

8.7 AC FOR SALE IN LYTLE, TX JUST SOUTH OF FM 3175 & I-35 S



Location: Lytle, TX just south of FM 3175 along the I-35 S access Rd. Property is located in Atascosa County.

Land: +/- 8.7 AC Zoning: Residential & Commercial Price: \$695,000

Overview: Subject Property is an excellent opportunity for a variety of commercial uses. The frontage is zoned commercial with the rear zoned for residential development. Property may be rezoned to accommodate other uses with City approval.

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Infor Texas law requires (brokerage s	rmation About all real estate license ho services to prospective <i>k</i>	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 n about
 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activities, including acts performed by sales agents s A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker. 	S: cerage activities, including by a broker and works wit	FATE LICENSE HOLDERS: responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. NT must be sponsored by a broker and works with clients on behalf of the broker.	l by 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. 	D BY LAW (A client is the I all others, including the bi ormation about the prope resent any offer to or coun saction honestly and fairly	OKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represent 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.	ts):
A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:	ARTY IN A REAL ESTATE TR	ANSACTION:	
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.	JRD): The broker become berty management agreen any material information agent by the buyer or buye	is the property owner's agent through ar ment. An owner's agent must perform t about the property or transaction knc er's agent.	agreement with the owner, le broker's minimum duties wn by the agent, including
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.	oker becomes the buyer/t er's agent must perform tl or transaction known by th	tenant's agent by agreeing to represent he broker's minimum duties above and r he agent, including information disclosed	he buyer, usually through a uust inform the buyer of any to the agent by the seller or
AS AGENT FOR BOTH - INTERMEDIARY : To act as an intermediary between the parties the broker must first obtain the written agreement of <i>each party</i> to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or	I: To act as an intermed tion. The written agreeme	diary between the parties the broker n ent must state who will pay the broker	ust first obtain the written and, in conspicuous bold or
 underlined print, set forth the broker's obl Must treat all parties to the transacti 	oligations as an intermedia tion impartially and fairly;	ıry. A broker who acts as an intermediary	
 May, with the parties' written const buyer) to communicate with, provide Must not, unless specifically authorized a price 	sent, appoint a different l le opinions and advice to, i ized in writing to do so by t ce less than the written so	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:	r to each party (owner and ty to the transaction.
 that the buyer/tenant will pay a price free gree that the buyer/tenant will pay a price gree any confidential information or any oth disclose, unless required to do so by law. 	buyer/tenant will pay a price rest that the mitten asking price, buyer/tenant will pay a price greater than the price submit fidential information or any other information that a pa unless required to do so by law.	buyer/tenant will pay a price reasting uncertaint as write a party price, buyer/tenant will pay a price greater than the price submitted in a written offer; and fidential information or any other information that a party specifically instructs the broker in writing unless required to do so by law.	roker in writing not to
AS SUBAGENT: A license holder acts as a buyer. A subagent can assist the buyer but	a subagent when aiding a it does not represent the b	license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the can assist the buyer but does not represent the buyer and must place the interests of the owner first.	ement to represent 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. 	BETWEEN YOU AND A BRC ties to you, and your obligg torovided to you, when pa	VOID 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	tlY ESTABLISH: nt. it will be calculated.
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Craig Benton Scott	501123	cscott@dirtdealers.com	(210) 496-7775
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