

# FOR SALE:

+/-1.43 Available Acres

9406 Silver Spot, San Antonio TX 78254



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.



334 North Park Dr  
San Antonio, Texas 78216  
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**LOCATION:** At the intersection of Galm Road and Silver Spot, near FM 1560, in San Antonio, Texas

**AVAILABLE:** +/-1.43 Acres

**ZONING:** OCL- Outside City Limit

**UTILITIES:** Water & Sewer - SAWS  
Electricity- CPS

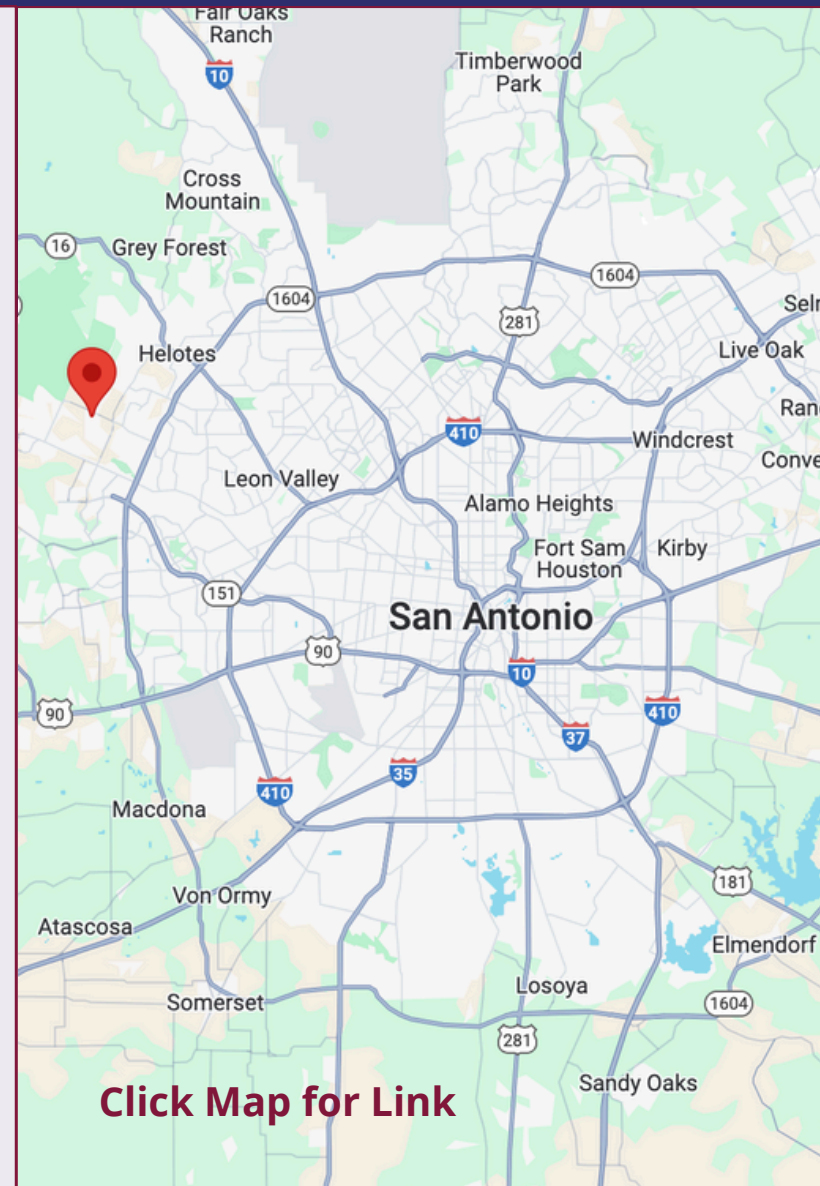
Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

**SALE PRICE:** Contact Broker

## AREA HIGHLIGHTS:

The property is situated at a lighted intersection, enhancing accessibility and visibility for potential developments. The Galm Road Phase III project is underway, expanding the current two-lane roadway into a five-lane roadway, including bike lanes and sidewalks, to improve traffic flow and connectivity.

