

For Sale



D·R·HORTON
America's Builder

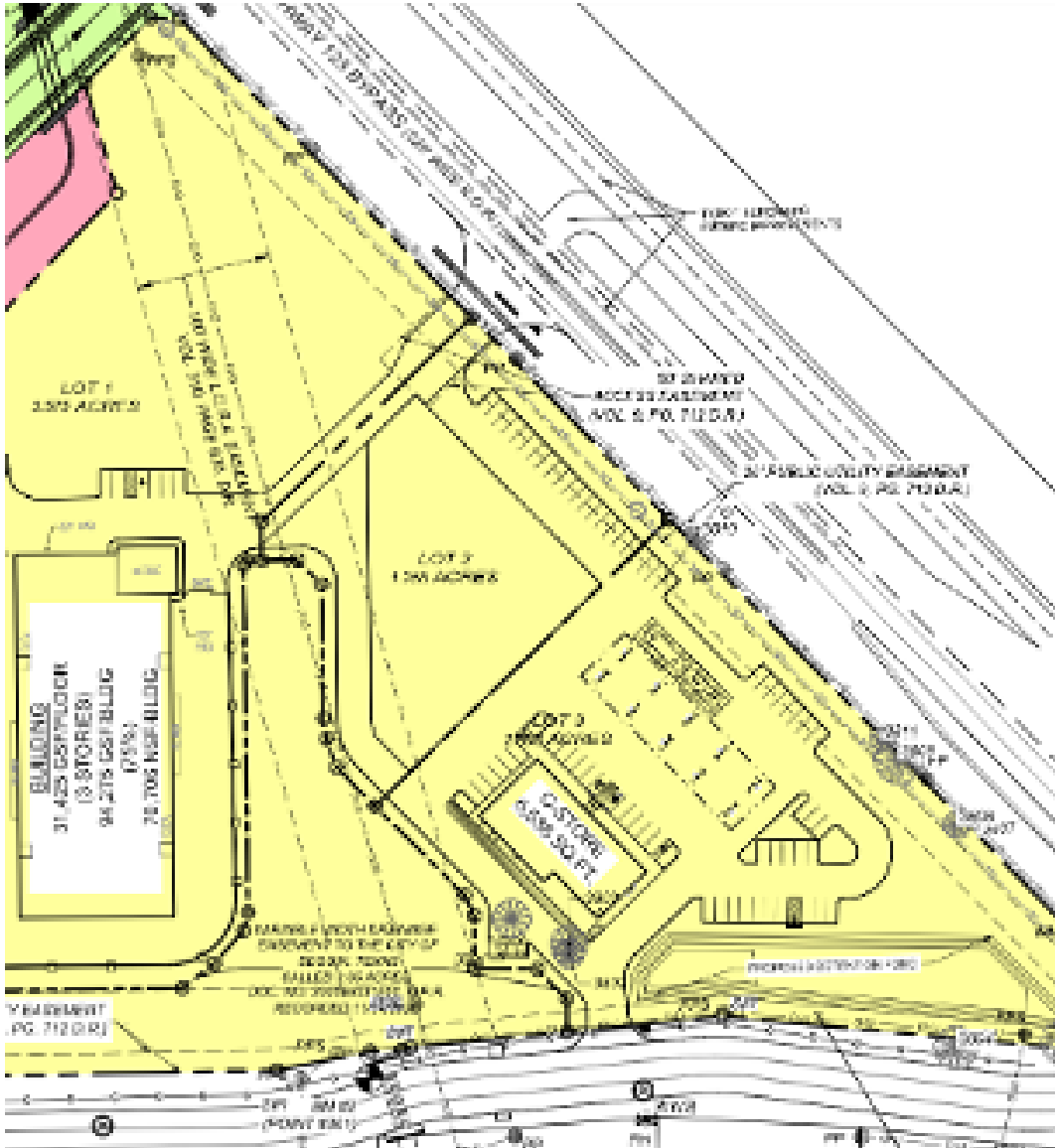
The
CALDWELL
SEGUIN TX

AVAILABLE

Shovel Ready Pad Site For Sale or Built to Suit

+/-1.258 AC - Hwy-123 & Stremple Rd - Seguin

Mike Ogden
Manager Austin Office
512.694.0839
Mike@Rockspring.com



Status

Finished lots

Lot Size

1.258 Ac

Improvements:

