

FOR SALE

Schertz Development Opportunity

NEQ of FM-78 & FM-3009

Schertz, TX 78154

LOCATION:

Located on FM-3009 (Roy Rogers Dr) near the FM-78 Intersection in Schertz, TX

LAND AREA:

21.49 Acres Gross

±14.5 Net of Flood

ZONING:

General Business 1 & 2

FRONTAGE:

±370' on FM-3009 (Roy Richards Dr)

SALE PRICE:

\$3,750,000

AREA OVERVIEW:

Located in a high growth corridor along FM 3009 in Schertz, a city focused on capital investment, job creation, low taxes, and quality of life. Over 4500 new residential lots are upcoming within a 5-mile radius. 17 active new home subdivisions with 12 future planned. 700+ new homes built annually within 5 miles.

DEMOGRAPHICS:

	1 mile	3 mile	5 mile
2025 Population	7,315	61,792	125,369
2030 Proj. Population	7,567	66,302	133,529
Average HH Income	\$105,596	\$124,771	\$118,371



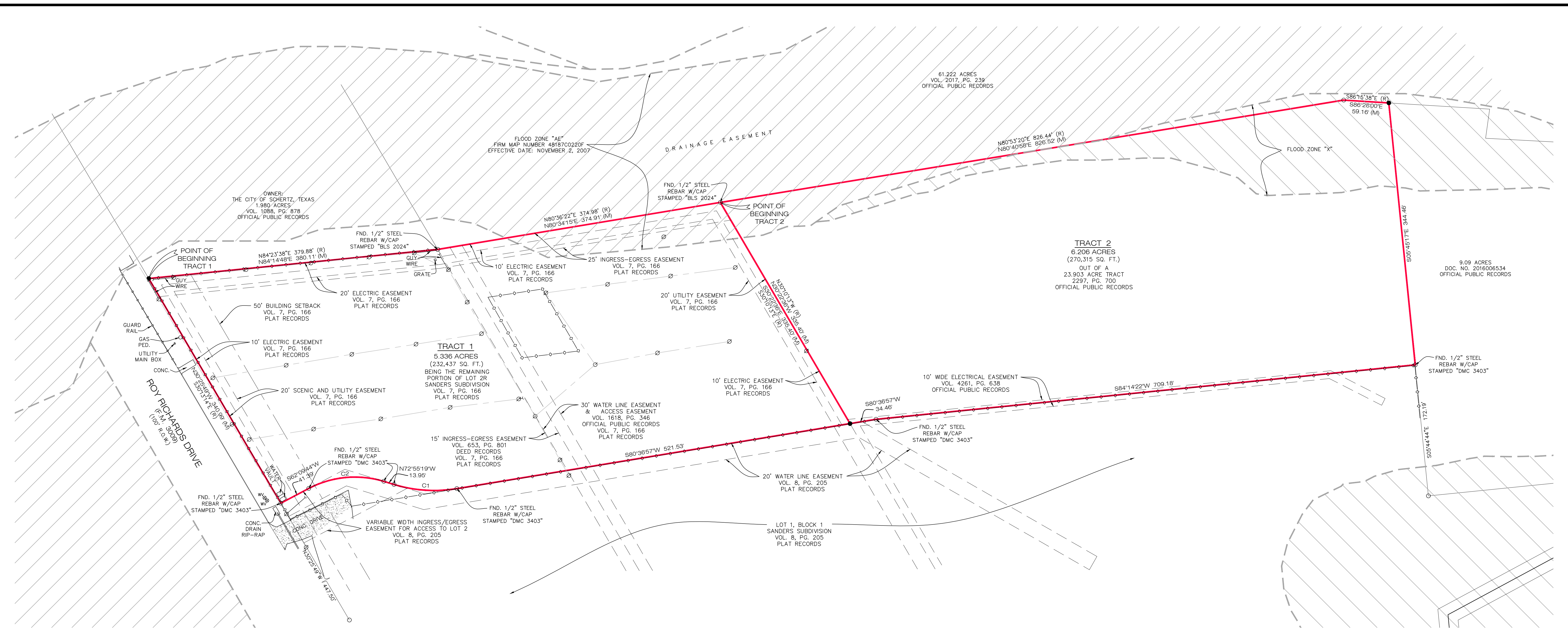
COMMERCIAL PROPERTY GROUP

For more information, please contact **Landon Kane**

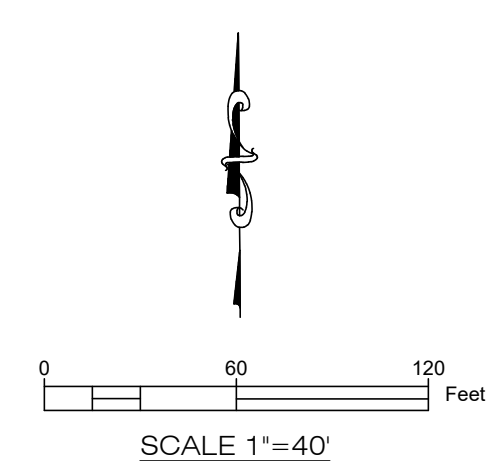
(210) 496-7775 | lkane@dirdealers.com

334 North Park Drive, San Antonio, Texas 78216 | www.dirdealers.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.



C1	R=179.98'	C2	R=129.83'
	D=26°27'55"		D=44°40'10"
	L=83.13'		L=101.22'
	T=42.32'		T=53.34'
	CB=N86°13'40"W		CB=S84°34'01"E
	C=82.40'		C=98.68'



NOTES:

1. BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE 4204.
2. THE LEGAL DESCRIPTION DATED XXXX, 20XX IS ATTACHED AND IS PART OF THIS SURVEY.

