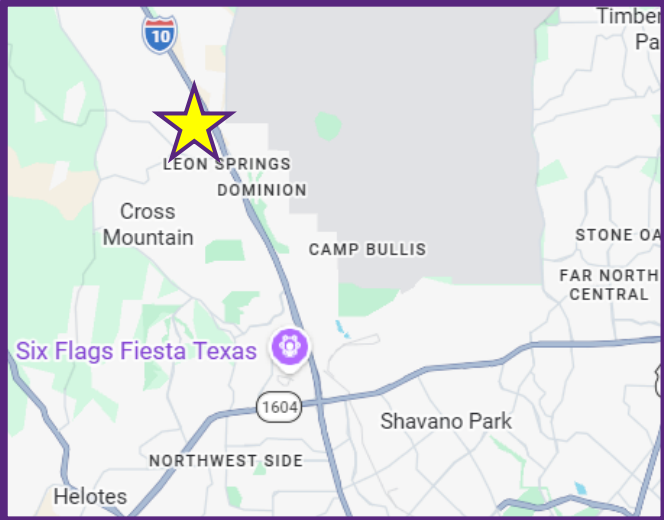


5.4 Acres For Sale

Interstate -10 W & Hazy Hollow, San Antonio, TX 78255

Bexar County



Features:

- 1,079ft of Frontage
- OCL - No Zoning Required
- All Utilities
- 80,745 Vehicles Per Day
- Subject to Floodplain
- \$1,800,000

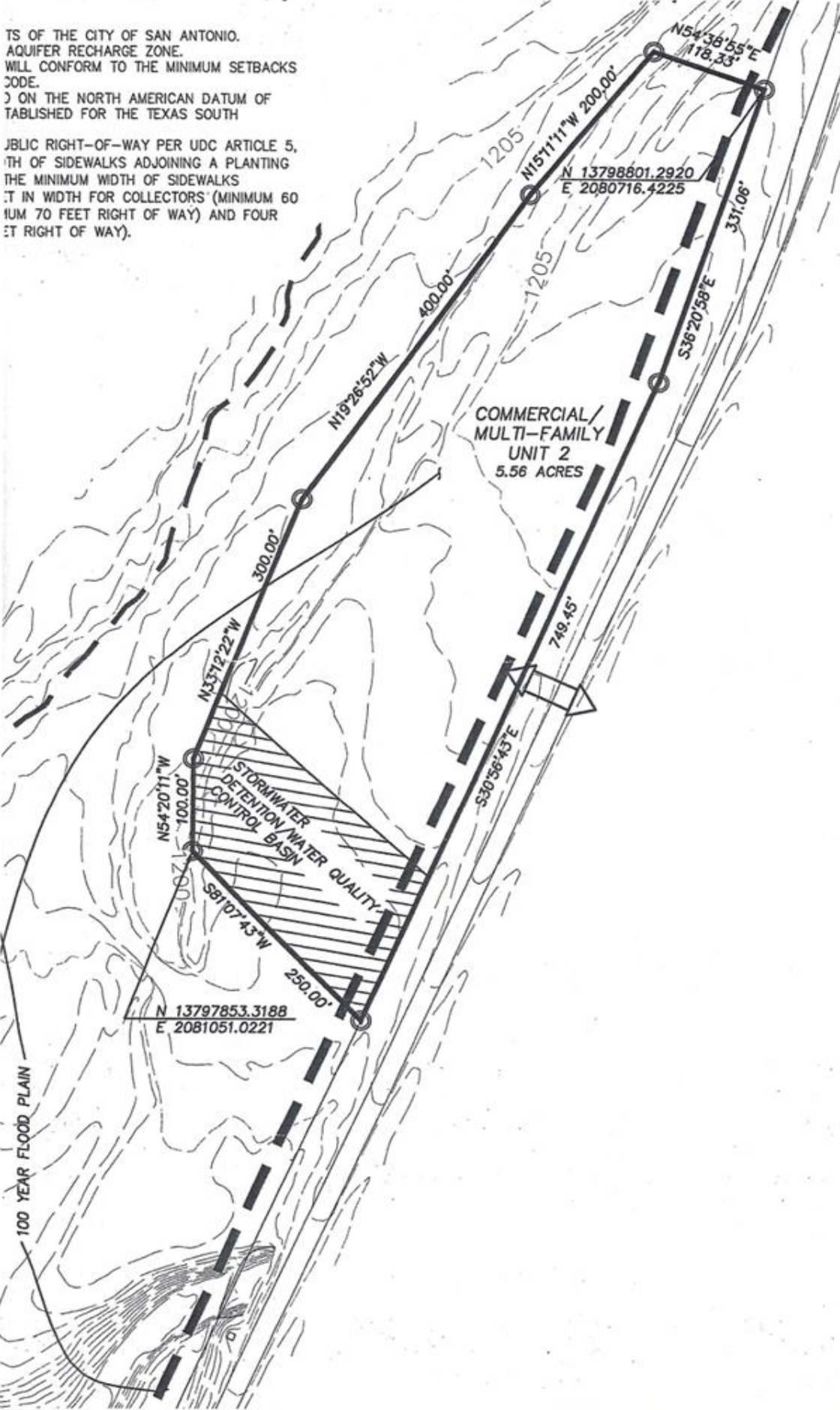
TODD BEEBE, Broker
Office: (210)682-1500
Cell: (210)410-9904
tbeebe@hoganre.com

