



FOR SALE - 7.74 ACRES

7735 MOCKING BIRD LANE

SAN ANTONIO, TX 78229

THE PROPERTY



7.74 ACRES
6.55 and 1.19 Acres
11,810 SqFt Bldgs

THE ROSEMONT



5,500 SQFT
4 Story
Elevator Lift / Balcony

RENTAL HOME



1,092 SQFT
1 Story w/ Storage
2 Bed / 2 Bath

CARRIAGE HOUSE



1,360 SQFT
2 Story
Garage / Apartment

HOME / OFFICE



1,694 SQFT
1 Story Masonry
Multi-Use Space

OTHER BLDGS



2,164 SQFT
Pavilion / Storage
Greenhouse w/ Patio



Seth Prescott, eXp Commercial
210.478.8999
seth@pcres.com

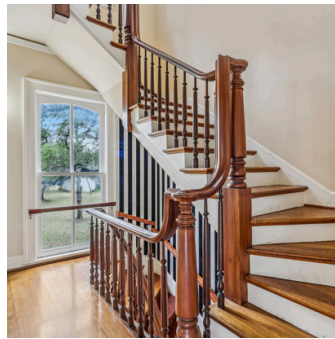
Sara Reimer, eXp Realty
210.274.2801
sara.reimer@exprealty.com



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SAN ANTONIO, TX 78229



PROPERTY HISTORY

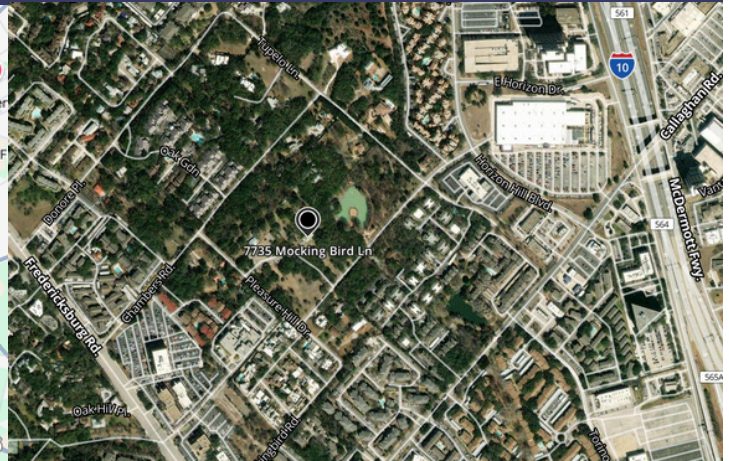
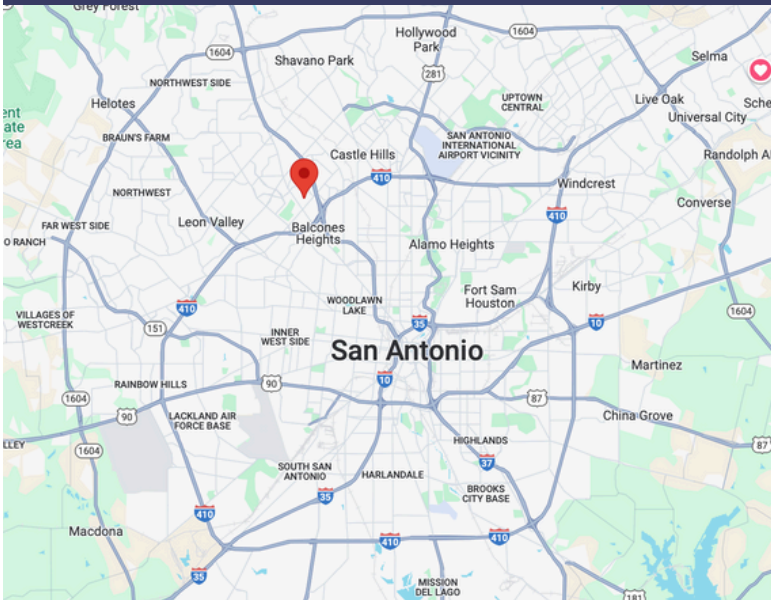
Nestled in the heart of San Antonio, this stunning 7.74-acre estate offers a unique blend of history, luxury, and natural beauty. The centerpiece of the property is the historic Rosemont Mansion, a beautifully restored three-story home originally part of the Denman Estate. The Rosemont, renowned for its architectural elegance, serves as a versatile venue, perfect for hosting weddings, corporate events, and social gatherings. The estate features multiple buildings, providing ample space and flexibility for various uses. With expansive indoor and outdoor spaces, including a grand lawn, ornate rooms, and balconies with views of downtown San Antonio, this property offers an unparalleled setting for any occasion. This exceptional estate combines historical significance with modern amenities, making it an ideal investment for those seeking a luxurious private residence or a prestigious event venue. Don't miss the opportunity to own a piece of San Antonio's history.

