

11255 Pleasanton Rd.
San Antonio, Texas 78221

26.2 of 53.1 Acres For Sale
182 Single-Family Residential Lots
Entitled Project
Loop 410 and Pleasanton Rd.



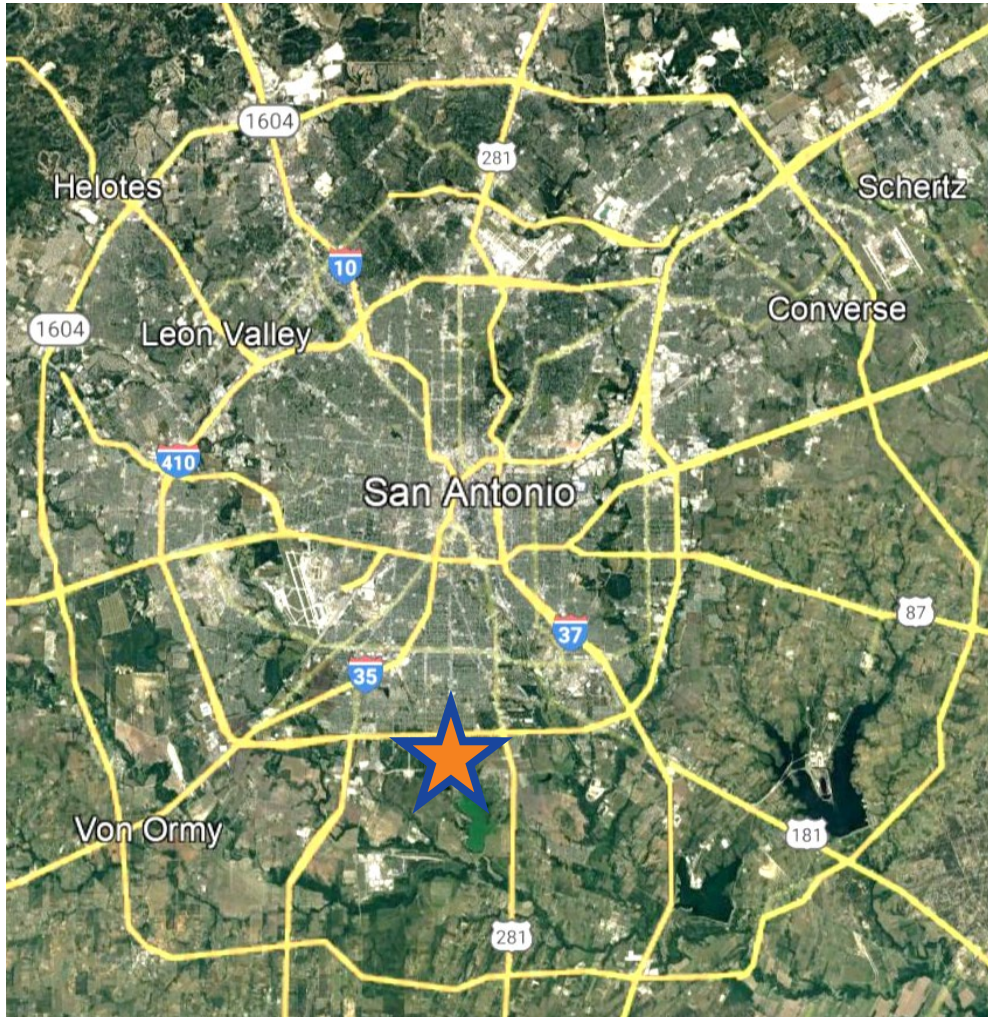
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Land Area: 26.2 Acres

Asking Price: Contact Listing Agent
Estimated Site Construction Cost: \$4.5 MM

Entitled Project: 182 Residential Lots

Zoning: R-4

Utilities: Electric, Water, and Sewer

Frontage: +/- 550 Ft on Pleasanton Rd.