LEGEND:

- CALCULATED POINT (NO MONUMENT SET)
- FOUND 1/2" STEEL REBAR (UNLESS OTHERWISE NOTED)
- CM CONTROLLING MONUMENT
- (R) RECORD CALLS
- (M) MEASURED CALLS
- ⊗ POWER POLE
- OVERHEAD UTILITIES
- CHAINLINK FENCE
- ww WATER VALVE
- ⊕ LIGHT POLE

BASED ON COMMITMENT FOR TITLE INSURANCE
ISSUED BY FIRST AMERICAN TITLE INSURANCE COMPANY
REPUBLIC TITLE
COMMITMENT NO. 1002-385025-RTT
EFFECTIVE DATE JUNE 19, 2023

1 The following restrictive covenants of record itemized below:
Restrictive covenants as described in Volume 5, Page 368A and Volume 7, Page 166 of the Plat Records of Guadalupe County, Texas. (As to Tract I)

10 The following matters and all terms of the documents creating or offering evidence of the matters:
The Following Matters Affect Tract I:

- e The following easements, building lines as set forth in plat recorded under Volume 7, Page 166 of the Plat Records of Guadalupe County, Texas.
 - >20 Electric Easement (affects subject property and shown hereon)
 - >25 Ingress Egress Easement (affects subject property and shown hereon)
 - >20 Building Setback Line (affects subject property and shown hereon)
 - >20 Scenic and Utility Easement (affects subject property and shown hereon)
 - >20 Utility Easement (affects subject property and shown hereon)
 - >10 Electric Easement (Disclosed in Plat notes) (affects subject property and shown hereon)
 - >Floating 10' wide by 30' Long Electric Guy Easement (Disclosed in Plat notes) (affects subject property and shown hereon)
- f Pipe Line Easement recorded January 03, 1952 in Volume 256, Page 123, of the Deed Records, of Guadalupe County, Texas. (according to the Texas Railroad Commission GIS website there are no pipe lines located on the subject property, therefore this Pipe Line Easement may not affect the subject property)
- g Electric transmission and distribution easement recorded December 27, 1966 in Volume 394, Page 446, of the Deed Records, of Guadalupe County, Texas. (affects subject property and blanket in nature, nothing to plot on survey)
- h Electric transmission and distribution easement recorded May 16, 1979 in Volume 577, Page 726, of the Deed Records, of Guadalupe County, Texas. (affects subject property and blanket in nature, nothing to plot on survey)
- i Sanitary Sewer Easement recorded March 05, 1975 in Volume 497, Page 642, of the Deed Records, of Guadalupe County, Texas. (does not apply to subject property)
- j Water Line Easement recorded September 19, 1973 in Volume 474, Page 583, of the Deed Records, of Guadalupe County, Texas. (does not apply to subject property)
- k Electric Line Easement to Guadalupe Valley Electric Cooperative, Inc. recorded November 19, 2013 in Volume 4165, Page 720, of the Official Public Records, of Guadalupe County, Texas. (affects subject property and blanket in nature, nothing to plot on survey)

- l Right of way Easement to Guadalupe Valley Electric Cooperative, Inc. recorded January 29, 2019 in County Clerk's File No. 20199001994, of the Official Public Records, of Guadalupe County, Texas. (affects subject property and blanket in nature, nothing to plot on survey)
- m Ingress Egress Easement recorded December 17, 1982 in Volume 653, Page 801, of the Deed Records, of Guadalupe County, Texas. (affects subject property and shown hereon)

As shown on recorded plat filed for record under Volume 7, Page 166, Plat Records of Guadalupe County, Texas.

- n Terms, provisions, and conditions contained in Boundary Line Agreement, filed April 25, 1969, recorded in Volume 418, Page 562, Deed Records, Guadalupe County, Texas. (pertains to the right of fence removal along boundary of parent 250 acre tract, and is undetermined if affects subject property)
- o Sewer Line Easement to Cibolo Creek Municipal Authority recorded December 09, 1974 in Volume 494, Page 297, of the Deed Records, of Guadalupe County, Texas. (does not apply to subject property)
- p Easement or right of way for an electric transmission and distributing lines to South Texas Public Service Company recorded November 09, 1928 in Volume 87, Page 365, of the Deed Records, of Guadalupe County, Texas. (unable to plot due to vague description in deed, further research would be needed to determine if it affects subject property)
- q Water Line Easement to City of Schertz recorded July 20, 2001 in Volume 1618, Page 346, of the Deed Records, of Guadalupe County, Texas. (affects subject property and shown hereon)

As shown on recorded plat filed for record under Volume 7, Page 166, Plat Records of Guadalupe County, Texas.

