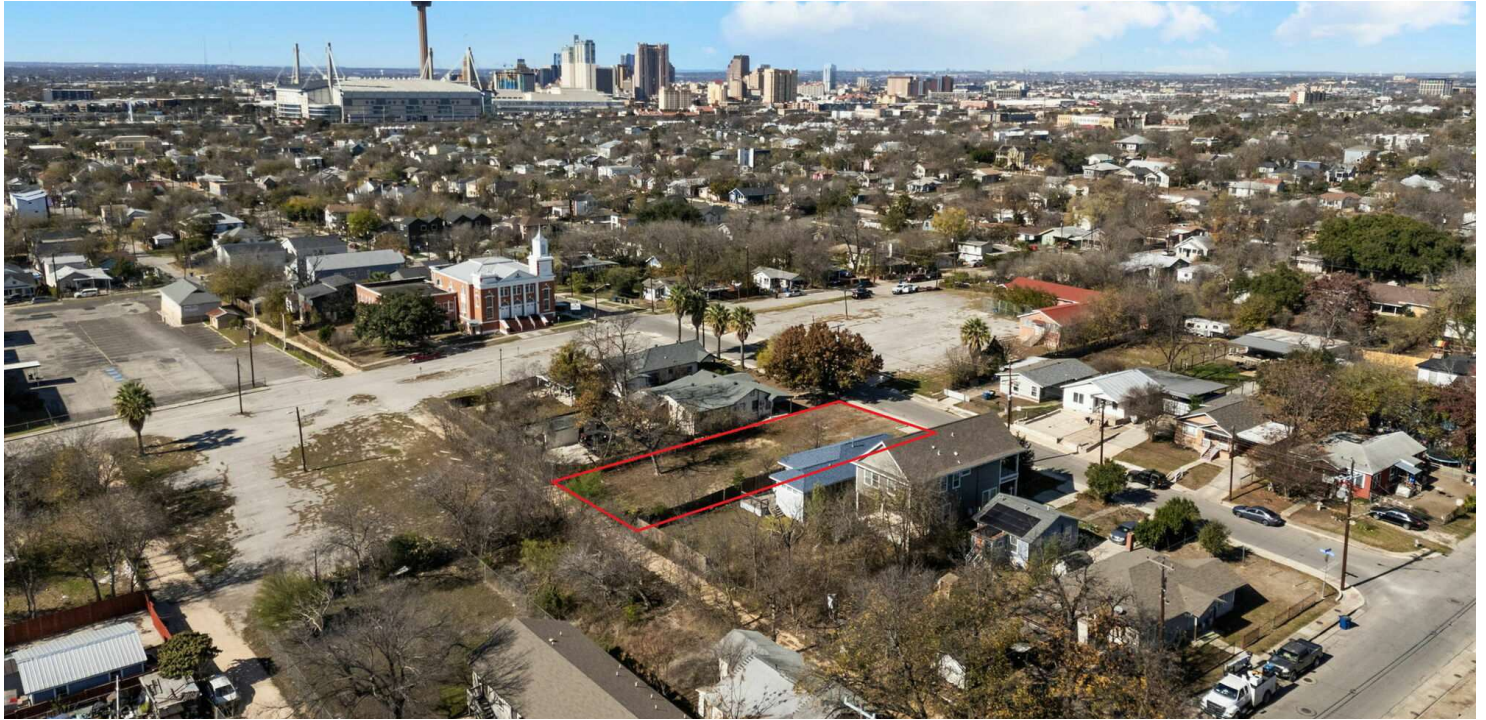


LAND FOR SALE

920 MARTIN LUTHER KING DR. - FOR SALE

920 Martin Luther King Dr, San Antonio, TX 78203



OFFERING SUMMARY

| | |
|-------------------------|------------------|
| SALE PRICE: | \$135,000 |
| NUMBER OF UNITS: | 1 |
| LOT SIZE: | 0.17 Acres |
| ZONING: | RM-4 |
| MARKET: | San Antonio |
| SUBMARKET: | East San Antonio |
| PRICE / SF: | \$18.23 |

PROPERTY OVERVIEW

The Boehm Commercial Group is excited to offer a prime .17-acre lot on historic Martin Luther King Dr., zoned RM4 for multifamily development. The sellers have plans for a three-story, four-unit quadplex, each featuring 3 bedrooms and 3.5 bathrooms. This property is perfectly positioned for investment, with great potential in one of San Antonio's most promising neighborhoods.