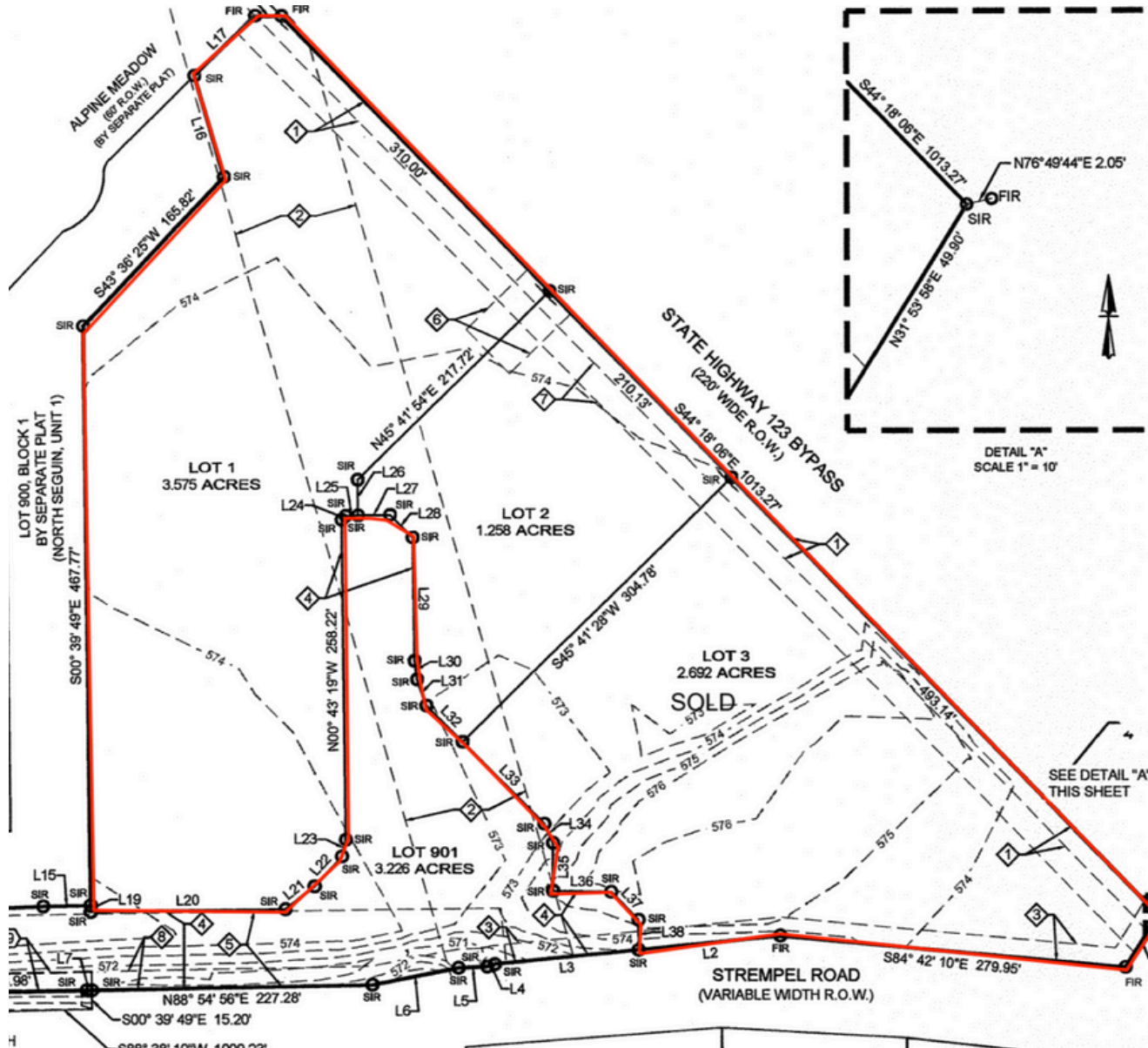
- Platted and Zoned General Commercial
- Rough Graded
- 12" Water & 10" Wastewater lines onsite
- Offsite stormwater and detention in place
- Driveways off HWY-123 & Stremple and internal drive connecting the C-Store to Storage included.

Notes:

- Adjacent to DR Horton's Navarro Fields SF development and The Caldwell of Seguin +/-300 unit apartment complex.
- Over 11,00 housing units under construction north of IH-10.
- Ideal for QSR, Car Wash, Oil Change or Retail.