CONTACT US

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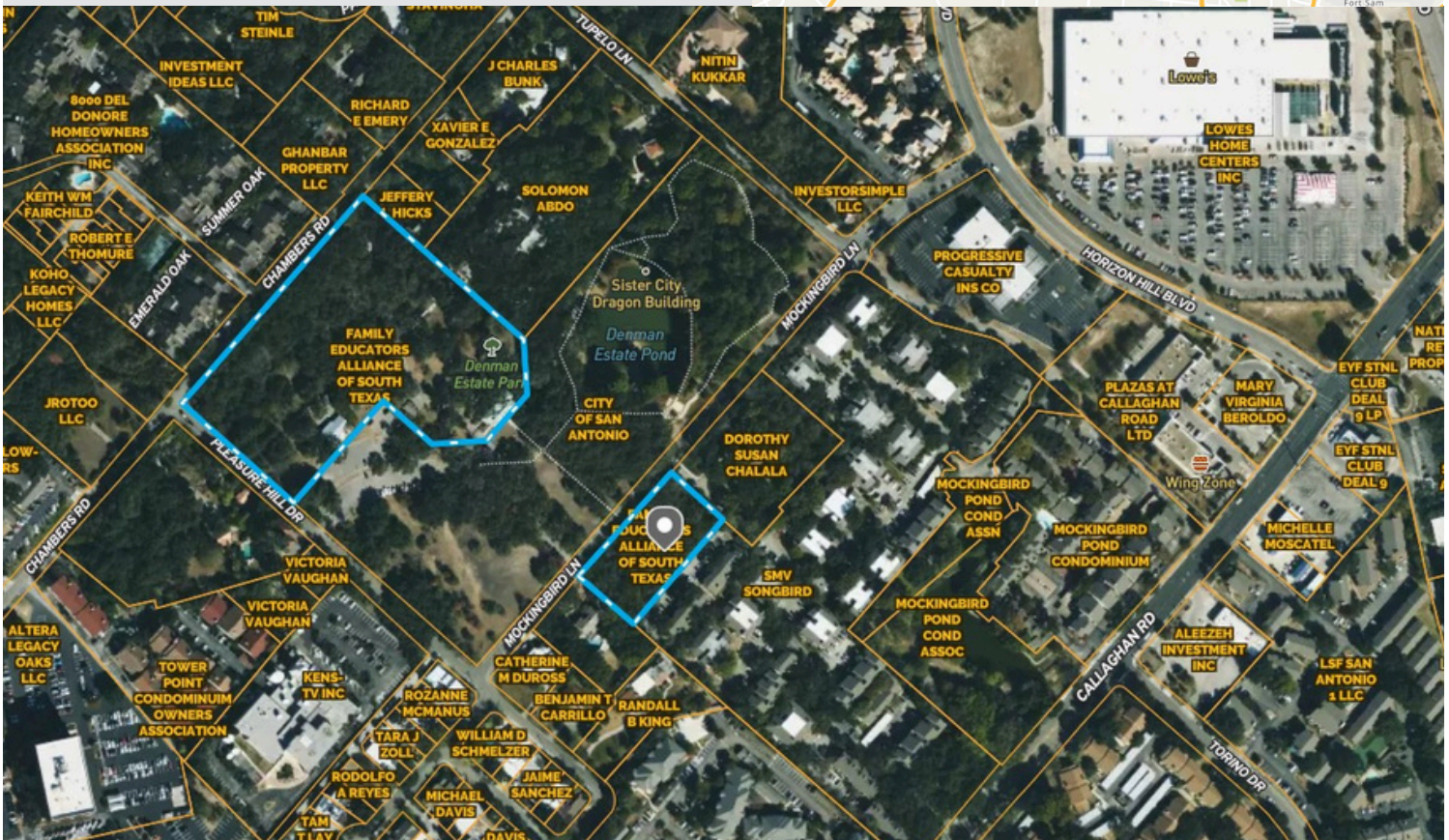
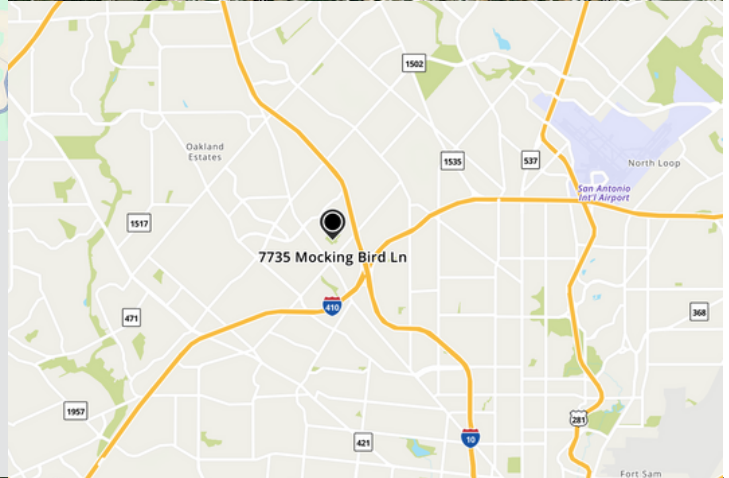
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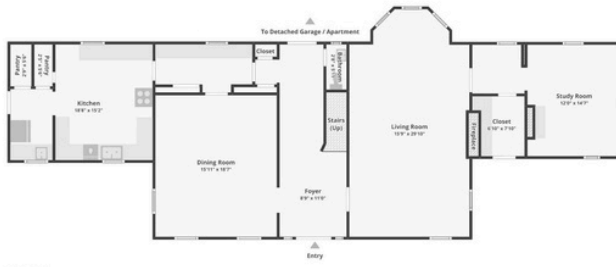
7735 & 7758 MOCKING BIRD LANE



