

FOR SALE

Former Educational Campus

103 W. Rampart & 8438 Ahern Drive, San Antonio, TX 78216



John K. Durbin, CCIM
Durbin Commercial Real Estate
210.313.3464
jdurbin@durbinsa.com

DURBIN
COMMERCIAL REAL ESTATE

All information furnished regarding property offered is from sources deemed reliable, but no warranty or representation is made to the accuracy of completeness thereof and same is submitted subject to change of price or terms, prior sales or other disposition or withdrawal without notice. All information should be verified prior to purchase or lease.

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Property Highlights:

- Four buildings consisting of approximately 42,000 square feet of space
- 4.78 Acres
- Zoned C-3 (Commercial)
- Nine modular buildings included
- 79 parking spaces

Sale Price: \$4,250,000.00

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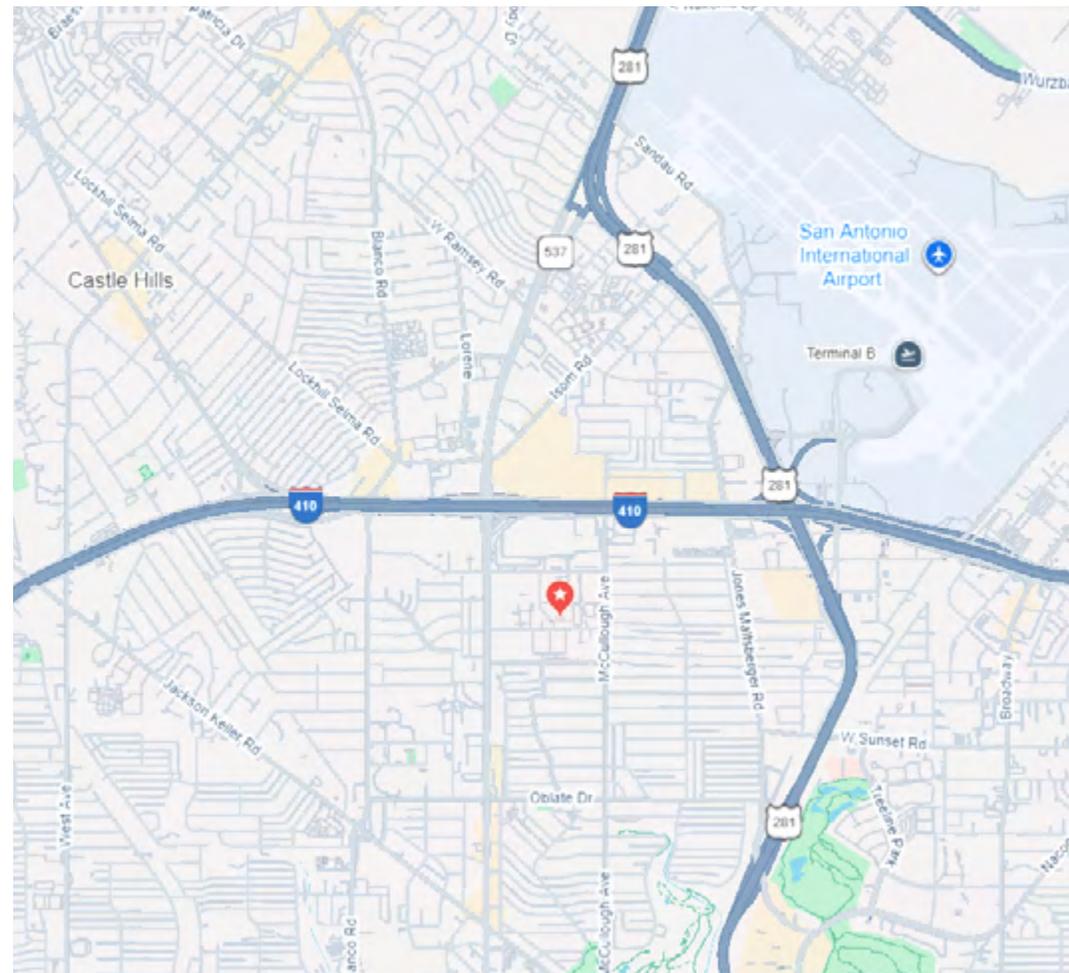
