



Welcome to Van Cleave Townhomes!

Investment portfolio of 15 newer-construction townhomes within a 58-unit community. All currently leased with a median rent of \$1,678/month for immediate cash flow. Featuring open floorplan, quartz countertops, private fenced yards, and low-maintenance living supported by a professionally managed HOA. This is a rare opportunity to scale up in a high-demand Northwest San Antonio market.

10 duplex lots are also available. Bring your own builder or use the developer. Ideal for rental portfolio growth. Near 410, the Medical Center, and Lackland AFB. Please contact us at [210.263.9323](tel:210.263.9323) for current availability and pricing.



Townhome Details



Each complete townhome includes the following:

- 3 bedrooms / 2.5 bathrooms / 1 car garage
- 1,386 square feet of living space
- Private fenced backyard with xeriscaping
- Currently Leased/ income producing history



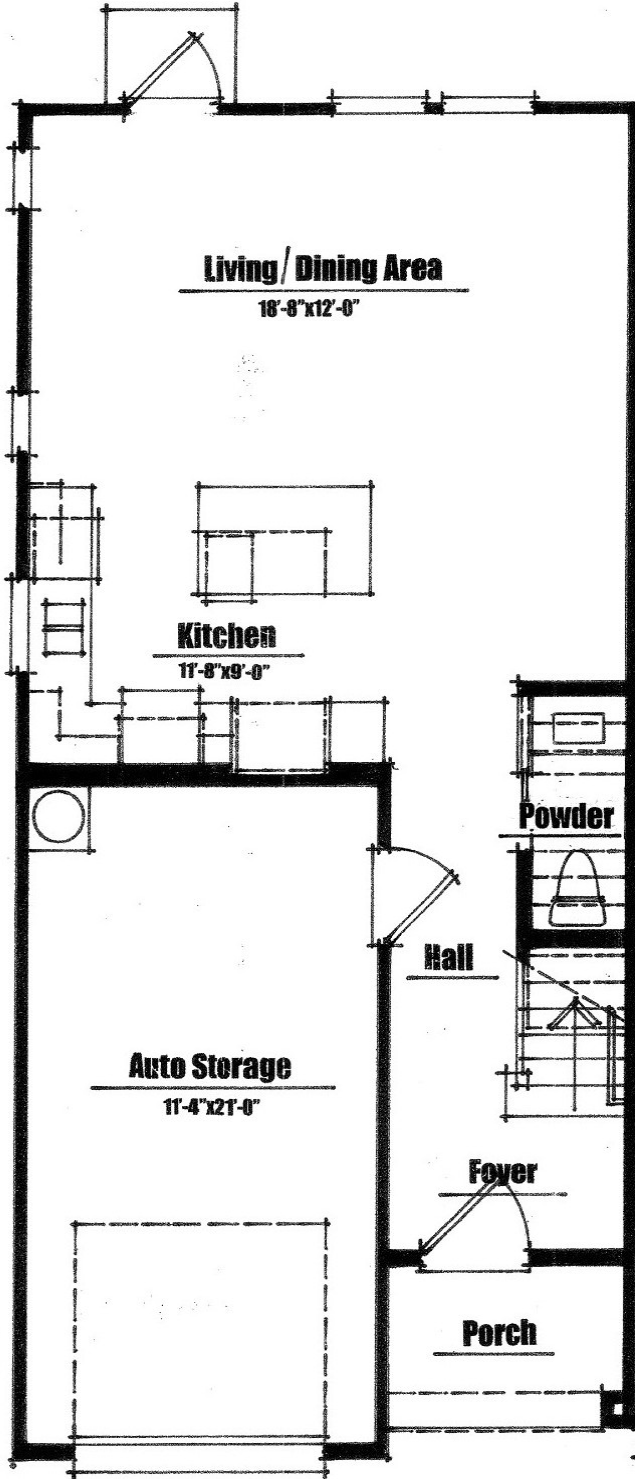
15 Units | Income Overview

Total Units	15
Total Monthly Rent	\$20,000 - \$25,000
Average Rent / Unit	\$1,600 - \$1,700 / unit
Property Taxes 2025	\$4,810 – \$5,010 / unit

