

LAND FOR SALE

**FM 3009 near FM 78
Schertz, Texas**

**±1.187 Acres
Available**



ERIC WEISS
210-215-5086 CELL
ERIC@4MREALTY.COM

MICHAEL WEISS
210-215-5001 CELL
MIKE@4MREALTY.COM

NICK PRATER
210-559-4018 CELL
NICK@4MREALTY.COM



±1.187 ACRES AVAILABLE

LOCATION

East side of FM 3009, between FM 78 & Borgfield/Elbel Rd in Schertz, Texas

PROPERTY HIGHLIGHTS

- ±1.187 Acres Available
- Property is located on FM 3009 / Roy Richard Dr in the heart of Schertz, Texas
- Close proximity to Clemens High School, Shelton Sportx Complex, Baldwin Municipal Complex and McDow Sports Complex
- Frontage: ±149.86' on FM 3009
- Zoning: GB-General Business (City of Schertz)
- Schools: Schertz-Cibolo-Universal City ISD
- Pricing: \$16.50 PSF

DEMOGRAPHIC SNAPSHOT

	3 mi	5 mi
2024 Population	64,508	132,543
2029 Projected Pop.	68,566	140,438
Daytime Population	57,467	121,284
Households	22,947	47,468
Average HH Income	\$118,984	\$111,795

TRAFFIC COUNTS

FM 3009: 18,927 VPD | Elbel Rd: 12,855 VPD
FM 78: 32,496 VPD west of FM 3009 (TXDOT '23)

Eric Weiss
210.215.5086

Michael Weiss
210.215.5001

Nick Prater
210.559.4018



WWW.4MREALTY.COM



**AVAILABLE
1.187 AC**

F.M. 3009 / ROY RICHARD DRIVE



4M REALTY COMPANY | 210-342-4242 | WWW.4MREALTY.COM

6812 West Avenue, Suite 200, San Antonio, TX 78213







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.

_____ 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

Regulated by the
Texas Real Estate Commission

Information available at www.trec.texas.gov

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