



CLASSEN REALTY
GROUP

For Sale:
Light Industrial
8.576 Acre Tract
IH-35 Frontage
San Antonio, TX

MITCHELL
CLASSEN

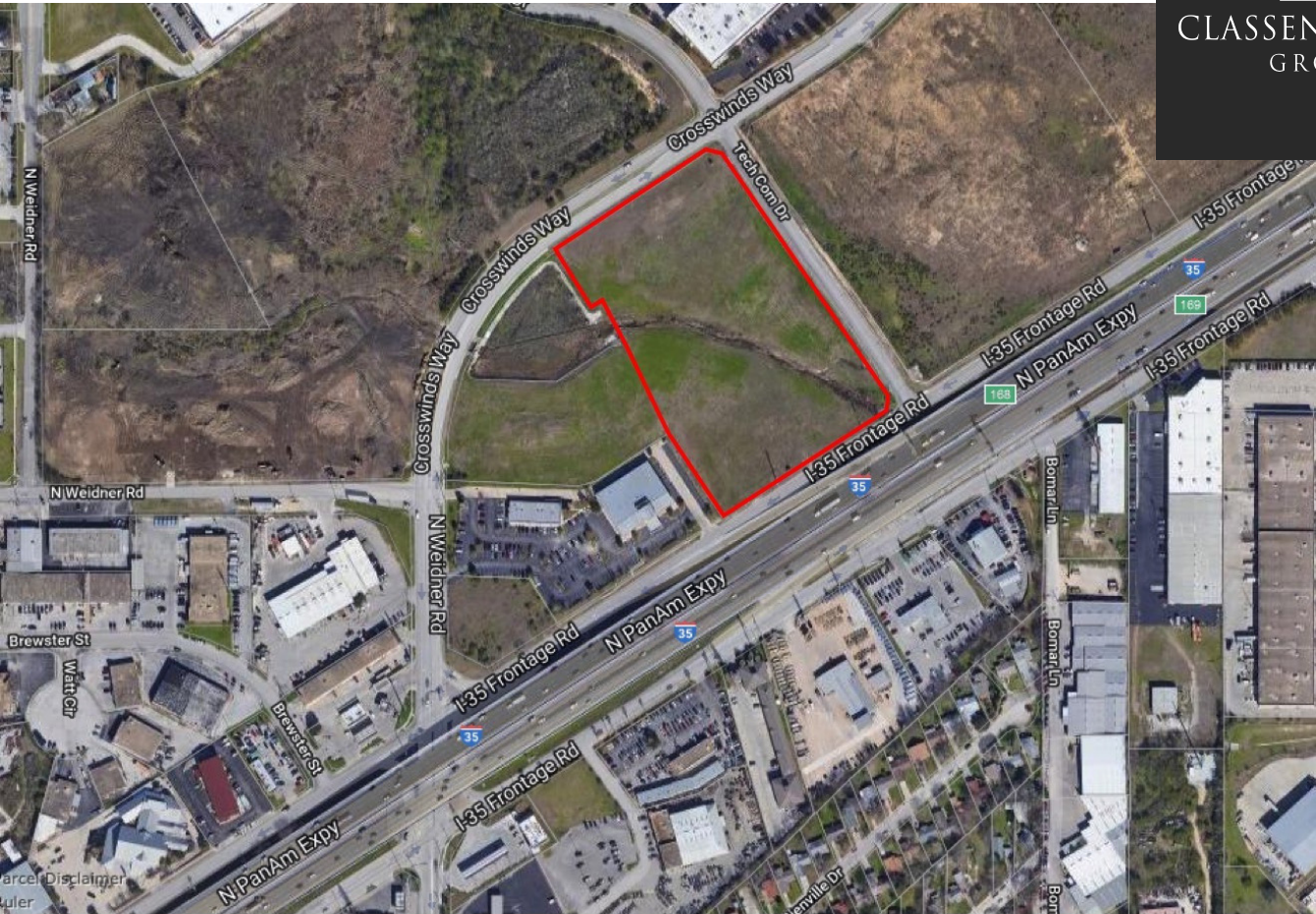
POWERED BY:



