



FM 1103 & WIEDNER RD

GUADALUPE COUNTY - TEXAS

3.49 Acres For Sale

FM 1103 & Wiedner Rd

Close Proximity to I-35

2235 FM 1103
Cibolo, TX

**FOR MORE INFORMATION,
PLEASE CONTACT:**

BRETT BAILLIO

Ph: 210.496.7775

bbaillio@dirdealers.com

MARIO BUSTAMANTE

Ph: 210.496.7775

mbustamante@dirdealers.com

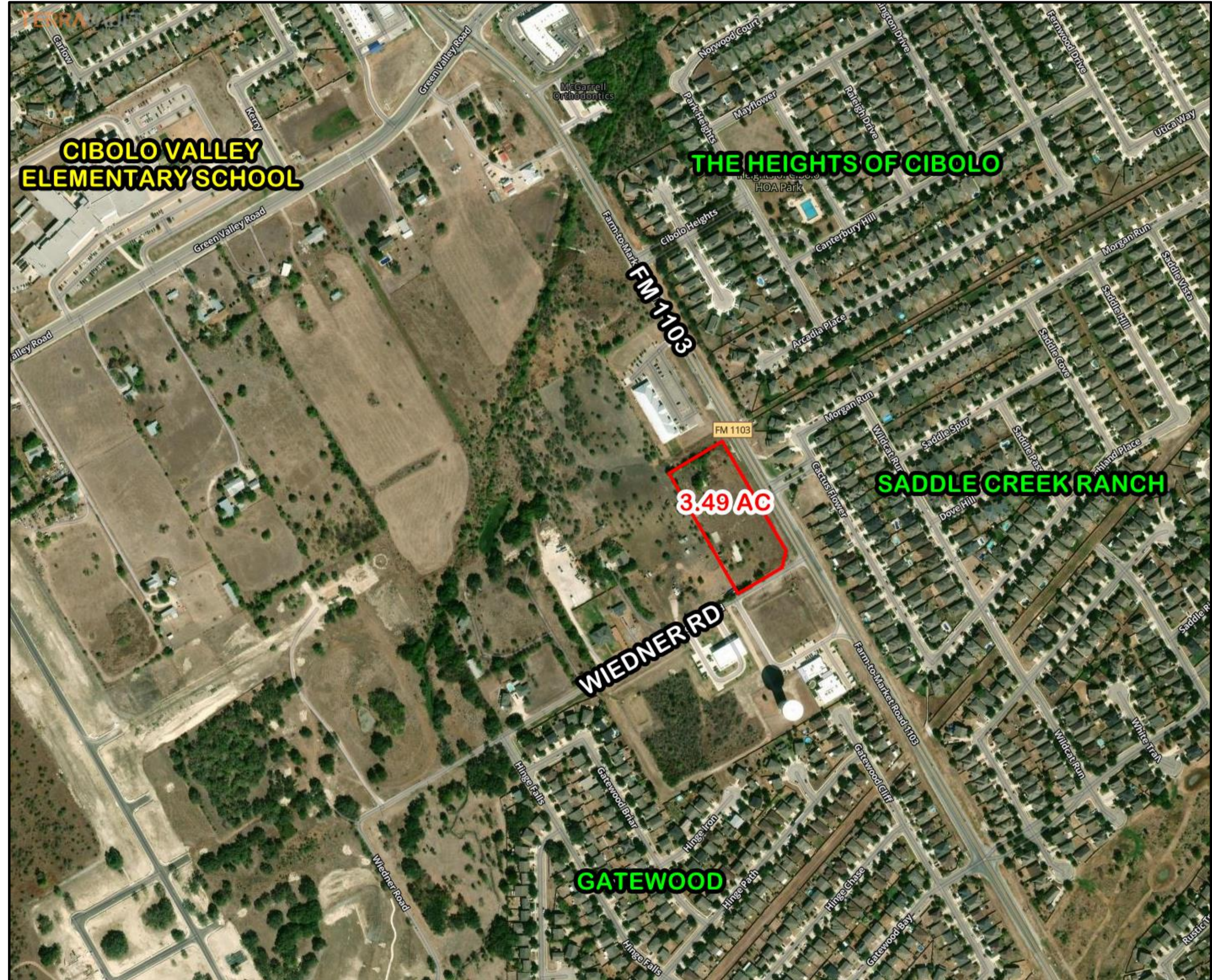
**FIRST AMERICAN
COMMERCIAL PROPERTY GROUP**

334 North Park Drive

San Antonio, TX 78216

Ph: 210.496.7775

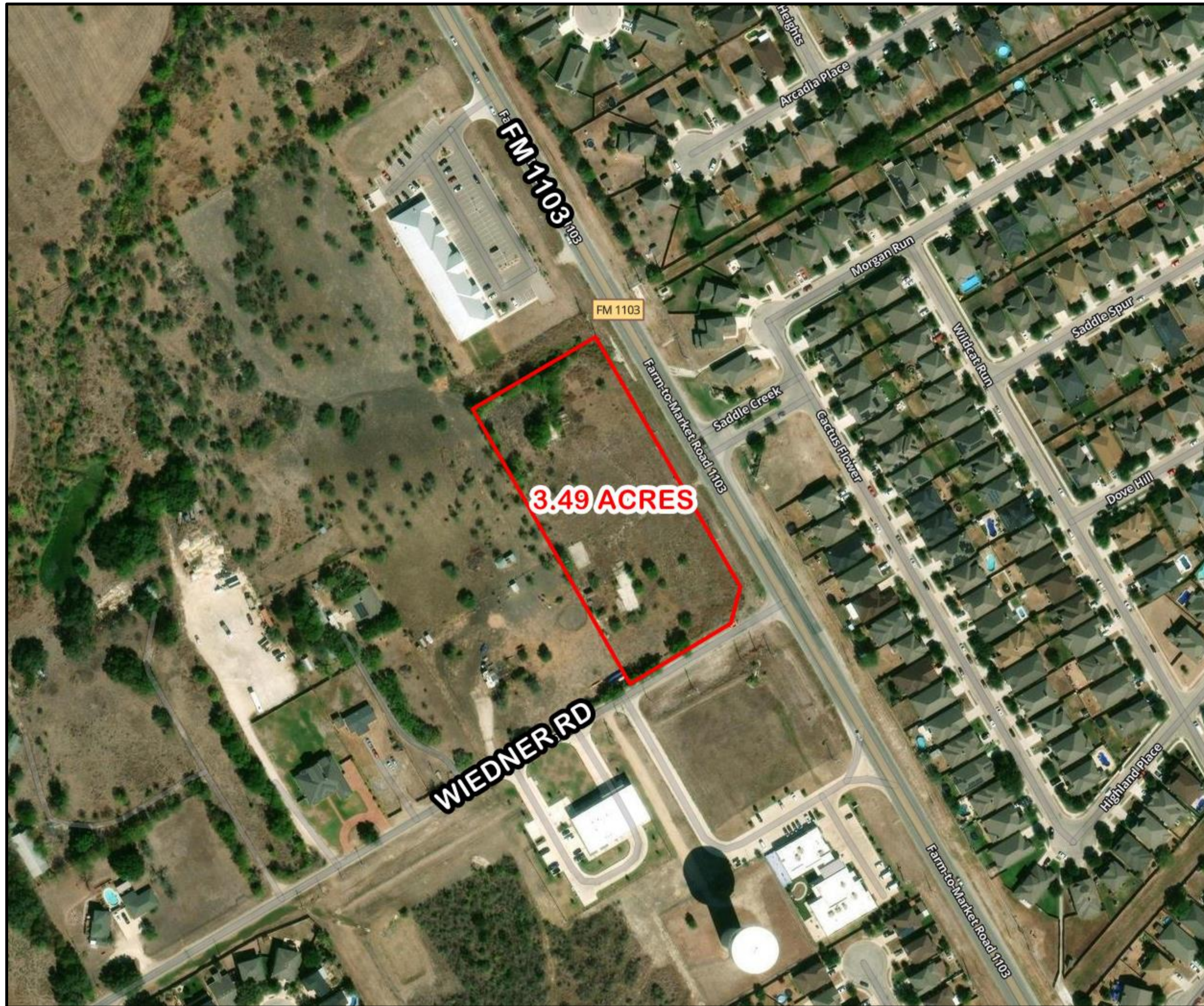
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FM 1103 & WIEDNER RD