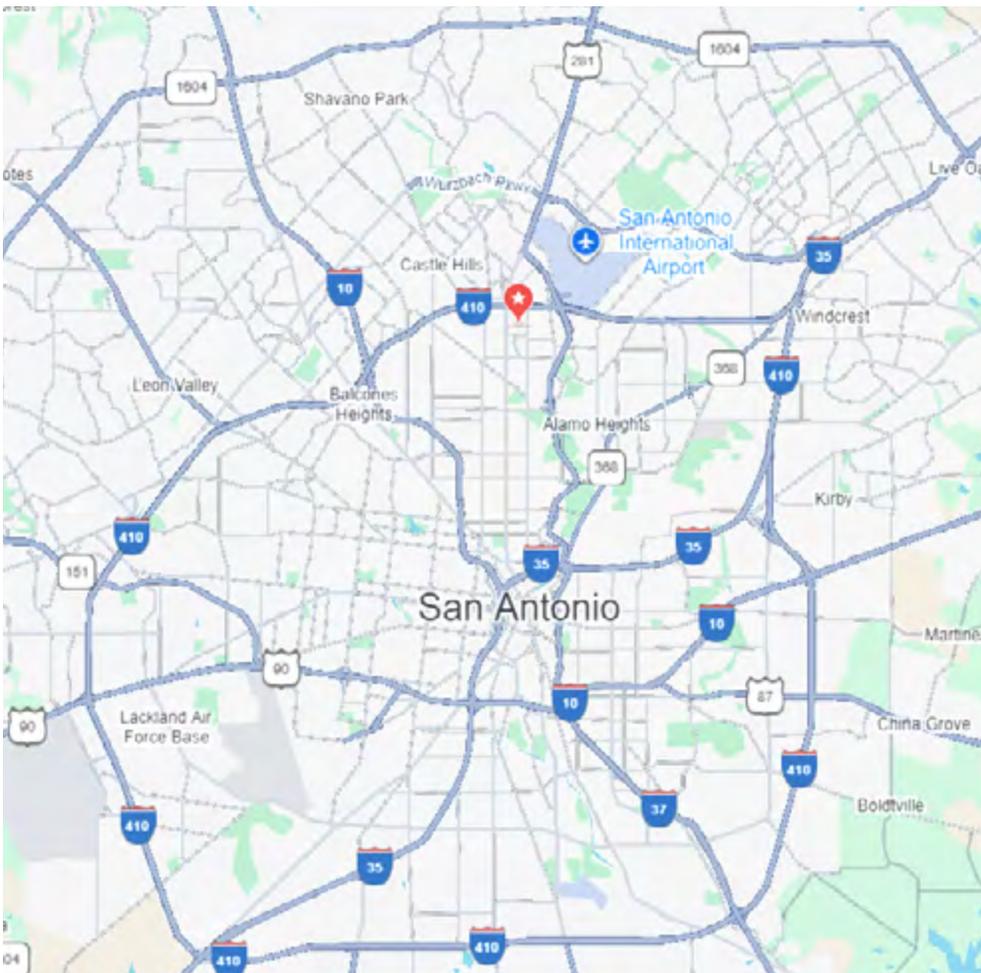
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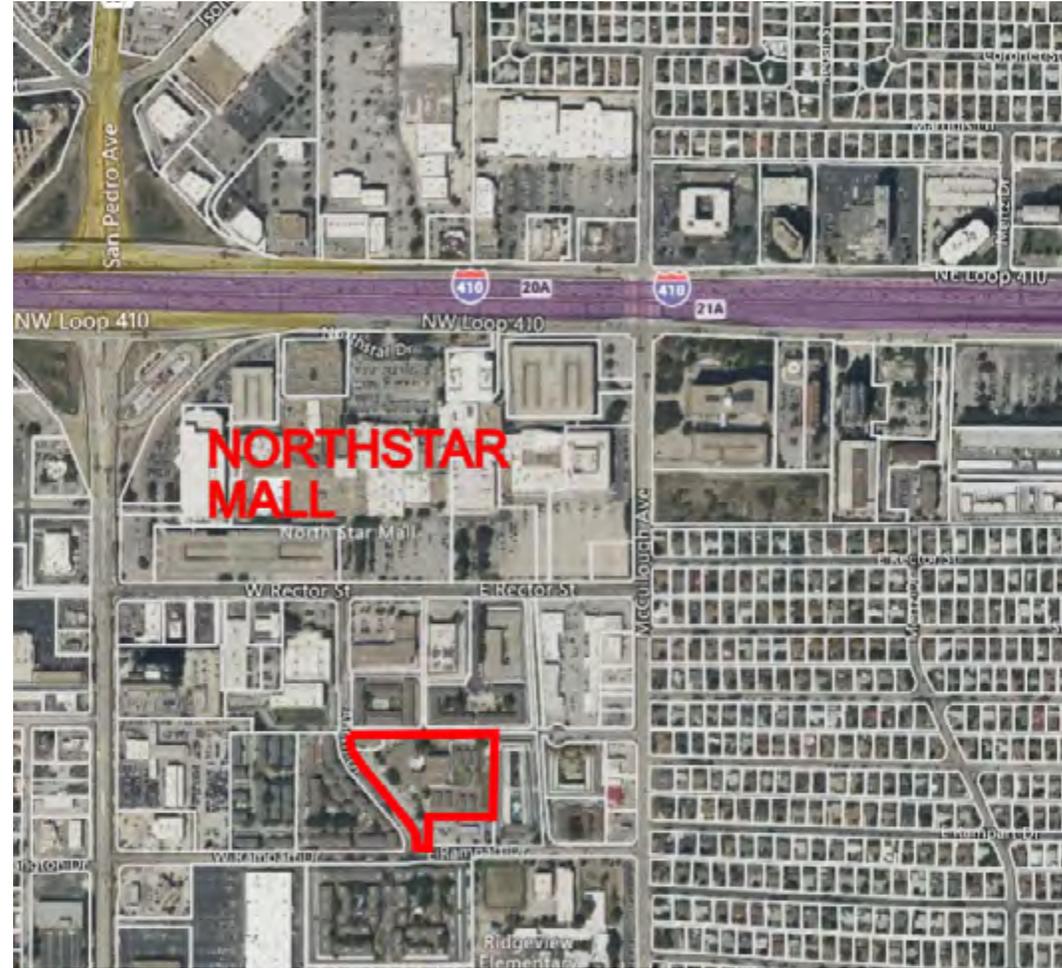
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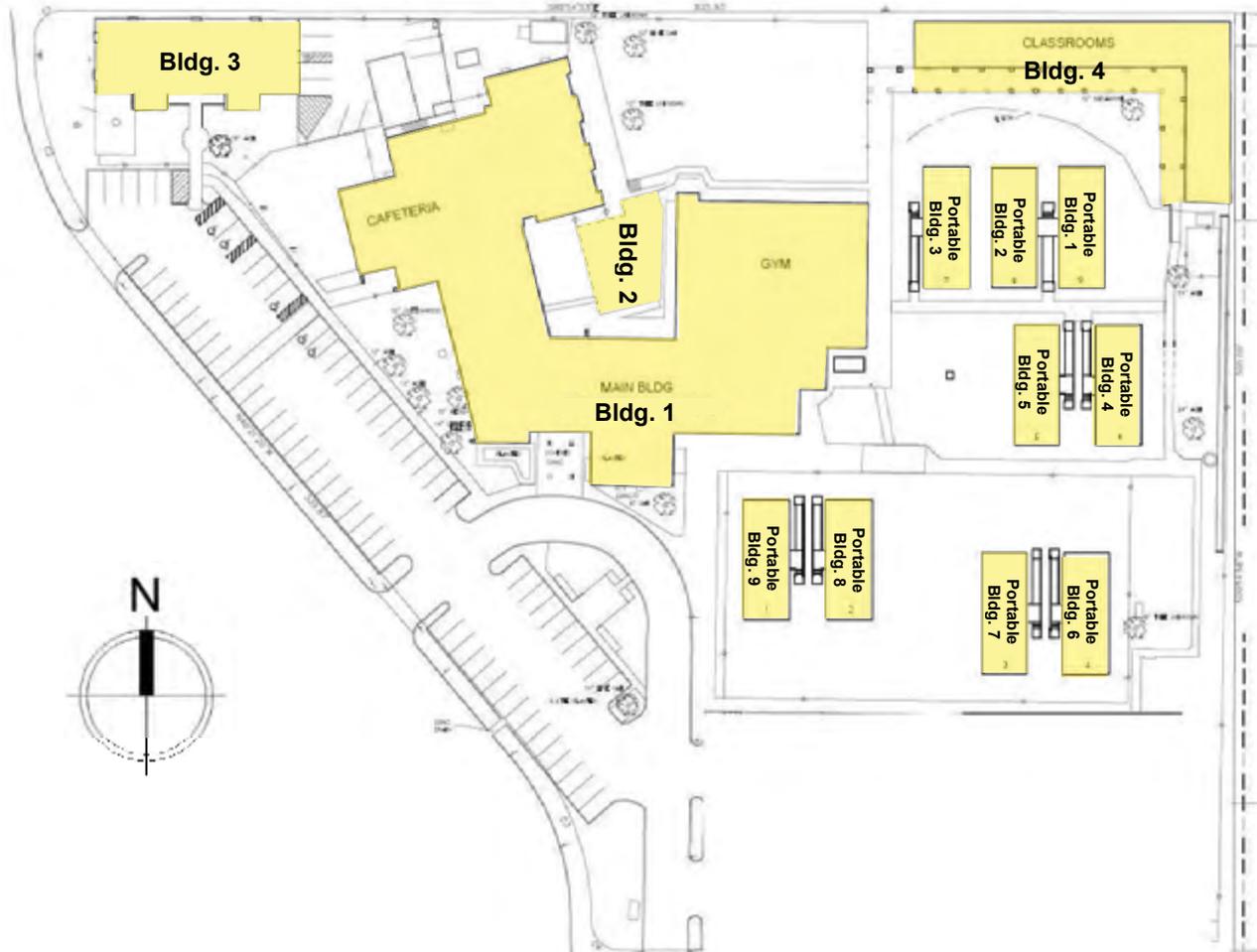
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SITE PLAN