The Following Matters Affect Tract II:

- s Right of way Easement to Guadalupe Valley Electric Cooperative, Inc. recorded August 15, 2014 in Volume 4261, Page 636, of the Official Public Records, of Guadalupe County, Texas. (affects subject property and shown hereon)

BASIS OF BEARING

BEARINGS FOR THIS SURVEY ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM (NAD83) SOUTH CENTRAL ZONE 4204.

FLOOD NOTE

BY GRAPHIC PLOTTING ONLY, A PORTION OF THIS PROPERTY IS LOCATED IN ZONE "AE" OF THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48187C0220F, WHICH BEARS AN EFFECTIVE DATE OF NOVEMBER 2, 2010.

BUYER

LOCK AWAY CAPITAL, LLC,
A TEXAS LIMITED LIABILITY COMPANY AND/OR ASSIGNS

LEGAL DESCRIPTION

TRACT 1
BEING 5.336 acres out of Lot 2R, Sanders Subdivision, situated in the City of Schertz, Guadalupe County, Texas recorded in Volume 7, Page 166 of the Plat Records of Guadalupe County, Texas.

TRACT 2
BEING 6.203 acres, situated in the City of Schertz, Guadalupe County, Texas and being out of a 23.903 acre tract conveyed to A-OK MINI AND RV STORAGE by Warranty Deed recorded in Volume 2297, Page 700 of the Official Public Records of Guadalupe County, Texas.

PROPERTY ADDRESS

200 ROY RICHARDS DRIVE
(F.M. 3009)
SCHERTZ, TEXAS 78154

DYE ENTERPRISES
ENGINEERS & SURVEYORS & PLANNERS
TBP# FIRM REGISTRATION #F-2257
TSP# FIRM REGISTRATION #10087900
4047 STARR ROAD, SUITE #103
SAN ANTONIO, TEXAS 78217
TEL (210) 599-4123
FAX (210) 599-4191

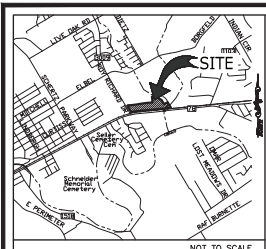
DRAWN BY: J.R.C.
JOB NO: 230047-00
FIELD WORK COMP: 07-15-23

STATE OF TEXAS
COUNTY OF BEXAR

THE ABOVE SURVEY WAS PREPARED FROM AN ACTUAL SURVEY MADE ON THE GROUND UNDER MY SUPERVISION. MUNICIPAL RECORDS NOT RESEARCHED.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

D. SCOTT DYE R.P.L.S. NO. 5315



LEGEND

☐	CENTERLINE
☐	UNPLATTED
☐	OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS
☐	VOLUME
☐	PAGE
☐	DOCUMENT NUMBER
☐	ACRE

- GENERAL NOTES:**
1. LOT 3 BOUNDARIES SHOWN ON THIS MAP ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 2. BEARING AND DISTANCE ARE BASED ON THE TEXAS STATE PLANE COORDINATE SYSTEM, SOUTH CENTRAL ZONE, NAD 83.
 3. ALL CITY SPACE, CONDUIT, AIRLINES, DRAINAGE, ETC. ARE SHOWN ON THIS MAP. THE RESPONSIBILITY FOR THE LOCATION OF ANY SUCH UTILITIES SHALL BE THE RESPONSIBILITY OF THE OWNER OR OWNER'S SUCCESSORS AND/OR AGENTS.
 4. THE TOTAL NUMBER OF BUILDABLE LOTS IS 1.
 5. ACCORDING TO FLOOD HAZARD DATA MAP, PARCELS 4887020P AND 4887020Q ARE SUBJECT TO FLOODING BY SANDERS SUBDIVISION LOT 3, BLOCK 1, AS LOCATED WITHIN THE 100-YEAR FLOOD HAZARD ZONE.
 6. FINISHED FLOOR ELEVATION OF ANY FUTURE STRUCTURES SHALL BE ONE FOOT (1') ABOVE THE 100-YEAR FLOOD ELEVATION.
 7. ALL UTILITIES EXISTING AND FOR THE CONSTRUCTION, MAINTENANCE INCLUDING BUT NOT LIMITED TO REMOVAL OF TREES AND OTHER OBSTRUCTIONS IN COMPLIANCE WITH THE TREE MITIGATION REQUIREMENTS, REPAIR OF METERS, AND REPAIR OF ALL OVERHEAD AND UNDERGROUND UTILITIES.
 8. DEVELOPMENT SHALL BE IN ACCORDANCE WITH THE FLOODPLAIN ORDINANCE IN EFFECT AT THE TIME OF CONSTRUCTION APPLICATION.