GUADALUPE COUNTY - TEXAS



Location: The subject property is located 2235 FM 1103, at the hard corner of FM 1103 & Wiedner Rd

Size: 3.49 Acres

Zoning: C-1 (City of Cibolo)

Utilities: The property is served by Green Valley Special Utility District for water service.

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.

School District: Schertz-Cibolo-Universal City ISD

Area Overview: The subject property is located at the corner of FM 1103 & Wiedner Rd, just 2 miles from I-35 N & just 3.5 miles from FM 78 to the south. The property can be split up into pad sites (1 acre minimum, please refer to the attached site plan for more information).

Price: ~~\$2,280,366 (\$15 PSF)~~

\$1,800,000

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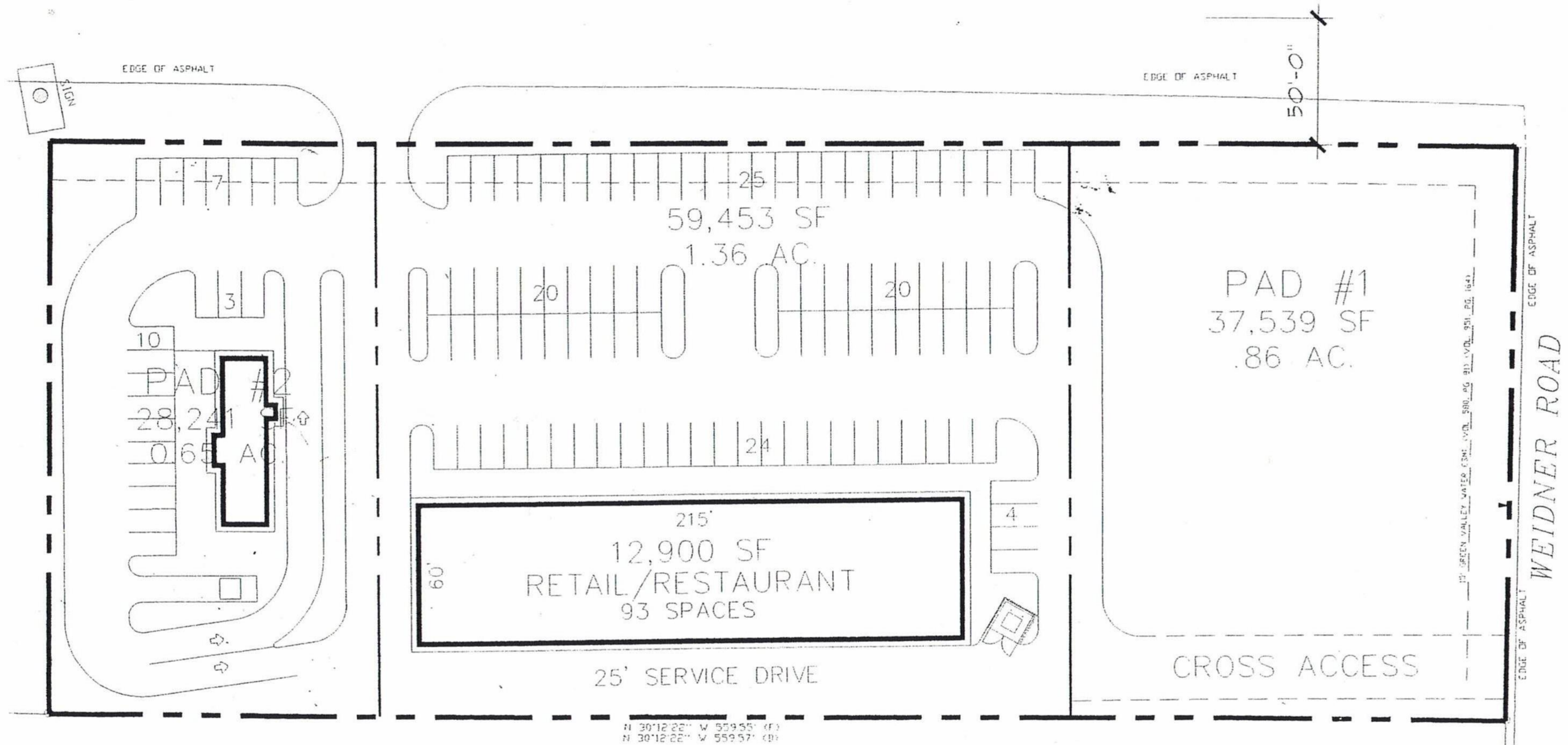
MARIO BUSTAMANTE

