

For Sale

±2 ACRES

2102 Schuwirth Rd
Converse, TX 78109

**Randolph
Air Force Base**

LOOP
1604



Fischer's
Neighborhood
Market



LOOP
1604

SITE

Schuwirth Rd

Schuwirth Rd

2102 Schuwirth



±2 ACRES

2102 Schuwirth, Converse, TX 78109

For Sale

LOCATION:	2102 Schuwirth Road Bexar County, TX 78109
LOT SIZE:	± 2 Acres
PRICE:	Contact Broker
ZONING:	OCL (Outside City Limits) Within the San Antonio ETJ
UTILITIES:	Available to Site*
FRONTAGE:	± 317' of frontage on Schuwirth Road
FLOODPLAIN:	None of the property is reportedly within the FEMA 100 Year floodplain

*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

HIGHLIGHTS

- Excellent commercial retail development opportunity in one of the fastest growth corridors of Greater San Antonio.
- Extensive frontage along Schuwirth Road (±317') with easy access to the Loop 1604 & Schuwirth Road intersection.
- Property is surrounded by single-family development
- Square shaped site with ideal dimensions for retail development: ±317' x ±275'

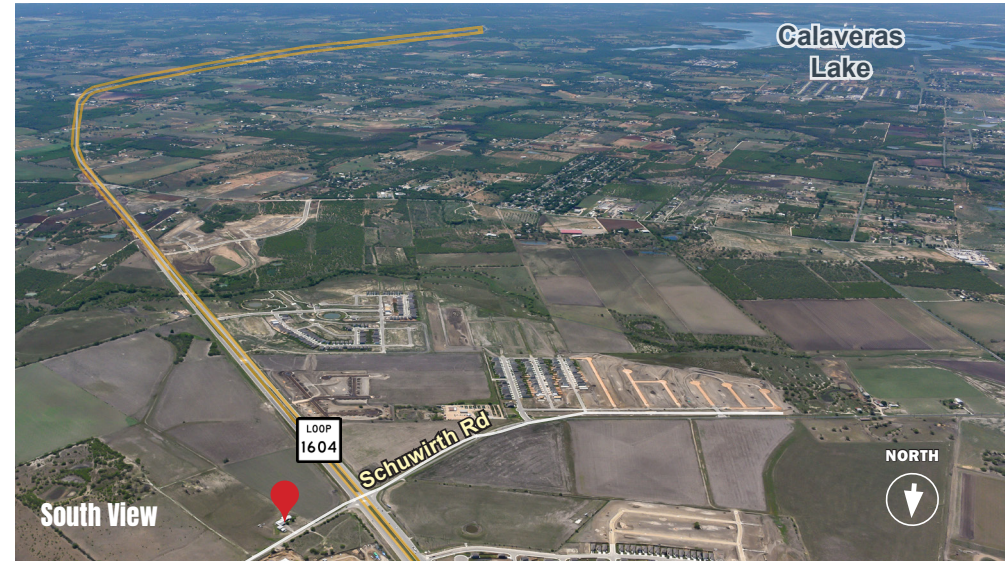
The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



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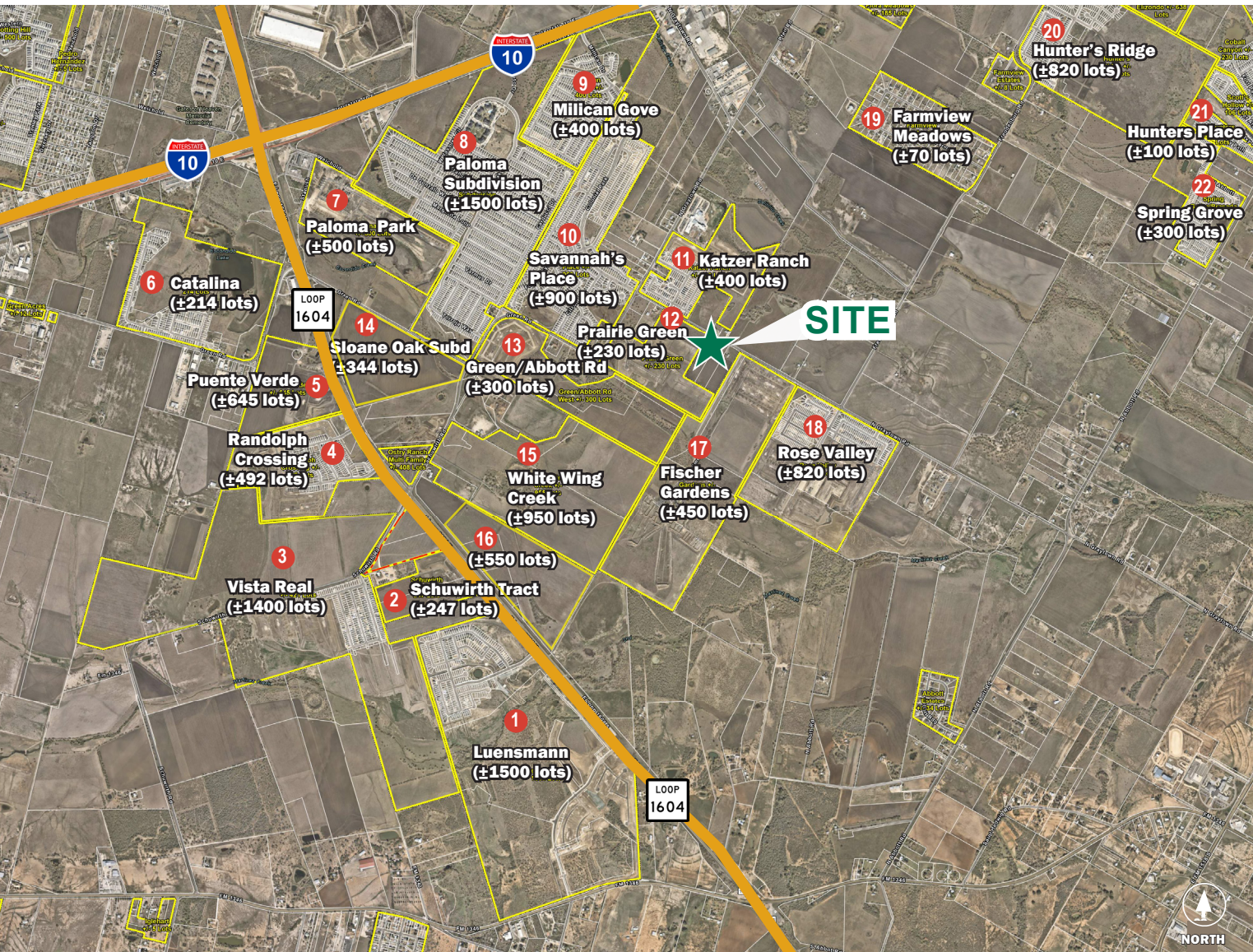
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COMMUNITIES NEARBY

1. Luensmann
2. Schuwirth Tract
3. Vista Real
4. Randolph Crossing
5. Puente Verde
6. Catalina
7. Paloma Park
8. Paloma Subdivision
9. Milican Grove
10. Savannah's Place
11. Katzer Ranch
12. Prairie Green
13. Green/Abbott Rd
14. Sloane Oak
15. White Wing Creek
16. 550 Lots
17. Fischer Gardens
18. Rose Valley
19. Farmview Meadows
20. Hunter's Ridge
21. Hunter's Place
22. Spring Grove



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.

2-10-2025



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.

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Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date