

SALE



**Price
Improvement
from \$1,795,000
to \$1,525,750**

19503 & 19525 FM 2252, Garden Ridge, TX 78266



For More Information:

Michael Lynch | 830.515.9144 & Katie Lynch CCIM | 830.237.2834



Property Description

Property Overview: Total Land: 12.43 AC Land Description: Irregularly shaped lot with approximately 451 +/- feet of frontage on FM 2252. The property extends 780 +/- feet in depth. Partially wooded with mature Oak and Cedar Trees. Includes an old barn and home on site.

Sale Notes: Incredible development opportunity for retail and mixed-use commercial projects. Located near dense and expanding residential developments, the property benefits from an affluent and growing community. The planned expansion of FM 2252 to FM 3009 is expected to significantly increase traffic counts and foot traffic in the area, enhancing the property's commercial appeal. Situated in a premier location near popular commercial destinations in town, the property offers convenient ingress and egress for easy access to the frontage road.

Asking Price: \$1,525,750.00

Demographic Highlights:

- Population Growth: Rapidly growing community, ensuring a steady influx of potential customers and clients.
- Affluent Community: Higher-than-average median household income, suggesting a customer base with significant disposable income.
- Balanced Age Distribution: Diverse age groups, supporting a wide range of businesses.
- Highly Educated Population: Well-educated workforce available for business operations.
- Increased Traffic: Future expansion of FM 2252 to FM 3009 will boost visibility and accessibility.
- Thriving Local Economy: Strong local economy with a mix of retail, small businesses, and professional services.

Location Advantages:

- Proximity to major commercial hubs and residential areas.
- Enhanced visibility and foot traffic due to roadway expansion.
- Ideal for retail, mixed-use commercial, and various development projects.

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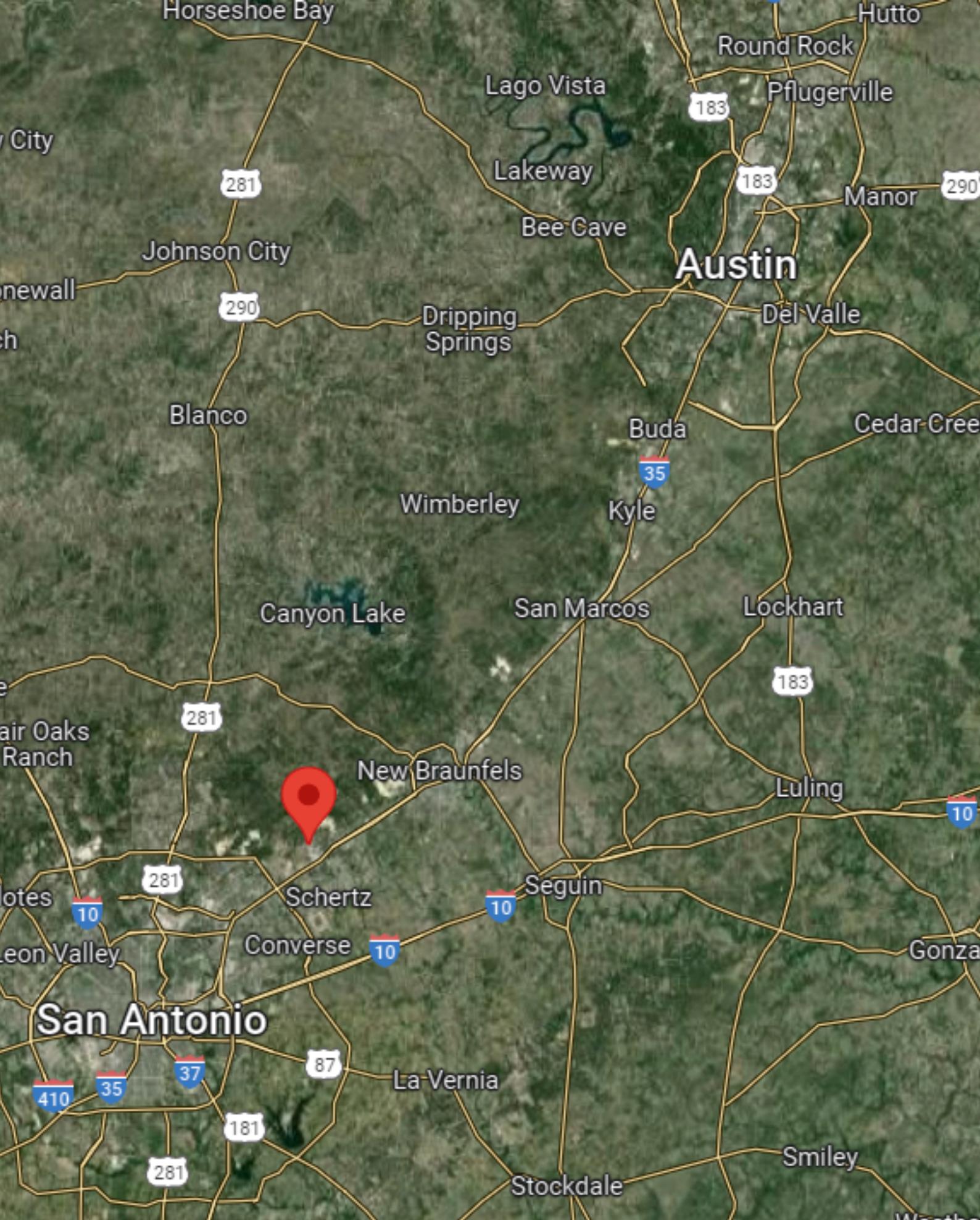


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COMMERCIAL • RESIDENTIAL • PROPERTY MANAGEMENT



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Information About Brokerage Services

Texas law requires all real estate licensees 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.

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

Buyer/Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXR-2501

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IABS 1-0 Date

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