



2.33 AC

**FM 78 & EAGLE DR,
CIBOLO, TX**

ALL OR PART

**THREE PHASE
POWER**

ZONED C-3

CONTACT

CHRISTIAN GARCIA

210 496 7775

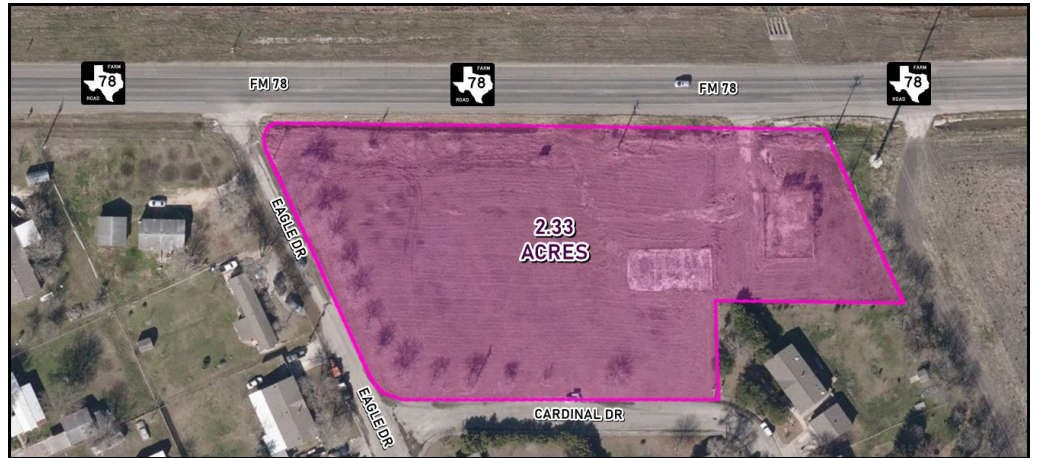
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**FIRST AMERICAN
COMMERCIAL
PROPERTY GROUP**

334 North Park Drive,
San Antonio, TX 78216

210.496.7775

www.dirtdealers.com



Location: Property is located at FM 78 & Eagle Dr in east Cibolo, TX. Property is minutes from Steele HS.

