

# FOR SALE OR GL

## 1.3 AC Hard Corner

SWC of FM-78 & Gibbs Sprawl Rd

San Antonio, Texas 78219

### LOCATION:

Located on the southwest corner of FM-78 / Old Seguin Rd & Gibbs Sprawl Rd in San Antonio, Texas

**AVAILABLE:** ±1.313 Acres

**ZONING:** Commercial - C2

**UTILITIES:** All Utilities Available

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.

**LEASE RATE:** Contact Broker

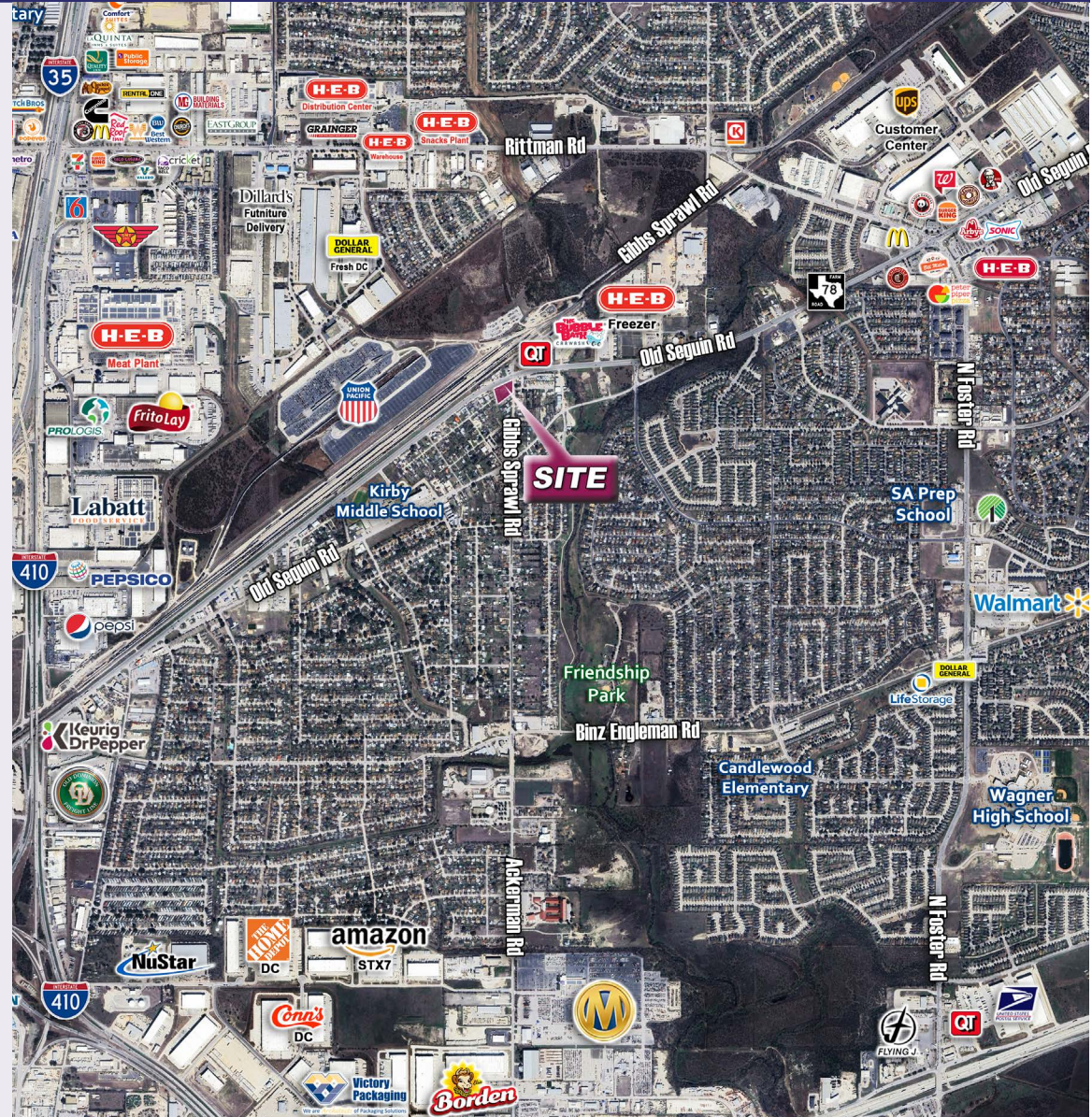
**SALE PRICE:** Contact Broker

### AREA OVERVIEW:

The property is located on a hard corner at a signalized intersection. Easy access to Loop 410, I-35 & I-10. Near the Fort Sam Houston and the Union Pacific Railroad.