LINE TABLE

LINE	LENGTH	BEARING
L1	46.50'	S40°27'35"E
L2	17.71'	S72°50'42"E
L3	132.20'	S88°52'35"E
L4	38.61'	S07°48'19"W

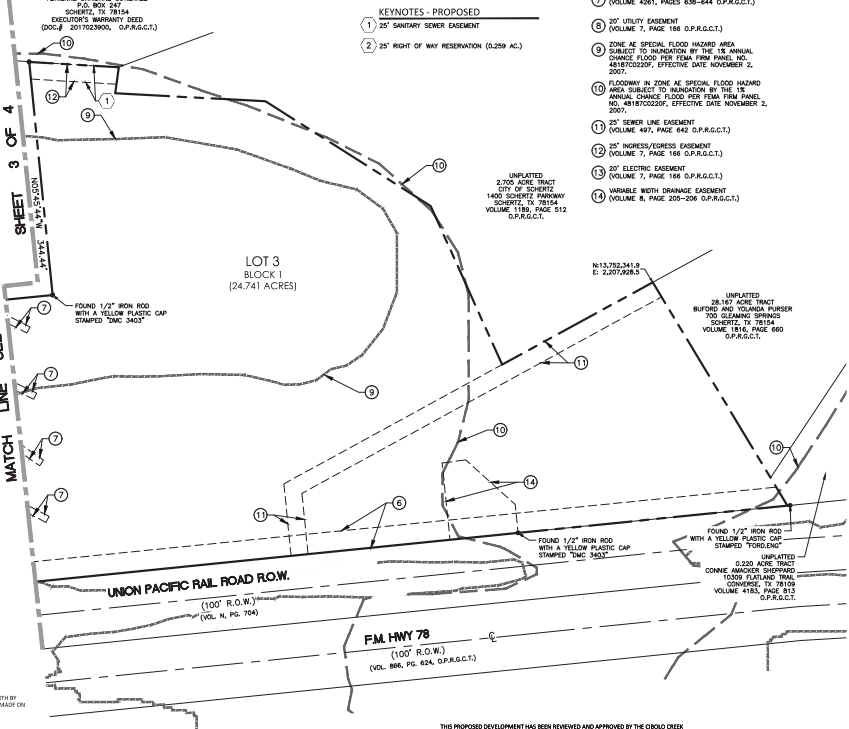
- TxDOT NOTES:**
1. THE RESIDENTIAL DEVELOPMENT DIRECTLY ADJACENT TO STATE HIGHWAY 78, THE DEVELOPER SHALL BE RESPONSIBLE FOR ACCURATE SETBACK AND/OR SOUND BARRIER MEASURES FOR FUTURE WIDE MODIFICATION.
 2. OWNER/DEVELOPER IS RESPONSIBLE FOR PROVIDING ANY ADJACENT IMPACT TO THE EXISTING DRAINAGE SYSTEM WITHIN THE HIGHWAY RIGHT OF WAY FOR PROJECTS BY THE DRAINAGE ADJUSTER OR DRAINAGE CONTRACTING ZONES, OUTFALL FOR WATER QUALITY AND FOR DETENTION POND/TREATING INFERRING COVER RELATED TO THE DEVELOPMENT. THE DETENTION POND SHALL BE CONSTRUCTED WITHIN THE HIGHWAY RIGHT OF WAY. THE LOCATION OF PERMANENT STRUCTURAL BEST PRACTICE MANAGEMENT DEVICES OR RESTRICTIVE FENCE SHALL WITHIN STATE RIGHT OF WAY SHALL NOT BE ALLOWED.
 3. MINIMUM ACCESS POINTS TO STATE HIGHWAY FROM THE PROPERTY SHALL BE INDICATED AS DIRECTED BY ACCESS MANAGEMENT MANUAL. THE ACCESS POINT AND ONE SHARED ACCESS POINT HAVING APPROXIMATELY 40 FEET OF MINIMUM FRONT SETBACK FROM SANDERS SUBDIVISION RECORDS VOLUME 7, PAGE 116 OF THE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS FROM WHICH THIS LOT IS BEING BLENDED. WITH ACCESS POINTS MAY BECOME RIGHT IN/OUT AT A LATER DATE.
 4. IF BENCHMARKS ARE REQUIRED BY APPROVED CITY ORDINANCE, A BENCHMARK PERMIT MUST BE APPROVED BY FLOOD PRIOR TO CONSTRUCTION WITHIN STATE RIGHT OF WAY. LOCATION OF BENCHMARKS WITHIN STATE RIGHT OF WAY SHALL BE AS DIRECTED BY FLOOD.
 5. ANY TRAFFIC CONTROL MEASURES MUST TURN AHEAD. RIGHT TURN LANE, SIGNAL LIGHTS, FOR ANY ACCESS THROUGH A STATE MAINTENANCE HIGHWAY SHALL BE THE RESPONSIBILITY OF THE DEVELOPER/OWNER.

- CCMA NOTES:**
1. ACCESS WILL BE PROVIDED TO CROSS CERRILLO MUNICIPAL AUTHORITY (CCMA) TO ACCESS COMM-FACILITIES LOCATED ON THIS PROPERTY.
 2. CONSTRUCTION PLANS FOR IMPROVEMENTS INCLUDING BUT NOT LIMITED TO OPEN MUNICIPAL AUTHORITY (CCMA) EASEMENTS MUST BE APPROVED BY CCMA PRIOR TO CONSTRUCTION.