1167 future lots, 802 Annual Starts, and 1219 vacant developed lots within a 3-mile radius.



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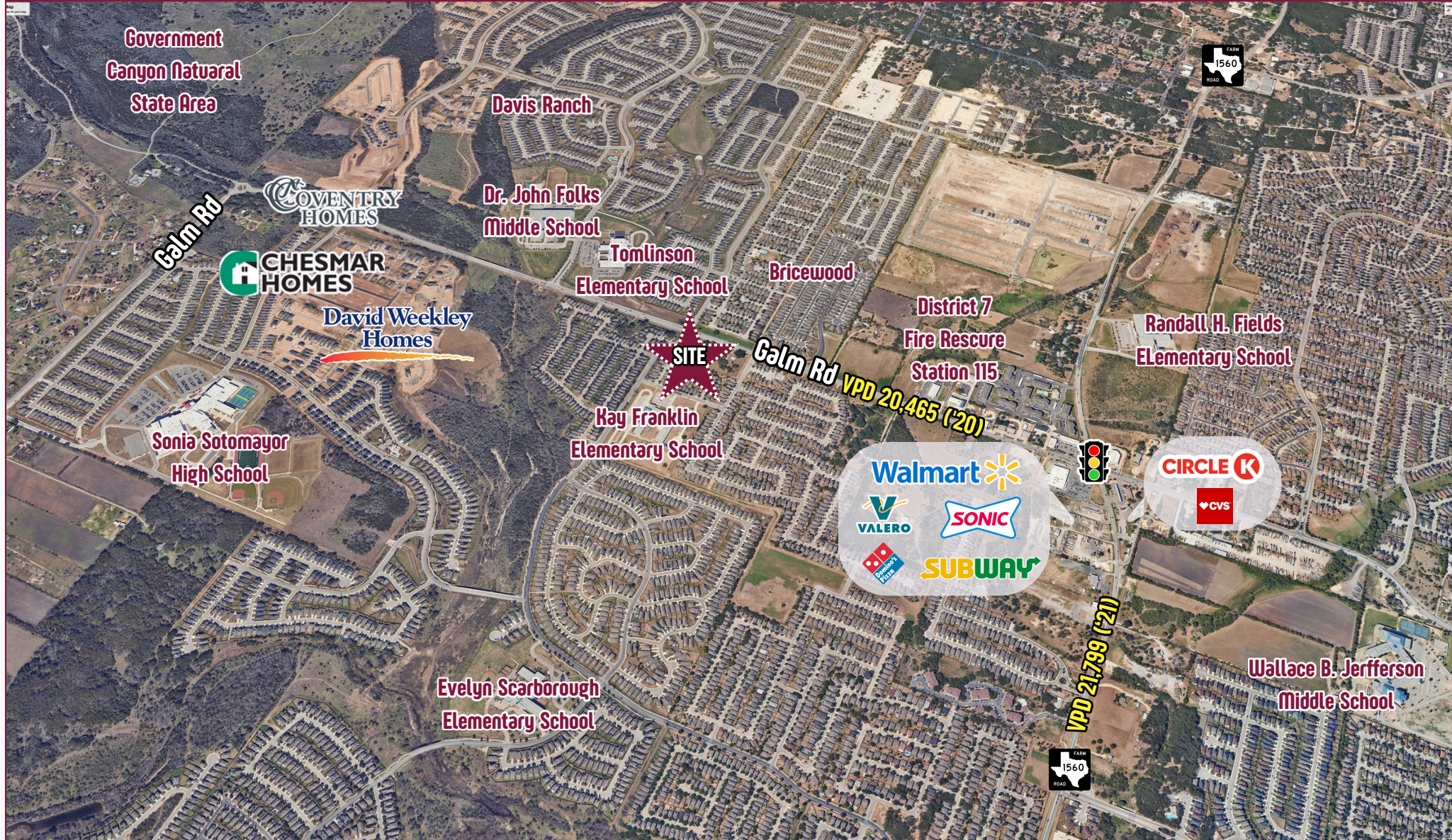
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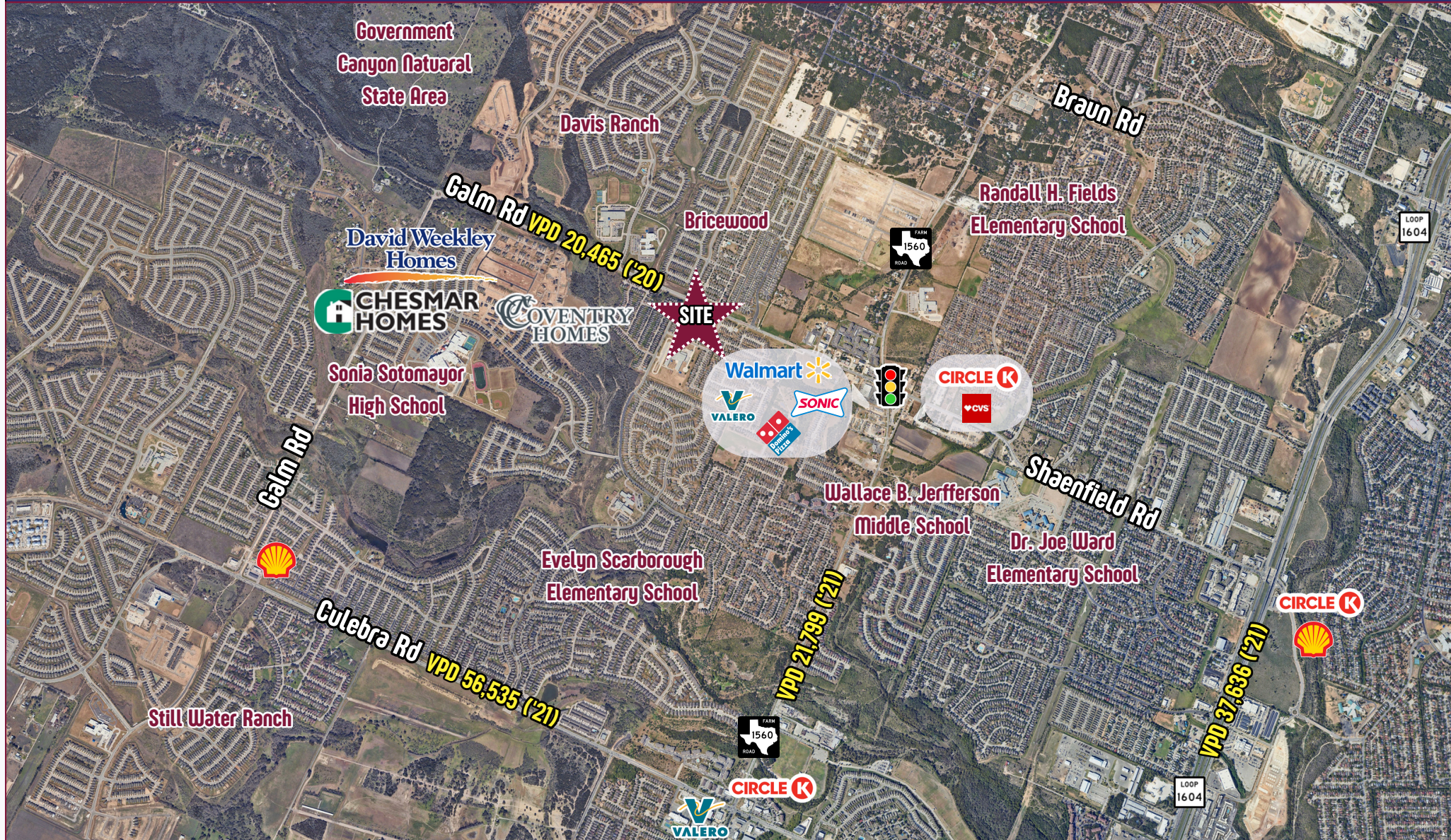