Ph: 210.496.7775

mbustamante@dirdealers.com

CONCEPTUAL SITE PLAN

F.M. HIGHWAY NO. 1103



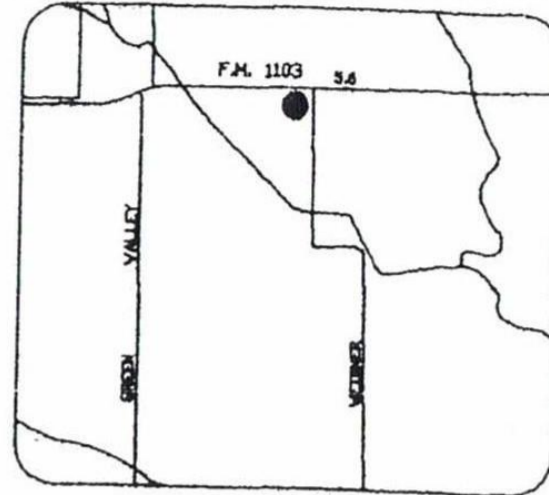
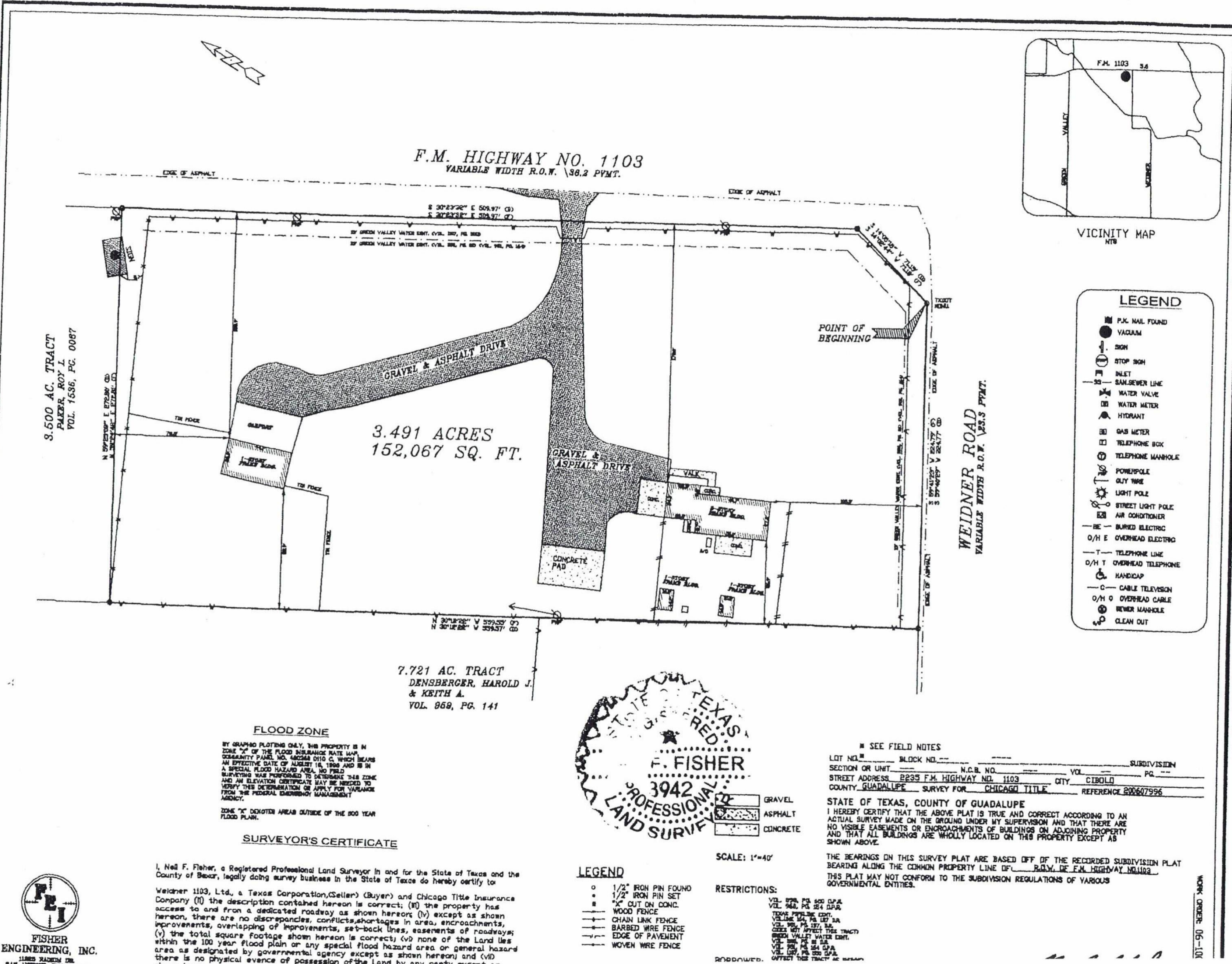
1 SITE PLAN
 SP-3 SCALE: 1" = 60'
 I./2006/06213/SITEPLANS/SP3-011207
 SP-3 011207
 JANUARY 11, 2007