- GUADALUPE VALLEY ELECTRIC COOPERATIVE (GVEC) NOTES:**
1. ALL TRACTS ARE SUBJECT TO A 12' EASEMENT AND COMMUNICATION EASEMENT ADJACENT TO THE FRONT AND REAR PROPERTY LINES.
 2. WHERE UNDERGROUND SERVICES ARE UTILIZED, ONE WILL PROVIDE A 4'-0" WIRE EASEMENT TO THE SERVICE METER LOCATION. EASEMENT TO ALLOW SERVICE LINE AND WILL VARY DEPENDING ON LOCATION OF BUILDING OR STRUCTURE.
 3. EACH LOT IS SUBJECT TO A FLOODING 10' WIRE BY LONG-GUY WIRE EASEMENT TO BE LOCATED BY GVEC.
 4. ALL EXISTING OVERHEAD LINES POSSESS A 30' CENTURINE EASEMENT, 15' EACH SIDE OF LINE.
 5. NO BUILDINGS, WELLS OR OTHER OBSTRUCTIONS SHALL BE PLACED IN ANY UTILITY EASEMENT. GVEC SHALL HAVE THE RIGHT OF ACCESS TO CROSS OVER EXISTING OR PROPOSED LINES FOR THE PURPOSE OF MAINTENANCE OR REPAIRS WITHIN THE UTILITY EASEMENT IS OBTAINED.

- KEYNOTES - EXISTING**
- 1 20' SCENE AND UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.A.G.C.T.)
 - 2 1' NON-ACCESS EASEMENT (VOLUME 8, PAGES 205-206 O.P.A.G.C.T.)
 - 3 VARIABLE WIDTH INGRESS/EGRESS EASEMENT FOR ACCESS TO LOT 2, BLOCK 1 SANDERS SUBDIVISION (VOLUME 8, PAGES 205-206 O.P.A.G.C.T.)
 - 4 20' WATER LINE EASEMENT (VOLUME 8, PAGES 205-206 O.P.A.G.C.T.)
 - 5 10' INGRESS/EGRESS EASEMENT (VOLUME 803, PAGE 803 O.P.A.G.C.T.)
 - 6 30' WATER LINE EASEMENT (VOLUME 1618, PAGE 346 O.P.A.G.C.T.)
 - 7 VARIABLE WIDTH ELEC. EASEMENT (VOLUME 4261, PAGES 638-644 O.P.A.G.C.T.)
 - 8 20' UTILITY EASEMENT (VOLUME 7, PAGE 166 O.P.A.G.C.T.)
 - 9 ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO REGULATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 481570202P, EFFECTIVE DATE NOVEMBER 2, 2007.
 - 10 FLOODWAY IN ZONE AE SPECIAL FLOOD HAZARD AREA SUBJECT TO REGULATION BY THE 1% ANNUAL CHANCE FLOOD PER FEMA FIRM PANEL NO. 481570202P, EFFECTIVE DATE NOVEMBER 2, 2007.
 - 11 20' SEWER LINE EASEMENT (VOLUME 497, PAGE 642 O.P.A.G.C.T.)
 - 12 20' INGRESS/EGRESS EASEMENT (VOLUME 7, PAGE 166 O.P.A.G.C.T.)
 - 13 20' ELECTRIC EASEMENT (VOLUME 7, PAGE 166 O.P.A.G.C.T.)
 - 14 VARIABLE WIDTH DRAINAGE EASEMENT (VOLUME 8, PAGE 205-206 O.P.A.G.C.T.)

- KEYNOTES - PROPOSED**
- 1 20' SANDERS SEWER EASEMENT
 - 2 20' RIGHT OF WAY RESERVATION (0.259 AC.)



STATE OF TEXAS
COUNTY OF BEAR

I, THE UNDERSIGNED, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF TEXAS, HEREBY CERTIFY THAT I HAD PERSONALLY EXAMINED THE ABOVE PLAT AND THAT IT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

CHRISTOPHER B. DUMAS, P.E.
LICENSED PROFESSIONAL ENGINEER NO. 99231
407 TRIN NUMBER 1 BUILDING, LLC
12707 CHAMBRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE (210) 898-9051

STATE OF TEXAS
COUNTY OF BEAR

I HEREBY CERTIFY THAT THE ABOVE PLAT CONFORMS TO THE MINIMUM STANDARDS SET FORTH BY THE TEXAS BOARD OF PROFESSIONAL LAND SURVEYING ACCORDING TO AN ACTUAL SURVEY MADE ON THE GROUND BY:

MOY TARI RAMIREZ ENGINEERS, LLC

STEPHANE L. JAMES, P.L.S.
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 19050
MOY TARI RAMIREZ ENGINEERS, LLC
12707 CHAMBRON PATH, SUITE 100
SAN ANTONIO, TEXAS 78249
PHONE (210) 898-9051

MIR
Moy Tarin Ramirez Engineers, LLC
TELE: (ENGINEERING) 5307 SURBURRING F-10335500
TEL: (210) 898-9051
SAN ANTONIO, TEXAS 78249
FAX: (210) 898-0085

• Engineers
• Surveyors
• Planners

SCALE: 1"=100'
100 50 0 100

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEMED TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE CANALS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

DEVELOPER/OWNER
EXTRA PAPER PROPERTY 1365, L.L.C.
CONTACT: OWAN AKER
2705 GLENNWOOD PARKWAY, SUITE 300
SAN ANTONIO, TEXAS 78249
PHONE NO. 853.365.4576

STATE OF TEXAS
COUNTY OF BEAR

THE OWNER OF LAND SHOWN ON THIS PLAT, IN PERSON OR THROUGH A DULY AUTHORIZED AGENT, DEEMED TO THE PUBLIC, EXCEPT AREAS IDENTIFIED AS PRIVATE, FOREVER ALL STREETS, ALLEYS, PARKS, WATERCOURSES, DRAINAGE CANALS AND PUBLIC PLACES THEREON SHOWN FOR THE PURPOSE AND CONSIDERATION THEREON EXPRESSED.