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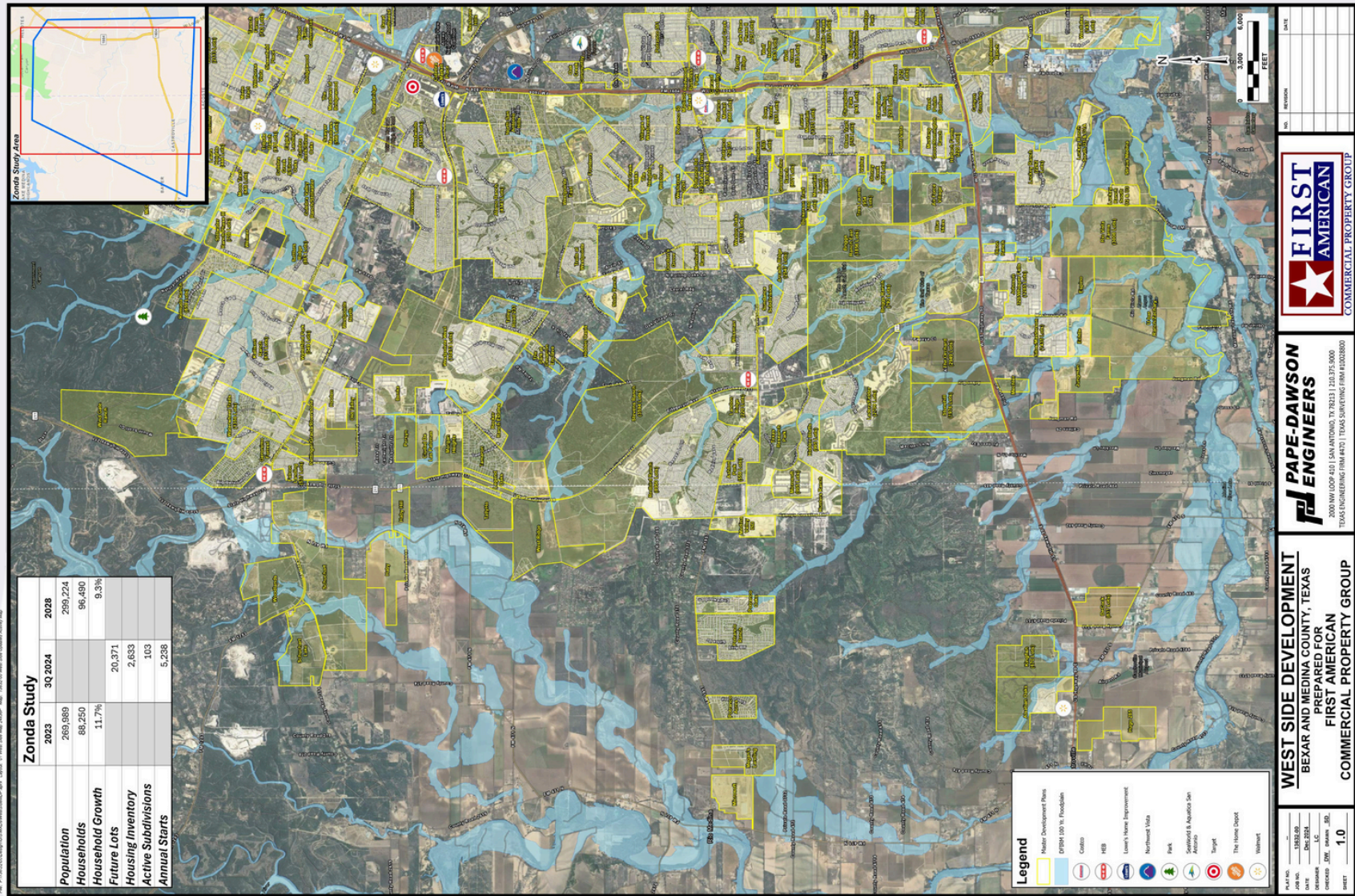
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