7735 MOCKING BIRD LN
• 6.5 ACRE MULTI-DWELLING

7758 MOCKING BIRD LN
• 1.2 ACRE VACANT LOT

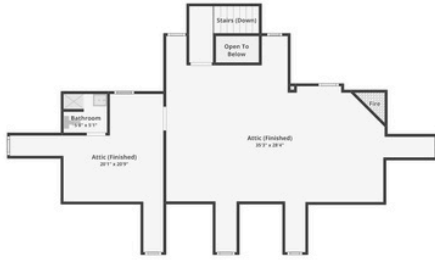




FLOOR 1



FLOOR 2



FLOOR 3



DETACHED GARAGE - FLOOR 2



DETACHED GARAGE - FLOOR 1



APARTMENT

7735 Mocking Bird Ln, San Antonio, TX 78229

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

THE ROSEMONT - MAIN BLDG



7735 Mocking Bird Ln, San Antonio, TX 78229
Apartment

Floor plans/tour cannot be used for building or design purposes. Sizes and dimensions are approximate.

OFFICE / HOUSE



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.

11-2-2015



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:
 - 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.

eXp Commercial, LLC	9010212	tx.broker@expcommercial.com	888-519-7431
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Clifford J. Bogart	313043	cliff@vanguardcres.com	214-704-9862
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Gregory Seth Prescott	481760	seth.prescott@expcommercial.com / seth@pcres.com	210-478-8999
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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eXp Realty, LLC	603392	tx.broker@exprealty.com	(888) 519-7431
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Karen E. Richards	508111	tx.broker@exprealty.com	(888) 519-7431
Designated Broker of Firm	License No.	Email	Phone
Karen E. Richards	508111	tx.broker@exprealty.com	(888) 519-7431
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Sara Reimer	749331	sara.reimer@exprealty.com	(210) 274-2801
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date