Comments: The property is located 1 mile south of Loop 410 on Pleasanton Rd, fast growing area near A&M University, Palo Alto College, and Toyota Manufacturing.

Entitlements for the project are scheduled to be completed in early 2024.

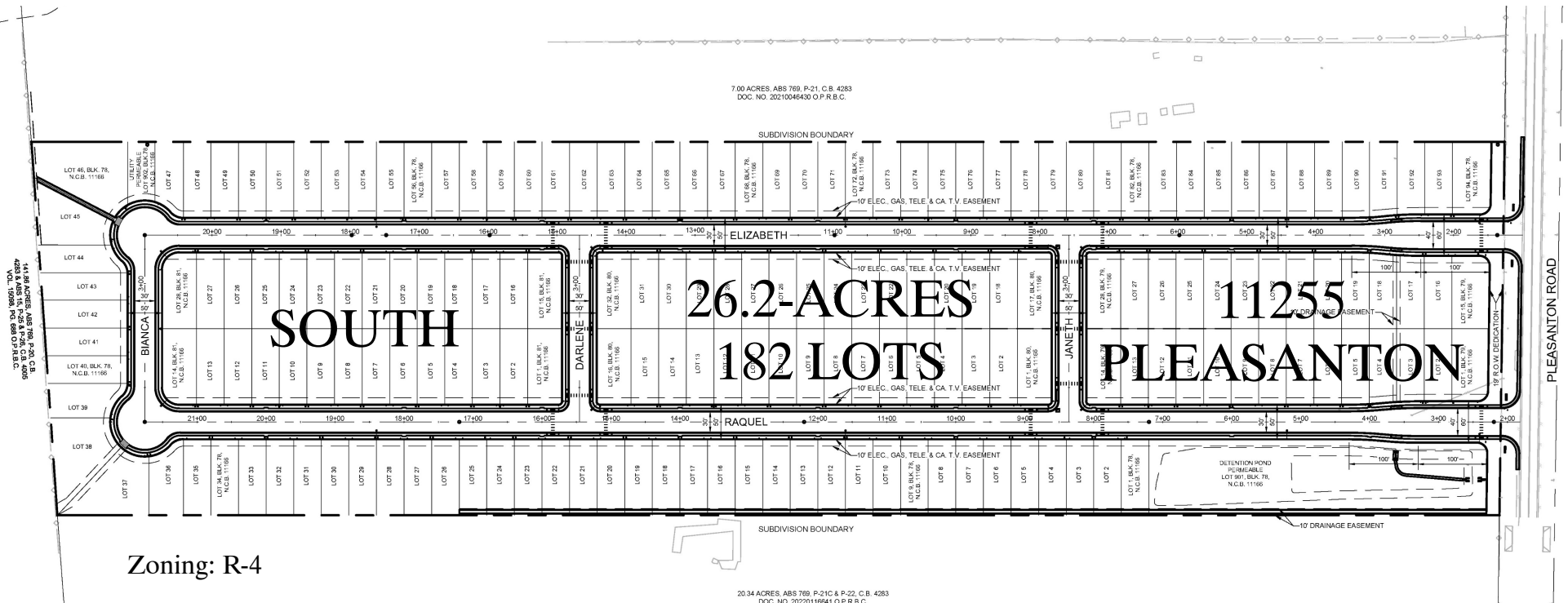
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Site Plan



