
Canyon Lake, TX 78133

ZONING: C-1
Location: Located minutes from FM 306, Guadalupe River and Canyon Lake

Summary:

- Ideal for Owner User or single/multi tenant investment
- Showroom / office rental spaces / VRBO
- Finish out to suit new owner's needs

BLUE COLLAR
Commercial Group

KW COMMERCIALSM

<https://bluecollarcommercialgroup.com/>

Rex Blackburn
Realtor
210.823.3721 Mobile
210.823.3721 Office
rex@theblackburngroup.com

Angie Row
Realtor
830.837.9243 Mobile
830.837.9243 Office
angierow@kw.com

OVERVIEW

PROPERTY HIGHLIGHTS:

- Ideal for Owner User or single / multi tenant investment
- Finish out to suit new owner's needs
- PEC Electric, Private Garbage and Texas Water
- Great investment opportunity for future growth in Canyon Lake/Sattler

PROPERTY SUMMARY:

- Asking Price: \$369,000
- Lot Size: .23 Acres
- SF: 3,290

LOCATION HIGHLIGHTS:

- Easy Access to San Antonio, Austin and San Marcos
- 3,209 sq feet
- .23 of an acre
- Conveniently located to restaurants, shopping, and Post Office
- Less than 1 mile from Whitewater Amphitheater and Camp FIMFO
- Minutes from Canyon Lake
- Less than 1 mile from the Horseshoe on the Guadalupe River
- 12 miles to I-35
- 10 miles to HWY 281



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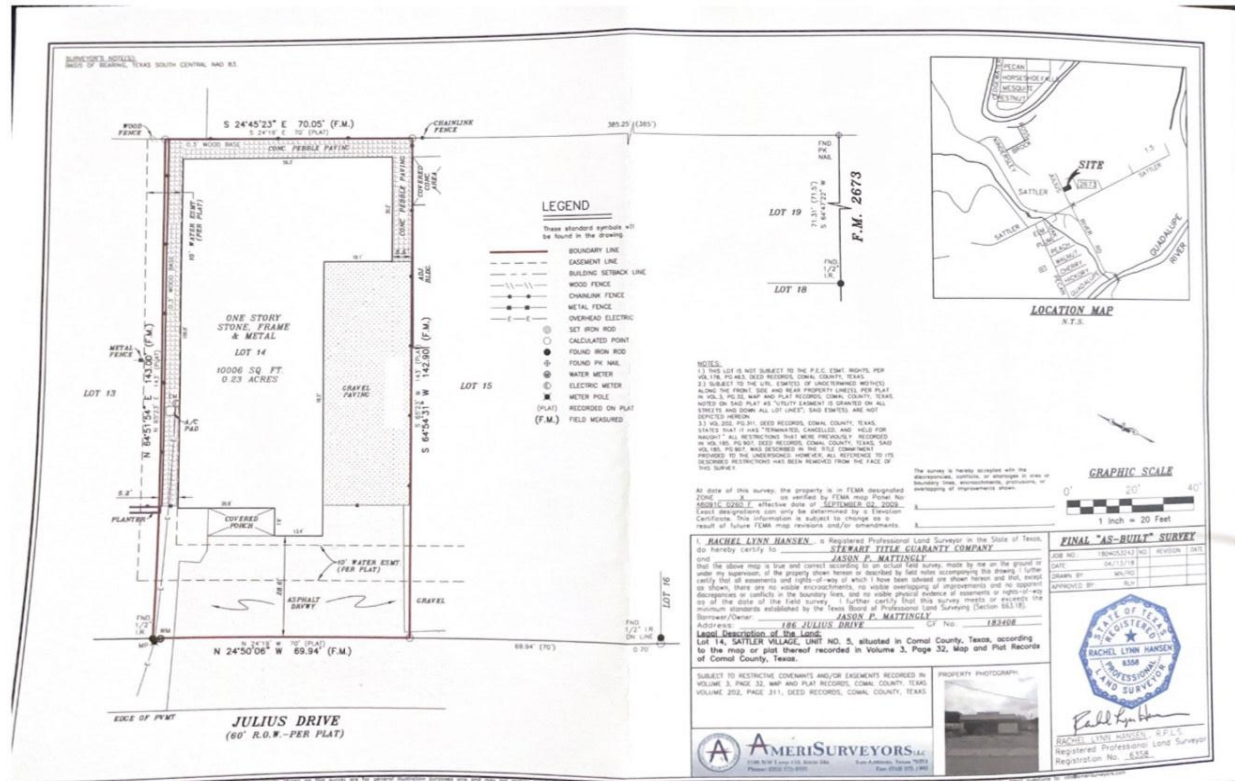
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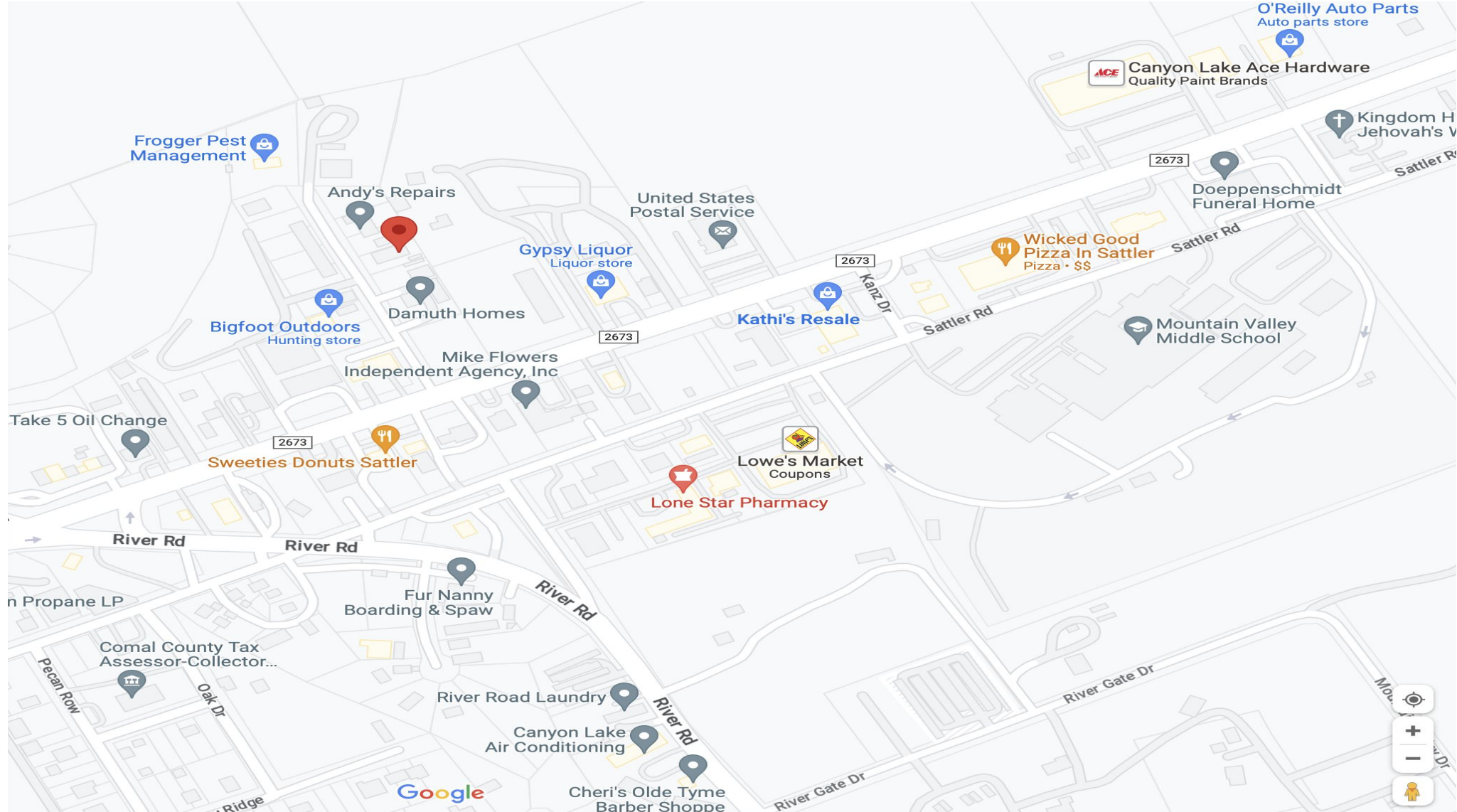
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PROPERTY PHOTOS









