

FOR LEASE

15305 I-35N
Selma, TX 78154

2.3




ACRES

PAD SITE near 1604/I-35
Forum Area

Highlights

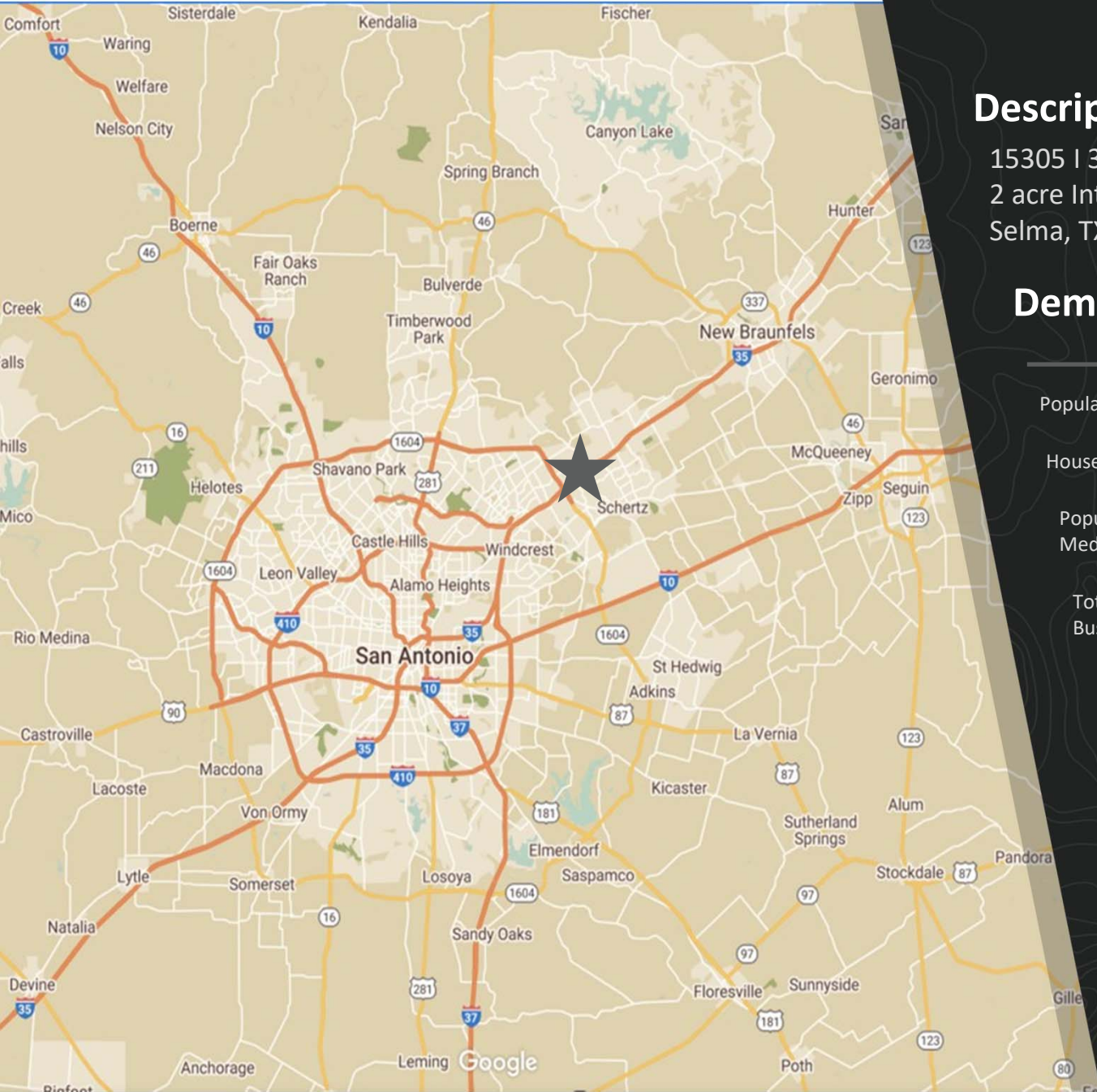
- Regional Retail Hub – Forum, Ikea, Costco
- High Traffic Counts, & Visibility
- Just north of I-35/Loop 1604

