

FOR SALE

Call for Pricing

Commercial Site Ready for Development
0.42 AC



Commercial Site For Sale

13535 Babcock Road

Zone: C-3 S Excellent 0.42 acre development property situated in well developed university neighborhood. Easy access to Loop 1604 and I-10 with minutes to La Cantera Shopping Center.

The property is ready for construction of your next commercial investment. The property has a level topology with all city utilities on site. Excellent for a neighborhood retail center or a retail fast food.

LeRoy J Garza
Cell: 979-236-6548

21750 Hardy Oak Blvd Ste. 102-165
San Antonio, TX 78258
Email: ljgarza@ljgcomm.com

AMENITIES

- ◆ Easy access to state Loop 1604
- ◆ Easy access to I-10
- ◆ Easy access to La Cantera
- ◆ Local utilities available on site
- ◆ Level topology
- ◆ Minutes from UTSA

THE INFORMATION HEREIN WAS OBTAINED FROM SOURCES BELIEVED RELIABLE. HOWEVER, LJG COMM, LLC MAKES NO GUARANTEES, WARRANTIES OR REPRESENTATIONS AS TO THE COMPLETENESS OR ACCURACY THEREOF. THE PRESENTATION OF THIS PROPERTY IS SUBJECT TO ERRORS, OMISSIONS, CHANGE OF PRICE OR CONDITIONS PRIOR TO SALE OR LEASE OR WITHDRAWAL WITHOUT NOTICE. ALL AREAS AND DIMENSIONS ARE APPROXIMATE.



Street View 1



Site Location



Street View 2



LeRoy J Garza
Cell: 979-236-6548
Email: ljgarza@ljgcomm.com
Website: ljgcomm.com

LJG COMM LLC
21750 Hardy Oak Blvd Ste 102-165
San Antonio, TX 78355

Population	2 mile	5 mile	10 mile
2010 Population	48,910	192,133	650,351
2023 Population	56,479	227,640	773,195
2028 Population Projection	57,495	232,561	790,277
Annual Growth 2010-2023	1.2%	1.4%	1.5%
Annual Growth 2023-2028	0.4%	0.4%	0.4%
Median Age	32.4	35.2	35.6
Bachelor's Degree or Higher	39%	41%	35%
U.S. Armed Forces	263	872	4,436

Demographics

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11/2/2015

Information About Brokerage Services

Texas law requires all real estate licensees 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.

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Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
LeRoy J Garza	650742	ljgarza@ljgcomm.com	(979)236-6548
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
LeRoy Garza	650742	ljgarza@ljgcomm.com	(979)236-6548
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
IABS 1-0 Date

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