PROPERTY HIGHLIGHTS

- Walk to proposed new San Antonio Spurs arena and the Hemisphere tower
- Less than 10 minutes to The Pearl, The Riverwalk, Dining, Bakeries, and more
- Zoned RM4 for multifamily development
- Easily access I-37, I-35, and I10
- Cleared lot, ready for permitting and building
- Includes creative floor plan and design for 3 bed/3.5 bath, quadplex with garages
- Water, power, and sewer are available on MLK Drive.

KW COMMERCIAL
Boehm Commercial Group,
PO Box 722
Boerne, TX 78006

GLEN BOEHM, CCIM, GRI
Director / Broker Associate
O: 210.213.6886
C: 210.213.6886
glen@glenboehm.com
TX #550654

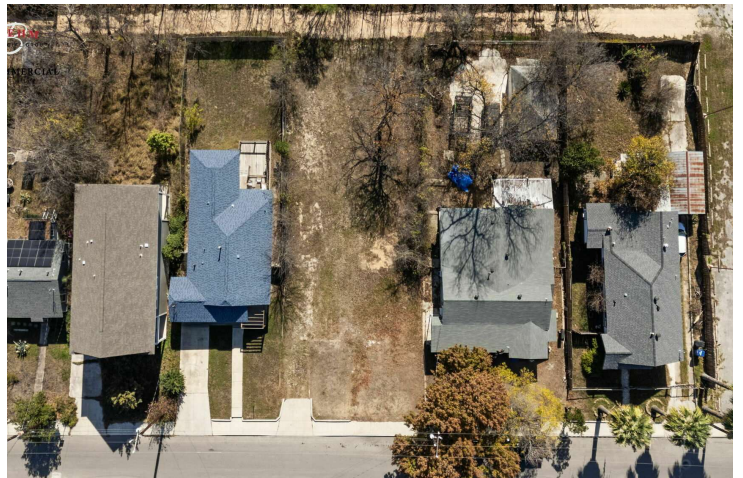
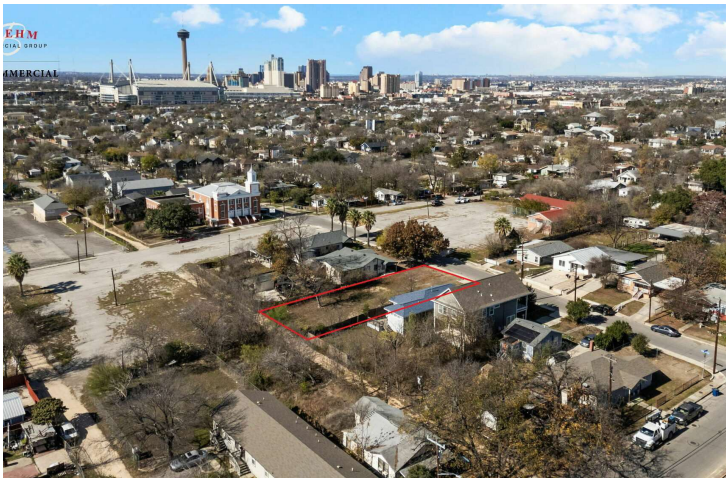
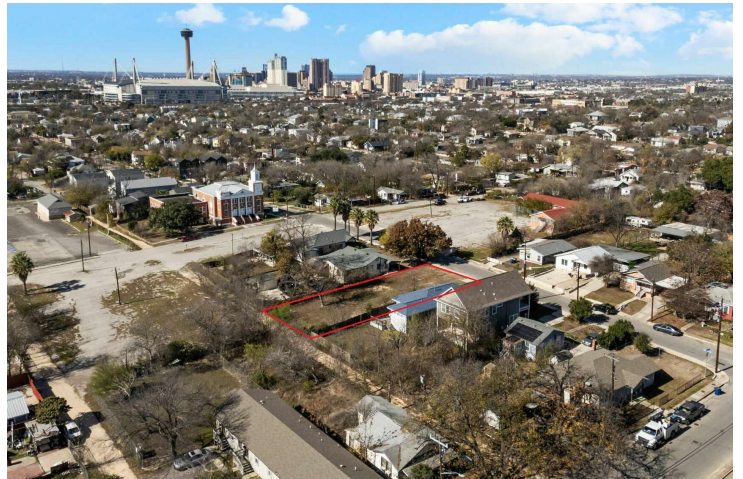
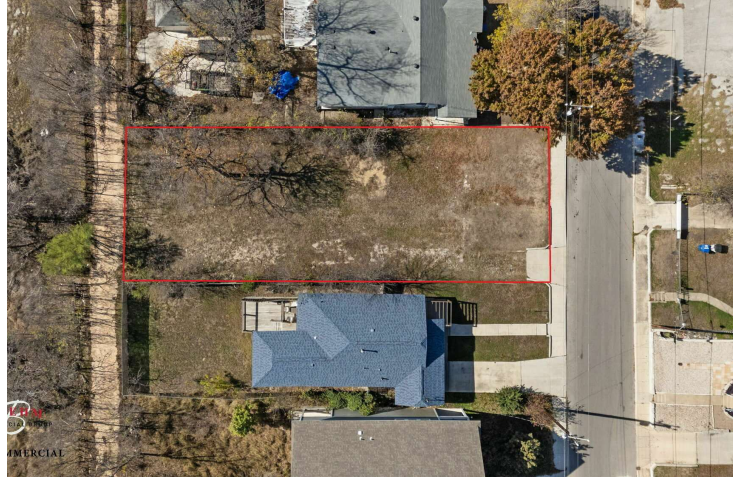
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Each Office Independently Owned and Operated kwcommercial.com

