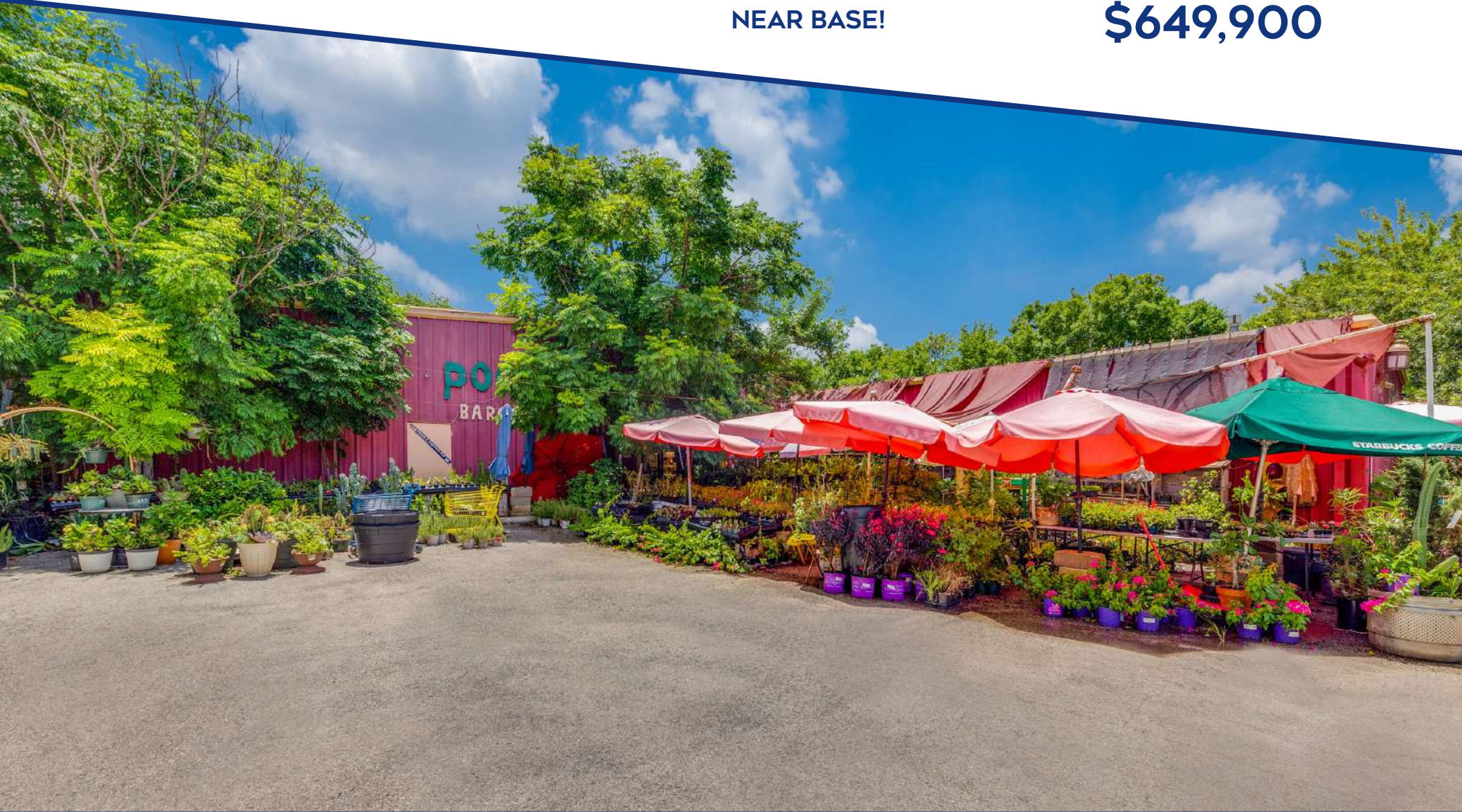


FOR SALE

± .344 ACRES
THRIVING NURSERY
NEAR BASE!

2006 PINN ROAD
SAN ANTONIO, TEXAS 78227
\$649,900



FOR MORE
INFORMATION
PLEASE CONTACT

ROB GRAJEDA
210.601.4135
rgrajeda@cbscalamo.com

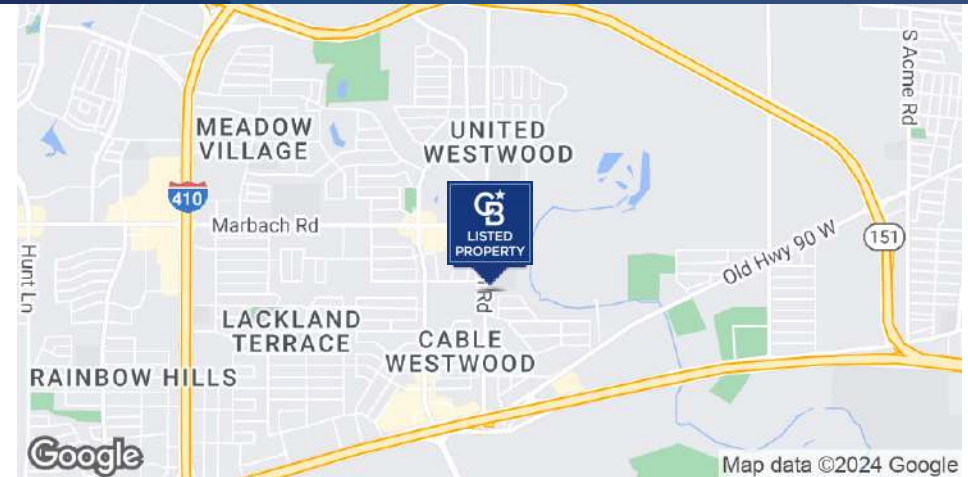
 **COLDWELL BANKER
COMMERCIAL** | ALAMO CITY

CBCALAMO.COM

SALE

POKEY'S BARGAIN BARN

2006 Pinn Road San Antonio, TX 78227



OFFERING SUMMARY

Sale Price:	\$649,900
Buyer's Agent Compensation:	3%
Lot Size:	± 0.344 Acres
Zoning:	C-3R

