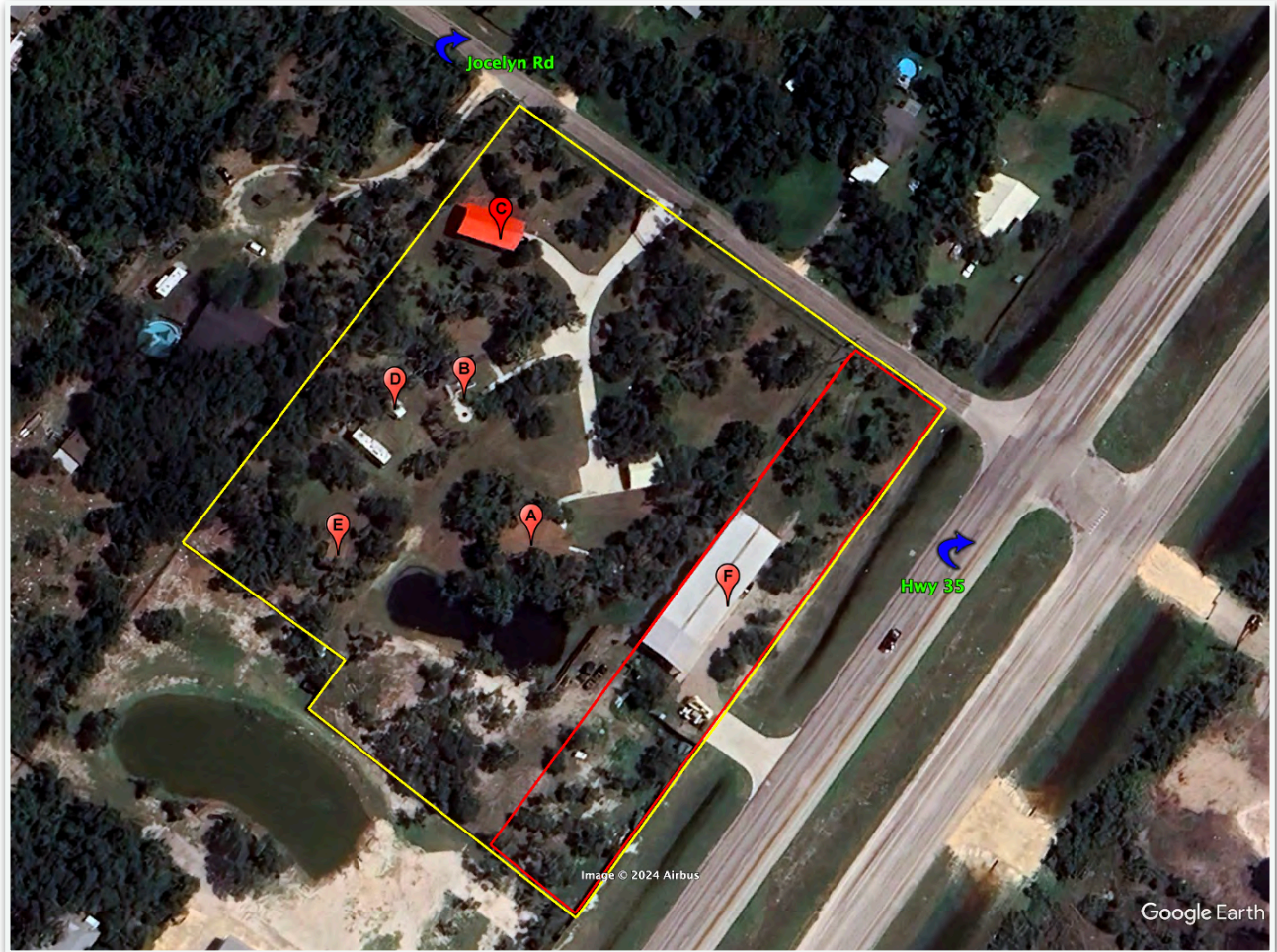


AIR B & B RENTAL & WAREHOUSE PROPERTIES Aransas County



Addresses : Air B&B - 2009 Jocelyn Rd, Aransas Pass
Warehouse - 2590 Hwy 35 Bypass, Aransas Pass

AIR B & B RENTAL & WAREHOUSE PROPERTIES

Aransas County



Features:

Refer to aerial on page 1 for site locations listed below

- (A) 3 bedroom 2 bath manufactured home
- (B) 1 bedroom manufactured home
- (C) Covered camper for 1+
- (D) 1 bedroom camper
- (E) Storage building
- (F) Warehouse Building - currently seller occupied who will be vacating allowing for additional rental potential. 40x80 enclosed with 40x20 covered slab w/ crane. Sits on 1 acre w/ Hwy 35 frontage and access. Can be added on or room for another building to be constructed.

Concrete drives to existing living/rental units

Pond (seller will provide aeration pump if desired for additional aesthetics)

Capacity for multiple expansion sites

(seller can possibly provide construction to sites for a fee)

Water and septic on site (warehouse will require to be added if sold separately if desired. Seller will install well and septic system for warehouse site.)

Consists of 2 tracts

(Air B & B land and commercial acreage with warehouse)

Terrific location at corner of Hwy 35 and Jocelyn offering high visibility and convenience

Convenient location - 3 miles to center of Aransas Pass and 6 miles to center of Rockport. Outside city limits.

Properties can be purchased separately by either Air B&B or warehouse. They are separately platted.

Proposed Pricing -

- \$ 580,000 for warehouse**
- \$ 560,000 for Air B&B**
- \$1,140,000 for both.**

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Information About Brokerage Services

Texas law requires all real estate licensees 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.

Park Properties Brokerage Tx LLC	9012860	johnpark@parkpropertiestx.com	(210)273-8180
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
John C. Park	335384	johnpark@parkpropertiestx.com	(210)273-8180
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
TXR-2501

Information available at www.trec.texas.gov
IABS 1-0 Date