

# FOR SALE:

## +/-3.00 Acre Parcel

13811-B HIGHWAY 16 S

San Antonio, TX 78224



All details provided about the property for sale come from sources believed to be reliable; however, no guarantee or assurance is given as to their accuracy or completeness. The information may also be subject to changes in pricing or terms, previous sales, or withdrawal without prior notice.



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**LOCATION:** Approximately 3 miles south of Loop 410 and 3 miles north of Loop 1604 in the SW quadrant of the San Antonio area. Highway 16 is a four-lane divided state highway. This location is within 2 miles of the expanding Toyota manufacturing plant and across the highway from the new \$500mm JCB manufacturing facility.

**AVAILABLE:** 3 +/- acres with approximate dimensions of 469' depth x 279' width or frontage on Highway 16. **Possible expansion of the site up to 5 acres.**

**ZONING:** None known; this is outside the San Antonio city limits, but within its ETJ.

**UTILITIES:** This is within the service areas of SAWS for water and sewer and CPS Energy for electricity. There are no water and sewer connections to the property currently.

Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

**SALE PRICE:** \$495,000 cash for 3 acres. Owner might sell up to 5 acres for a negotiable price.

**TOPOGRAPHY:** Mostly level and at grade with the highway. The rear portion of the site is in the 100-year floodplain.

**AREA HIGHLIGHTS:** Access from US Highway 90, situated minutes from Medina Valley High School. It offers prime potential for commercial or industrial development with strong regional ties.



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# 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.

## 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 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.

### **Dirt Dealers V LLC**

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

**562388**

License No.

**cscott@dirdealers.com**

Email

**210.496.7775**

Phone

### **First American Property Group**

Designated Broker of Firm

**562388**

License No.

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Email

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Phone

Licensed Supervisor of Sales Agent / Associate

License No.

Email

Phone

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](http://www.trec.texas.gov)

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