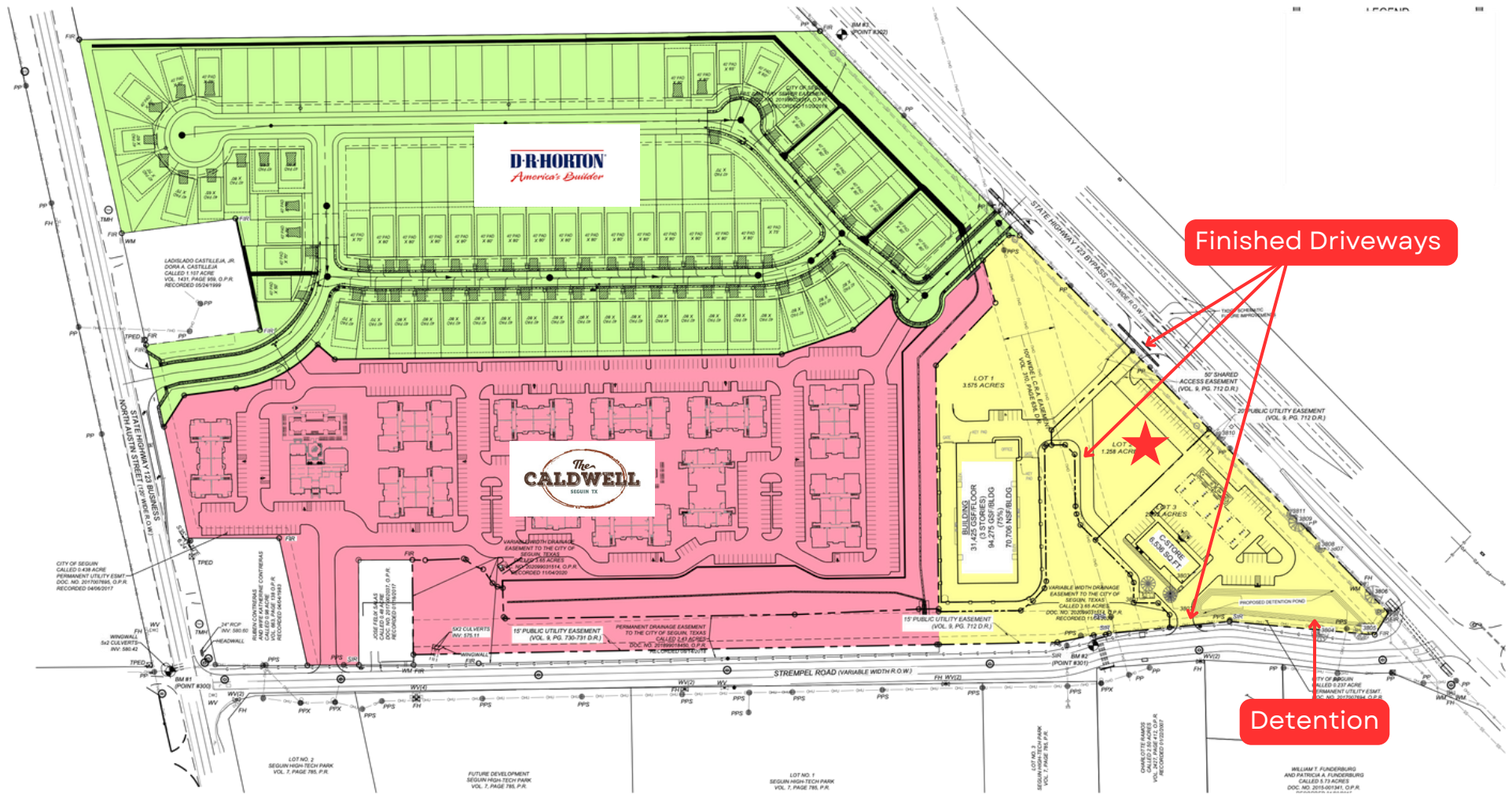
+/- 1.258 AC. INTERSECTION OF HWY-123 & STREMPLE RD.