WEIDNER @ HWY 1103 SITE
 WEIDNER ROAD @ HWY 1103
 CIBOLO, TEXAS

MDN
 ARCHITECTS
3435 McCallum, San Antonio, Texas 78214 Tel: 210-3422400 Fax: 210-3422449

THIS CONCEPTUAL SITE PLAN IS FOR MARKETING PURPOSES ONLY AND HAS BEEN PREPARED FOR CLIENT BASED UPON PRELIMINARY AVAILABLE SITE INFORMATION AND IS NOT TO BE INTERPRETED AS A CONSTRUCTION DOCUMENT. ALL DIMENSIONS, GRADES, AND AREA CALCULATIONS INCLUDING PARKING REQUIREMENTS ARE SUBJECT TO VERIFICATION AND MODIFICATION BY A PROFESSIONAL CIVIL ENGINEER FOR COMPLIANCE WITH ALL NATIONAL, STATE, AND LOCAL REGULATIONS.

SURVEY



LEGEND

- P.K. NAIL FOUND
- VACUUM
- ⊙ SIGN
- ⊙ STOP SIGN
- ⊙ INLET
- SAN-SEWER LINE
- ⊙ WATER VALVE
- ⊙ WATER METER
- ⊙ HYDRANT
- ⊙ GAS METER
- ⊙ TELEPHONE BOX
- ⊙ TELEPHONE MANHOLE
- ⊙ POWERPOLE
- ⊙ GUY WIRE
- ⊙ LIGHT POLE
- ⊙ STREET LIGHT POLE
- ⊙ AIR CONDITIONER
- BURIED ELECTRIC
- O/H E OVERHEAD ELECTRIC
- T TELEPHONE LINE
- O/H T OVERHEAD TELEPHONE
- ⊙ HANDICAP
- C CABLE TELEVISION
- O/H C OVERHEAD CABLE
- ⊙ REWER MANHOLE
- ⊙ CLEAN OUT