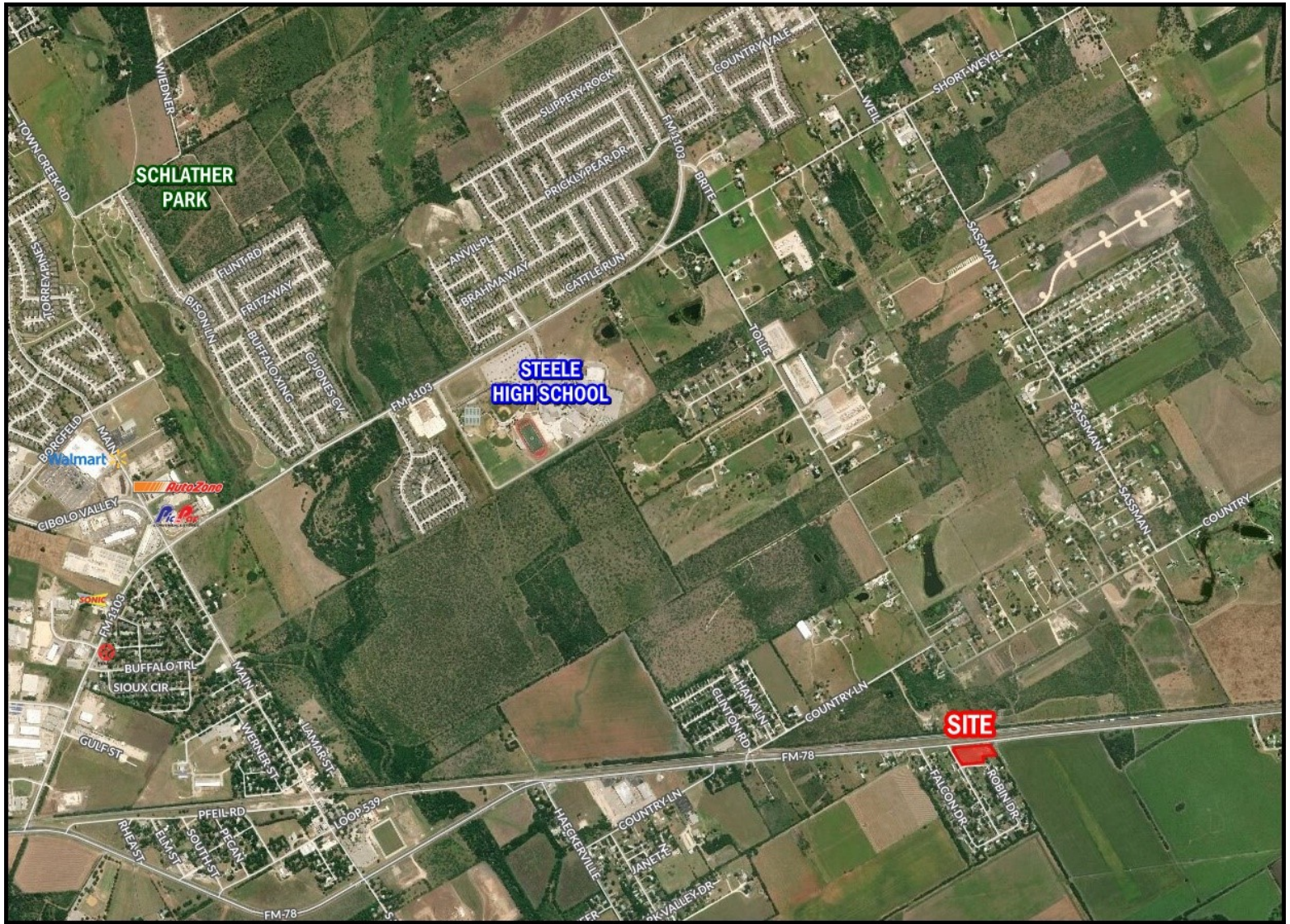
Land Available: 2.33 AC

Zoning: C-3

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.

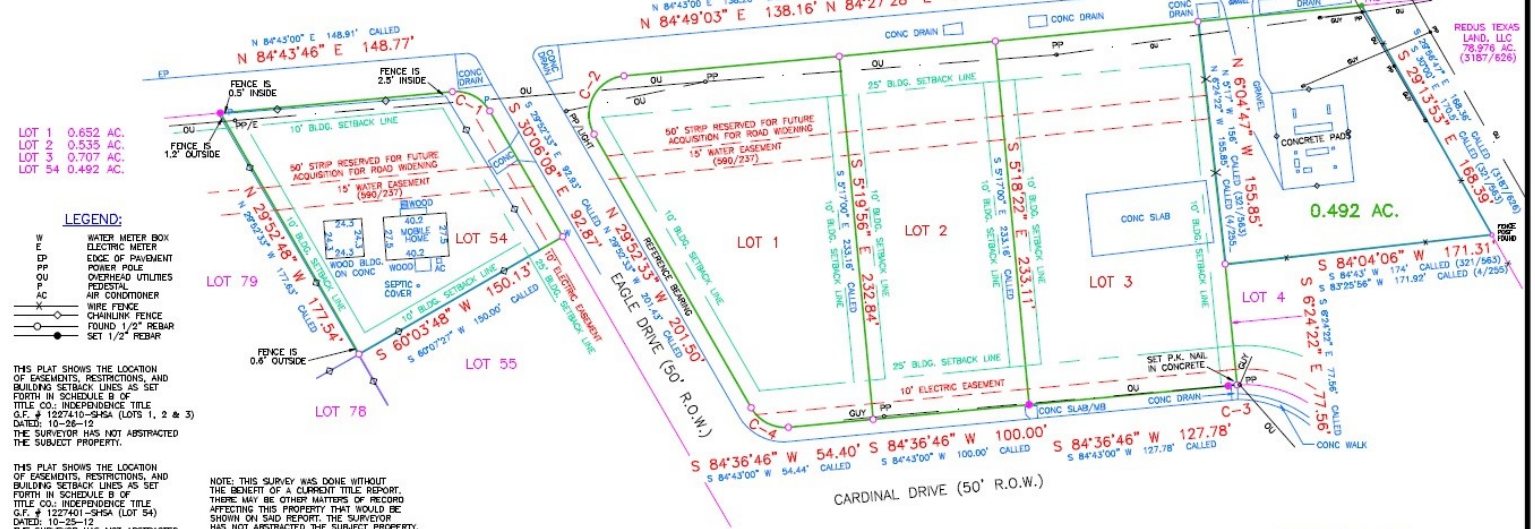
Comments: Made up of 4 contiguous lots, Property is an excellent path of growth investment. Located directly in the path of growth, sewer is being extended nearby. Three phase power is available.