Zoning: R-4

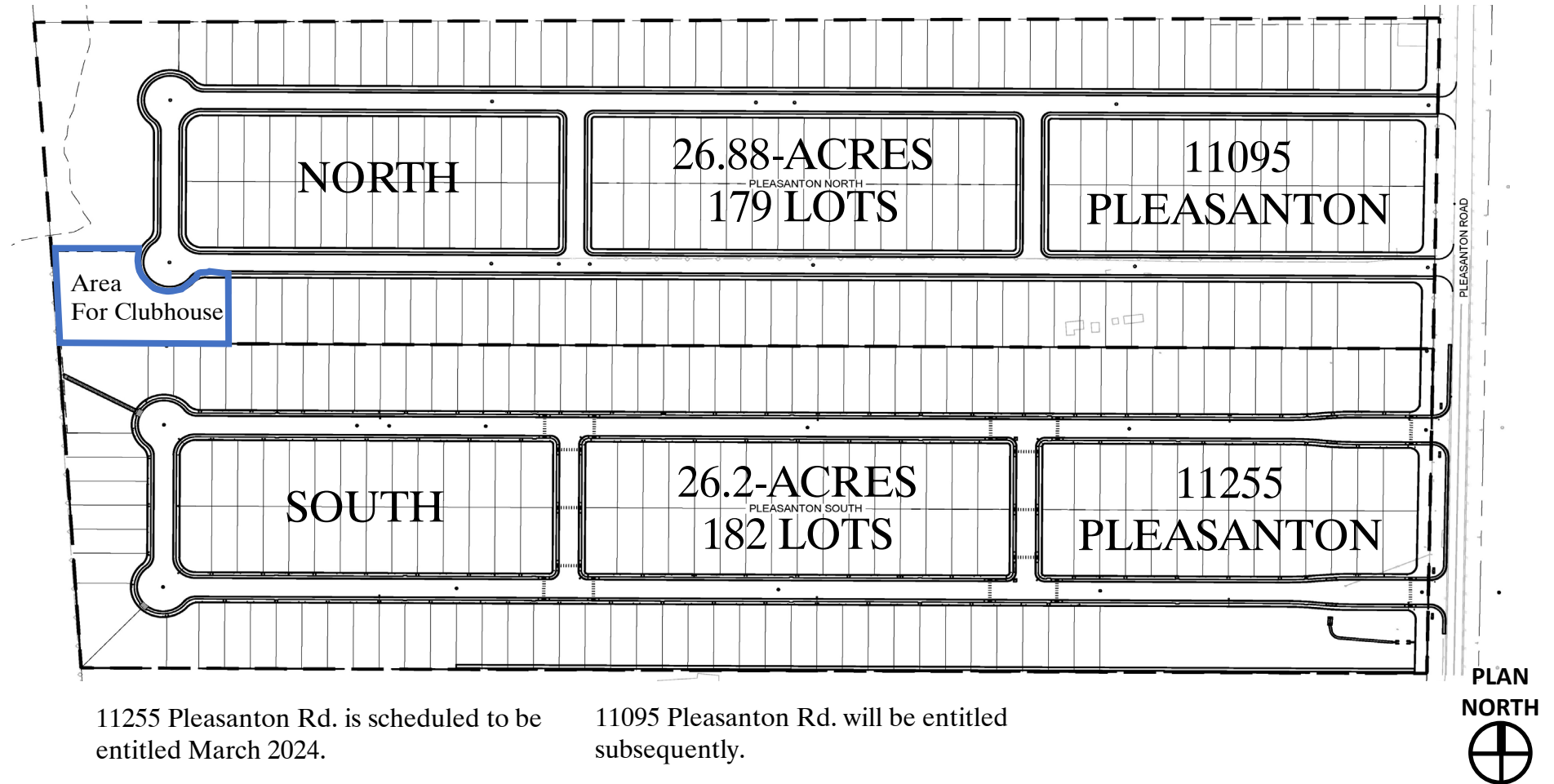
Typical Lot Size: 40' x 110'



