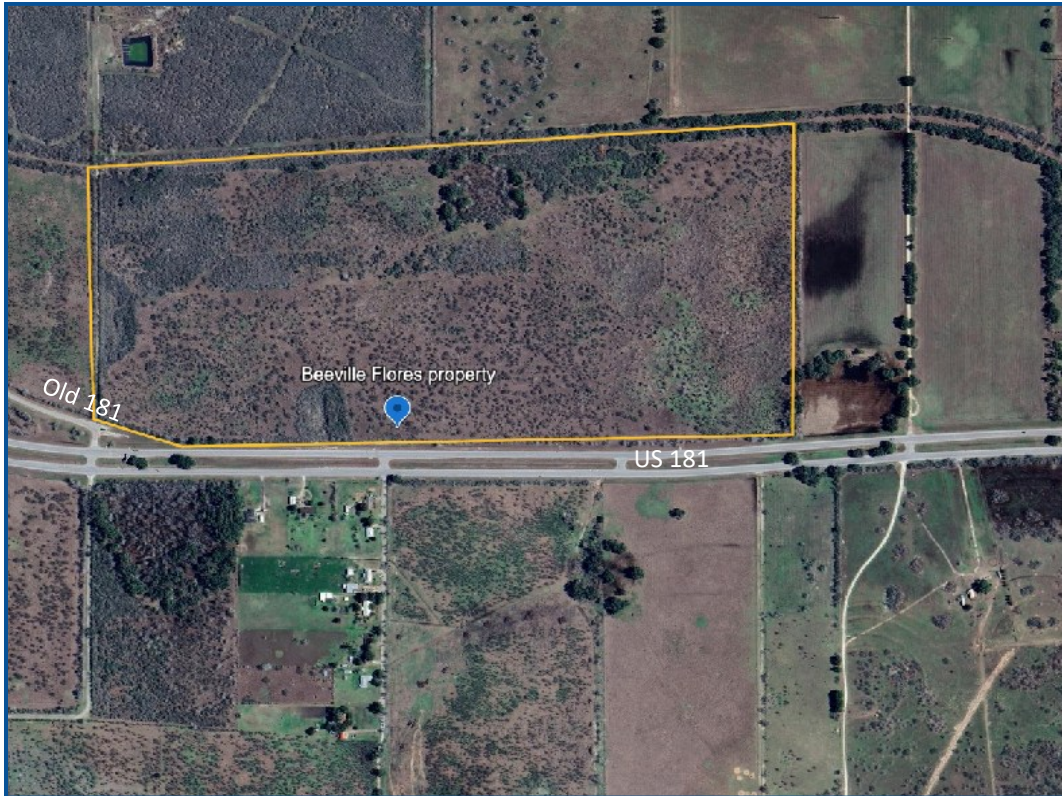


FOR SALE

136.62 ACRES

**Property Type:**

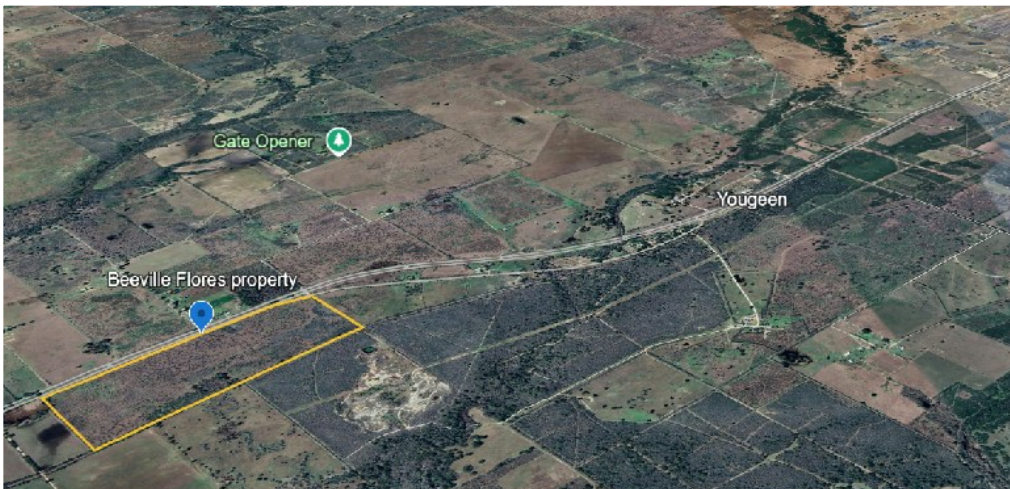
Recreational, Residential, Hunting Land, farm & ranch

Frontage: on US 181
3650+- feet

Location: US 181 eight
Miles south of Beeville

Lat/Lon:
28.3286,-97.7126

Price: \$888,000.00



Jack Duke

210-213-4740

jbd@dukecres.com

DUKE COMMERCIAL REAL ESTATE SERVICES | 7300 Henderson Pass | Suite 290 | San Antonio, TX 78232 | **Dukecres.com**

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its

DUKECOMMERCIAL
Real Estate Services, LLC

FOR SALE

136.62 ACRES



Jack Duke

210-213-4740

jbd@dukecres.com

DUKE COMMERCIAL REAL ESTATE SERVICES | 7300 Henderson Pass | Suite 290 | San Antonio, TX 78232 | **Dukecres.com**

