

FOR SALE: +/- 101 Acres Available

SEQ of Loop 1604 & Schultz Rd
Elmendorf, TX 78112



All details provided about the property for sale come from sources believed to be reliable; however, no guarantee or assurance is given as to their accuracy or completeness. The information may also be subject to changes in pricing or terms, previous sales, or withdrawal without prior notice.



334 North Park Dr
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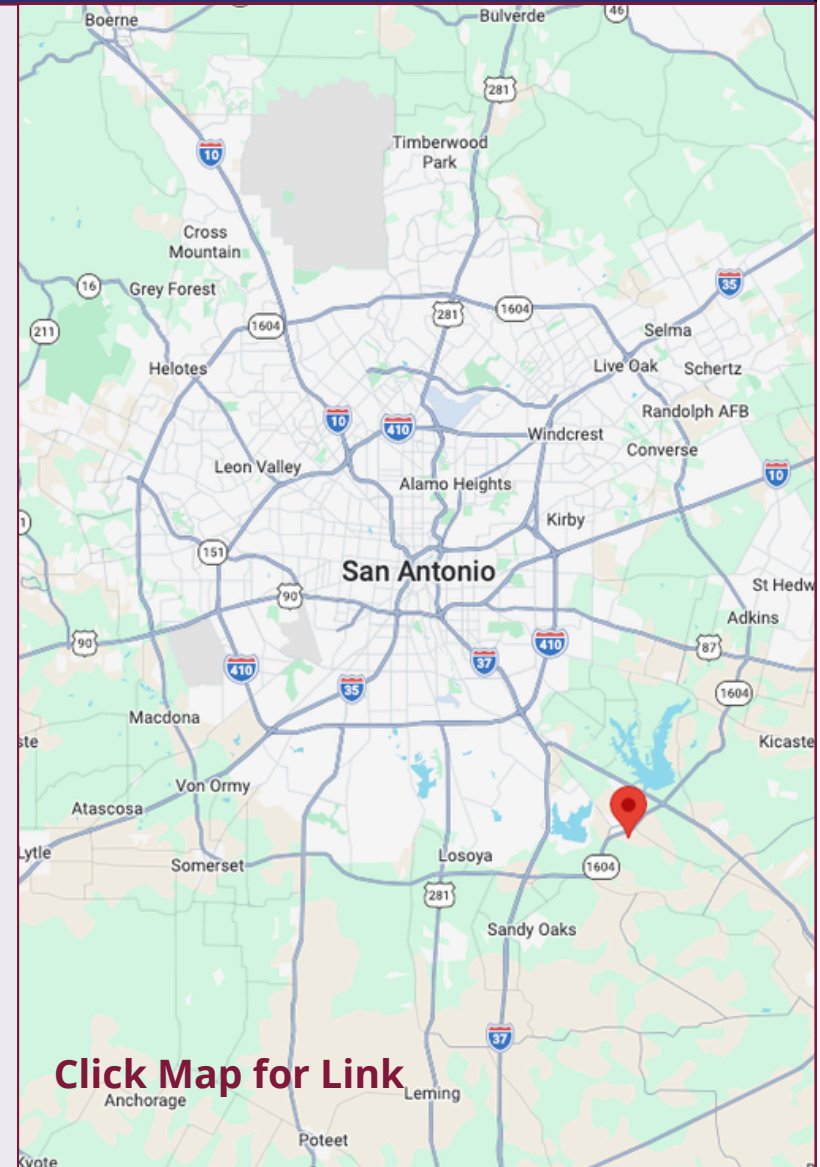
- LOCATION:** The property is located at the SE corner of 1604 and Schultz Road, just west of Old Corpus Christi Road.
- AVAILABLE:** +/- 101 acres
- ZONING:** Bexar County ETJ
- FLOOD:** A western portion of the tract is located inside the FEMA 100-Year Flood plain.
- TOPOGRAPHY:** The property features gently rolling terrain, with elevation rising toward the rear.
- FRONTAGE:** Approximately 2,200 feet of frontage along 1604 and approximately 700 feet along Schultz Road.
- UTILITIES:**
Sewer: SAWS (off-site, buyer to verify availability)
Water: SAWS line along 1604
Electricity: CPS

Prospective Buyer should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

SALE PRICE: Call Broker

AREA HIGHLIGHTS:

With frontage along both Loop 1604 and Schultz Road, the site provides strong access and visibility, located just minutes from I-37 and in close proximity to Highway 181. The property is situated within the East Central Independent School District, an area experiencing continued residential growth. A portion of the western boundary lies within the FEMA 100-year floodplain, while the majority of the site remains outside of the flood zone, allowing for thoughtful site planning and development potential.



[Click Map for Link](#)

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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 manager and represents the property owner's agent through an agreement with the owner. The broker is responsible for the property and must inform the owner of any material information about the property or transaction. An owner's agent fees are not set by law and are fully negotiable.

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 the buyer/tenant's agent fees are not set by law and are fully negotiable.

AS AGENT FOR BUYER/ TENANT: 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:
 - o that the owner will accept a price less than the written asking price;
 - o that the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - o 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials _____ Date _____