Price: **\$305,000**



CURVE	RADIUS	DELTA ANGLE	ARC	ARC CALLED	CHD BRG	CHD DIST
C-1	25.00'	64°55'16"	28.33'	28.54'	S 62°37'47" E	26.84'
C-2	25.00'	113°32'08"	49.54'	50.00'	N 27°06'52" E	41.82'
C-3	75.00'	4°18'33"	5.64'	5.73'	S 83°50'35" W	5.64'
C-4	25.00'	64°58'55"	28.35'	28.54'	N 62°14'10" W	26.86'

F.M. 78 (100' R.O.W.)



LEGEND:

- W WATER METER BOX
- E ELECTRIC METER
- EP EDGE OF PAVEMENT
- PP POWER POLE
- OU OVERHEAD UTILITIES
- P PEDESTAL
- AC AIR CONDITIONER
- W WIRE FENCE
- CHAINLINK FENCE
- FOUND 1/2" REBAR
- SET 1/2" REBAR

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO. INDEPENDENCE TITLE G.F. # 1227410-SHA (LOTS 1, 2 & 3) DATED 10-28-19. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

THIS PLAT SHOWS THE LOCATION OF EASEMENTS, RESTRICTIONS, AND BUILDING SETBACK LINES AS SET FORTH IN SCHEDULE B OF TITLE CO. INDEPENDENCE TITLE G.F. # 1227401-SHA (LOT 54) DATED 10-28-19. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY.

NOTE: THIS SURVEY WAS DONE WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT. THERE MAY BE OTHER MATTERS OF RECORD AFFECTING THIS PROPERTY THAT WOULD BE SHOWN ON SAID REPORT. THE SURVEYOR HAS NOT ABSTRACTED THE SUBJECT PROPERTY. (0.492 AC. PARCEL)

REFERENCE BEARING: OBTAINED FROM VOL. 4, PG. 255

ADDRESS: 104 EAGLE DRIVE (LOT 54)

REFERENCES: VOL. 4, PG. 255
VOL. 701, PG. 78 (LOT 54)
VOL. 732, PG. 51 (LOTS 1, 2, 3 & 54)
VOL. 590, PG. 237 (LOTS 1, 2, 3 & 54)
VOL. 1731, PG. 766 (LOT 54)
VOL. 321, PG. 563 (0.492 AC.)

LAMBERTS & ASSOCIATES
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NEW BRAUNFELS, TEXAS 78130
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SURVEY PLAT SHOWING LOTS 1, 2, 3 AND 54, FALCONCREST ESTATES SUBDIVISION, GUADALUPE COUNTY, TEXAS, AS RECORDED IN VOLUME 4, PAGE 255, PLAT RECORDS OF GUADALUPE COUNTY, TEXAS.

AND

SURVEY PLAT SHOWING A 0.492 AC. PARCEL OF LAND OUT OF THE GERONIMO LEAL SURVEY NO. 85, ABSTRACT NO. 210, GUADALUPE COUNTY, TEXAS.

Scale: 1" = 60'



FOR REVIEW ONLY

JOB # 12-0386
DATE: 11-13-12



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.

<u>First American Commercial</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>562388</u> License No.	<u>cscott@dirdealers.com</u> Email	<u>(210) 496-7775</u> Phone
<u>Craig Scott</u> Designated Broker of Firm	<u>501123</u> License No.	<u>cscott@dirdealers.com</u> Email	<u>(210) 496-7775</u> Phone
<u>Craig Scott</u> Licensed Supervisor of Sales Agent/ Associate	<u>501123</u> License No.	<u>cscott@dirdealers.com</u> Email	<u>(210) 496-7775</u> Phone
<u>Christian Garcia</u> Sales Agent/Associate's Name	<u>618847</u> License No.	<u>cgarcia@dirdealers.com</u> Email	<u>(210) 496-7775</u> Phone

Buyer/Tenant/Seller/Landlord Initials

Date