



10 ACRES ON HWY 281 N

SPRING BRANCH, TEXAS

10 Acres For Sale
Hwy 281 N Frontage
in Spring Branch, TX

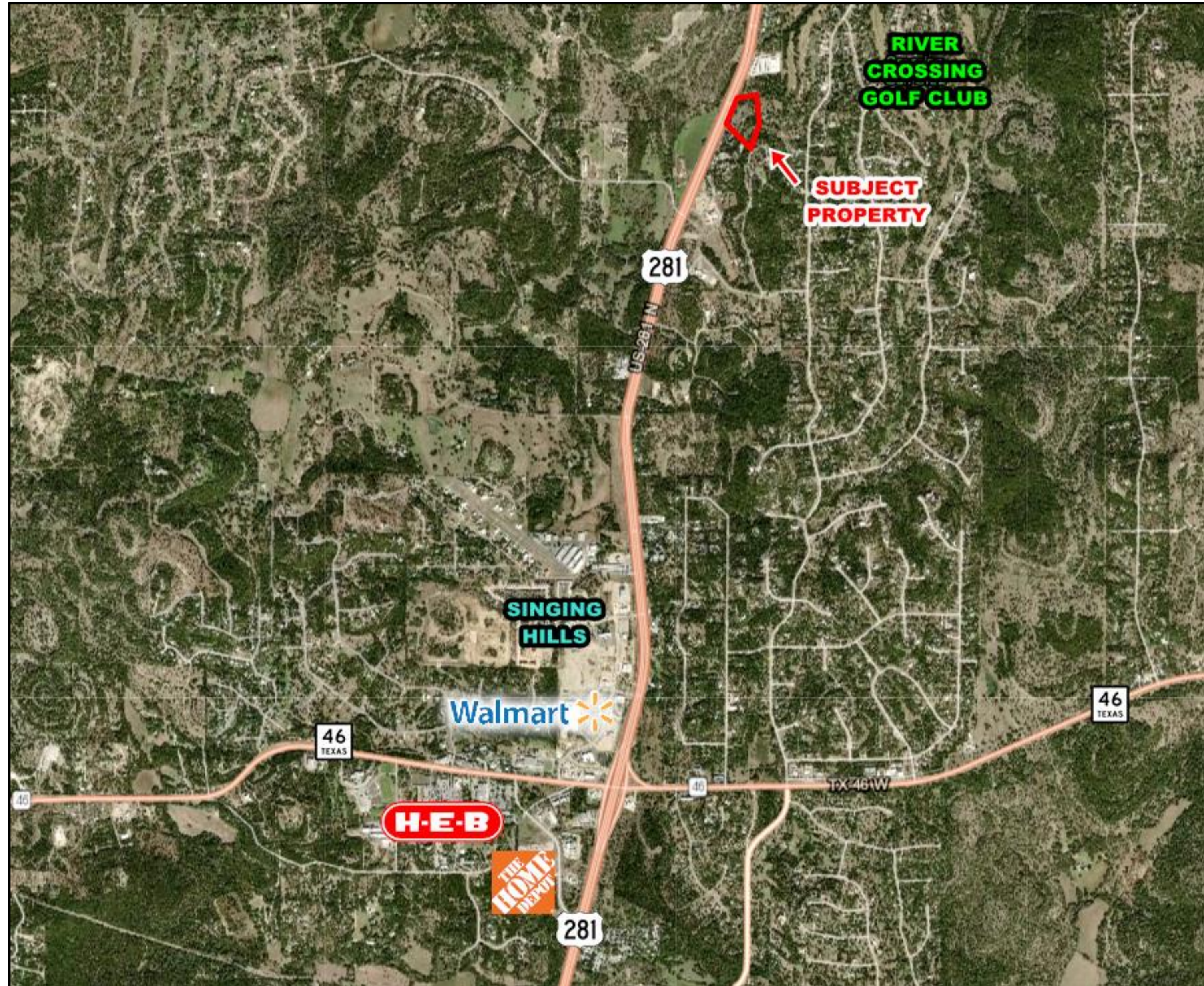
560 ft of Highway Frontage
along High Growth Corridor

Minutes to Bulverde,
San Antonio

**FOR MORE INFORMATION,
PLEASE CONTACT:**

MELLUCK SYKES
Ph: 210.496.7775
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10 ACRES ON HWY 281 N

SPRING BRANCH, TEXAS



Location: The property is located along the Hwy 281 N corridor and just north of Hwy 46 in Spring Branch, TX 78070

Size: 10 acres

Zoning: Outside City Limits

Utilities: Water – Canyon Lake Water Supply
Sewer – Canyon Lake Water Supply
Electric – Pedernales

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.

Area Overview: The subject property is located in the growing town of Spring Branch, TX, just north of San Antonio on Highway 281 N. The property has great access to both sides of the highway via a median cut just off of Highway 281.

Please Contact Broker For Pricing

MELLICK SYKES
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KIM THUY HGO DOAN
CALLED 14.127 ACRES
DOC. NO. 200906000049

SCALE: 1"=100'

(N 83°30'03" E 392.13')
(N 83°29'14" E 391.98')

POINT OF BEGINNING

FENCE IN 1.0'

U.S. HIGHWAY 281
(S60.43')
N 23°11'00" E 560.45'

(BEARING BASIS)
S 04°44'36" E 555.56'

SUBJECT TRACT
435,610 SQ. FT.
10.000 ACRES

C.M.

150.08'
S 17°36'00" W 508.25'
(S 17°35'38" W 508.32')

OMSRIJAS, LLC.
CALLED 20.003 ACRES
DOC. NO. 201306041785

FARRV ENTERPRISES LP
CALLED 6.165 ACRES
DOC. NO. 201306008383

FENCE IN 0.7'

FENCE IN 2.0'

FENCE OUT 2.8'

ASPHALT DRIVE
(UNRECORDED)

NOTE:
THE SIGNING SURVEYOR WAS NOT PROVIDED A CURRENT TITLE COMMITMENT AND THERE MAY BE EASEMENTS, RIGHTS OF WAY OR OTHER INSTRUMENTS OF RECORD WHICH MAY AFFECT THIS PROPERTY WHICH ARE NOT SHOWN ON THE FACE OF THIS SURVEY.

NOTE:
BEARINGS SHOWN HEREON ARE BASED ON RECORD DEED INDICATED BELOW.

THIS SURVEY IS
ACKNOWLEDGED AND
ACCEPTED:



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:
 - 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.

Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Designated Broker of Firm	License No.	Email	Phone
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