

4722 COLLEGE PARK

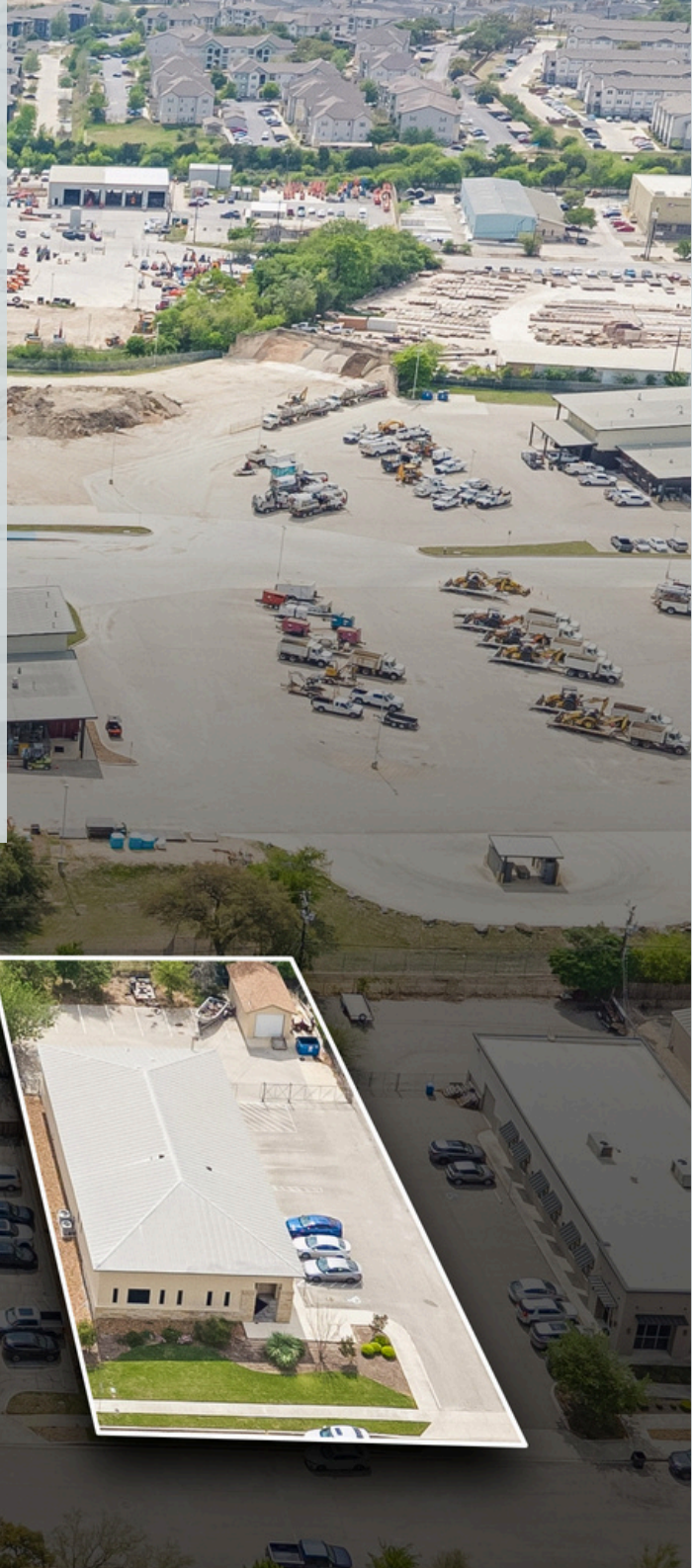
SAN ANTONIO, TX

0.495+/- ACRES OF
INVESTMENT OR OFFICE
REAL ESTATE

4,944 SF PROFESSIONAL
OFFICE SPACE

NORTHWEST CORRIDOR
WITH LOOP 1604 &
IH-10 ACCESS

CONTACT BROKER
FOR PRICE



FOR SALE

CHARLIE RIDDLE

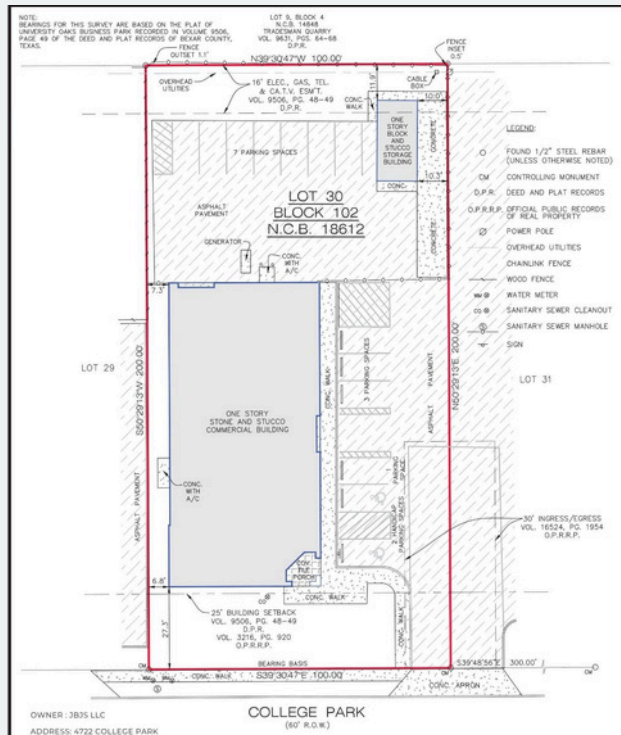
DIRECTOR OF COMMERCIAL SALES

210.383.0007

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SURVEY



AERIAL + LOCATION



LISTING DETAILS



COUNTY
BEXAR COUNTY

POPULATION + MEDIAN AGE
SAN ANTONIO, TX POP: 1.57M AGE: 34.6 yrs

SUBTYPE
COMMERCIAL PROFESSIONAL OFFICE DEVELOPMENT

SQFT/ACRES
4,944 SF 0.495 +/- ACRES

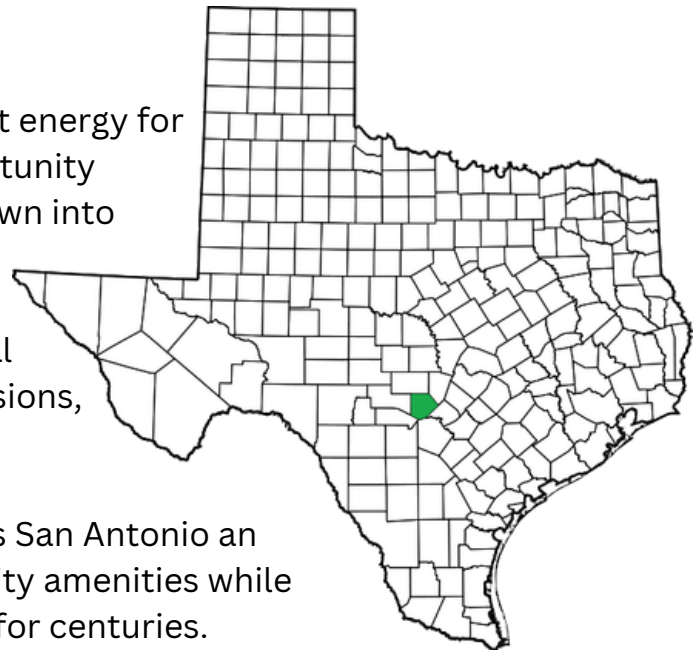
MARKETING FACTORS + AREA RESEARCH

SAN ANTONIO, TX

San Antonio blends its rich cultural heritage and vibrant energy for those seeking a city where history runs deep and opportunity abounds. Known as the Alamo City, San Antonio has grown into one of the most visited destinations in the nation.

Situated in the heart of South Texas along the crossroads of several major interstates, the city's appeal is rooted in its world-famous River Walk, legendary missions, and a thriving downtown filled with diverse dining, entertainment, and local charm.

Its status as the seventh-largest city in the nation makes San Antonio an exceptional place to live, work and play – offering big-city amenities while preserving the warmth and culture that have defined it for centuries.



LOCATION DETAILS

SAN ANTONIO, TEXAS

San Antonio is a world-class city steeped in history, culture, and Texas pride. The vibrant energy of the city captivates visitors and residents alike.