### DEMOGRAPHICS:

	1 Mile	3 Mile	5 Mile
2024 Population	8,896	92,773	235,205
Daytime Population	12,108	89,464	235,290
Average HH Income	\$80,564	\$81,043	\$88,768



COMMERCIAL PROPERTY GROUP

For more information, please contact **Omar Guerra**, or **Alec Guerra**

(o) 210-496-7775 | [oguerra@dirdealers.com](mailto:oguerra@dirdealers.com) | [aguerra@dirdealers.com](mailto:aguerra@dirdealers.com)

334 North Park Drive, San Antonio, Texas 78216 | [www.dirdealers.com](http://www.dirdealers.com)

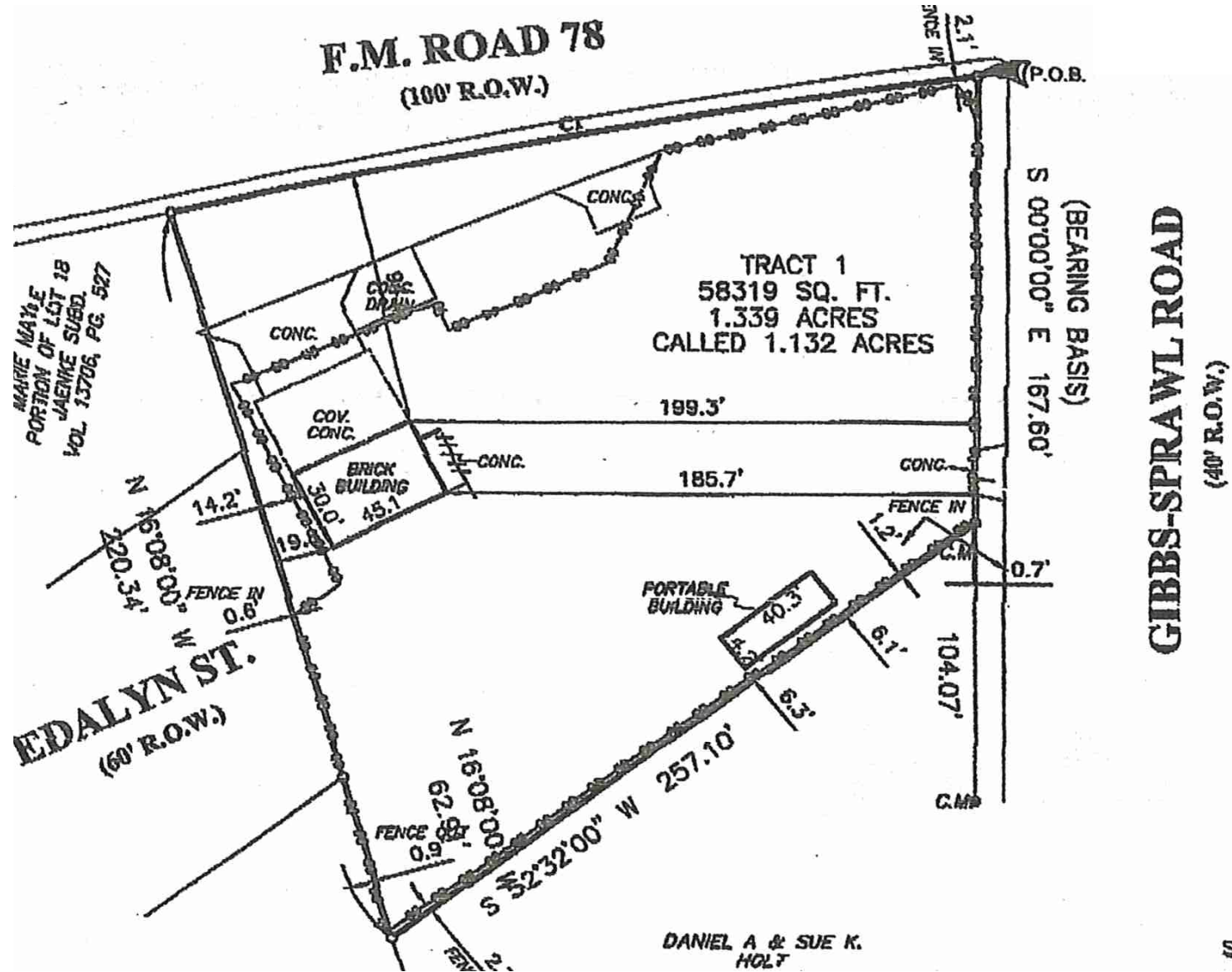
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# Survey