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Overall Site Plan



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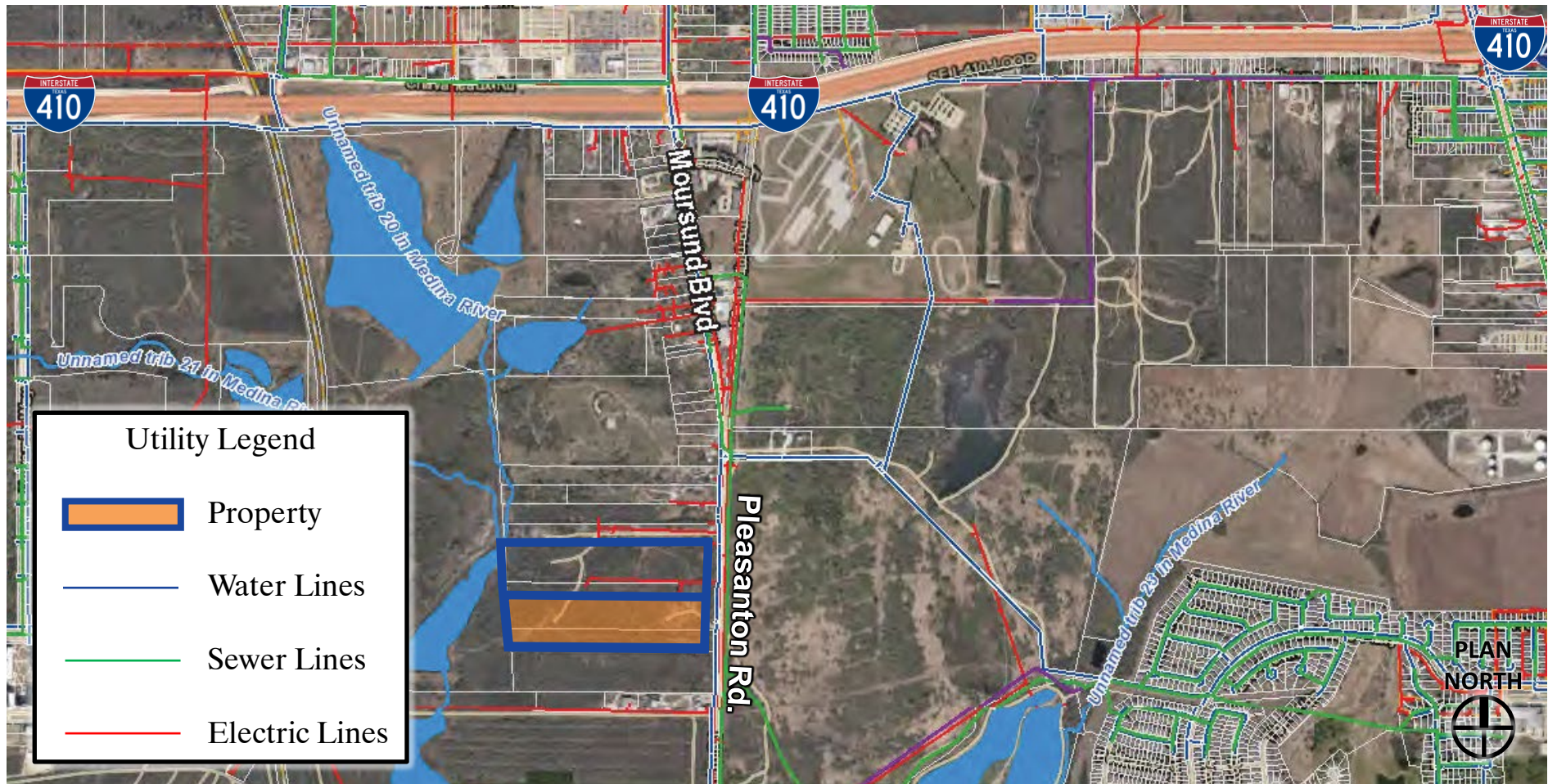
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Utilities Map



The information contained herein is believed to be accurate but is not warranted and is subject to change without notice. Seller and broker make no representation as to the completeness, accuracy of the map, nor environmental condition of the property and recommend purchaser's independent investigation.