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IMPROVEMENT SUMMARY

BUILDING 1: Approximately 30,610 square feet and includes administrative office areas, classrooms, restrooms, a cafeteria and commercial kitchens, and a gymnasium

BUILDING 2: Approximately 2,160 square feet and contains two classrooms, a kitchen, and one restroom

BUILDING 3: Approximately 4,224 square feet containing several offices, classrooms, and two restrooms

BUILDING 4: Approximately 5,760 square feet containing eight classrooms, four offices, and six single occupant restrooms

PORTABLE CLASSROOMS: Nine modular buildings of approximately 1,536 square feet and each containing two classrooms.

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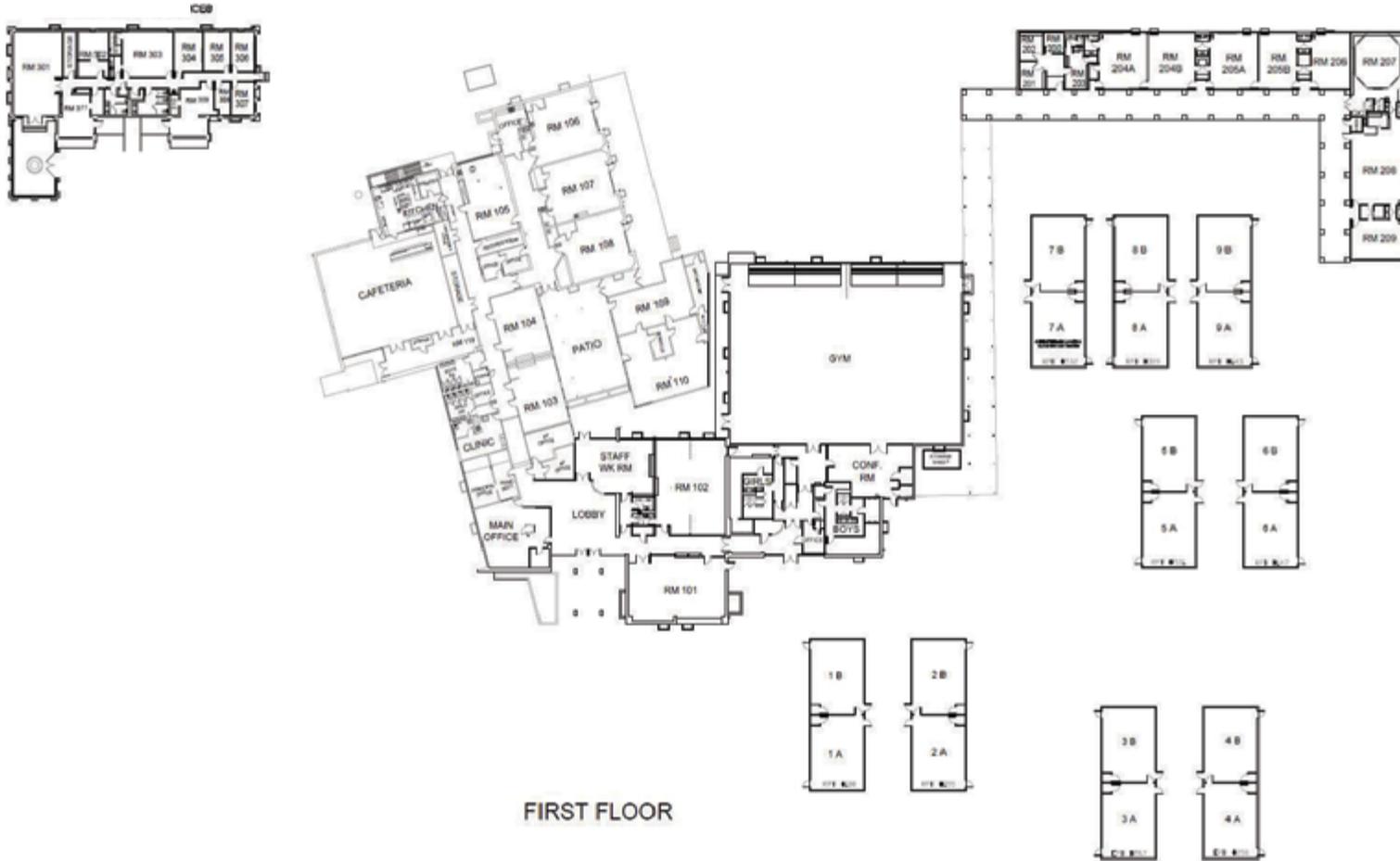
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IMPROVEMENT PLAN



