

FOR SALE AND LEASE

# Live Oak Pad Sites



There are three available pad sites for sale with frontage access. These pads are situated at the NWC of Loop 1604 and Palisades Drive, in Live Oak.

NWC LOOP 1604 & PALISADES | LIVE OAK, TX | 78233

Bill Coats, CCIM

Senior Vice President

210 384 2352

bill.coats@partnersrealestate.com

partners



## PROPERTY HIGHLIGHTS

- 1 These pad sites offer direct frontage and access to Loop 1604. Capitalize on the higher volume of traffic on Loop 1604.
- 2 Loop 1604 exit ramp is located immediately before project giving the pad sites excellent access.
- 3 Businesses at this location will benefit from the high residential density in the area.

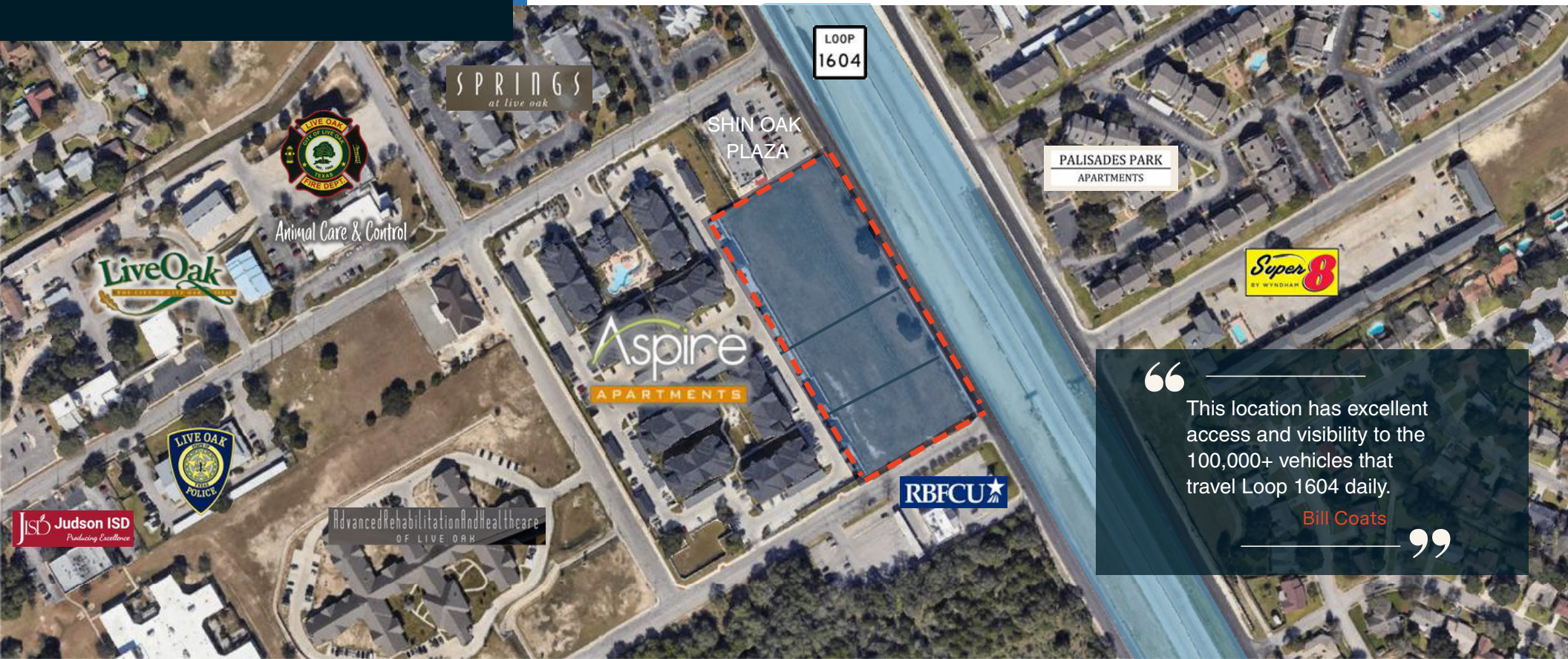
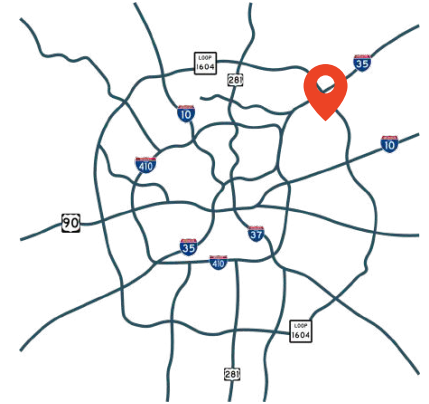
## DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
Population	12,964	82,241	136,217
Household Income	\$86,737	\$103,457	\$108,961
Households	5,873	30,065	48,008
Median Age	37.8	36.2	37.0