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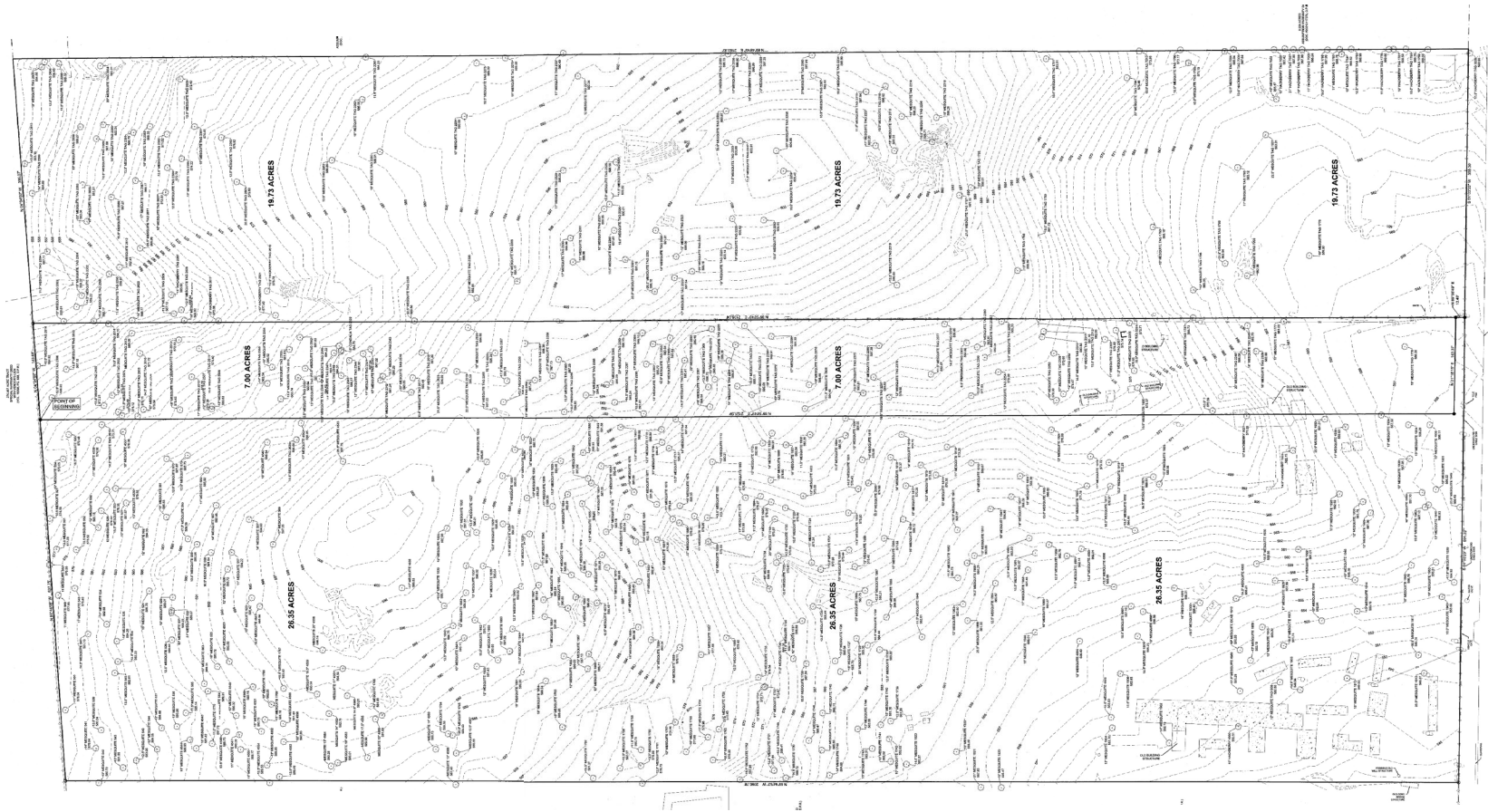
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Tree, Topography, and Boundary Survey