CROSSWINDS WAY/IH-35 SAN ANTONIO, TX
\$ 1,643,783 | \$4.40/SF



CLASSEN REALTY GROUP



The Property

- Prime I-35 Land
- Zoned Light Industrial

Property Features

- 8.576 Acre Tract
- Triple Frontage IH-35, Crosswinds Way, Tech Com Drive
- Traffic - IH-35 190,805 VPD
Crosswinds 17,370 VPD

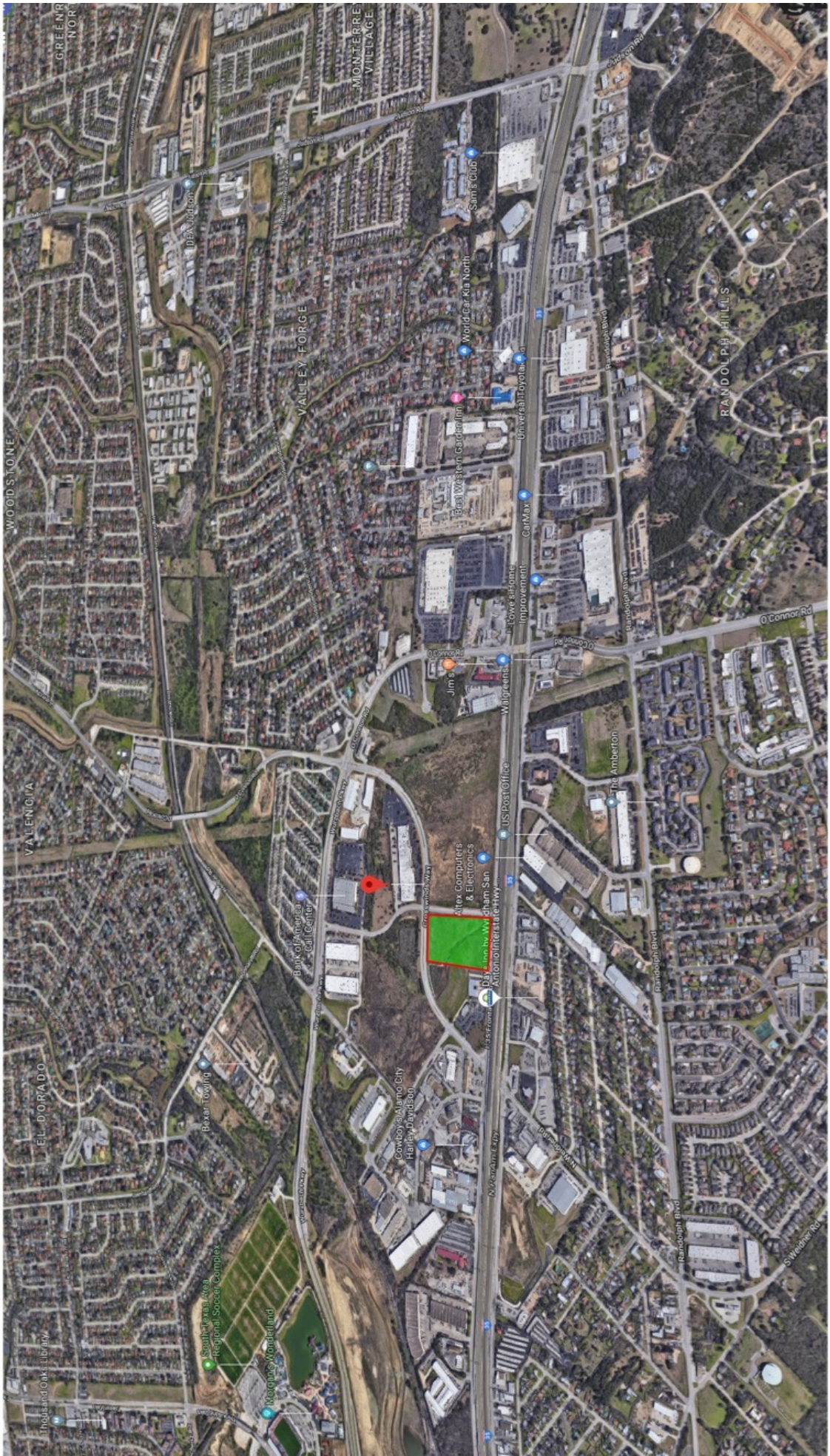
Classen Realty Group

Mitchell Classen, Realtor
512-971-3415