## DESIRED USES

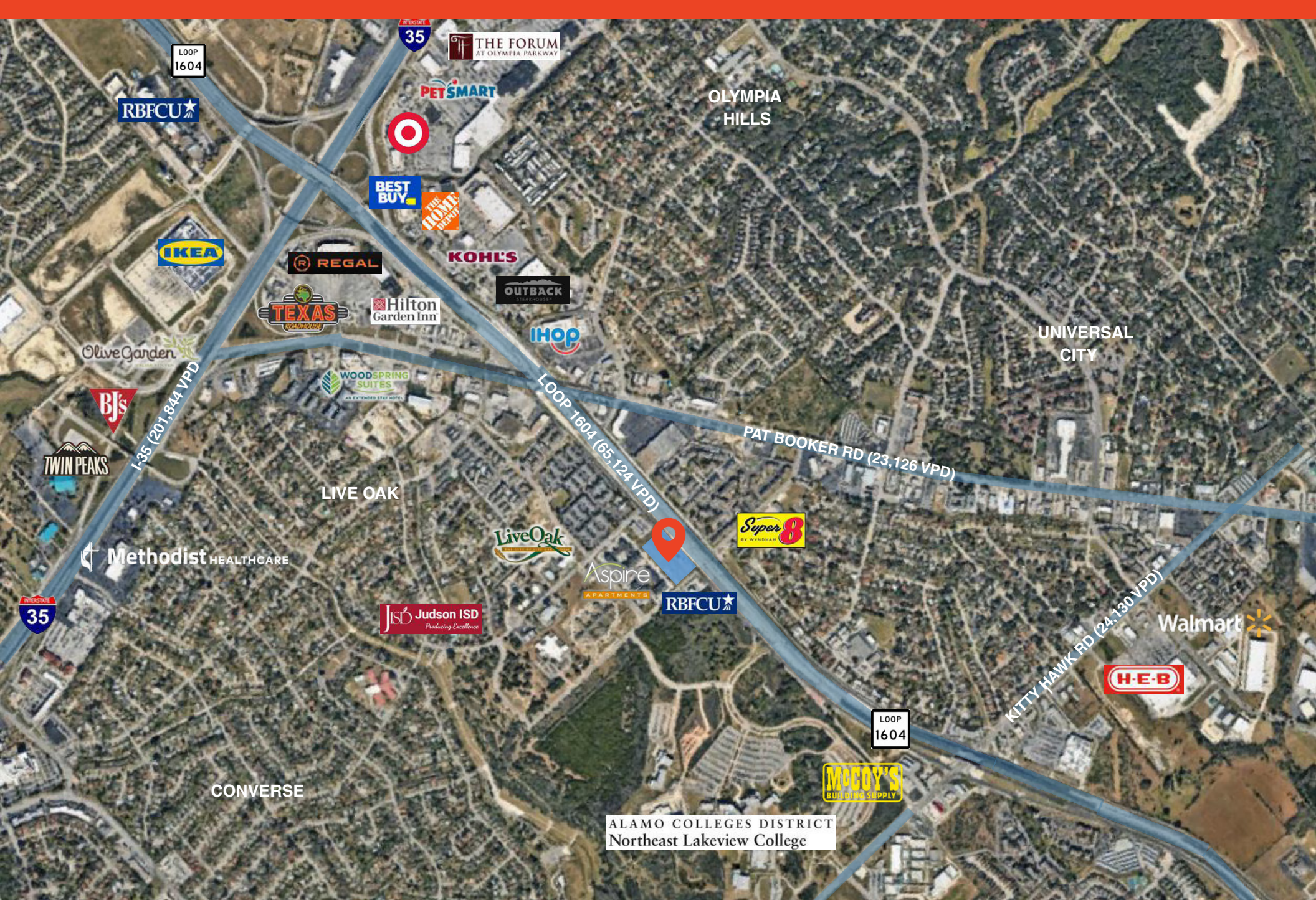
Quick Service Restaurants   Car washes  
Auto Services   Oil Change Services