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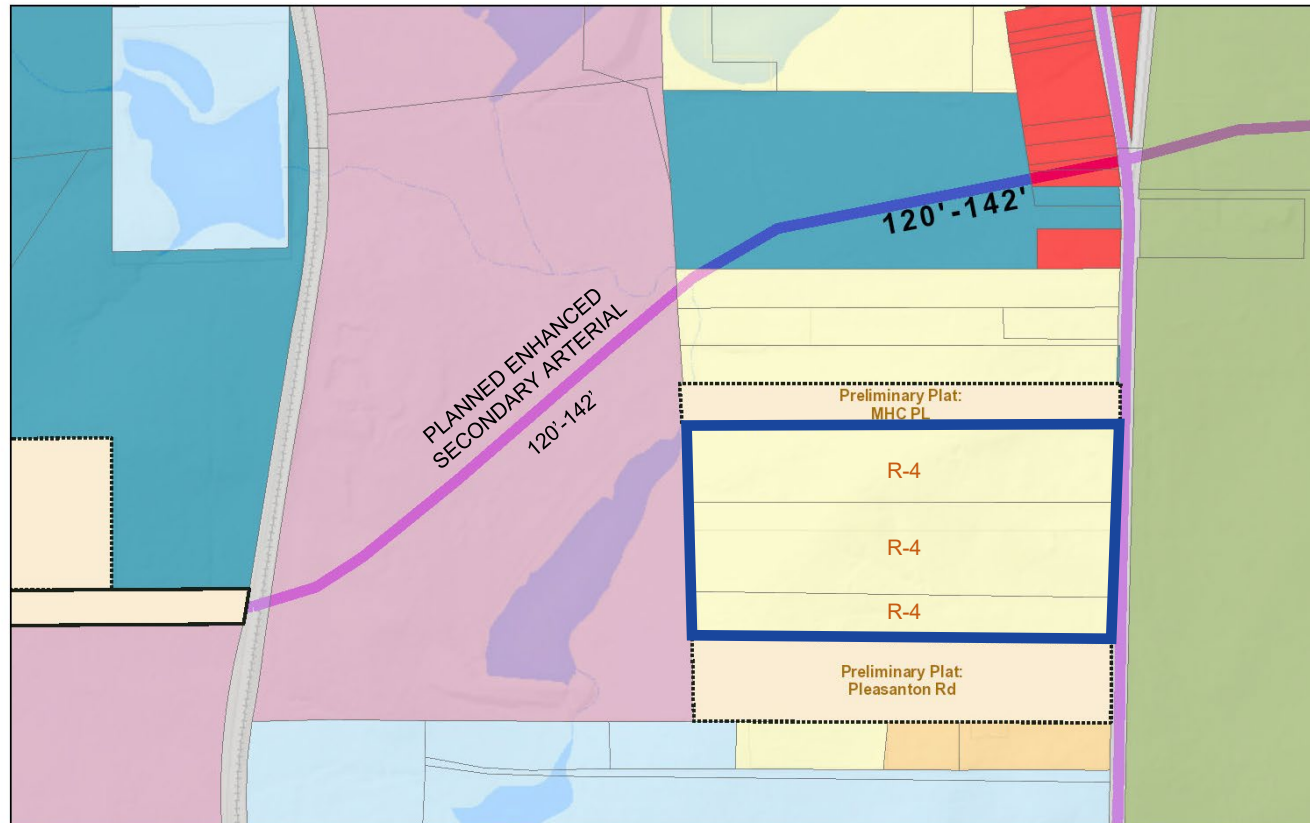
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City of San Antonio Zoning Map



October 27, 2022

- Community Service Centers
- ⦿ Pre-K Sites
- BCAD Parcels
- Recorded Plats
- Preliminary Plats
- Approved Master Development Plans (MDP)