DEVELOPER/OWNER
3621 WILFORD BLVD., L.L.C.
CONTACT: DON GARDNER
3033 THIRD AVE., SUITE 200
SAN ANTONIO, TX 78210
PHONE NO. (210) 275-1955

STATE OF TEXAS
COUNTY OF BEAR

BEFORE ME, THE UNDERSIGNED AUTHORITY ON THIS DAY PERSONALLY APPEARED _____ KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT, AND KNOWLEDGED BY ME THAT HE SIGNED THE SAME FOR THE PURPOSES AND GIVEN UNDER HIS HAND AND SEAL OF OFFICE THIS _____ DAY OF _____, 2025.

NOTARY PUBLIC BECOM COUNTY, TEXAS

STATE OF TEXAS
COUNTY OF GUADALUPE

I, THE UNDERSIGNED, CITY ENGINEER OF THE CITY OF SCHIZITZ HEREBY CERTIFIES THAT THIS SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATIONS OF THE CITY AS TO WHICH THIS APPROVAL IS REQUIRED.

DATED THIS _____ DAY OF _____, A.D. _____

CITY ENGINEER

STATE OF TEXAS
COUNTY OF GUADALUPE

THE PLAT OF SANDERS SUBDIVISION LOT 3, BLOCK 1 HAS BEEN SUBMITTED TO AND CONSIDERED BY THE CITY ENGINEER OF THE CITY OF SCHIZITZ, TEXAS AND IS HEREBY APPROVED BY SUCH COMMISSIONER.

DATED THIS _____ DAY OF _____, A.D. _____

BY _____ SECRETARY

BY _____ CHAIRMAN

REPLAT OF THE SANDERS SUBDIVISION
LOT 1, BLOCK 1 ESTABLISHING
SANDERS SUBDIVISION
LOT 3, BLOCK 1

BEING A 24.741 ACRE (627,727.85 SQUARE FEET) TRACT OF LAND SITUATED IN THE 6. ANNA PAZ ELEVATION NUMBER 4887020P (TRACT 1) IN THE CITY OF SCHIZITZ, GUADALUPE COUNTY, TEXAS, BEING ALL OF LOT 3, BLOCK 1, AS SHOWN ON THE FINAL REPLAT ESTABLISHING SANDERS SUBDIVISION AS RECORDED IN VOLUME 8, PAGES 205-206, AND CONVEYED TO EXTRA PAPER PROPERTY 1365, L.L.C. BY SPECIAL WARRANTY DEED AS RECORDED IN DOCUMENT NUMBER 202500053, AND BEING ALL OF THAT 0.230 ACRE TRACT OF LAND AS CONVEYED TO 3621 WILFORD BLVD., L.L.C. BY SPECIAL WARRANTY DEED WITH REVISION 1365 AS RECORDED IN DOCUMENT NUMBER 202500053, ALL OF WHICH ARE OFFICIAL PUBLIC RECORDS OF GUADALUPE COUNTY, TEXAS.