PROPERTY OVERVIEW

Thriving Nursery Near Base! Seize the chance to own a thriving plant nursery on a .344-acre lot in direct proximity to Lackland Air Force Base. This established business benefits from high traffic and visibility, making it an ideal investment for savvy business owners. The prime location attracts a steady flow of customers, ensuring consistent revenue. The well-maintained lot provides ample space for growth and expansion opportunities. Invest in this bustling nursery and capitalize on its excellent location and strong customer base. Perfect for entrepreneurs looking to step into a profitable, established business.

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2006 Pinn Rd San Antonio, TX 78227



PROPERTY HIGHLIGHTS

- 24 Hour Access
- Bus Line
- Fenced Lot
- Front Loading
- Signage
- Storage Space
- Air Conditioning
- Building Class B
- Zoning Code C-3R

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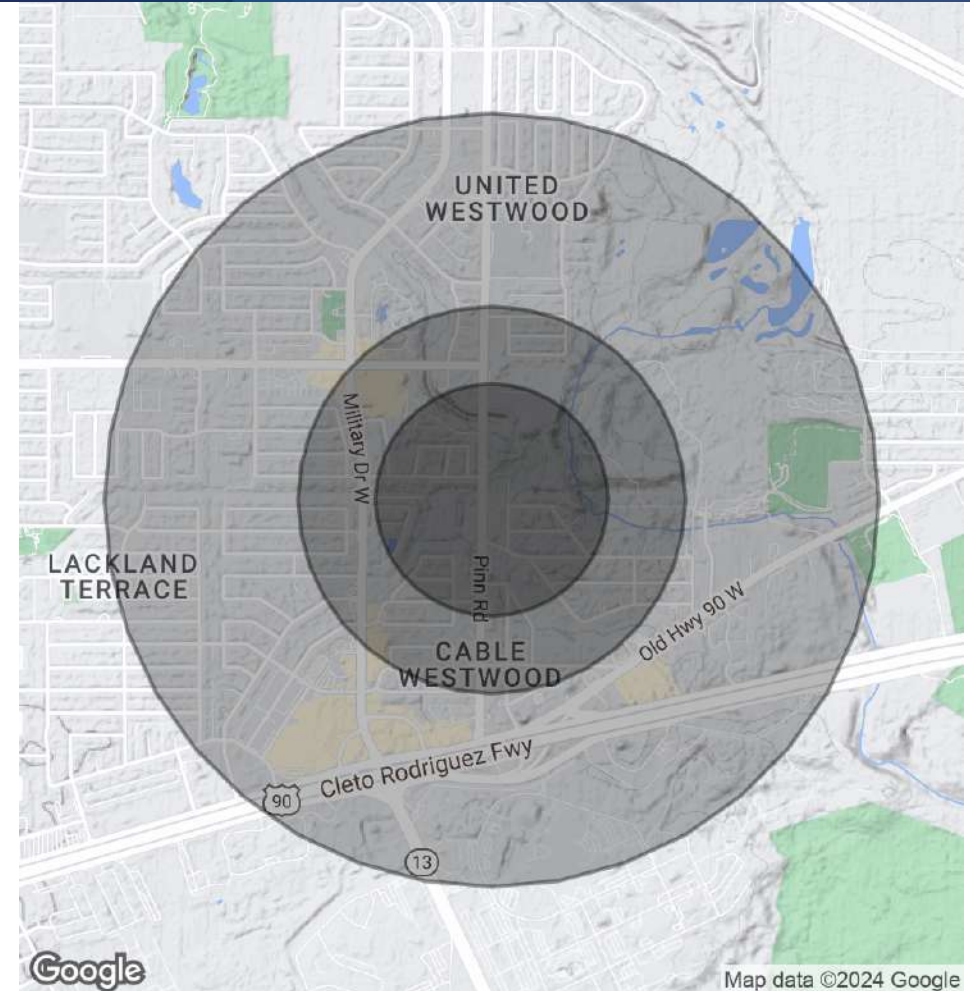
POKEY'S BARGAIN BARN

2006 Pinn Road San Antonio, TX 78227

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,013	3,277	12,918
Average Age	35	35	36
Average Age (Male)	34	34	35
Average Age (Female)	36	36	37

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	354	1,129	4,253
# of Persons per HH	2.9	2.9	3
Average HH Income	\$49,410	\$51,993	\$58,339
Average House Value	\$122,643	\$123,049	\$138,430

Demographics data derived from AlphaMap



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ALAMO CITY



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.

Coldwell Banker Commercial
Alamo City

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	416239	Irispoli@cbharper.com	2104837000
Leesa Harper Rispoli	License No.	Email	Phone
Designated Broker of Firm	389556	Irispoli@cbharper.com	2104837004
Marlee Kutzer	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	628144	mkutzer@cbharper.com	2104837010
Rob Grajeda	License No.	Email	Phone
Sales Agent/Associate's Name	720724	rgrajeda@cbcalamo.com	2106014135
	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date