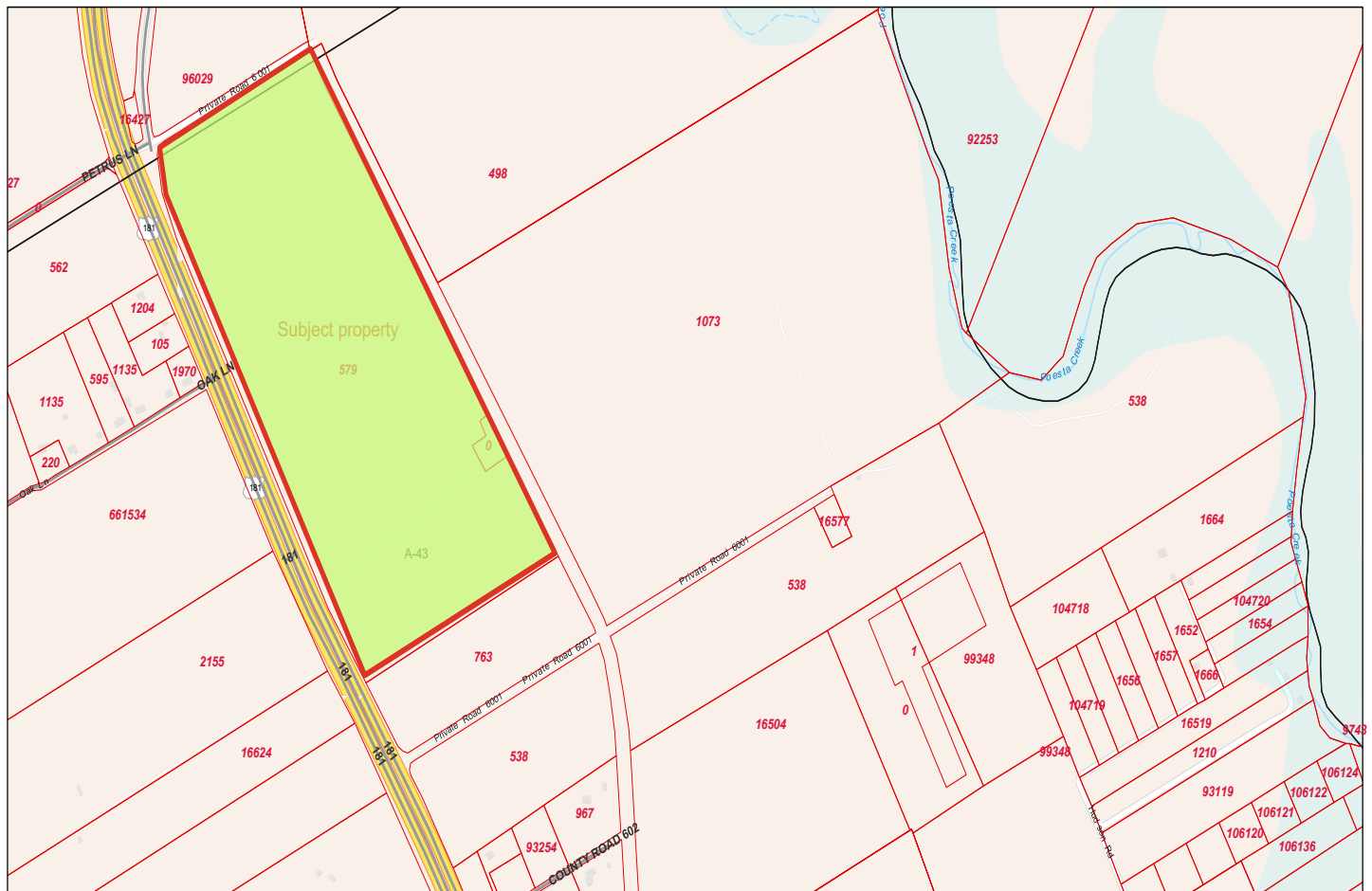
The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its

DUKECOMMERCIAL
Real Estate Services, LLC

FOR SALE

136.62 ACRES

Bee CAD Web Map



8/12/2025, 1:47:20 PM

1:9,028

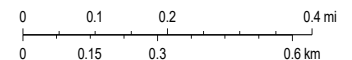
 Parcels

Abstracts

Streets

FEMA Flood Hazard Zones

 1% Annual Chance Flood Hazard



Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

Disclaimer: This product is for informational purposes only and has not been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of boundaries.

Jack Duke

210-213-4740

jbd@dukecres.com

DUKE COMMERCIAL REAL ESTATE SERVICES | 7300 Henderson Pass | Suite 290 | San Antonio, TX 78232 | Dukecres.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its

DUKECOMMERCIAL
Real Estate Services, LLC

FOR SALE

136.62 ACRES



Information About Brokerage Services

11-2-2015

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.

DUKE COMMERCIAL RES, LLC	9001205	jbd@dukecre.com	210-499-4242
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Reed Coleman	0521553	reed@texasagentsponsor.com	512-680-9319
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Jack B. Duke	195494	jbd@dukecre.com	210-499-4242
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

TAR 2501 IABS 1-0

DUKE Commercial RES, 7750 Henderson Pass, Suite 290 San Antonio, TX 78232 Phone (210) 499-4242 Fax (210) 499-4242
Jack Duke Produced with zipForm by ziplogic 18700 Fife on Mile Road, Fraser, Michigan 48034 www.ziplogic.com

Jack Duke

210-213-4740

jbd@dukecre.com

DUKE COMMERCIAL REAL ESTATE SERVICES | 7300 Henderson Pass | Suite 290 | San Antonio, TX 78232 | Dukecre.com

The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its

DUKECOMMERCIAL
Real Estate Services, LLC