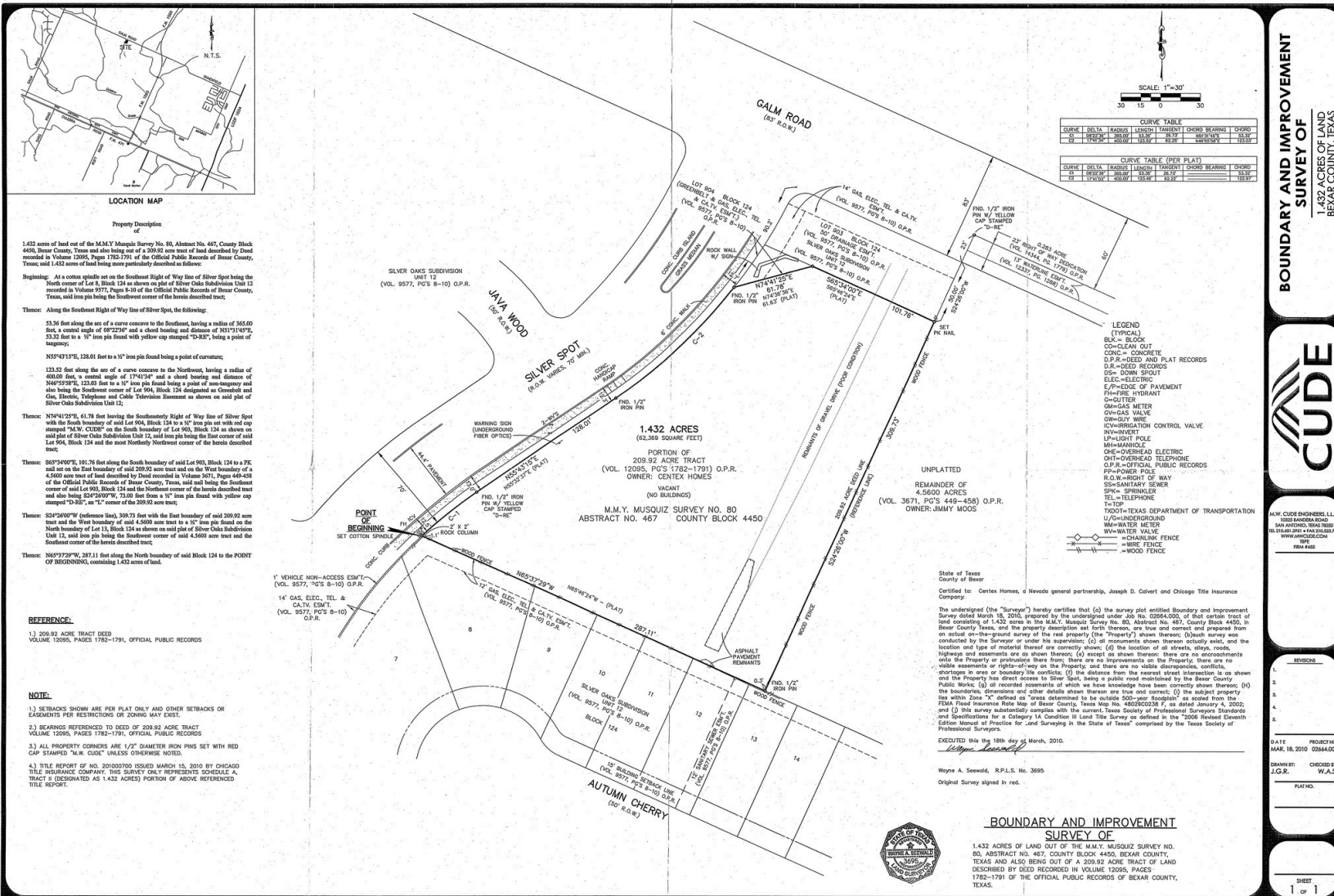
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**Property Description**

