

Pinnacle Montessori

of ALAMO RANCH, SAN ANTONIO, TX - 78253



FOR SALE!



WWW.CHILDCAREMNA.COM

Property Features :

- Building Size: 11,400 sq ft (+/-)
- Asking Price:
 1. \$4,900,000 (includes land, building, and termination of franchise)
 2. \$4,700,000 (includes land, building and franchise)
- Capacity: Can accommodate upto 165 children
- Year Established: 2013



NAOMI FREEMAN
Realtor

Contact us :



info@srclandbuilding.com
naomirealestate11@gmail.com

Visit us :



Lands - www.srclandbuild.com
Retails - www.pinnacle-plaza.com
Schools - www.childcaremna.com

No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

School Features :



- Location: 11400 Culebra Rd, San Antonio, TX 78253, strategically positioned near the bustling William H. Taft High School, adjacent to a shopping center and car wash, which ensures high visibility and foot traffic.
- Classroom and Facility Layout: Includes 10 spacious classrooms, 10 bathrooms, and a large gymnasium, providing a well-equipped learning environment suitable for children from infancy through age nine.
- Programs Offered: Montessori programs catering to children from six weeks to nine years, with options for part-day and full-day schedules.
- Environment and Community: Known for fostering a respectful, nurturing learning environment that emphasizes the Montessori philosophy and prepares children for future educational success

Pinnacle Montessori of Alamo Ranch is recognized for its commitment to quality education and has built a reputation as a leading Montessori provider in Texas, serving a diverse and engaged community. This investment opportunity is ideal for those looking to enter the early education market or expand their current portfolio in a rapidly growing area of San Antonio.



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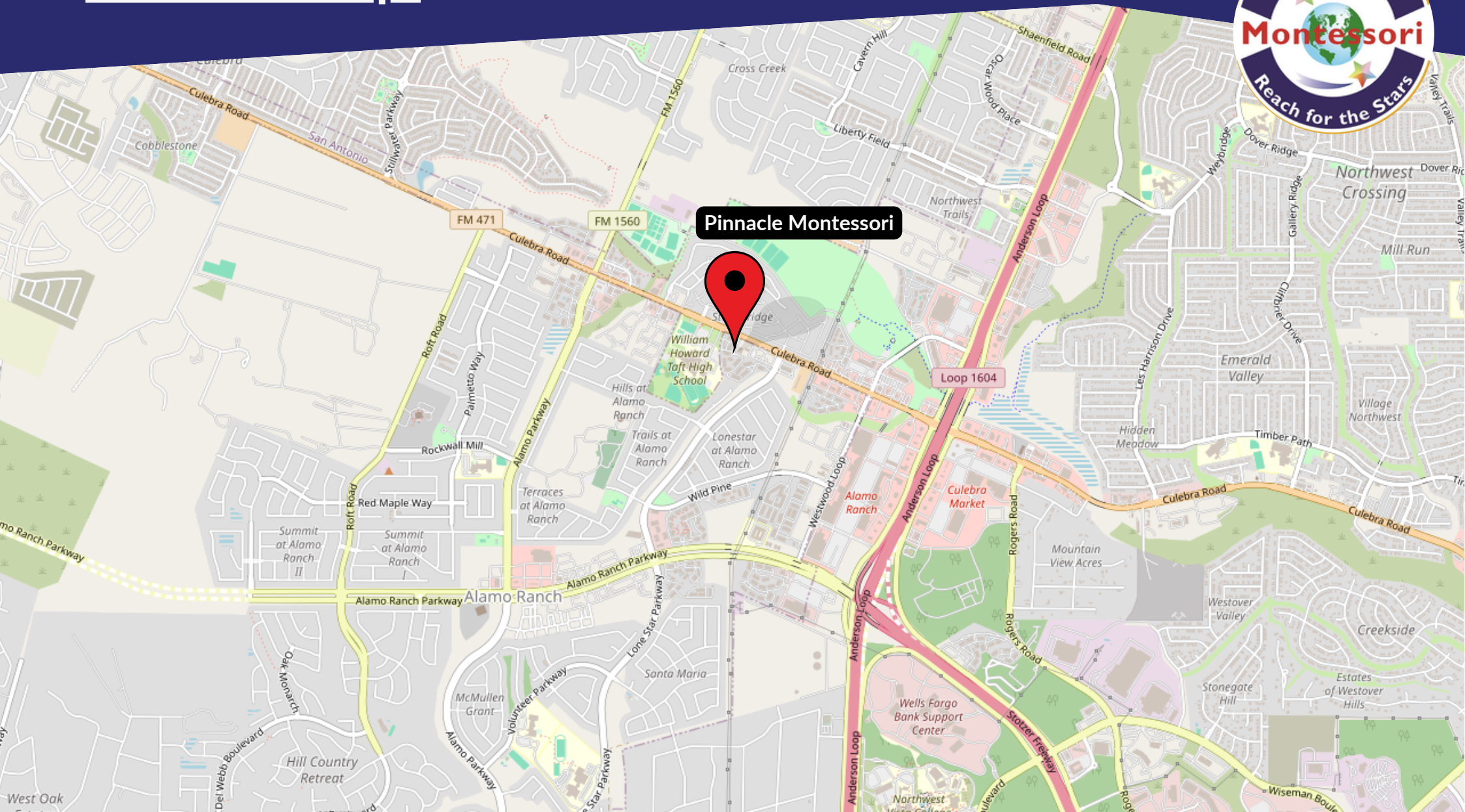
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Satellite Map: 11400 Culebra Rd, San Antonio, TX 78253