## LIVE OAK PAD SITES



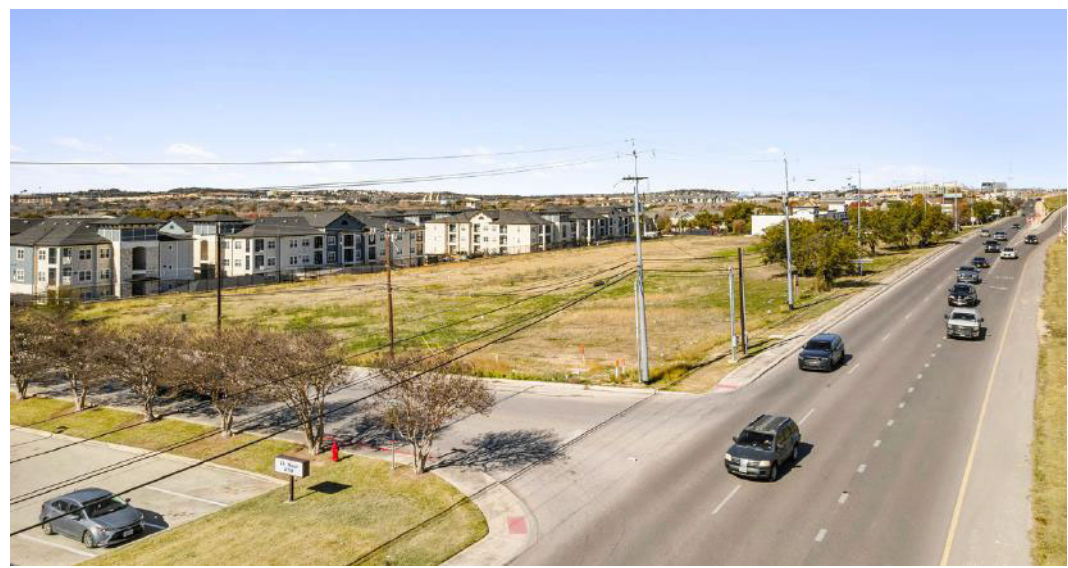
“ This location has excellent access and visibility to the 100,000+ vehicles that travel Loop 1604 daily. Bill Coats ”