1.432 acres of land out of the M.M.Y. Musquiz Survey No. 80, Abstract No. 467, County Block 4450, Bexar County, Texas and also being out of a 209.92 acre tract of land described by Deed recorded in Volume 12095, Pages 1782-1791 of the Official Public Records of Bexar County, Texas, said 1.432 acres of land being more particularly described as follows:

**Beginning:** At a corner angle set on the Southeast Right of Way line of Silver Spot being the North corner of Lot 13, Block 124 as shown on said plat of Silver Oaks Subdivision Unit 12 recorded in Volume 5177, Pages 8-10 of the Official Public Records of Bexar County, Texas, said iron pin being the herein described tract;

**Then:** Along the Southeast Right of Way line of Silver Spot, the following:

12.56 feet along the arc of a curve concave to the Southeast, having a radius of 365.00 feet, a central angle of 08°22'34" and a chord bearing and distance of N31°19'14" E, 53.22 feet to a 1/2" iron pin found with yellow cap stamped "D-R-E-P", being a point of tangency;

N53°41'57" E, 128.61 feet to a 1/2" iron pin found being a point of curvature;

123.52 feet along the arc of a curve concave to the Northeast, having a radius of 462.00 feet, a central angle of 17°41'29" and a chord bearing and distance of N46°55'58" E, 123.03 feet to a 1/2" iron pin found being a point of non-essary and being the Southwest corner of Lot 904, Block 124 designated as Crawford and One, Electric, Telephone and Cable Television Easement as shown on said plat of Silver Oaks Subdivision Unit 12;

**Then:** N74°41'27" E, 41.78 feet being the Southeast Right of Way line of Silver Spot with the South boundary of said Lot 904, Block 124 to a 1/2" iron pin with red cap stamped "M.W. CLIFF" on the South boundary of Lot 904, Block 124 as shown on said plat of Silver Oaks Subdivision Unit 12, said iron pin being the last corner of said Lot 904, Block 124 and the most Northerly Northwest corner of the herein described tract;

**Then:** S67°34'07" E, 101.76 feet along the South boundary of said Lot 904, Block 124 to a P.C. nail set on the East boundary of said 209.92 acre tract and to the West boundary of a 4.5600 acre tract of land described by Deed recorded in Volume 3071, Pages 459-468 of the Official Public Records of Bexar County, Texas, said nail being the Southeast corner of said Lot 904, Block 124 and the Southwest corner of the herein described tract and also being S24°20'00" W, 73.00 feet from a 1/2" iron pin found with yellow cap stamped "D-R-E-P" as 1/2" corner of the 209.92 acre tract;

**Then:** S24°20'00" W (reference line), 309.73 feet with the East boundary of said 209.92 acre tract and the West boundary of said 4.5600 acre tract to a 1/2" iron pin found on the North boundary of Lot 13, Block 124 as shown on said plat of Silver Oaks Subdivision Unit 12, said iron pin being the Southwest corner of said 4.5600 acre tract and the Southeast corner of the herein described tract;

**Then:** N65°37'29" W, 287.11 feet along the North boundary of said Block 124 to the POINT OF BEGINNING, containing 1.432 acres of land.

**REFERENCE:**

- 209.92 ACRE TRACT DEED VOLUME 12095, PAGES 1782-1791, OFFICIAL PUBLIC RECORDS

**NOTE:**

- SETBACKS SHOWN ARE PER PLAT ONLY AND OTHER SETBACKS OR EASEMENTS PER RESTRICTIONS OR ZONING MAY EXIST.
- BEARINGS REFERENCED TO DEED OF 209.92 ACRE TRACT VOLUME 12095, PAGES 1782-1791, OFFICIAL PUBLIC RECORDS
- ALL PROPERTY CORNERS ARE 1/2" DIAMETER IRON PINS SET WITH RED CAP STAMPED "M.W. CLIFF" UNLESS OTHERWISE NOTED.
- TITLE REPORT OF NO. 201000700 ISSUED MARCH 15, 2010 BY CHICAGO TITLE INSURANCE COMPANY. THIS SURVEY ONLY REPRESENTS SCHEDULE A TRACT B DESIGNATED AS 1.432 ACRES) PORTION OF ABOVE REFERENCED TITLE REPORT.

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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.

**cscott@dirdealers.com**

\_\_\_\_\_  
Email

**210.496.7775**

\_\_\_\_\_  
Phone

\_\_\_\_\_  
Licensed Supervisor of Sales Agent / Associate

\_\_\_\_\_  
License No.

\_\_\_\_\_  
Email

\_\_\_\_\_  
Phone

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Sales Agent / Associate's Name

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License No.

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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)