FLOOD ZONE
 BY GRAPHING PLOTTING ONLY, THIS PROPERTY IS IN ZONE "X" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 40228A 0110 C, WHICH BEARS AN EFFECTIVE DATE OF AUGUST 18, 1998 AND IS IN A SPECIAL FLOOD HAZARD AREA. NO FIELD SURVEYING WAS PERFORMED TO DETERMINE THIS ZONE AND AN ELEVATION CERTIFICATE MAY BE NEEDED TO VERIFY THIS DETERMINATION OR APPLY FOR VARIANCE FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
 ZONE "X" DESIGNATES AREAS OUTSIDE OF THE 500 YEAR FLOOD PLAIN.

SURVEYOR'S CERTIFICATE

I, Neil F. Fisher, a Registered Professional Land Surveyor in and for the State of Texas and the County of Bexar, legally doing survey business in the State of Texas do hereby certify to:
 Weidner 1103, Ltd, a Texas Corporation, (Seller) (Buyer) and Chicago Title Insurance Company (i) the description contained hereon is correct; (ii) the property has access to and from a dedicated roadway as shown hereon; (iv) except as shown hereon, there are no discrepancies, conflicts, shortages in area, encroachments, improvements, overlapping of improvements, set-back lines, easements of roadways; (v) the total square footage shown hereon is correct; (vi) none of the Land lies within the 100 year flood plain or any special flood hazard area or general hazard area as designated by governmental agency except as shown hereon; and (vii) there is no physical evidence of possession of the Land by any party.



LEGEND

- 1/2" IRON PIN FOUND
- 1/2" IRON PIN SET
- ⊙ "X" CUT ON CONC.
- WOOD FENCE
- CHAIN LINK FENCE
- BARBED WIRE FENCE
- EDGE OF PAVEMENT
- WOVEN WIRE FENCE

SCALE: 1"=40'

RESTRICTIONS:

VOL. 878, PG. 500 O.P.A.
 VOL. 948, PG. 254 O.P.A.
 TEXAS PIPELINE EDIT.
 VOL. 104, PG. 187 S.A.
 VOL. 105, PG. 177, S.A.
 DOES NOT AFFECT THIS TRACT
 GREEN VALLEY WATER EDIT.
 VOL. 100, PG. 118 S.A.
 VOL. 101, PG. 154 O.P.A.
 VOL. 102, PG. 200 O.P.A.
 REDDOWNS. AFFECT THE TRACT AS SHOWN

SEE FIELD NOTES
 LOT NO. _____ BLOCK NO. _____ SUBDIVISION _____
 SECTION OR UNIT _____ N.C.B. NO. _____ VOL. _____ PG. _____
 STREET ADDRESS 2235 F.M. HIGHWAY NO. 1103 CITY CIBOLA
 COUNTY GUADALUPE SURVEY FOR CHICAGO TITLE REFERENCE 200607996

STATE OF TEXAS, COUNTY OF GUADALUPE
 I HEREBY CERTIFY THAT THE ABOVE PLAT IS TRUE AND CORRECT ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION AND THAT THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS OF BUILDINGS ON ADJOINING PROPERTY AND THAT ALL BUILDINGS ARE WHOLLY LOCATED ON THIS PROPERTY EXCEPT AS SHOWN ABOVE.

THE BEARINGS ON THIS SURVEY PLAT ARE BASED OFF OF THE RECORDED SUBDIVISION PLAT BEARING ALONG THE COMMON PROPERTY LINE OF _____ R.O.W. OF F.M. HIGHWAY 1103. THIS PLAT MAY NOT CONFORM TO THE SUBDIVISION REGULATIONS OF VARIOUS GOVERNMENTAL ENTITIES.





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 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.

First American Commercial Property Group	562388	cscott@diridealers.com	(210) 496-7775
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
Craig Benton Scott	501123	cscott@diridealers.com	(210) 496-7775
Designated Broker of Firm	License No.	Email	Phone
Craig Benton Scott	501123	cscott@diridealers.com	(210) 496-7775
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 _____