HOGAN
COMMERCIAL PARTNERS

1618 Lockhill Selma Rd. San Antonio, TX 78213

TS OF THE CITY OF SAN ANTONIO.
 AQUIFER RECHARGE ZONE.
 WILL CONFORM TO THE MINIMUM SETBACKS
 CODE.
) ON THE NORTH AMERICAN DATUM OF
 ESTABLISHED FOR THE TEXAS SOUTH

UBLIC RIGHT-OF-WAY PER UDC ARTICLE 5,
 TH OF SIDEWALKS ADJOINING A PLANTING
 THE MINIMUM WIDTH OF SIDEWALKS
 T IN WIDTH FOR COLLECTORS' (MINIMUM 60
 IUM 70 FEET RIGHT OF WAY) AND FOUR
 ET RIGHT OF WAY).



COMMERCIAL/
 MULTI-FAMILY
 UNIT 2
 5.56 ACRES

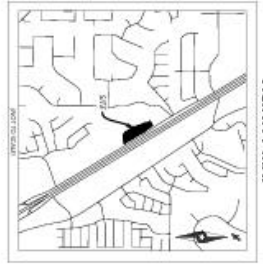
STORMWATER
 DETENTION/WATER QUALITY
 CONTROL BASIN

100 YEAR FLOOD PLAIN

N 13797853.3188
 E 2081051.0221

N 13798801.2920
 E 2080716.4225

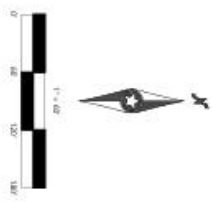
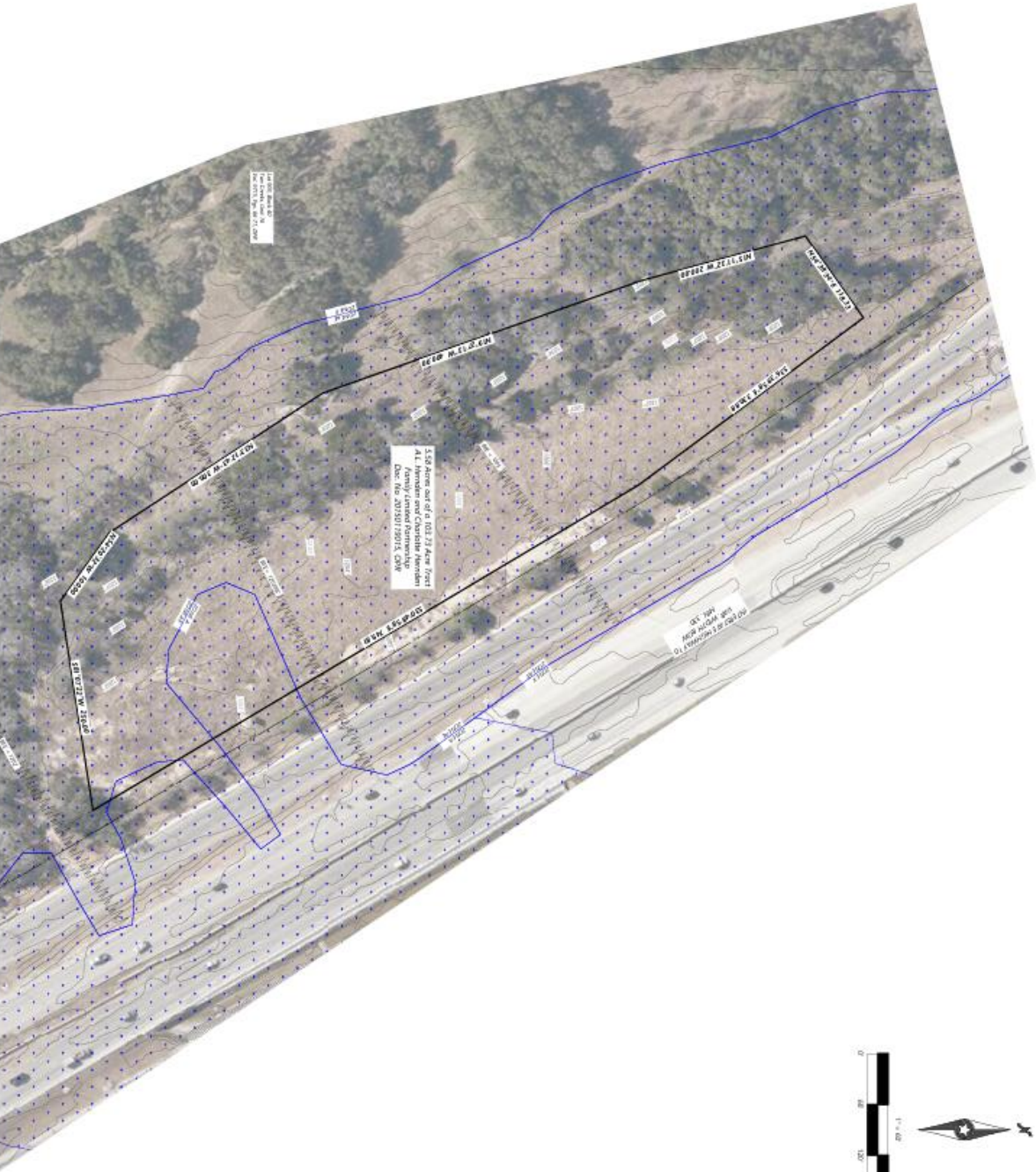
VICINITY MAP



GENERAL NOTES

1. REFER TO EXHIBIT 'A' FOR A MORE DETAILED DESCRIPTION OF THE PROJECT.
2. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION AND SHALL NOT BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THE PLANS.
3. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION AND SHALL NOT BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THE PLANS.
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8. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION AND SHALL NOT BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THE PLANS.