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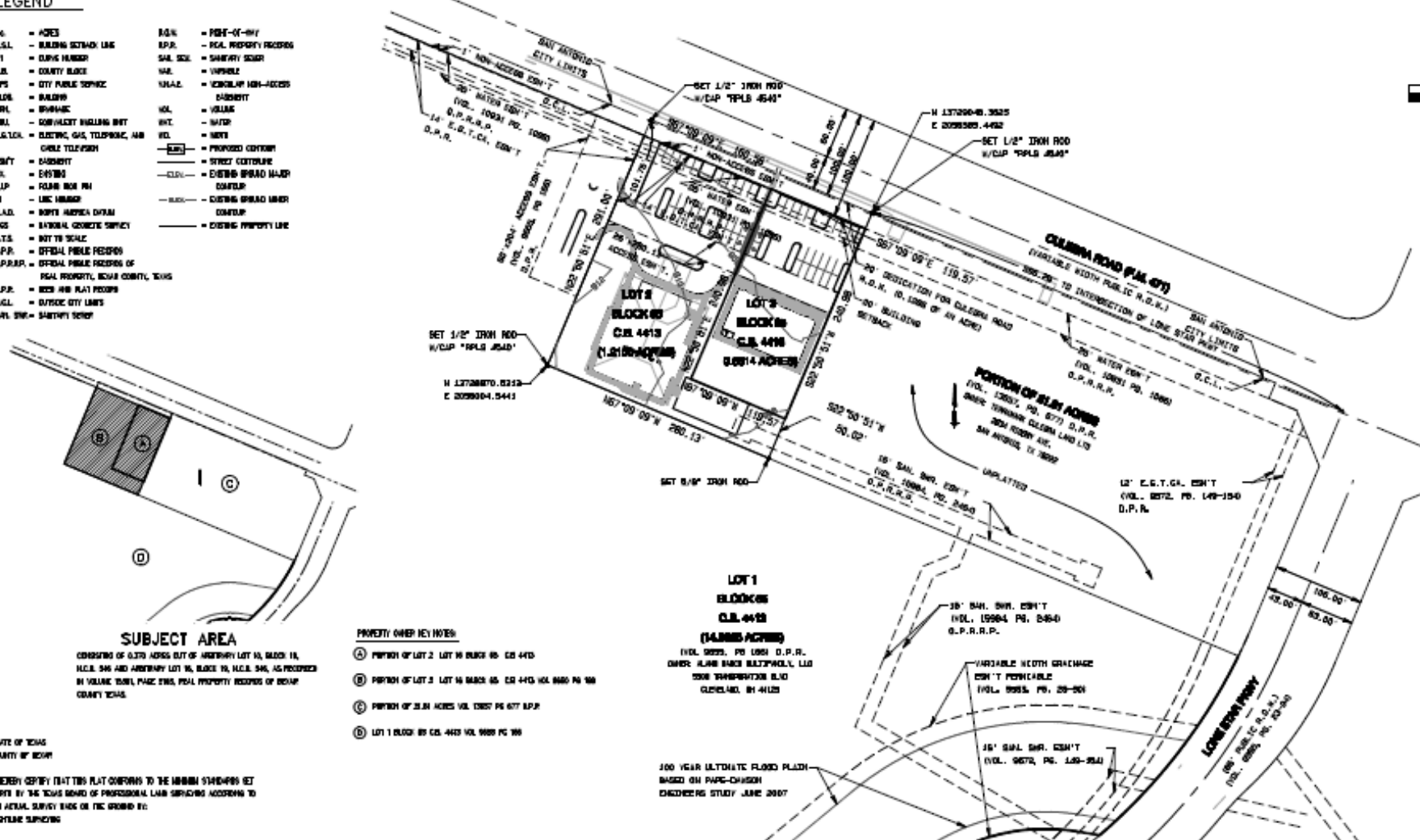
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N.T.S.