Rex Blackburn
210.823.3721

Everyone has a Bio and Resume'. Looking at my picture, you'll notice I have some mileage on me. With that comes experience, knowledge, and understanding that I don't have all the answers. What I do have is the ability to find the answers, to work with people on both sides of a transaction, negotiation skills, and the "know how" to carry a transaction through to a successful conclusion for our clients. I have owned my own businesses and have 20 years behind me in Real Estate. Short and Sweet. Let me earn your business.

Please feel free to contact myself or Angie if you have any questions about us or any of our agents.

Remember, No Suit and Tie, just Boots on the Ground.

BLUE COLLAR.

Let us help You!

[TREC Information about Brokerage Services](#)

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I am a 22 year resident of Canyon Lake. I know the Hill Country well and have a vast array of experience with land sales, land development, business management, project management, marketing and sales.

As former Business Manager for Whitewater Amphitheater and Resort properties, I was instrumental in the growth and success of this local world class establishment.

As a real estate agent, I understand excellent communication is imperative and go above and beyond to provide my clients with professional first class service while maintaining promptness and integrity.

I enjoy all facets of Commercial Real Estate. My background allows me to better understand my clients needs, and therefore do a great job for my client.

[Texas Real Estate Commission Information About Brokerage Services](#)

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Information About Brokerage Services

11-2-2015

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

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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

Keller Williams-Heritage	434367	heritage@mykwsa.com	(210) 493-3030
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	(210) 493-3030
Designated Broker of Firm	License No.	Email	Phone
Lisa Munoz	488746	lmunoz@mykwsa.com	(210) 493-3030
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Rex Blackburn	506621	Rex@theblackburngroup.com	210-823-3721
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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<small>Licensed Broker /Broker Firm Name or Primary Assumed Business Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Lisa Munoz</u>	<u>488746</u>	<u>lmunoz@mykwsa.com</u>	<u>210.493.3030</u>
<small>Designated Broker of Firm</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Lisa Munoz</u>	<u>488746</u>	<u>lmunoz@mykwsa.com</u>	<u>210-493-3030</u>
<small>Licensed Supervisor of Sales Agent/ Associate</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<u>Angie Row</u>	<u>779127</u>	<u>angierow@kw.com</u>	<u>830-837-9243</u>
<small>Sales Agent/Associate's Name</small>	<small>License No.</small>	<small>Email</small>	<small>Phone</small>
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
<small>Buyer/Tenant/Seller/Landlord Initials</small>		<small>Date</small>	

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