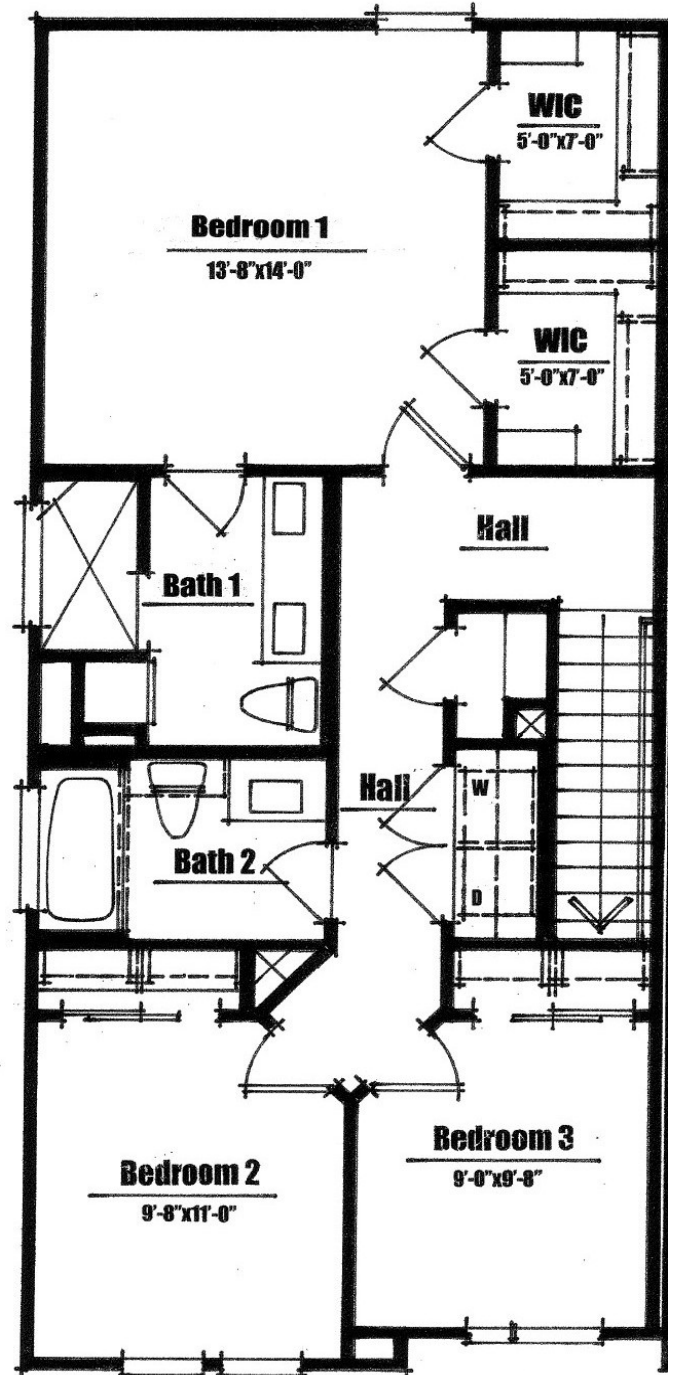
VAN CLEAVE

M O D E R N

Floorplan – Left Side

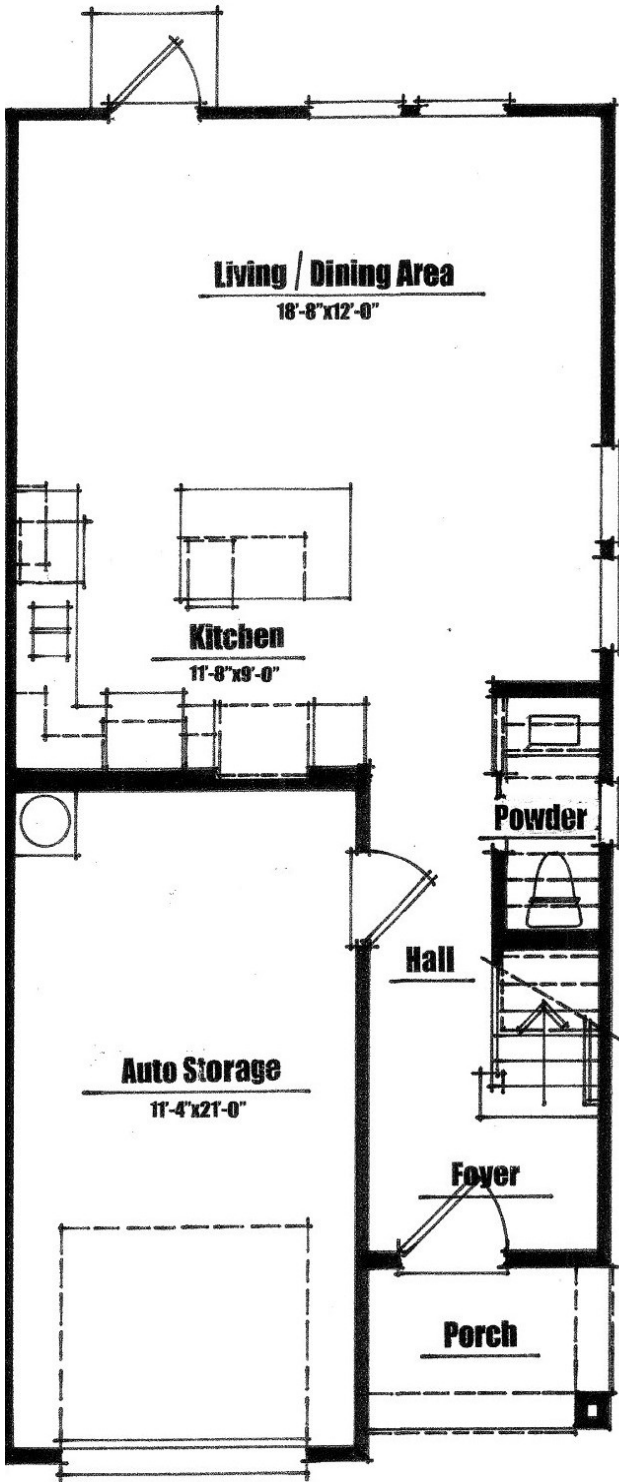


Main Level

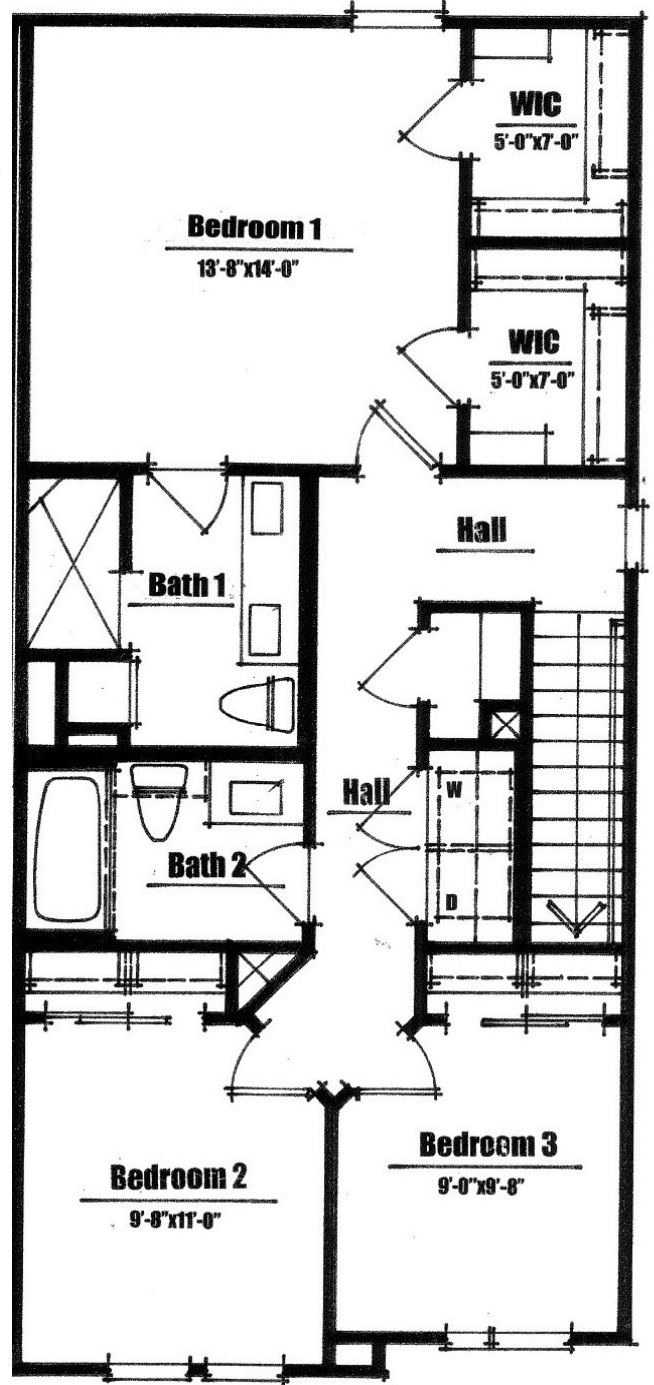


Upper Level

Floorplan – Right Side



Main Level



Upper Level

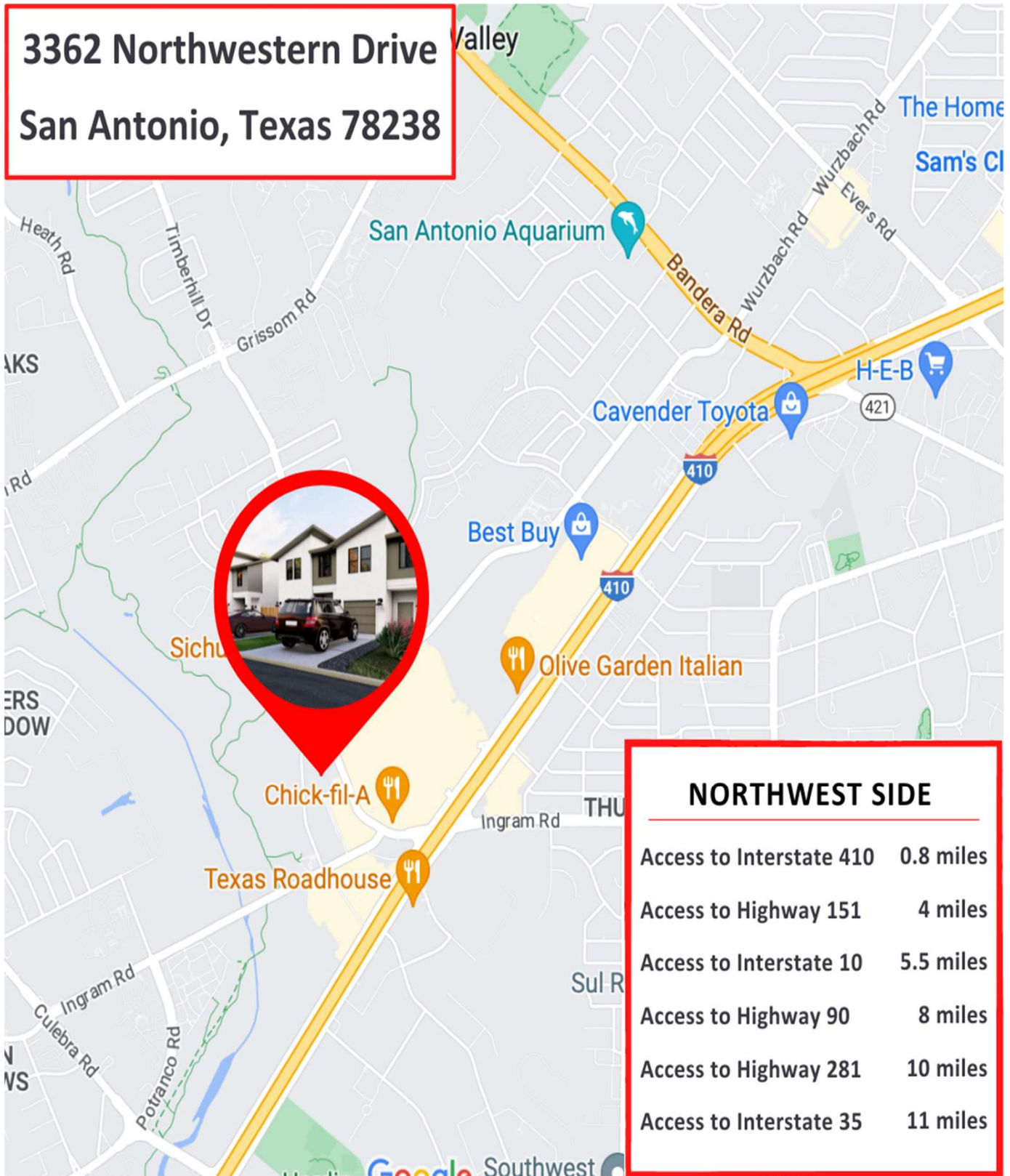
Neighborhood Map



VAN CLEAVE

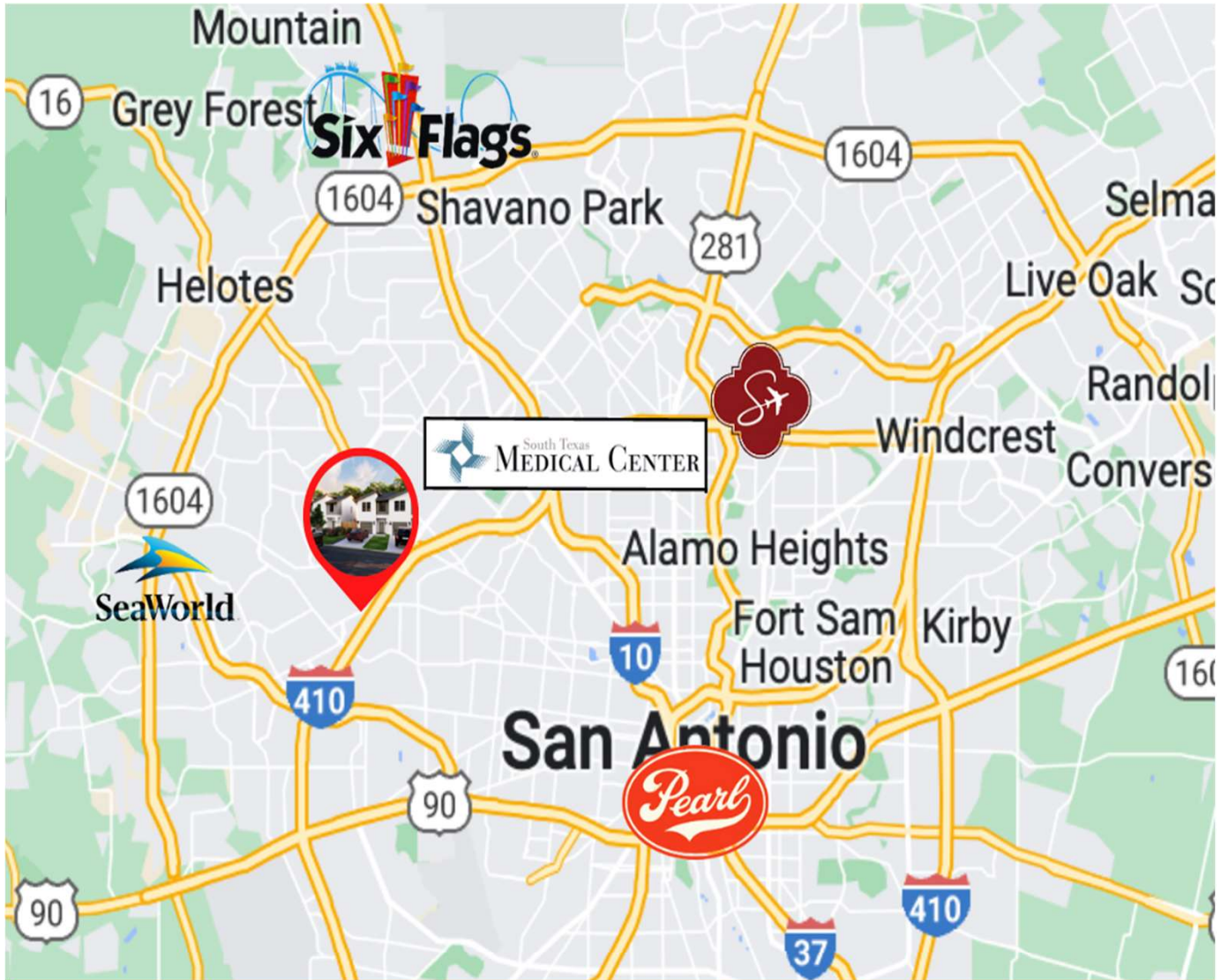
M O D E R N

**3362 Northwestern Drive
San Antonio, Texas 78238**



VAN CLEAVE

M O D E R N



NEIGHBORING AMENITIES & BUSINESSES

Leon Creek Greenway	0.3 miles	San Antonio Airport	10 miles
Medical Center	5 miles	University of Texas San Antonio	11 miles
SeaWorld San Antonio	6 miles	The Rim / Six Flags / La Cantera	12 miles
Lackland Air Force Base	8 miles	Downtown / The Pearl	13 miles

VAN CLEAVE

M O D E R N



Leon Creek Greenway