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NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

7 MAR 2024

920 MARTIN LUTHER KING DR., SAN ANTONIO, TX

FRANKLIN ARCHITECT, LLC



1 WEST ELEVATION

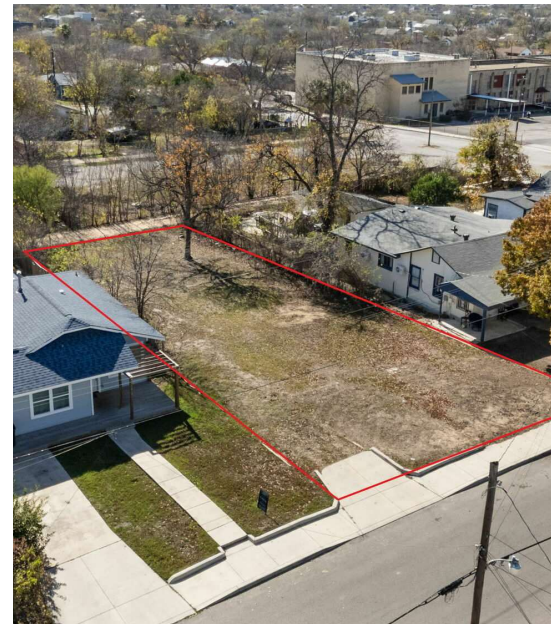
SCALE: 1/8" = 1'-0"