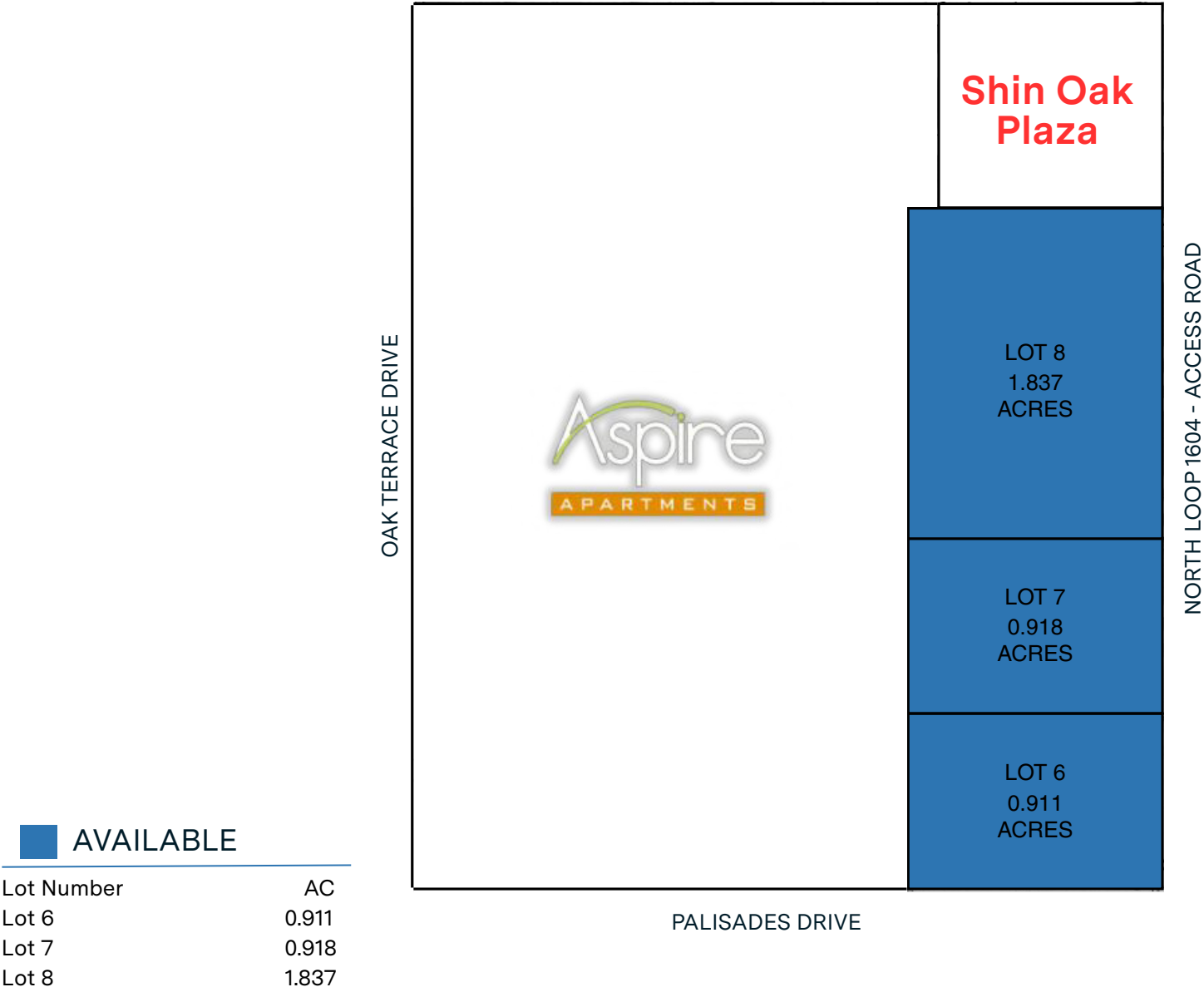


## LIVE OAK PAD SITES



NWC LOOP 1604 & PALISADES | LIVE OAK, TX | 78233

partners





# For More Information, Please Contact



**Bill Coats, CCIM**

Senior Vice President

210 384 2352

[bill.coats@partnersrealestate.com](mailto:bill.coats@partnersrealestate.com)

## **San Antonio**

112 E. Pecan, Suite 1515

San Antonio, TX 78205

210 446 3655

**PARTNERSREALESTATE.COM**

**partners**





# Information About Brokerage Services



2-10-2025

*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 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:
  - 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.

PCR Brokerage San Antonio, LLC dba Partners	9003952	licensing@partnersrealestate.com	713 629 0500
Licensed Broker/Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Jon Silberman	389162	jon.silberman@partnersrealestate.com	713 985 4626
Designated Broker of Firm	License No.	Email	Phone
Licensed Supervisor of Sales Agent/Associate	License No.	Email	Phone
Bill Coats	710200	bill.coats@partnersrealestate.com	210 446 3655
Sales Agent/Associate's Name	License No.	Email	Phone
Sales Agent/Associate's Name	License No.	Email	Phone
Buyer/Tenant/Seller/Landlord Initials		Date	

Regulated by the Texas Real Estate Commission (TREC) | Information available at: <http://www.trec.texas.gov>

partners