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DEVELOPMENT SITE PLAN

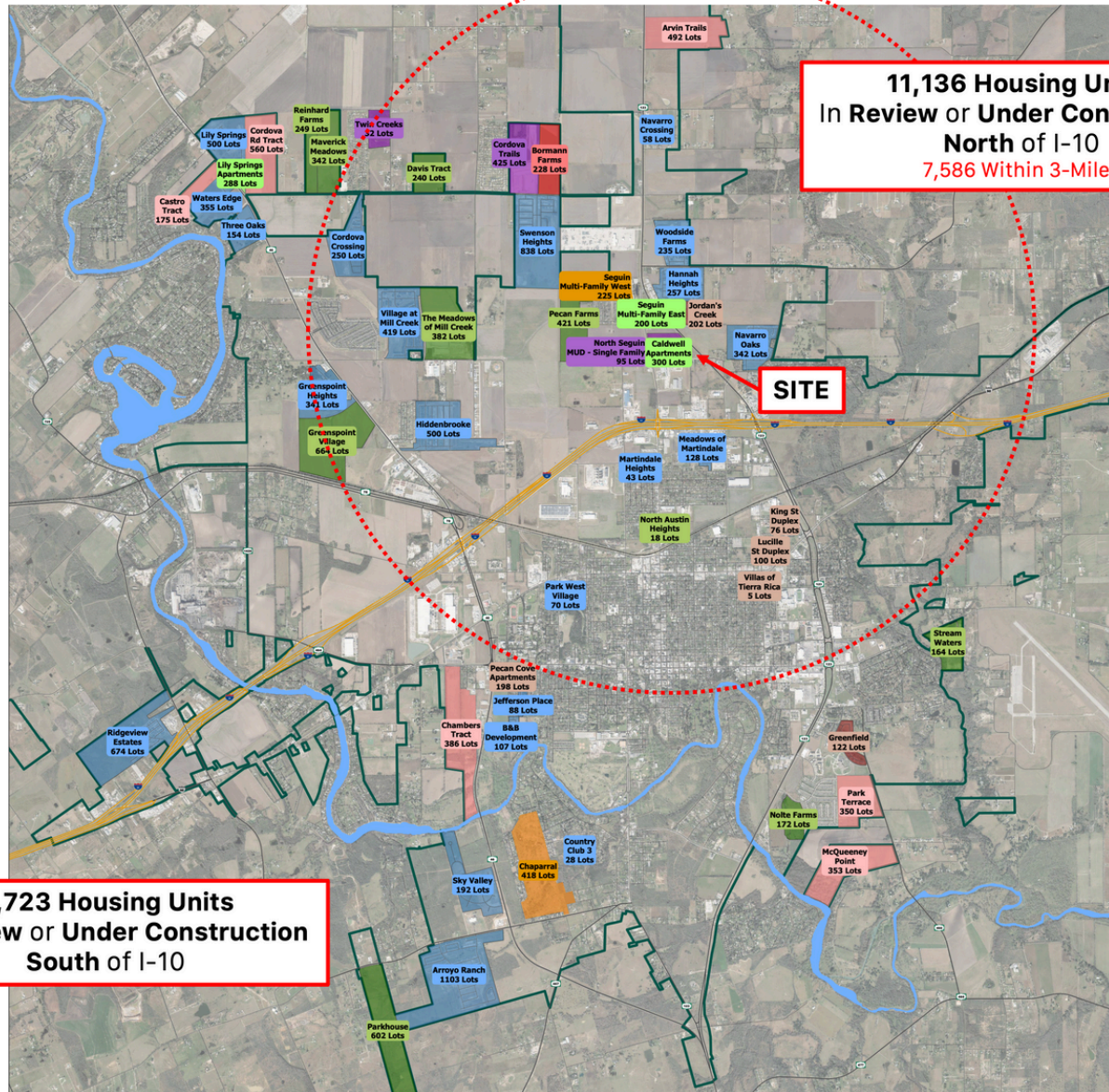
+/- 1.256 AC. INTERSECTION OF HWY-123 & STREMPLE RD.



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DEVELOPMENT SITE PLAN

+/- 1.258 AC. INTERSECTION OF HWY-123 & STREMPLE RD.



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SURROUNDING AREA



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



11-2-2015

Information About Brokerage Services

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:
 - 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.

Rockspring	589458	info@rockspring.com	(713) 535-2200
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
JMIV Management	589458	info@rockspring.com	(713) 535-2200
Designated Broker of Firm	License No.	Email	Phone
Jim McAlister	379302	olga.luna@rockspring.com	(713) 535-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Michael Ogden	476210	mike@rockspring.com	(512) 694-0839
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____

Regulated by the Texas Real Estate Commission

Information available at www.trec.texas.gov

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