1:8,000
0 0.05 0.1 0.2 mi
0 0.1 0.2 0.4 km

City of San Antonio GIS
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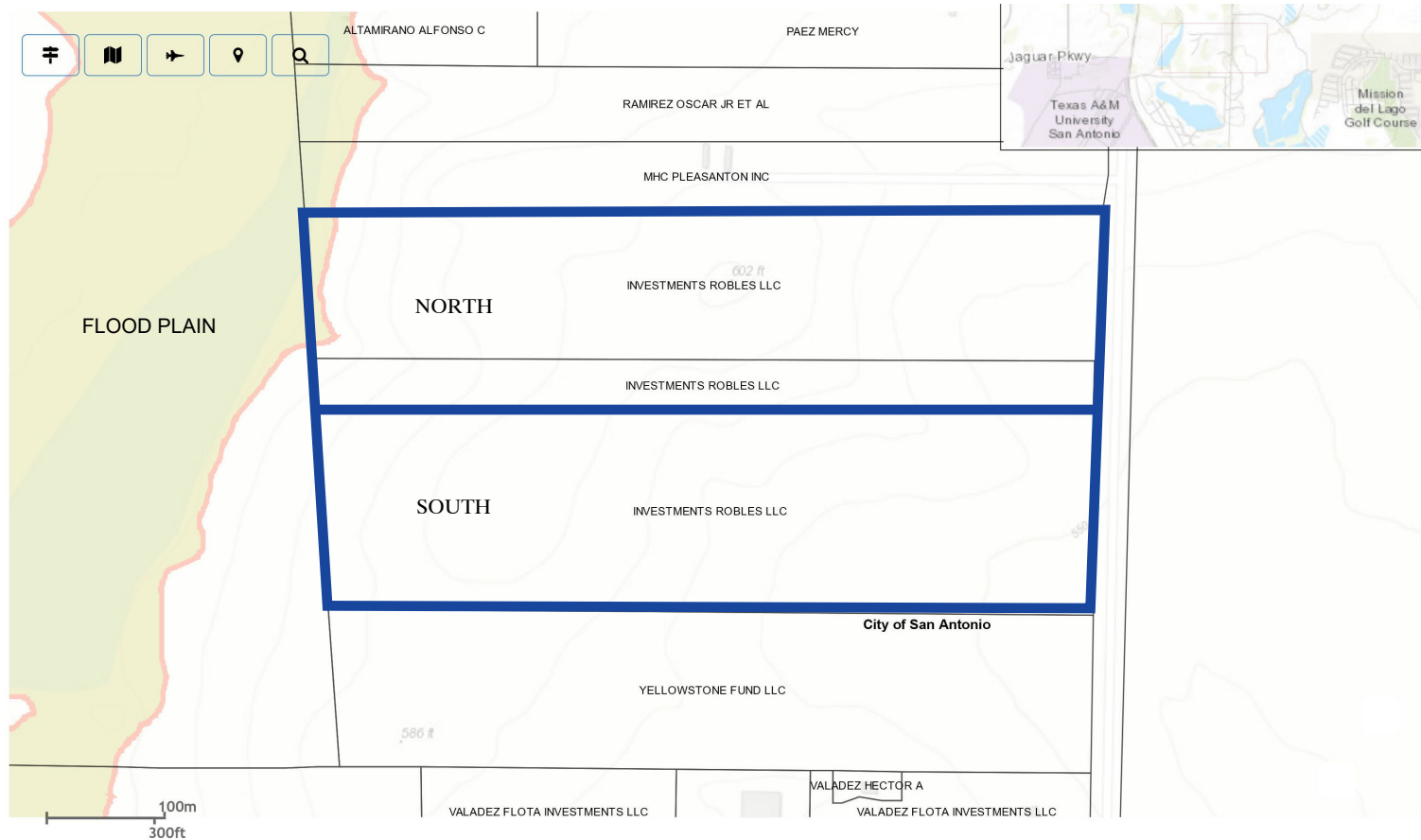
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Bexar County Appraisal District Map