The greenway trail system expands over 80 miles throughout the city. An entrance to the trail is practically in your backyard.



The Pearl

Just 20 minutes from your front door, the historic Pearl hosts many popular restaurants and family friendly events.



Lackland Air Force Base

Known as, Joint Base San Antonio, Lackland is the closest of 3 military installations, with over 40,000 employees.



South Texas Medical Center

This area houses 9 major medical institutions and employs over 30,000 people.



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.

11-03-2025



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.

WRITTEN AGREEMENTS ARE REQUIRED IN CERTAIN SITUATIONS: A license holder who performs brokerage activity for a prospective buyer of residential property must enter into a written agreement with the buyer before showing any residential property to the buyer or if no residential property will be shown, before presenting an offer on behalf of the buyer. This written agreement must contain specific information required by Texas law. For more information on these requirements, see section 1101.563 of the Texas Occupations Code. **Even if a written agreement is not required, to avoid disputes, all agreements between you and a broker should be in writing and clearly establish: (i) the broker's duties and responsibilities to you and your obligations under the agreement; and (ii) the amount or rate of compensation the broker will receive and how this amount is determined.**

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 by the buyer or buyer's agent. **An owner's agent fees are not set by law and are fully negotiable.**

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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

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.

A LICENSE HOLDER CAN SHOW PROPERTY TO A BUYER/TENANT WITHOUT REPRESENTING THE BUYER/TENANT IF:

- The broker has not agreed with the buyer/tenant, either orally or in writing, to represent the buyer/tenant;
- The broker is not otherwise acting as the buyer/tenant's agent at the time of showing the property;
- The broker does not provide the buyer/tenant opinions or advice regarding the property or real estate transactions generally; and
- The broker does not perform any other act of real estate brokerage for the buyer/tenant.

Before showing a residential property to an unrepresented prospective buyer, a license holder must enter into a written agreement that contains the information required by section 1101.563 of the Texas Occupations Code. The agreement may not be exclusive and must be limited to no more than 14 days.

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.

<u>Suburban Spaces LLC</u>	<u>9003870</u>	<u>hello@suburbanspaces.com</u>	<u>(210)263-9323</u>
Name of Sponsoring Broker (Licensed Individual or Business Entity)	License No.	Email	Phone
<u>Chad Nail</u>	<u>550904</u>	<u>chad@suburbanspaces.com</u>	<u>(210)263-9323</u>
Name of Designated Broker of Licensed Business Entity, if applicable	License No.	Email	Phone
_____	License No.	Email	Phone
Name of Licensed Supervisor of Sales Agent/Associate, if applicable	License No.	Email	Phone
_____	License No.	Email	Phone
Name of Sales Agent/Associate	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-2

TXR 2501

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IABS - New

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