San Antonio is centrally located to some of the most sought-after destinations in Texas.

- 25 min from Boerne
- 30 min from New Braunfels
- 45 min from San Marcos
- 1 hour from Austin
- 1 hour and 30 min to Houston
- 2 hours and 30 min to Dallas



MEET YOUR AGENT

CHARLIE RIDDLE

DIRECTOR OF COMMERCIAL SALES, PARTNER

☎ 210.383.0007

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With a deep-seated enthusiasm inspired by Boerne's distinctive heritage and promising future, Charlie infuses a contemporary allure into his community, all the while paying homage to its rich cultural legacy.

This fervor is prominently displayed in the noteworthy commercial ventures where Charlie serves as the creative visionary, guided by his commitment to fostering sustainable growth of the highest quality in Boerne and the surrounding Texas hill country.

In addition to his aspiration to incorporate the best of Boerne's history into his ongoing projects and commercial listings throughout the state, Charlie's results-oriented business acumen empowers him to adeptly handle intricate deals and projects, all while arming his clients with the knowledge to make well-informed decisions throughout the process.

Ultimately, Charlie's multifaceted drive centers around closing deals and simultaneously enabling his clients to embark on a stress-free, fulfilling journey, allowing them to actively participate in building a legacy for both themselves and their community.

LEGACY BROKER GROUP

☎ O: 830.446.3378

📍 710 E BLANCO RD, BOERNE, TX 78006

🌐 www.legacybrokergroup.com

MEET YOUR AGENT

COURTNEY MANN SALINAS REALTOR®



- 📞 (210) 980-3066
- ✉️ courtney@legacybrokergroup.com
- 🌐 www.legacybrokergroup.com

Courtney is a third-generation real estate professional with deep roots in the industry and a passion that truly runs in the family. She combines her real estate expertise with a background in interior design to bring a unique and creative edge to every transaction – offering clients a perspective you won't find just anywhere.

Known for her bold personality and energetic presence, Courtney is anything but ordinary. Her outgoing nature makes her a natural at building strong, lasting connections with clients, while her dedication and integrity ensure they always feel supported, informed, and confident throughout the entire process.

Courtney is a firm believer that real estate should be exciting, not stressful. She brings enthusiasm and clarity to every step – whether helping buyers discover the hidden potential in a home or guiding sellers on how to make their property stand out and shine. Her sharp eye for design and attention to detail set her apart, giving clients a fresh perspective and real, tangible results.

With deep knowledge of San Antonio and the surrounding areas and a genuine heart for helping people, Courtney is a true asset to anyone looking to buy or sell in Central Texas. Get ready for a real estate experience that's as dynamic, fun, and unforgettable as she is.

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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.

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:
 - 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.

<u>TXDT, LLC dba Legacy Broker Group</u> Licensed Broker /Broker Firm Name or Primary Assumed Business Name	<u>9445445</u> License No.	<u>richmond@legacybrokergroup.com</u> Email	<u>830-446-3378</u> Phone
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<u>Charles Riddle</u> Sales Agent/Associate's Name	<u>664534</u> License No.	<u>Charlie@legacybrokergroup.com</u> Email	<u>2103830007</u> Phone



LEGACY

BROKER GROUP



CHARLIE RIDDLE

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NOTABLE TRANSACTIONS/PROJECTS

- The Boerne Mercantile: Acquisition/Buyer
- The William "Crescent Quarters": Acquisition/Buyer
- Historic Bergmann Lumber Property: Master Lease/Owners
- 17 Herff: 26 Acre Master Planned Mixed Use Development
- 470 Main Street "The Historic Sach's Garage"
- Historic 325 S Main Street/110 Theissen: multi prop acquisition for renovation
- 134 Oak Park- Harz Gas Station: off market/owners/buyers
- Historic 35 Old San Antonio Rd: Sale/Owner
- The Dienger Trading Co.
- Wheeler's Outfitters & Feed

COMMERCIAL | LAND | RANCH | RESIDENTIAL | INVESTMENT

WWW.LEGACYBROKERGROUP.COM



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