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10. THE PROPERTY IS SUBJECT TO A DEED RESTRICTION AND SHALL NOT BE USED FOR ANY PURPOSES OTHER THAN AS SHOWN ON THE PLANS.

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PROJECT NO.	1100000
DRAWING NO.	1100000
DATE	11/11/2021
DESIGNED BY	JL
CHECKED BY	JL
DATE	11/11/2021

PREPARED FOR:
HOGAN COMMERCIAL PARTNERS

DEED SKETCH OF:
THE HERNDEN TRACT

A 5.58 ACRE TRACT SITUATED IN THE 1/4 SECTION 28, T12N, R10E, S12E, BEXAR COUNTY, TEXAS, ABSTRACT NO. 528, BEXAR COUNTY, TEXAS, OUT OF A 103.73 ACRE TRACT RECORDED IN VOL. 4899, PG. 66, OIR





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.

Hogan Properties Company, Inc. Licensed Broker /Broker Firm Name or Primary Assumed Business Name	167890 License No.	mhogan@Hoganre.com Email	210-682-1500 Phone
Michael Alan Hogan Designated Broker of Firm	167890 License No.	mhogan@Hoganre.com Email	210-682-1500 Phone
Michael Alan Hogan Licensed Supervisor of Sales Agent/ Associate	167890 License No.	mhogan@Hoganre.com Email	210-682-1500 Phone
Ronald Todd Beebe Sales Agent/Associate's Name	244886 License No.	tbeebe@Hoganre.com Email	210-410-9904 Phone

Buyer/Tenant/Seller/Landlord Initials

Date