Mitchell@classenproperties.com
www.mitchellclassen.com

Brokered by:
Classic Realty
2251 Double Creek Drive Ste. 202
Round Rock, TX 78664









FIELD NOTES FOR TRACTS
REMAINDER OF BLOCK 10
OWNER: G.T. BRIZZOTTI LTD.

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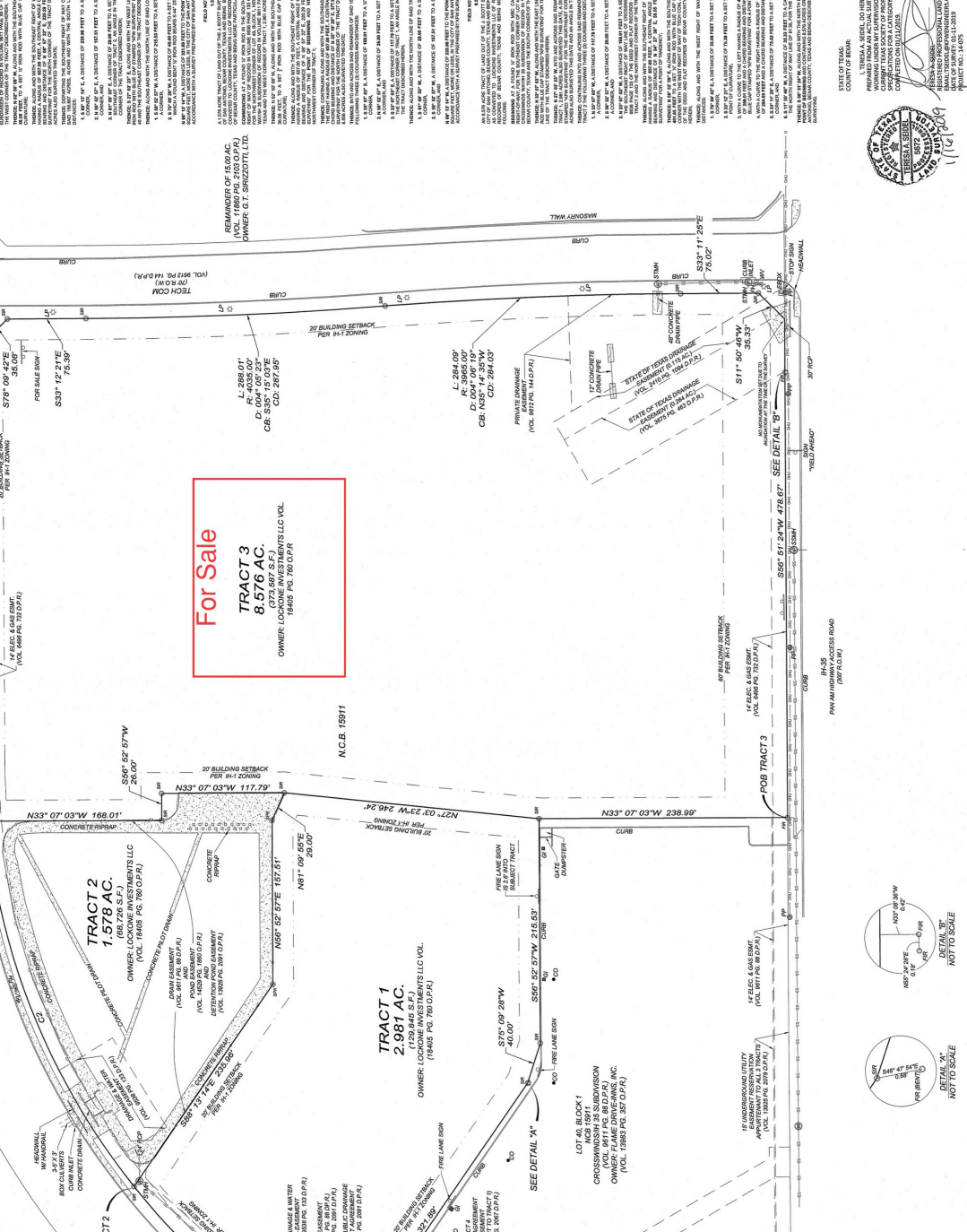
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PROPERTY DESCRIPTION EXHIBIT