AL	AL - ALIBIS	BLN	BLN - POINT-OF-WHY
BL	BL - BUILDING BACKGROUND LINE	BRP	BRP - RCL PROPERTY RECORDS
CL	CL - CLERGY HISTORY	SHL	SHL - SHERIFF'S LOGS
COL	COL - COUNTY BOARD	VAR	VAR - VARIANCE
OPS	OPS - CITY PUBLIC SERVICE	WAL	WAL - WARDEN/ALB NON-ACCESS
BLD	BLD - BUILDING		WARRANT
WHL	WHL - WRECKAGE		WILLAS
DBL	DBL - DOMESTIC BULLDOZING UNIT	WTE	WTE - WATERS
CLTCL	CLTCL - ELECTRIC, GAS, TELEPHONE, AND CABLE TELEVISION	WOL	WOL - WOLVES
CMPT	CMPT - CEMENT		CMPT - PROPOSED CEMENT
DL	DL - DRAINING		DL - STREET CONTINUE
CLP	CLP - FLOOR ROCK PM		CLP - EXISTING SPREAD WARD CONTINUE
UL	UL - LINE NUMBER		UL - EXISTING SPREAD UNDER CONTINUE
WOL	WOL - WORTH AROUND DRYAN		WOL - EXISTING PROPERTY LINE
WCS	WCS - WASHINGTON COUNTY SHERIFF		
WTS	WTS - WATTS TO SCALE		
SPR	SPR - OFFICIAL PUBLIC RECORDS		
SPRSPR	SPRSPR - OFFICIAL PUBLIC RECORDS OF REAL PROPERTY, SCHOOL DISTRICT, TOWNS		
SPR	SPR - SEED AND PLANT RECORD		
SHL	SHL - SHERIFF CITY LIMITS		
SHL SHL	SHL SHL - SHERIFF'S SEARCH		

FINISHED FLOOR ELEVATIONS FOR STRUCTURES ON LOTS CONTAINING FLOODPLAIN OR ADJACENT TO THE FLOODPLAIN SHALL BE NO LESS THAN ONE FOOT ABOVE THE BASE FLOOR ELEVATION (BFE) OF THE REGULATORY FLOODPLAIN. NONRESIDENTIAL STRUCTURES SHALL BE ELEVATED TO FLOOR PROTECT TO NO LESS THAN ONE FOOT ABOVE THE BFE OF THE REGULATORY FLOODPLAIN.

THIS PRODUCT MAY HEAVY, ALONG, RELEASE OR OTHERWISE AFFECT ANY EXISTING ELECTRIC, GAS, WATER, SEWER, WIRING, TELEPHONE, CABLE CABLESETS OR ANY OTHER CABLESETS FOR UTILITIES UNLESS THE CHANGES TO SUCH CABLESETS ARE DESCRIBED BELOW.



GRAPHIC SCALE

1'-100'

A horizontal number line with tick marks at 100, 200, and 300. The region between 100 and 200 is shaded in black.



TONGUE STANDARDS DISTRIBUTION, LLC ENGINEERING PLANNERS TYPE FORM #13934

SIGHTLINE SURVEYING

OFFICE 234 875-2225 FAX 234 888-0382 CELL 234 888-3007
E-MAIL: STAC@ELECTRAE.COM TEL# 8 888-440-0000

STATE OF TEXAS
COUNTY OF BOLLAR

THE OFFICE OF LAND SHOWN ON THIS PLAN, IN PERSON OR THROUGH A duly AUTHORIZED AGENT, CONSENTS TO THE USE OF THE MAP, REPORT AND/OR DRAWING AS PRIVATE OR PART OF AN EXCLUSIVE OR PLANNED LAND DEVELOPMENT, FOR ANY AND ALL STREETS, ALLEYS, PARKS, RECREATION, UTILITIES, EXHIBITS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND COORDINATION THEREON CONVEYED.

DIMER / ENVELOPE

SYCAMORE MANAGEMENT PARTNERS, L.L.C.
SAN REDDY
18740 WAGGERS LANE
DALLAS, TEXAS 75288
PL (214) 478-1140

STATE OF TEXAS
COUNTY OF BOLLAR

HEREIN, THE UNIFORMED AUTHORITY ON THIS DAY PERSONALLY APPEARED
 _____ KNOWN TO ME TO BE THE PERSON
 WHOSE NAME IS SUBMITTED TO THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED
 TO ME THAT HE EXECUTES THE SAME FOR THE PURPOSES AND CONSIDERATIONS THEREIN
 EXPRESSED AND IN THE CAPACITY THEREIN STATED.

WITNESSED BY HAND AND SEAL OF OFFICE THIS _____ DAY OF _____
A.D. 1963.

BENTLEY FRIEDL,
HALL COUNTY, TEXAS

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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.

2-10-2025



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.

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. **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:
 - 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.

<u>Ready Real Estate, LLC</u>	<u>521646</u>	<u>von@readyrealestate.com</u>	<u>(817)569-8200</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Von sutten</u>	<u>475530</u>	<u>von@readyrealestate.com</u>	<u>(817)569-8200</u>
Designated Broker of Firm	License No.	Email	Phone
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Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Naomi Freeman</u>	<u>651102</u>	<u>naomif11@gmail.com</u>	<u>(214)679-6182</u>
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 1-1

Photos:



For more details visit us at -

WWW.CHILDCAREMNA.COM

Or Call Us at -

+14695019361 / 62

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NAOMI FREEMAN
Broker

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