DATE OF PREPARATION: March 6, 2025

SHEET 4 OF 4

Survey

Schertz Development Opportunity

NEQ of FM-78 & FM-3009

Schertz, TX 78154



COMMERCIAL PROPERTY GROUP

For more information, please contact **Landon Kane**
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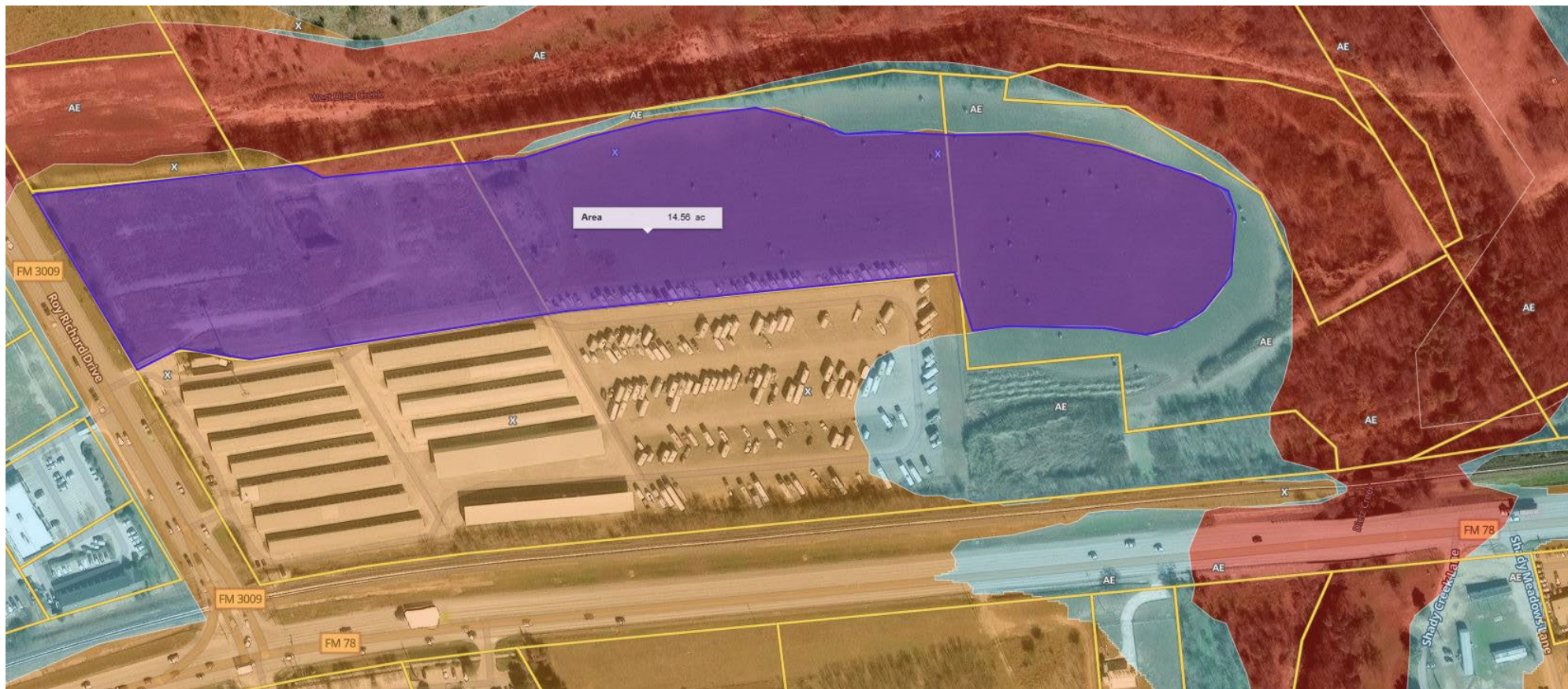
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Buildable Acreage Net of Food Plan

Schertz Development Opportunity

NEQ of FM-78 & FM-3009

Schertz, TX 78154



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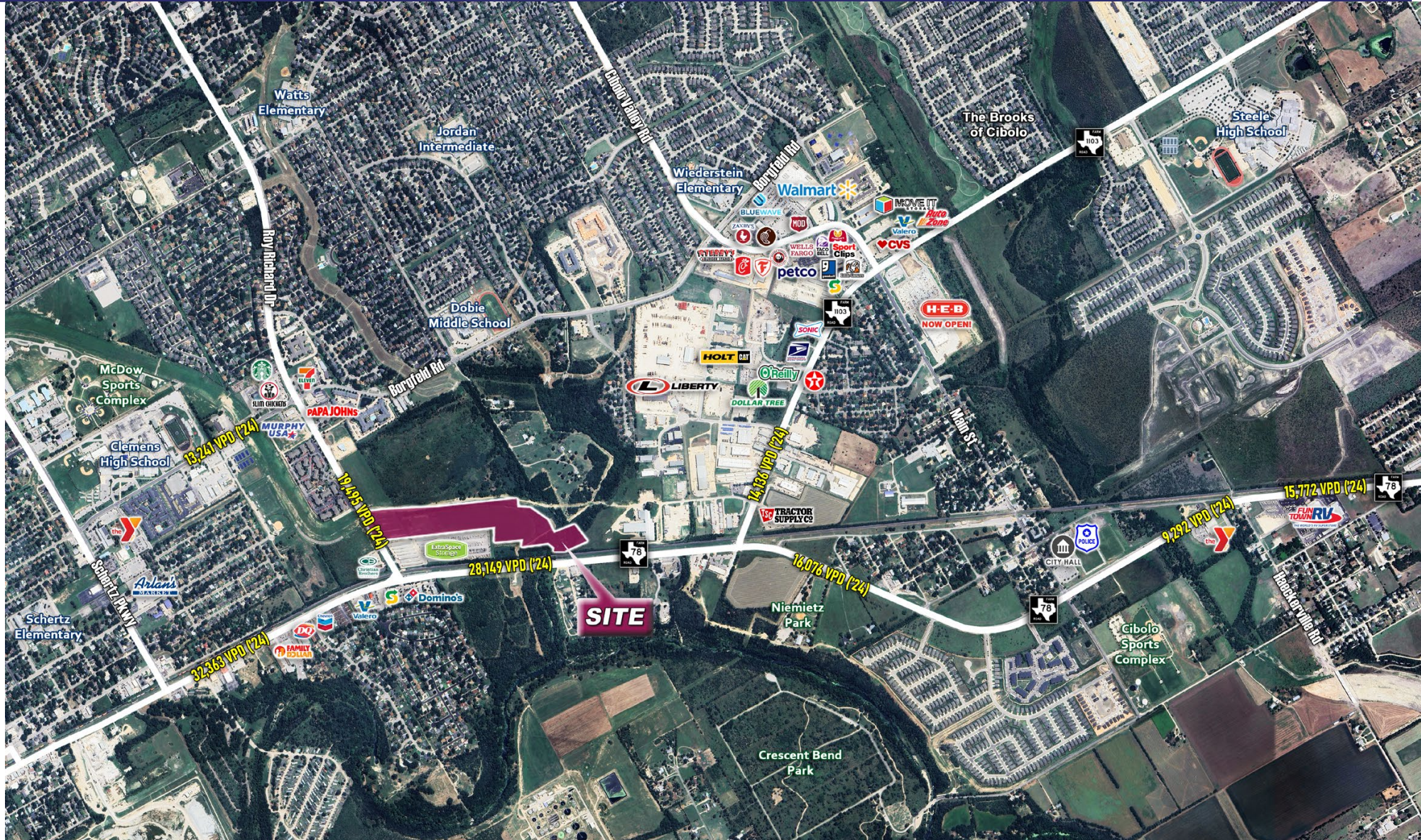
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Close-Up Aerial

