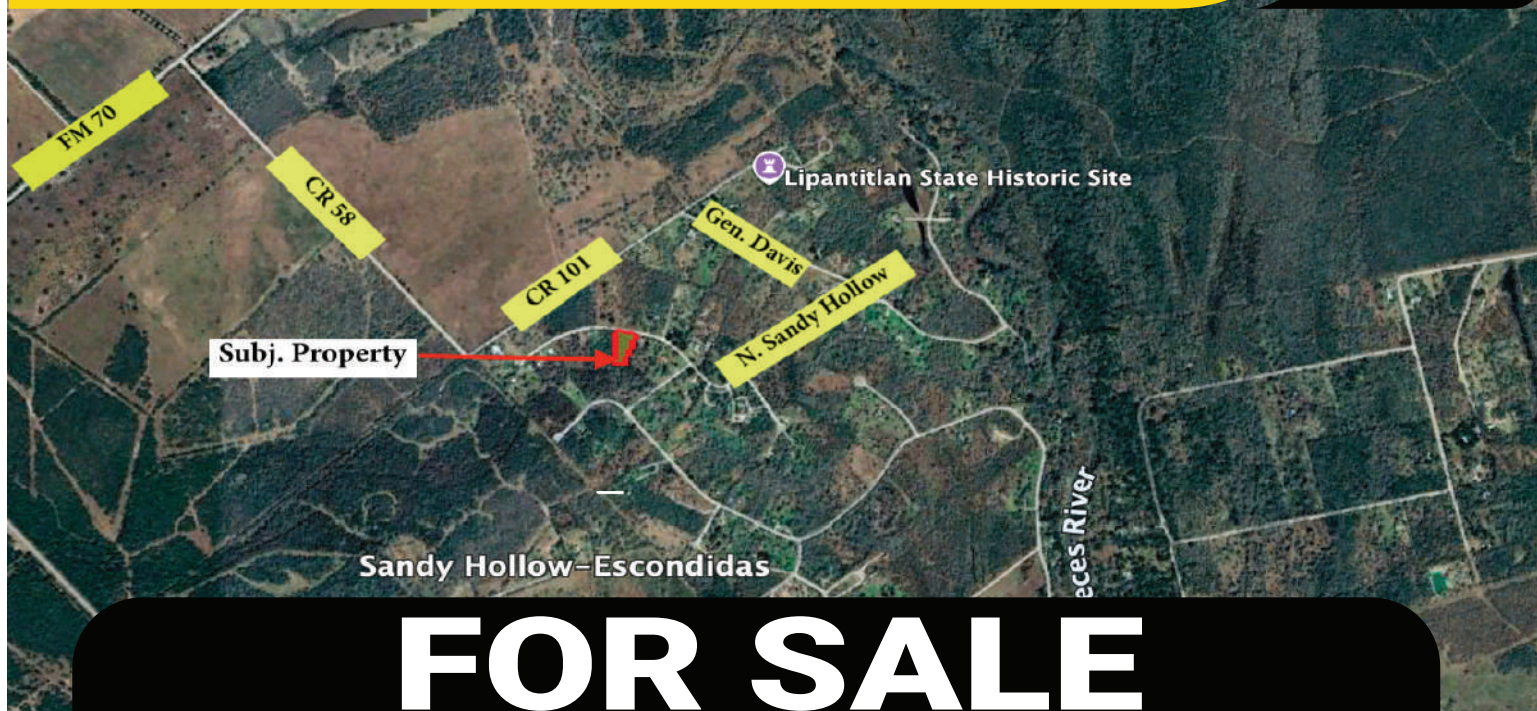




COBB LUNDQUIST & ATNIP
COMMERCIAL REAL ESTATE



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

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

PRICE | \$25,000.00

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.

COBB, LUNDQUIST & ATNIP, INC.
700 Everhart Suite F-11, Corpus Christi, TX 78414

www.clarealtors.com

**FOR MORE
INFORMATION**

Email: **info@clarealtors.com**

Office: **361.854.4448**



COBB LUNDQUIST & ATNIP COMMERCIAL REAL ESTATE



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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11/2020



Information About Brokerage Services

Customers requesting all real estate licenses to give the following information about brokerage services to prospective buyers, investors, sellers, and landlords.

TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including those performed by sales agents sponsored by the broker.
- A **SALLES 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 due the broker's representation):

- 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;
- Disclose the client's situation and present any offer 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 or sale or property management agreement. As 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 a buyer by the buyer or buyer's agent.

AS AGENT FOR BUYER/TEENANT: The broker becomes the buyer's agent by agreeing to represent the buyer, usually through a written representation agreement. As 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. As broker - to occur 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 to meet and buyer to communicate with, provide opinions and judgments, and carry out the transactions of each party to the transaction;
- Must not, unless specifically authorized in writing to do so by a party, disclose:
 - that the owner will accept a price less than the written selling price;
 - that the buyer/tenant will pay a price greater than the price as stated 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 acting as 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's 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.

Cobb, Lundquist & Atnip, Inc.	WUENSTEN	info@clarealtors.com	(361) 654-4448
License Broker/Broker Firm Name or Primary Business Address	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
Thomas Lundquist	0145497	www.mls@clarealtors.com	(361) 654-4448
Licensee Supervisor of Sales Agents	License No.	Email	Phone
Baseline			
Cliff Atnip, Partner/Broker	0145497	cliff@clarealtors.com	(361) 654-4448
Sales Agent's name and title	License No.	Email	Phone

Buyer/ Tenant/Seller/Landlord Initials

Date

Regulated by the Texas Real Estate Commission

TXLR-20201

Cobb, Lundquist & Atnip, Inc. Broker, Sales Firm, Corpus Christi, TX 78414

CLM-July

For more information visit www.clarealtors.com

Phone: 361.654.4448

Fax: 361.654.4448

USPS 1-0101

Not valid

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