

# FOR SALE

## Sandy Hollow Dr. Sandia, Texas 78383

PROPERTY LISTED BY CLIFF ATNIP - 361-510-4232

• **LOCATION**

Sandy Hollow N, Sandia , Texas 78383

• **BLDG. SIZE**

No buildings - vacant land

• **LAND SIZE**

43,124.40sf

• **LEGAL DESCRIPTION**

Lot 12 Block 5, Sandy Hollow Unit 2

• **ZONING**

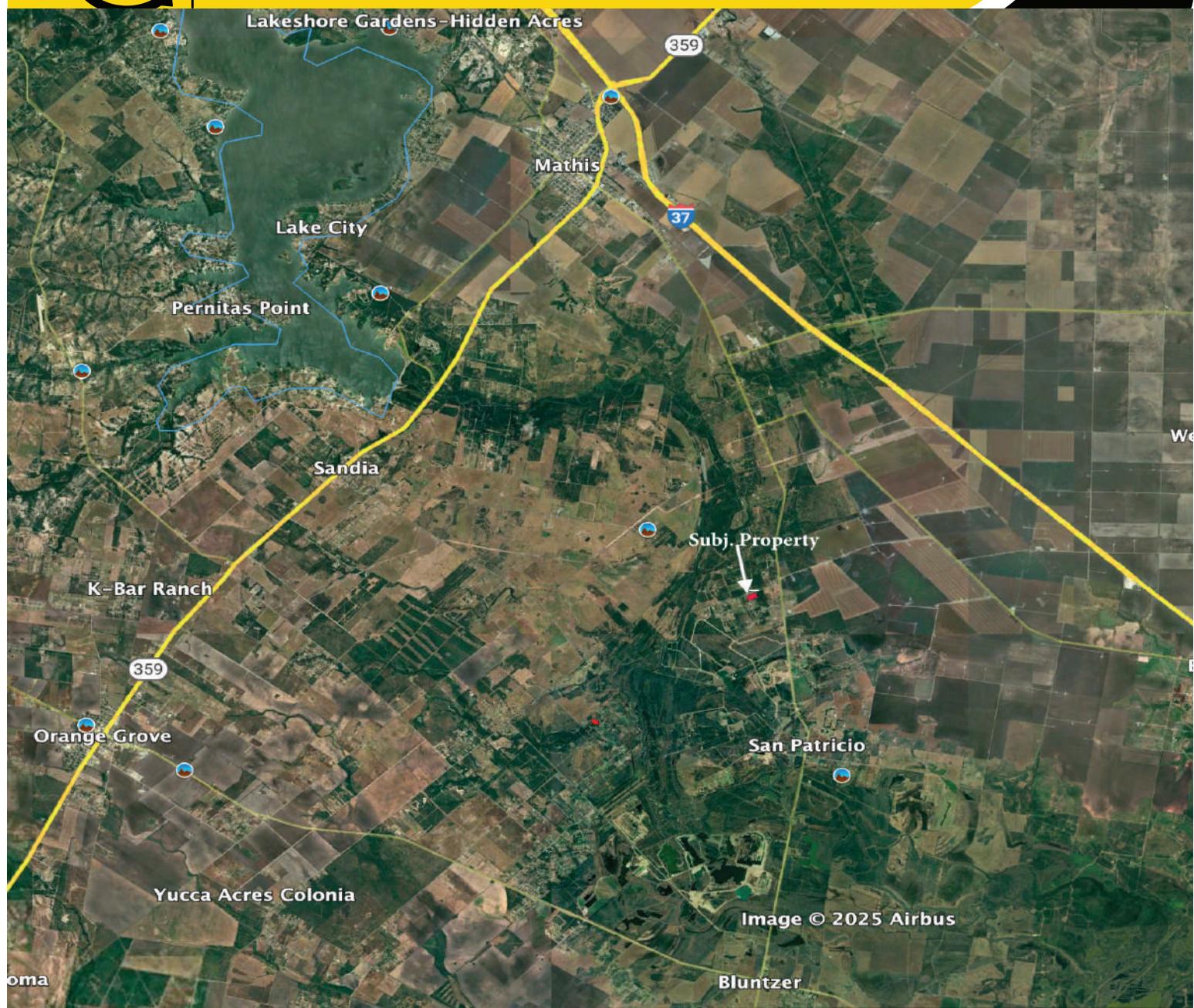
Residential - in the County

**PRICE** | **\$25,000.00**

### LISTING COMMENTS

- Near the Nueces River
- Established Subdivision
- Banquete School District
- Restricted to One home per lot
- Enjoy the piece and solitude of the country with amenities nearby in Orange Grove, Mathis and Calallen
- Restrictions available on our website or call the office

This information has been secured from reliable sources, and although we do not guarantee it, we believe it to be correct. Offering is subject to prior sale, change or withdrawal without notice.



**Approx. 9 miles to Orange Grove - Lowe's Grocery, Feed Store, Restaurants, Banking & Entertainment**

**Approx. 15 miles to Mathis - H-E-B Grocery, Pharmacy, Restaurants**

**Approx. 20 miles to Calallen - H-E-B, Wal-Mart, Restaurants, Doctors Pharmacy, Shopping**

**Approx 10 miles to Lake Corpus Christi for recreation**

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## Information About Brokerage Services

State law requires all real estate licensees to give the following information about brokerage services to prospective buyers, lessees, sellers and landlords.

### TYPES OF REAL ESTATE LICENSE HOLDERS:

- **AGENT** is responsible for all brokerage activities, including acts performed by other agents appointed by the broker.
- **ASSISTANT AGENT** must be appointed by a broker and works with others on behalf of the broker.

### • BROKER'S MINIMUM DUTIES REQUIRED BY LAW (including 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;
- Deliver the client's instructions and present any offer or counter-offer from the client; and
- Treat all parties to a transaction honestly and fairly.