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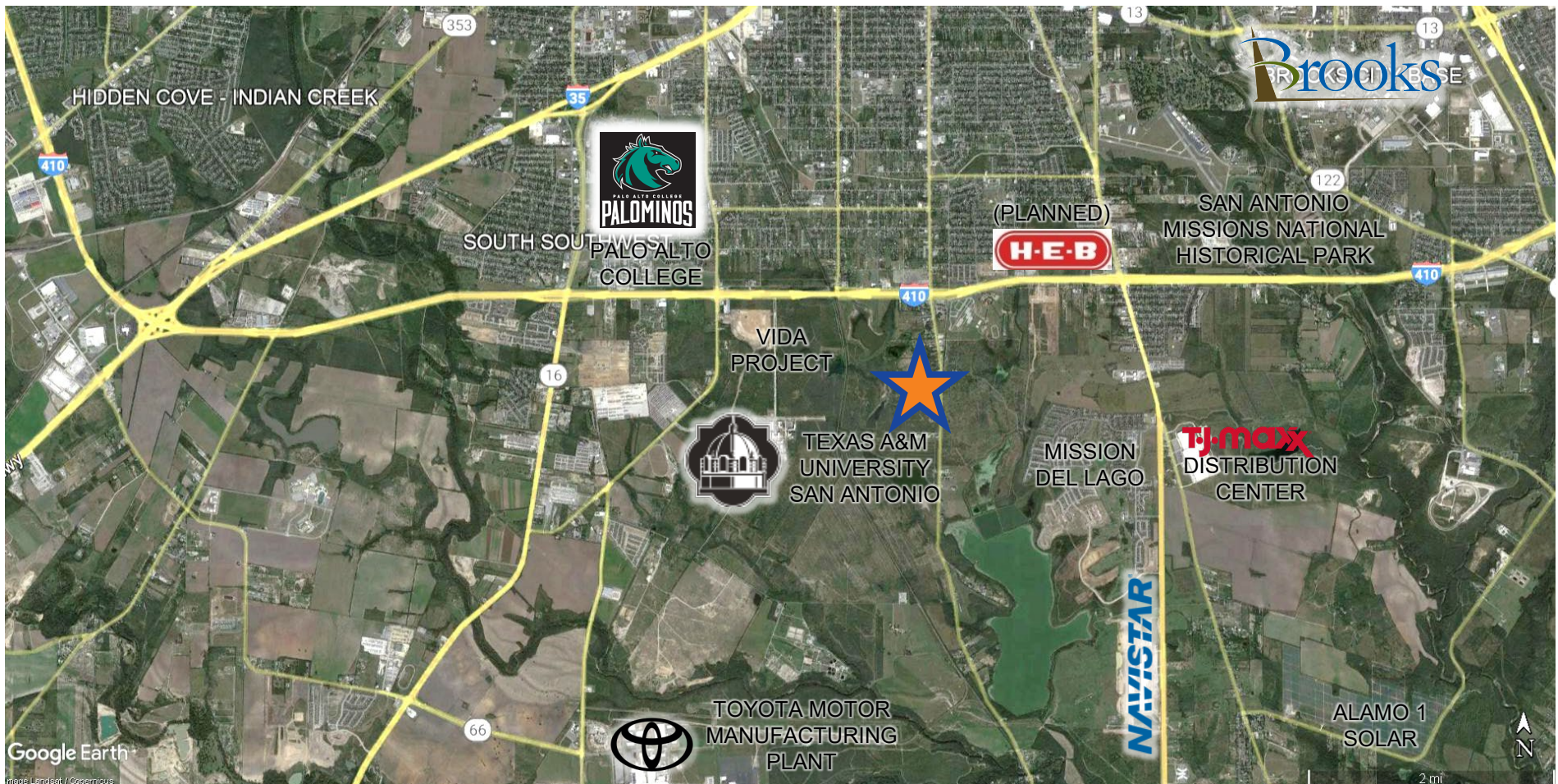
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Area Map



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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.

11-2-2015



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.

EXP COMMERCIAL, LLC	9010212	tx.broker@expcommercial.com	214-704-9862
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
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Designated Broker of Firm	License No.	Email	Phone
Clifford J. Bogart	313043	clifford.bogart@expcommercial.com	214-704-9862
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
JOSE ARTURO NINO	738786	jose.nino@expcommercial.com	210-882-0567
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date