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CAMPUS

NORTHSTAR MALL



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BUILDING 1



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BUILDING 2



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BUILDING 4



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PORTABLES



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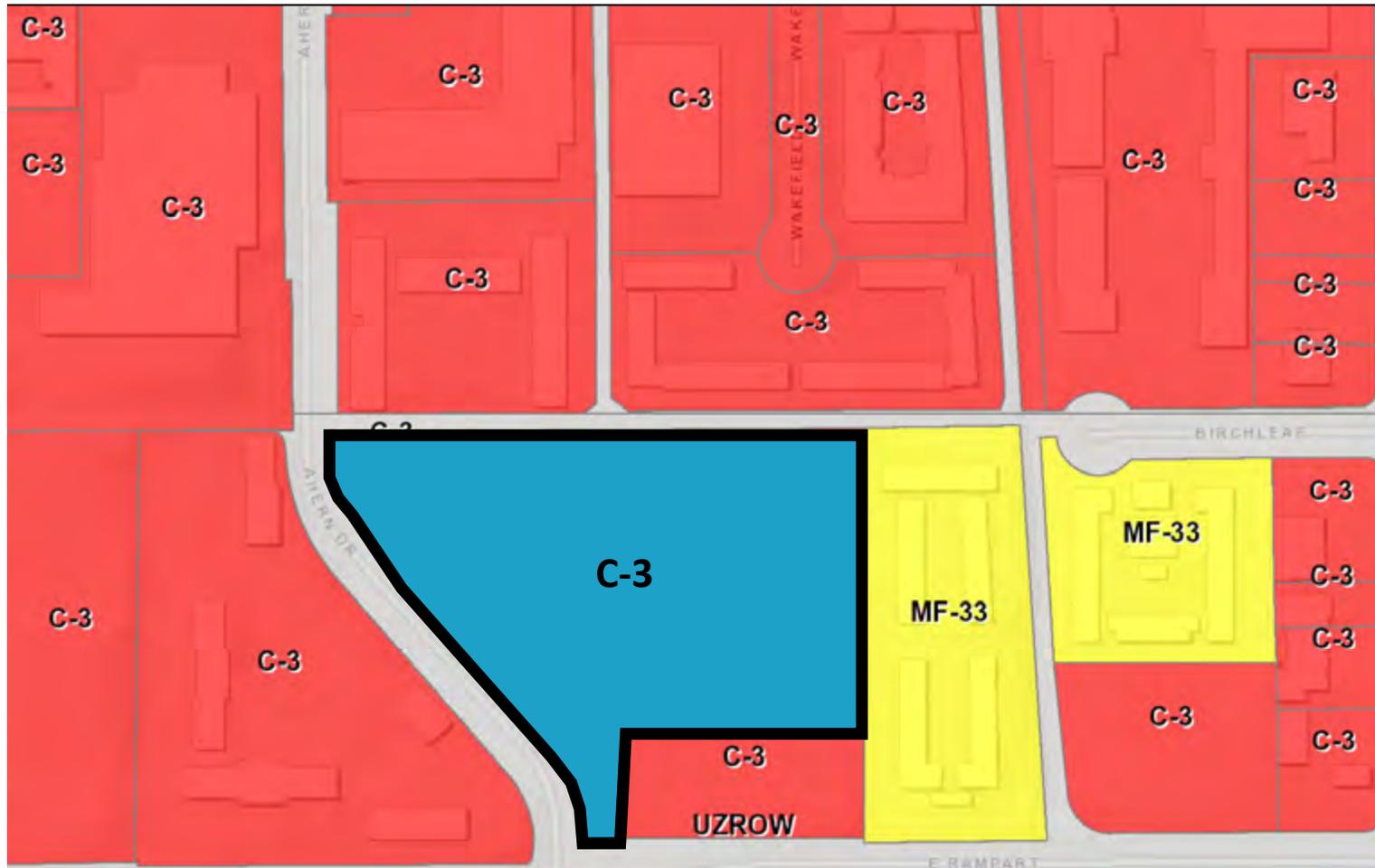
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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.

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
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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate’s Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date
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