Code	Symbol	Description
C1	Circle with dot	CONCRETE CURB
C2	Square with dot	CONCRETE DRIVEWAY
C3	Circle with cross	CONCRETE DRIVEWAY
C4	Circle with star	CONCRETE DRIVEWAY
C5	Circle with triangle	CONCRETE DRIVEWAY
C6	Circle with diamond	CONCRETE DRIVEWAY
C7	Circle with square	CONCRETE DRIVEWAY
C8	Circle with circle	CONCRETE DRIVEWAY
C9	Circle with diamond	CONCRETE DRIVEWAY
C10	Circle with square	CONCRETE DRIVEWAY
C11	Circle with circle	CONCRETE DRIVEWAY
C12	Circle with diamond	CONCRETE DRIVEWAY
C13	Circle with square	CONCRETE DRIVEWAY
C14	Circle with circle	CONCRETE DRIVEWAY
C15	Circle with diamond	CONCRETE DRIVEWAY
C16	Circle with square	CONCRETE DRIVEWAY
C17	Circle with circle	CONCRETE DRIVEWAY
C18	Circle with diamond	CONCRETE DRIVEWAY
C19	Circle with square	CONCRETE DRIVEWAY
C20	Circle with circle	CONCRETE DRIVEWAY
C21	Circle with diamond	CONCRETE DRIVEWAY
C22	Circle with square	CONCRETE DRIVEWAY
C23	Circle with circle	CONCRETE DRIVEWAY
C24	Circle with diamond	CONCRETE DRIVEWAY
C25	Circle with square	CONCRETE DRIVEWAY
C26	Circle with circle	CONCRETE DRIVEWAY
C27	Circle with diamond	CONCRETE DRIVEWAY
C28	Circle with square	CONCRETE DRIVEWAY
C29	Circle with circle	CONCRETE DRIVEWAY
C30	Circle with diamond	CONCRETE DRIVEWAY