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215 S. San Saba, Ste 120 San Antonio, TX 78207

the **PLACE**
Commercial Real Estate



Description

15305 I 35N, Selma, TX
 2 acre Interstate 35N pad site
 Selma, TX

Demographics

	3 mi radius	5 mi radius	10 mi radius
Population	72,303	203,155	548,626
Households	27,113	73,536	202,280
Population Median Age	37.1	37.3	36.8
Total Business	30,535	55,882	187,461

5 Mile Information



Employees

55k



Median Income

\$ 93k



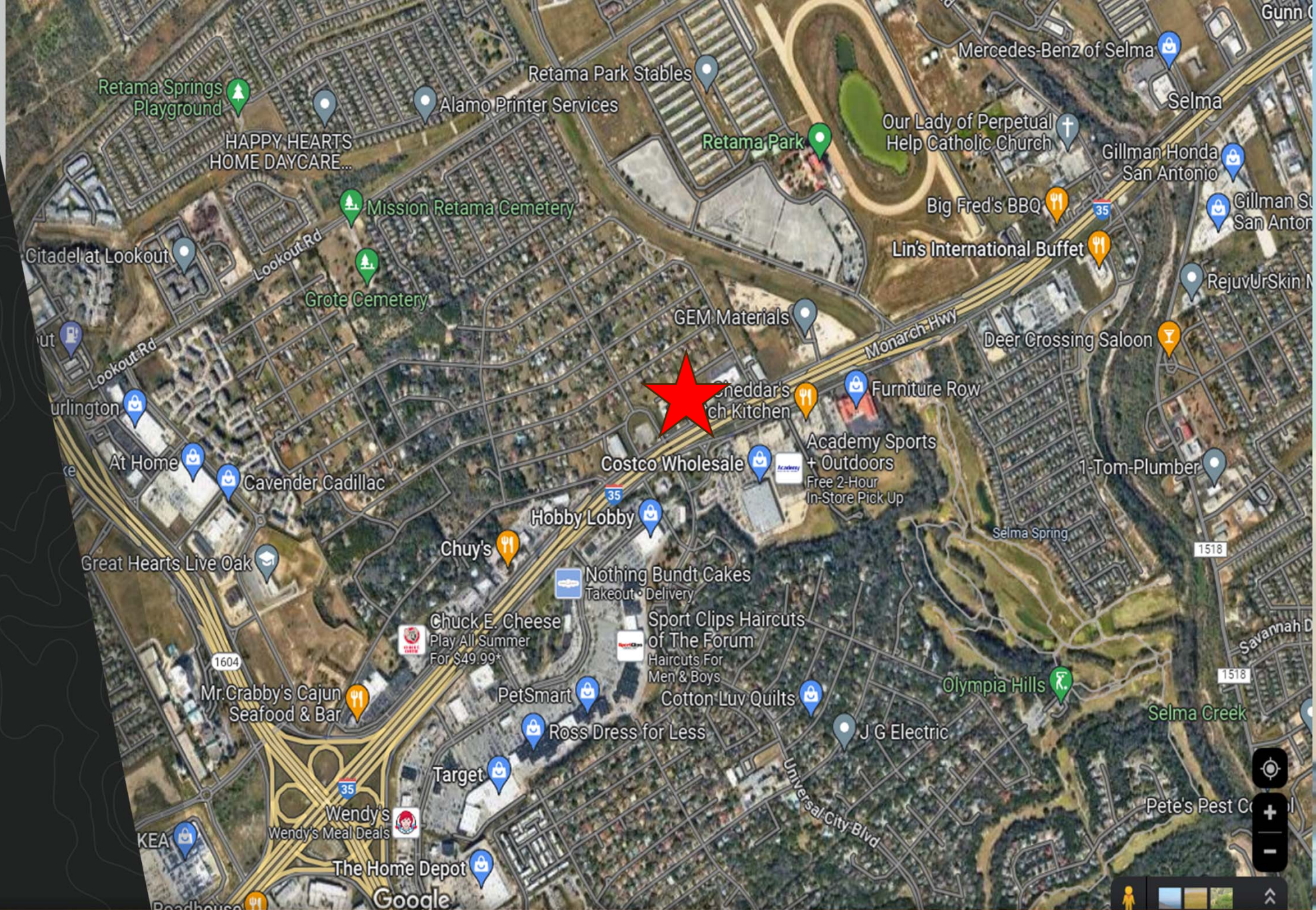
Businesses

6k

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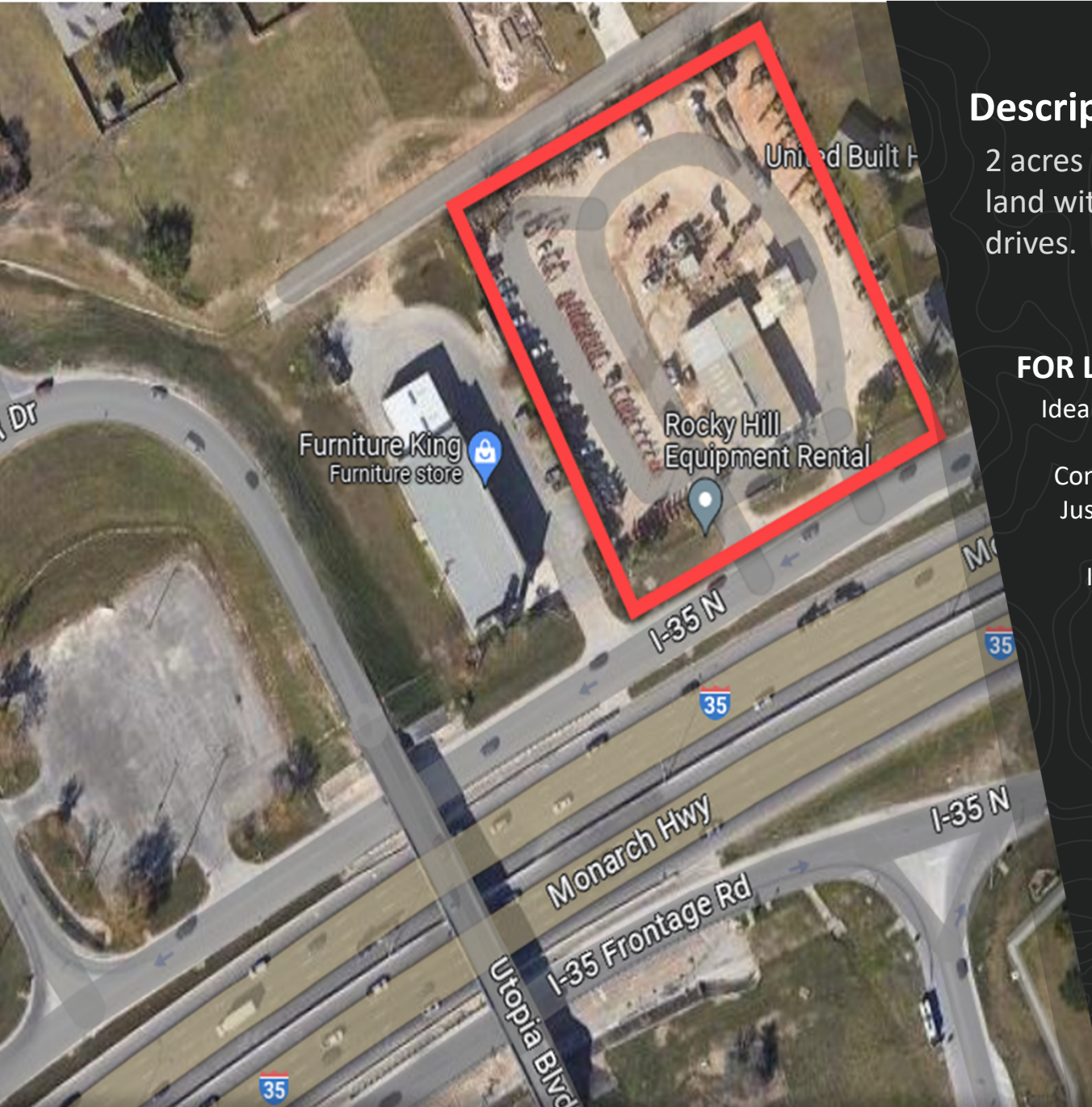


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Description

2 acres of prime development commercial land with 300' I-35N frontage and 2 access drives.

FOR LEASE: Call for pricing

Ideal for retail, restaurant, hotel and much more.

Commercial zoning (B1) in the City of Selma, TX
Just outside of the San Antonio city limits.

I-35N Frontage Rd – some of the highest traffic counts in and around San Antonio.

This topography on this property is flat and was formerly used as an equipment rental lot & warehouse.

Good redevelopment site.