Schertz Development Opportunity

NEQ of FM-78 & FM-3009

Schertz, TX 78154

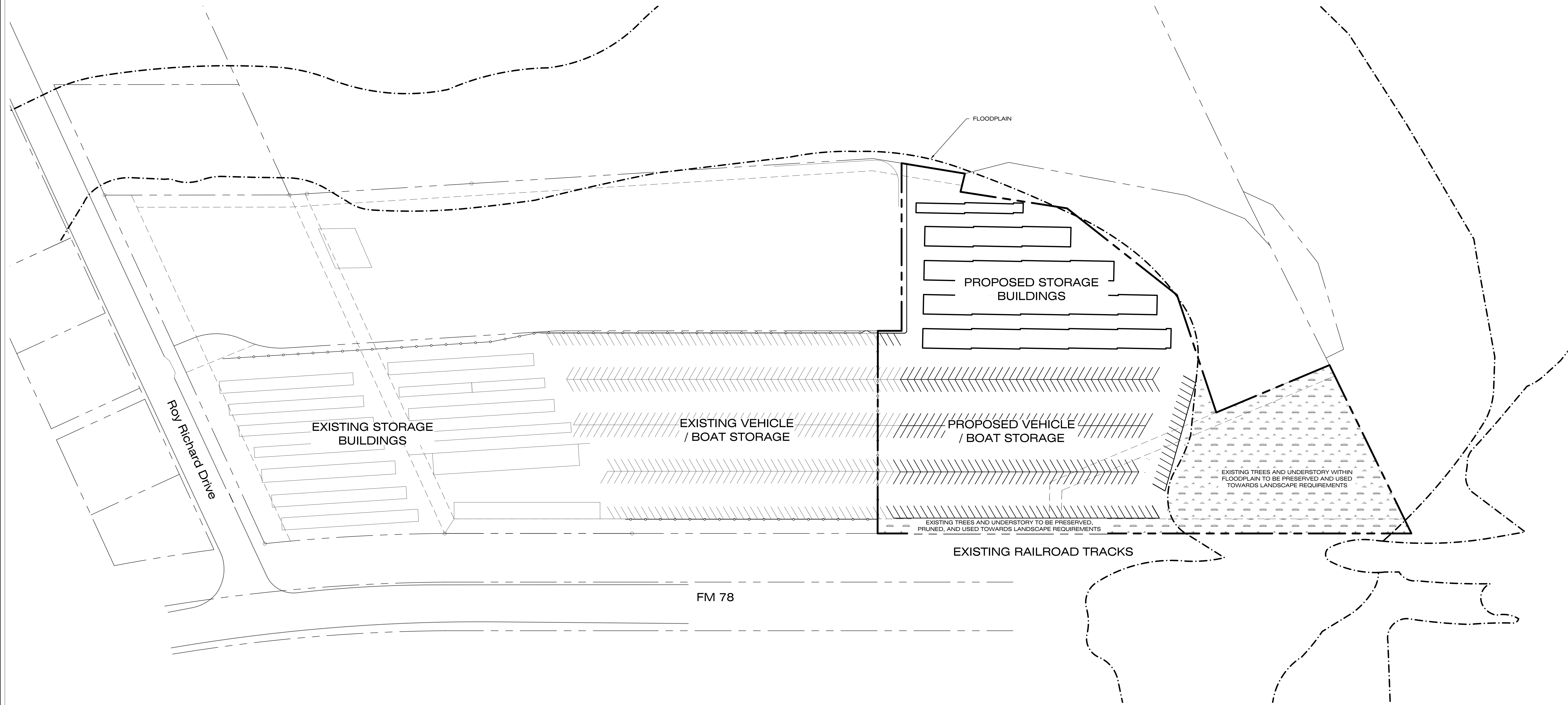


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Lockaway Storage Building Addition

Overall Site Plan



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:
 - 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.

Dirt Dealers V LLC

562388

cscott@dirdealers.com

210.496.7775

Licensed Broker / Broker Firm Name or Primary Assumed Business Name

License No.

Email

Phone

First American Property Group

562388

cscott@dirdealers.com

210.496.7775

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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

IABS 1-0