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# Site Aerial

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# Intersection Aerial

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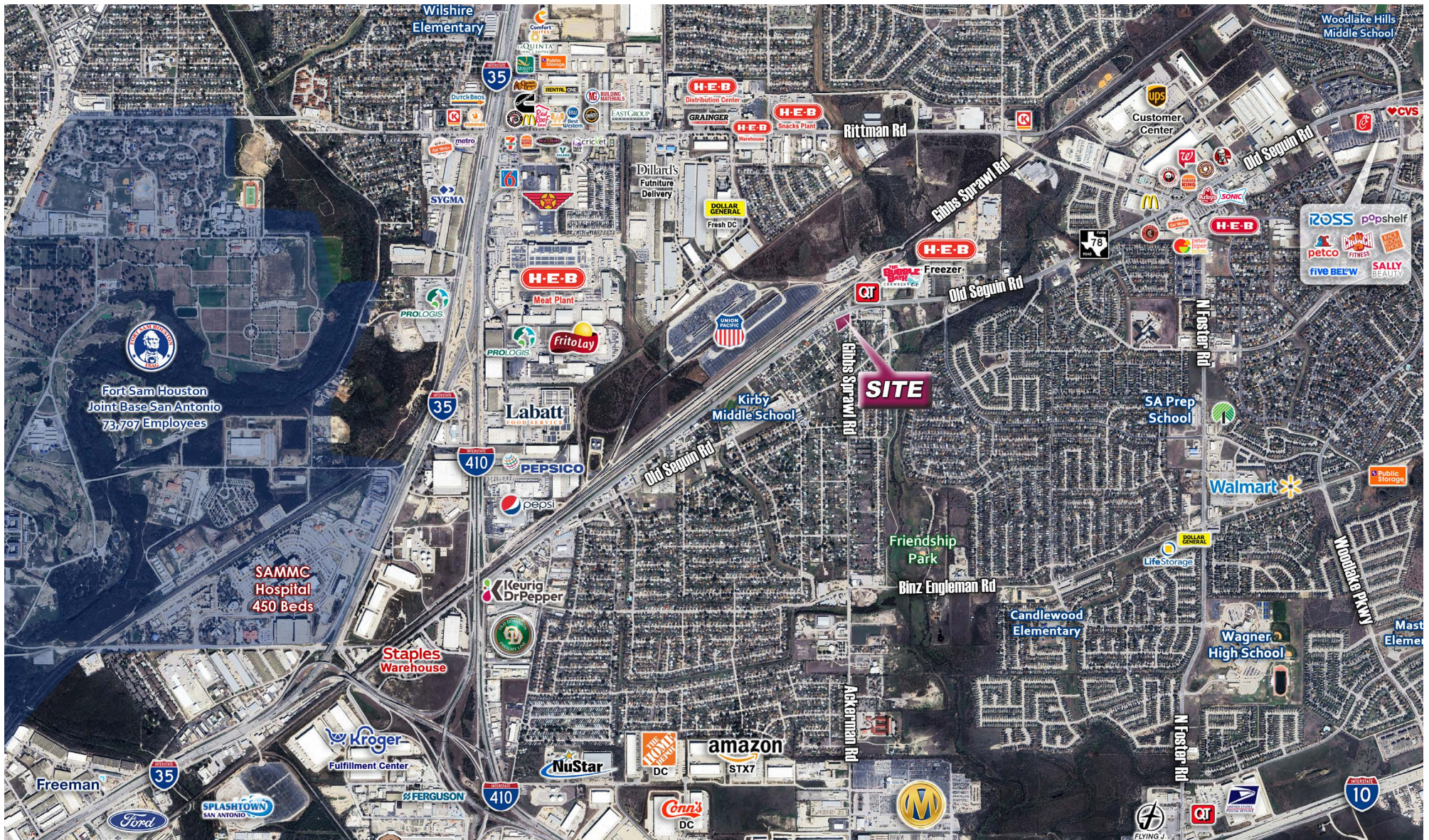
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# Wide Aerial

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# TEXAS

— BY THE —

# NUMBERS



# 8<sup>TH</sup> LARGEST ECONOMY IN THE WORLD\*

\*IF TEXAS WERE A NATION

# #1 U.S. EXPORTER

FOR 23 YEARS IN A ROW

## IN 2024



**26** COMMERCIAL AIRPORTS

**23** SEA PORTS

**22** INTERSTATE HIGHWAYS

**35** FOREIGN TRADE ZONES

**58** FREIGHT RAILROADS

**367** MILES OF COASTLINE

**NO PERSONAL OR CORPORATE INCOME TAX**



TEXAS IS THE LARGEST ENERGY-PRODUCING STATE IN THE NATION

TEXAS IS THE LEADING DESTINATION FOR CORPORATE RELOCATION & EXPANSION PROJECTS



# TEXAS LEADS THE NATION IN JOB CREATION



MORE THAN

# 15.7 MILLION



PEOPLE IN THE CIVILIAN LABOR FORCE

TEXAS IS HOME TO **3.3 MILLION** SMALL BUSINESSES



AND HUNDREDS OF PUBLICLY TRADED FIRMS

TEXAS IS HOME TO MORE THAN **50**



**FORTUNE 500 COMPANY HQS**

3 YEARS IN A ROW

TEXAS LED THE NATION IN HIGH TECH EXPORTS FOR THE 12TH YEAR IN A ROW IN 2024



Texas Economic Development & Tourism Office | Office of the Governor

512.936.0100 | [gov.texas.gov/business](http://gov.texas.gov/business) | @TexasEconDev

Revised: March 2025



# Information About Brokerage Services

2-10-2025

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. **An owner's agent fees are not set by law and are fully negotiable.**

**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. **A buyer/tenant's agent fees are not set by law and are fully negotiable.**

**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.

<b>Dirt Dealers V LLC</b>	<b>562388</b>	<b>cscott@dirdealers.com</b>	<b>210.496.7775</b>
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
<b>First American Property Group</b>	<b>562388</b>	<b>cscott@dirdealers.com</b>	<b>210.496.7775</b>
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](http://www.trec.texas.gov)