

2.1 Acres For Sale

18443 State Highway 46 W
Bulverde, Texas 78163

44,060 VPD (21)

Stahl Ln



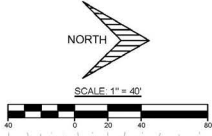
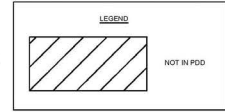
NICK PRATER
210-559-4018 CELL
NICK@4MREALTY.COM

MICHAEL WEISS
210-215-5001 CELL
MICHAEL@4MREALTY.COM



THOMPSON DEWINSKI E & SHARON E
204 SHADOW RIDGE
BULVERDE, TX 78163-3128
LOT 13
COMAL TRACE SUBDIVISION UNIT-1
VOL. 12, POS 148-150 (M.P.C.C.T.)

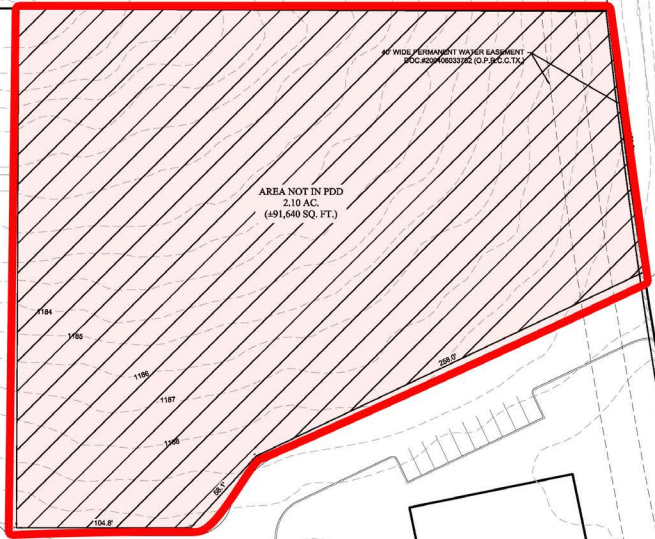
HASFIELD PAUL & MYRNA L
301 SHADOW RIDGE
BULVERDE, TX 78163-3128
LOT 12
COMAL TRACE SUBDIVISION UNIT-1
VOL. 12, POS 148-150 (M.P.C.C.T.)



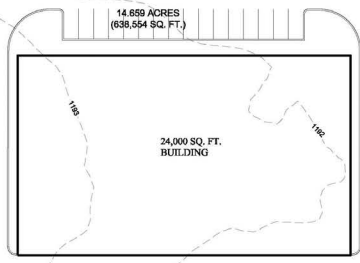
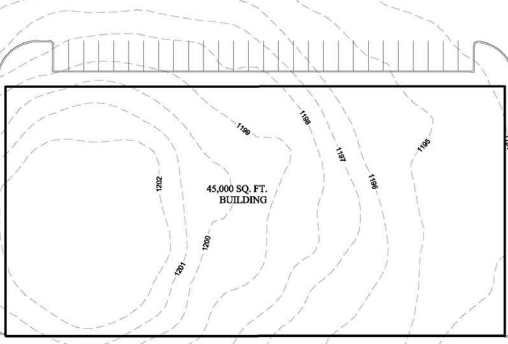
BRUNDA DAVIS & LARRY
204 SHADOW RIDGE
BULVERDE, TX 78163-3128
LOT 13
COMAL TRACE SUBDIVISION UNIT-1
VOL. 12, POS 148-150 (M.P.C.C.T.)

KONRADSON ROBERT & KATHLEEN
204 SHADOW RIDGE
BULVERDE, TX 78163-3128
LOT 13
COMAL TRACE SUBDIVISION UNIT-1
VOL. 12, POS 148-150 (M.P.C.C.T.)

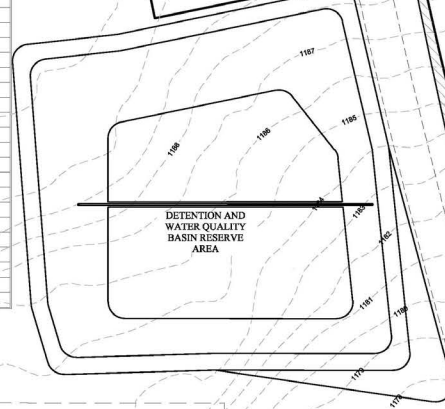
BILLIAN WARDEN & CARMEN
204 SHADOW RIDGE
BULVERDE, TX 78163-3128
LOT 13
COMAL TRACE SUBDIVISION UNIT-1
VOL. 12, POS 148-150 (M.P.C.C.T.)



10' WIDE PERMANENT WATER BASINMENT
DOC. #0000032762 (O.P.R.C.C.T.X.)



14.859 ACRES
(638,554 SQ. FT.)



STATE HIGHWAY 46

10' TELEPHONE FACILITIES BASEMENT
DOC. #6666021763 (O.P.R.C.C.T.X.)