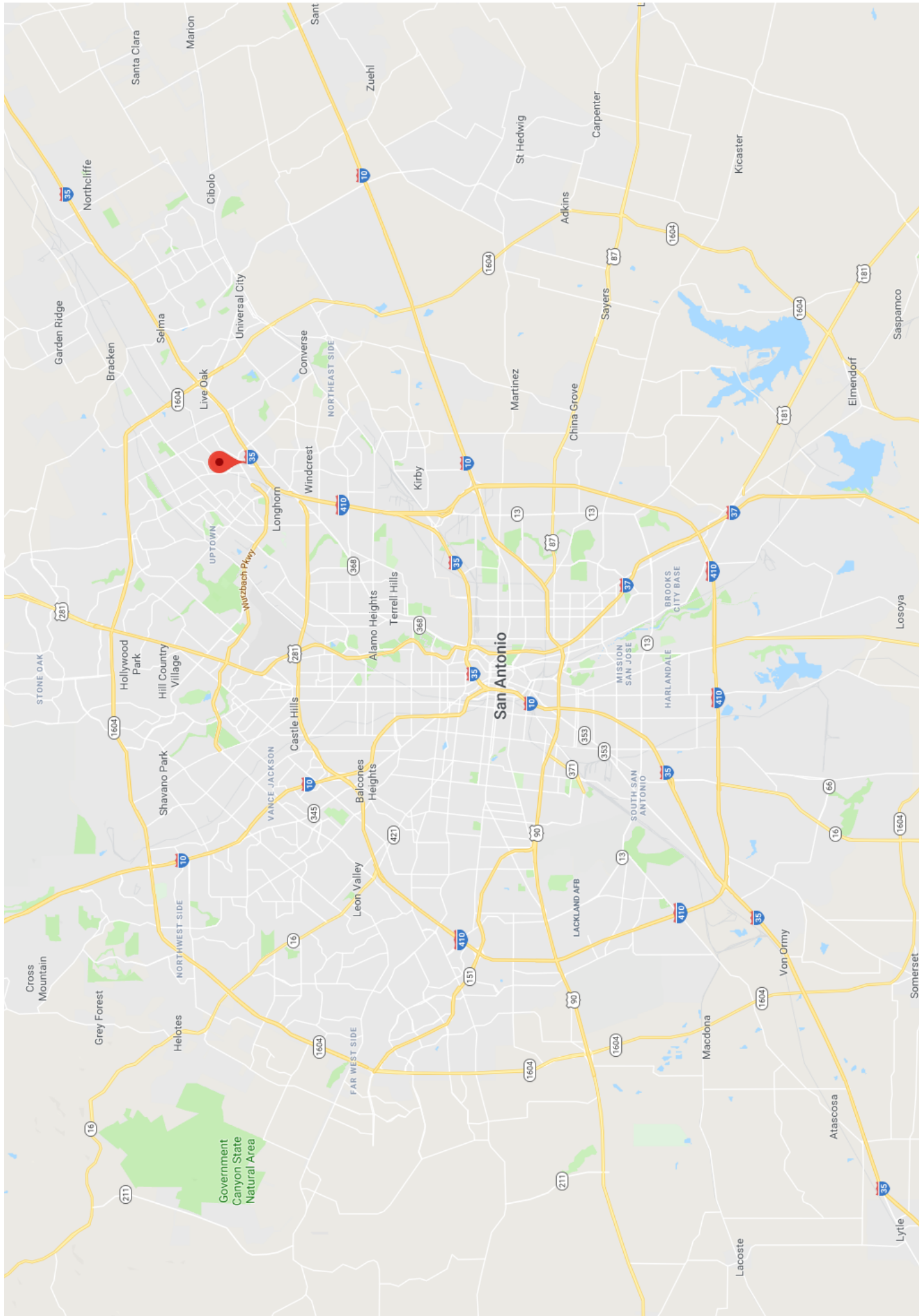
PROPERTY ADDRESS: CROSSWINDS WAY @ TECH COM
SAN ANTONIO, TEXAS



DATE: 1-11-19
DRAWN BY: GREGORY S. BRIZZOTTI
PROJECT NO.: 18405

SHEET NUMBER
1 of 1

FOR SALE
TRACT 3
8,576 AC.
OWNER: LOCKON INVESTMENTS LLC VOL. 18405 PG. 760 OF PR





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:
 - 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 coincidental 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.

Classic Realty	9006596	lorriewestberry@gmail.com	(512)820-7630
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Lorrie Westberry	582348	lorriewestberry@gmail.com	(512)820-7630
Designated Broker of Firm	License No.	Email	Phone
Lorrie Westberry	582348	lorriewestberry@gmail.com	(512)820-7630
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Mitchell Classen	694437	mitchell@classenproperties.com	(512)971-3415
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