NOT FOR REGULATORY APPROVAL, PERMITTING, OR CONSTRUCTION

6 MAR 2024

920 MARTIN LUTHER KING DR., SAN ANTONIO, TX

FRANKLIN ARCHITECT, LLC



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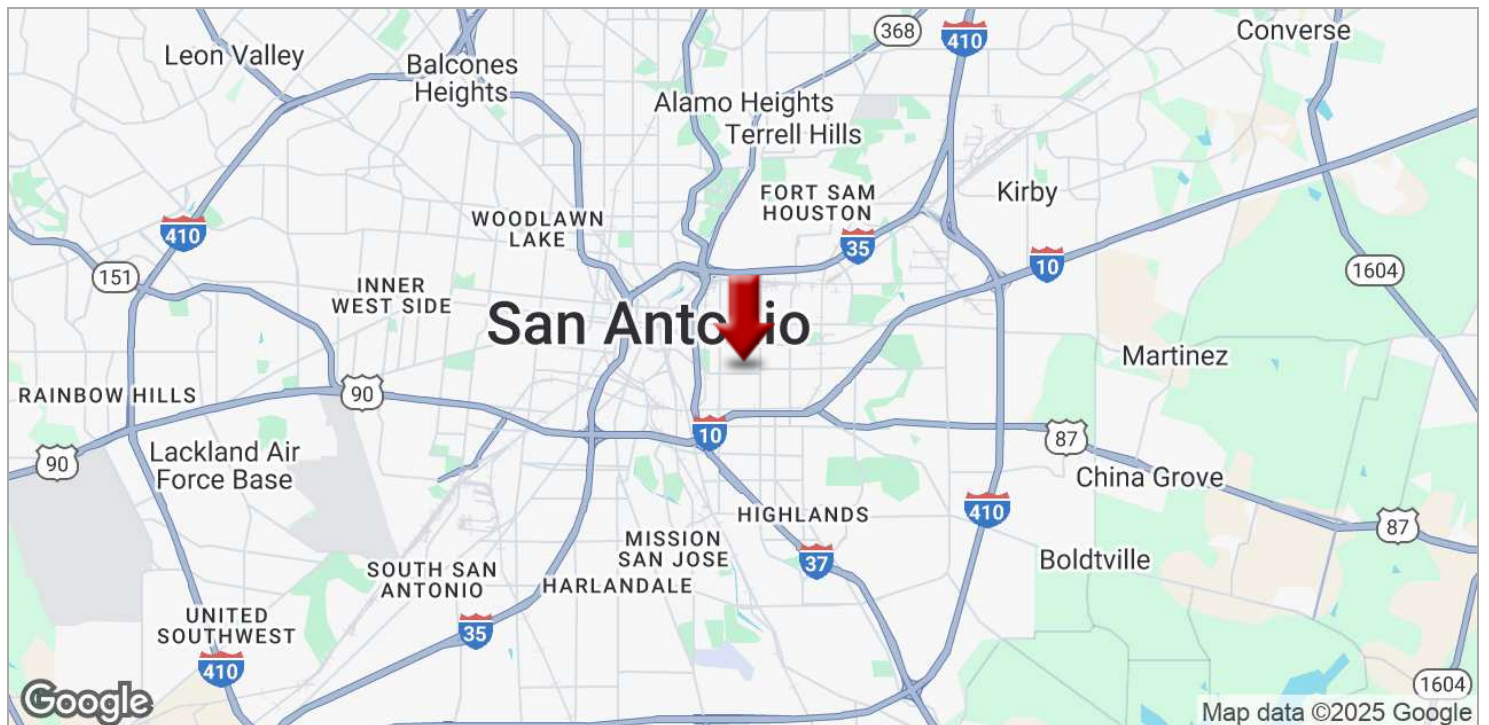
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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.



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.

| | | | |
|--|-------------|----------------------|--------------|
| Keller Willis San Antonio, Inc | 547594 | Legal@kwcityview.com | 210.696.9996 |
| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Joseph H Sloan III | 526284 | Legal@kwcityview.com | 210.696.9996 |
| Designated Broker of Firm | License No. | Email | Phone |
| Tony Zamora Jr. | 537135 | Legal@kwcityview.com | 210.696.9996 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Glen Boehm, CCIM | 550654 | Glen@glenboehm.com | 210-213-6886 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

Buyer/Tenant/Seller/Landlord Initials

Date



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2-10-2025



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| Licensed Broker /Broker Firm Name or Primary Assumed Business Name | License No. | Email | Phone |
| Joseph H Sloan III | 526284 | legal@kwcityview.com | (210)6969996 |
| Designated Broker of Firm | License No. | Email | Phone |
| Tony Zamora Jr | 537135 | legal@kwcityview.com | (210)6969996 |
| Licensed Supervisor of Sales Agent/ Associate | License No. | Email | Phone |
| Tyler Bradford | 818448 | tylerbradford@kw.com | (210)7447297 |
| Sales Agent/Associate's Name | License No. | Email | Phone |

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