### • LICENSE HOLDER CAN REPRESENT 3 PARTIES 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 lease, listing to sell or property management agreement. The 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 disclosed by the buyer or buyer's agent.

**AS AGENT FOR BUYER/LESSEE:** The broker becomes the buyer/lessee's agent by agreeing to represent the buyer, usually through a written representation agreement. The 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 complete form or in condensed form, both the broker's obligations as an intermediary, & broker's rights as an intermediary:

- Inform all parties to the transaction honestly and fairly;
- Help, with the parties' written consent, negotiate a written serviceholder agreement with the broker to each party to seller and buyer to communicate with, provide opinions and assistance, and carry out the transaction of each party to the transaction;
- Ensure, unless specifically authorized in writing to do so by a party, disclosure:
  - that the owner will accept a price less than the other's asking price;
  - that the buyer or seller will pay a price greater than the price indicated in a written offer; and
  - any confidential information or any other information that a party specifically informs the broker is writing not to disclose, unless required to do so by law.

**AS SUBAGENT:** A license holder acts as a subagent after listing a buyer to 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 ESTABLISHED:

- 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 a do not sign receipt of this notice before you make a copy for your records.

Cobb, Lundquist & Atnip Inc.	Subagent	info@clarealtors.com	361.854.4448
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	License No.	Fax	Phone

Buyer/ Tenant/Seller/Landlord Initials \_\_\_\_\_ Date \_\_\_\_\_

Regulated by the Texas Real Estate Commission  
TREC-2001  
Corpus Christi, Texas, 78411, 800-722-1200, TX-704  
Cobb, Lundquist & Atnip, Inc., Broker, State of Corpus Christi, TX-704  
Please call for a full explanation of your rights (73-3 hours to each day, Monday, Tuesday & Friday)

Information available at [www.trec.state.tx.us](http://www.trec.state.tx.us)  
DPS 1-0 Date  
Included

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