

±1.9
Acres

Alamo Heights Office/MOB Development Tract

FOR SALE

SWC of Peter Baque Rd & Nottingham Place, S.A., TX 78209



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Location:	SWC of Peter Baque Rd & W Nottingham Place San Antonio, TX 78209
Size*:	±1.9 Acres
Zoning:	MF 33 (Multifamily - 33 units per acre) <i>Seller prefers office or medical office development and is willing to allow time for the rezoning process.</i>
Frontage:	±279' feet on Peter Baque Road ±292' feet on W Nottingham Place
Asking Price:	Contact Broker for more details
School District:	Alamo Heights ISD
Utilities**:	Available to site

* Exact acreage to be determined by a survey and AHUMC approval.

** Prospective buyers should retain an independent engineer to verify the location, accessibility & capacity of all utilities.

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.

Highlights

- Prime office/medical office development tract in the heart of the Alamo Heights area. (Rezoning will be required)
- Property is excess land owned by the Alamo Heights United Methodist Church (AHUMC).
- Surrounded by upscale retailers and restaurants.
- High area demographics
- Easy access to US 281/Loop 410 and a short distance from the San Antonio International Airport and Downtown San Antonio/Pearl District.



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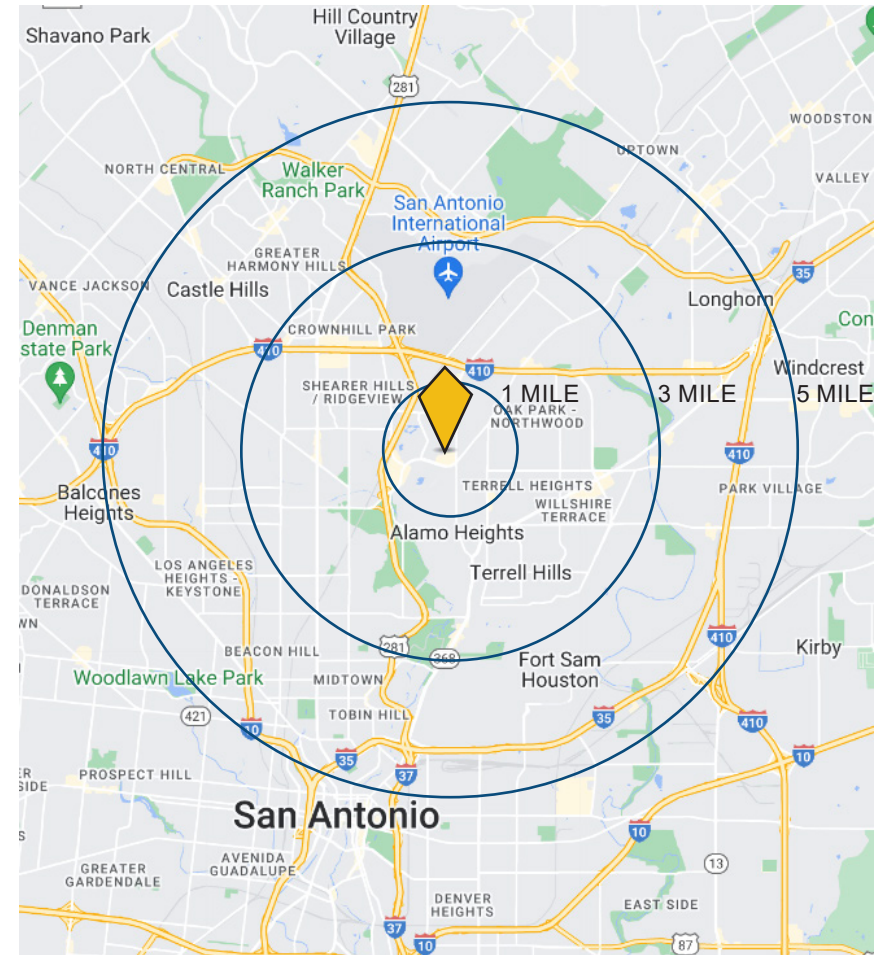
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	ESTIMATED POPULATION	ESTIMATED HOUSEHOLDS	ESTIMATED MEDIAN INCOME	ESTIMATED MEDIAN HOME VALUE
1 MILE	13,329	6,309	\$73,115	\$442,749
3 MILE	100,173	41,835	\$62,263	\$330,207
5 MILE	283,727	118,009	\$52,601	\$244,030



Source: 2024 Costar

TRAFFIC COUNT

HWY 281 @ JONES MALTSBERGER RD: 29,405 VPD

BROADWAY @ NACOGDOCHES RD: 19,257 VPD

BASSE RD @ TREELINE PARK: 13,331 VPD

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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.

Endura Advisory Group, GP, LLC 581037 License No. jlundblad@endurasa.com (210) 366-2222 Phone
 Licensed Broker /Broker Firm Name or Primary Assumed Business Name Email

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 Designated Broker of Firm Email

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 Licensed Supervisor of Sales Agent/ Associate Email

Hayley Ruggles 654513 License No. hruggles@endurasa.com (210) 366-2222 Phone
 Sales Agent/Associate's Name Email

_____ Buyer/Tenant/Seller/Landlord Initials _____ Date



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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____