Acres: 2.2*

Frontage on I-35N : 300'

Zoning: C-1 City of Selma

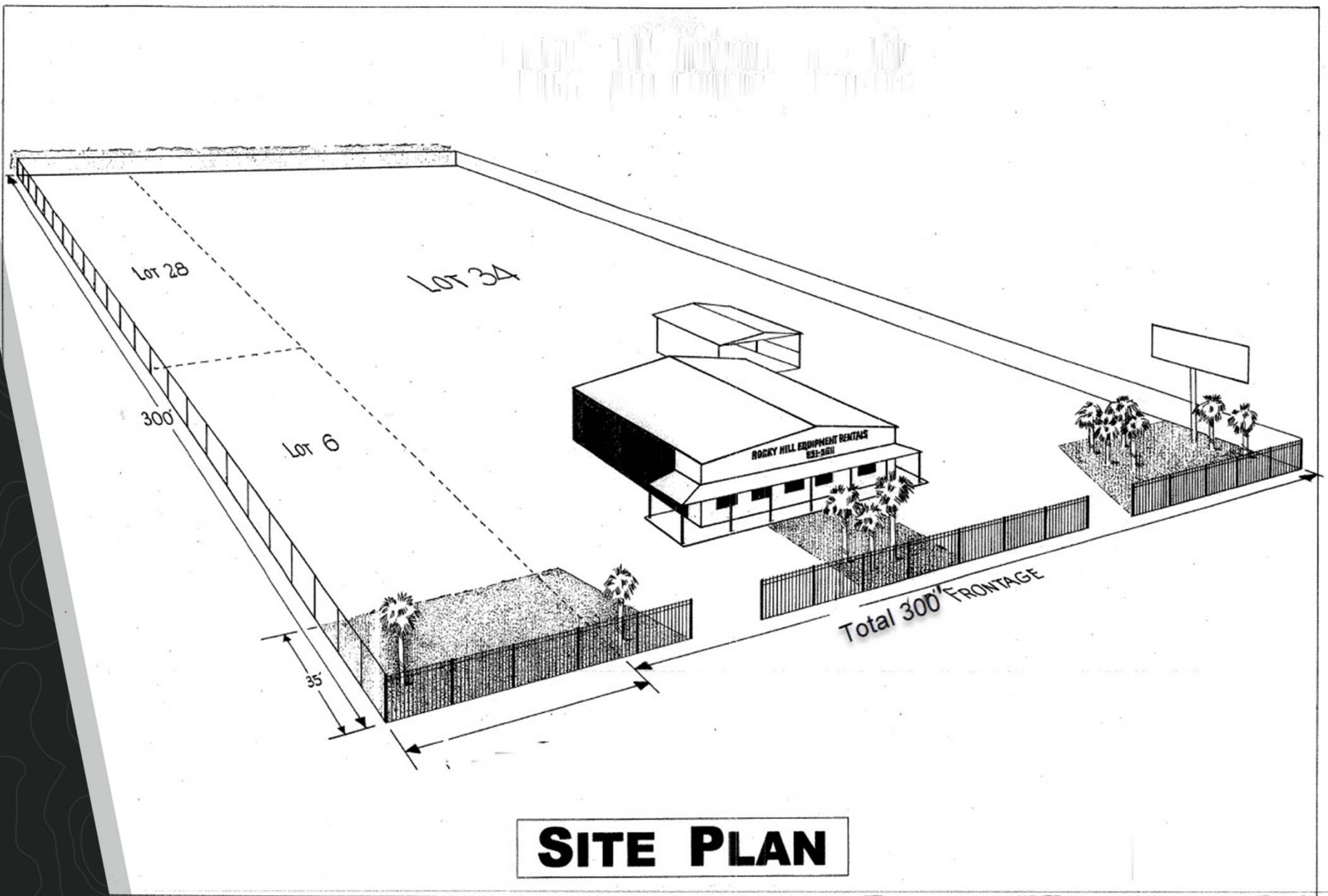
*per Bexar County Appraisal District.

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16 miles to New Braunfels
63 miles to Austin



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the **PLACE**
Commercial Real Estate



The Forum Shopping Center



I-35 N



2 acres, 300' I-35 frontage, 2 access drives

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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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

The Place Real Estate Services, LLC	9004274	_____	210-525-0131
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
David K. Darr	362930	david@theplacesa.com	210-525-0131
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Carolyn Monroe	500198	cmonroe102@gmail.com	210-601-7888
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date