



Property lines are approximate

**For Sale**  
10745 Camino Real,  
Uhland, TX, 78640  
17.5 Acres  
**List Price:**  
\$1,200,000



Hwy 21

Property lines are approximate

**realty texas**<sup>®</sup>  
THE REAL DEAL

Amanda Hernandez-(737) 221-7356  
Amanda-hernandez@realtytexas.com

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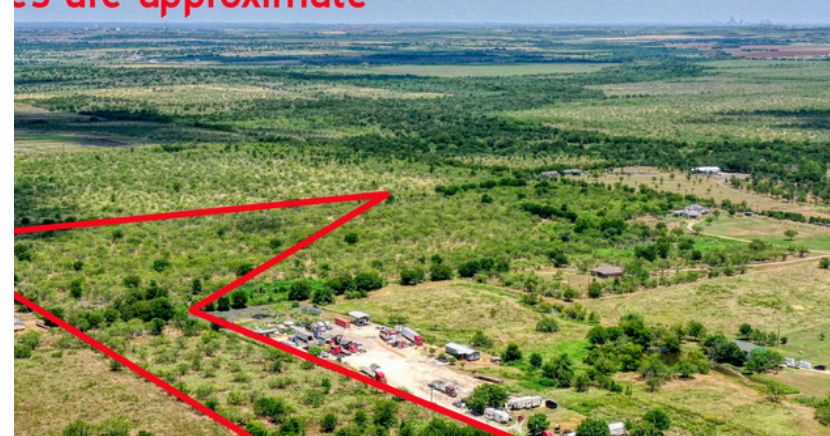


Discover the perfect investment opportunity with this expansive 17.5-acre property in the rapidly growing area of Uhland, TX. Located off bustling HWY 21, this property offers significant potential for both commercial and residential development. The land is free from flood plains, providing a secure foundation for your future projects.

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**For more information:**

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**Camino Real, Hwy 21**

## Property Details:

- 17.5 Acres
- Located right off Hwy 21/Camino Real
- 267.41' of Frontage Road!
- Electric Connected (Bluebonnet Electric Coop)
- 2 Water Meters (County Line SUD)
- No Flood Plain!

## Proximity to Property:

- 27 Miles from Austin
- 10 Miles from I-35 in Kyle
- 7 miles from Toll Rd 130 & Hwy 183
- 12 miles from San Marcos

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## Local Area Attractions:

- 20 minutes from the San Marcos River
- 15-20 minutes from San Marcos, Kyle, or Buda Restaurants and shopping centers
- 22 minutes from COTA
- 20 minutes from Lockhart State Park

**For more information:**

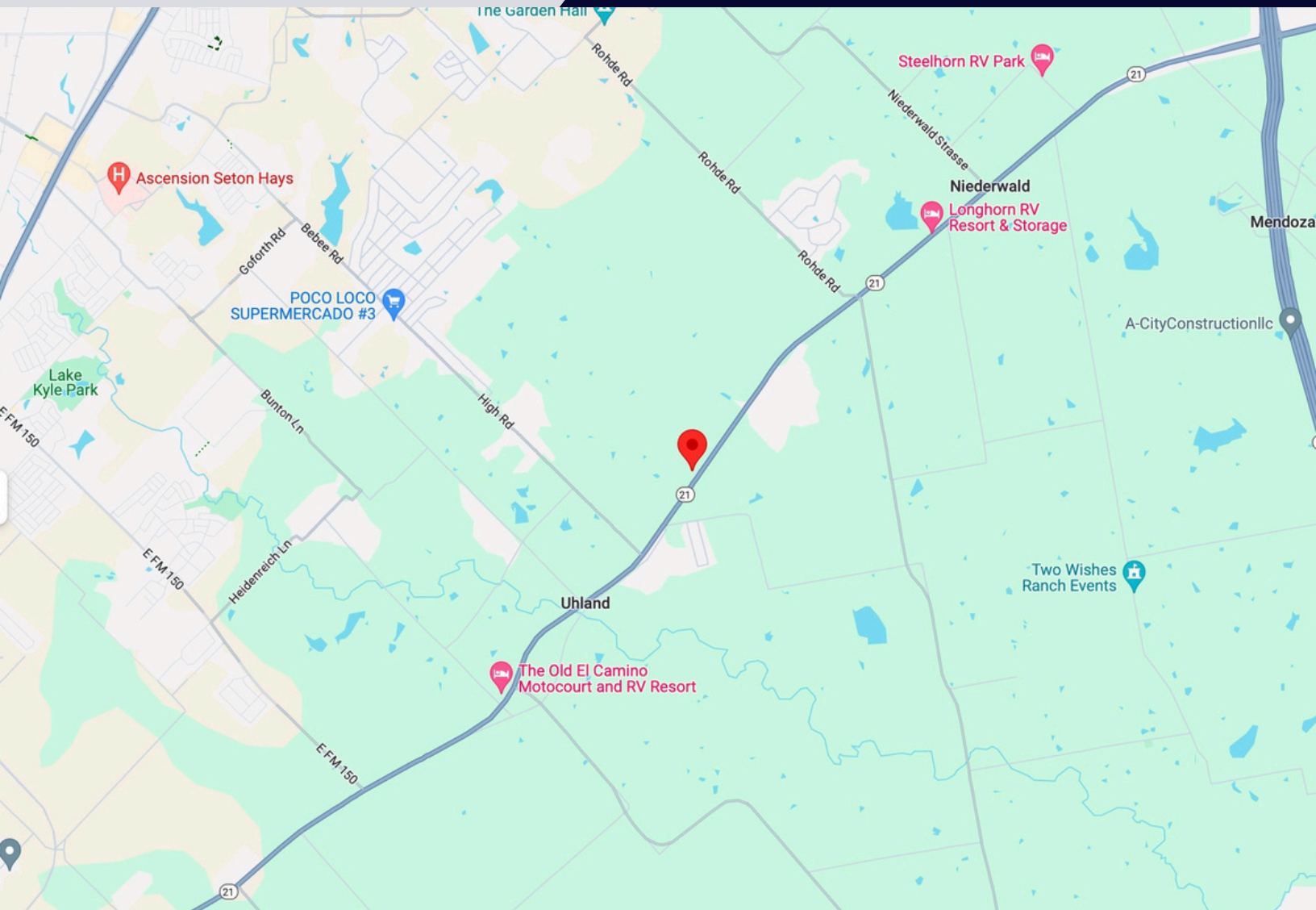
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# Information About Brokerage Services

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 owner's agent through an agreement with the owner, usually in a written listing 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 licensee to act with the parties 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.

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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Amanda Elliette Hernandez	809753	amanda-hernandez@realtytexas.com	7 37-221-7356
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date