RIGHT-OF-WAY ACQUISITION
(@ 147' AC. 45')

BRENTWOOD DRIVE



SITE

46
TEXAS

46
TEXAS

Bentwood Dr

FedEx

BERKSHIRE
HATHAWAY

Edward Jones

SHERWIN
WILLIAMS

Nick Prater
210-559-4018 cell | nick@4mrealty.com

Michael Weiss
210-215-5001 cell | michael@4mrealty.com

 **4M Realty**
COMPANY

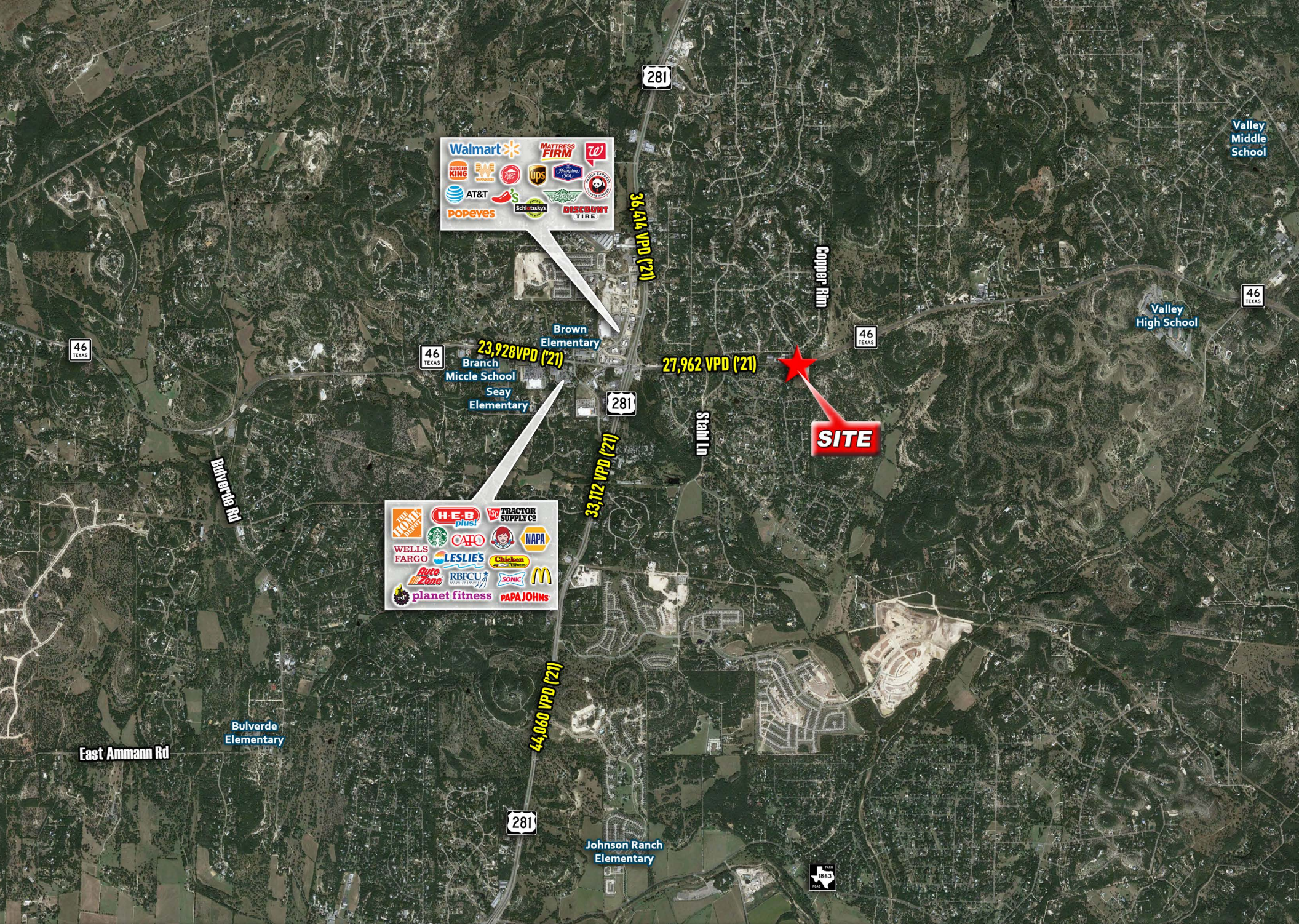


Walmart
 BURGER KING
 AT&T
 POPEYES
 MATTRESS FIRM
 UPS
 Schlitzsky's
 DISCOUNT TIRE

36,414 VPD (21)

27,962 VPD (21)

SITE





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.

| | | | |
|---|----------------------|----------------|----------------|
| _____ Licensed Broker /Broker Firm Name or Primary Assumed Business Name | _____ License No. | _____ Email | _____ Phone |
| _____ Designated Broker of Firm | _____ License No. | _____ Email | _____ 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