LAND FOR SALE

1.9 UNRESTRICTED ACRES FOR SALE

10096 Whip O Will Way, Helotes, TX 78023

KW COMMERCIAL

OFFERING SUMMARY

SALE PRICE:	$500,000
LOT SIZE:	1.9 Acres
ZONING:	OCL
PRICE / SF:	$6.04

PROPERTY OVERVIEW

Unlock the potential of this 1.9-acre property For Sale at 10096 Whip O Will Way, strategically located just outside the Helotes city limits and minutes from the historic Grey Forest. This versatile site offers exceptional opportunities for businesses and entrepreneurs looking to establish a presence in a growing area.The property features a 1200 sqft home with 2 bedrooms and 2 bathrooms, currently utilized for residential purposes but adaptable to various commercial uses. Positioned with visibility along Scenic Loop Rd, this unrestricted acreage provides ample space for expansion. Whether you envision constructing a metal building for a contractor's office, developing a retail space, or creating a mixed-use development, this location is poised for growth. Ideal for a range of commercial ventures, this site offers the foundation to build your business.

PROPERTY HIGHLIGHTS

- 1.9 Unrestricted acres
- Corner lot with +/-1200 sqft office/house
- Outside Helotes City Limits
- Minutes from historic City of Grey Forest
- Large Oaks trees
- Potential commercial use
- Water well and septic on-site
- Additional Info/Pics at www.TX-CRE.com

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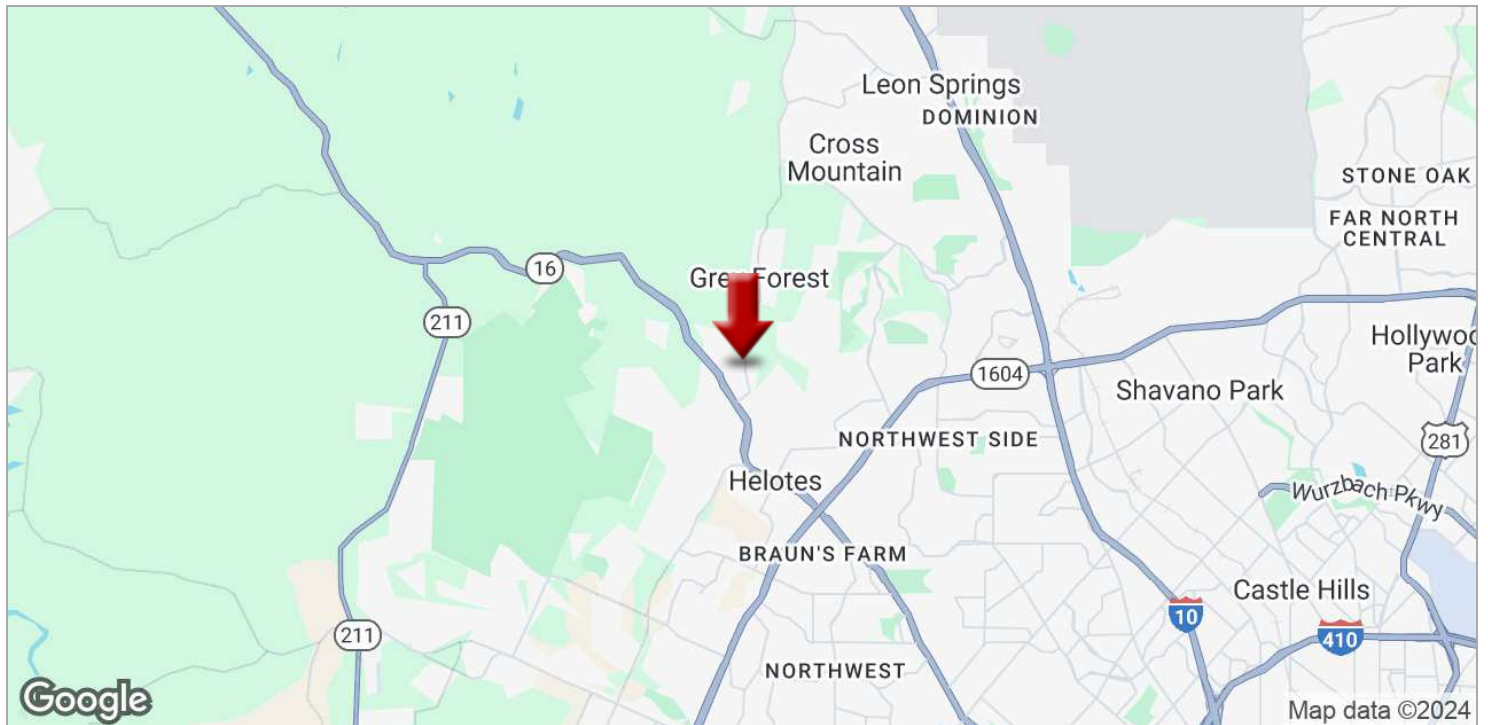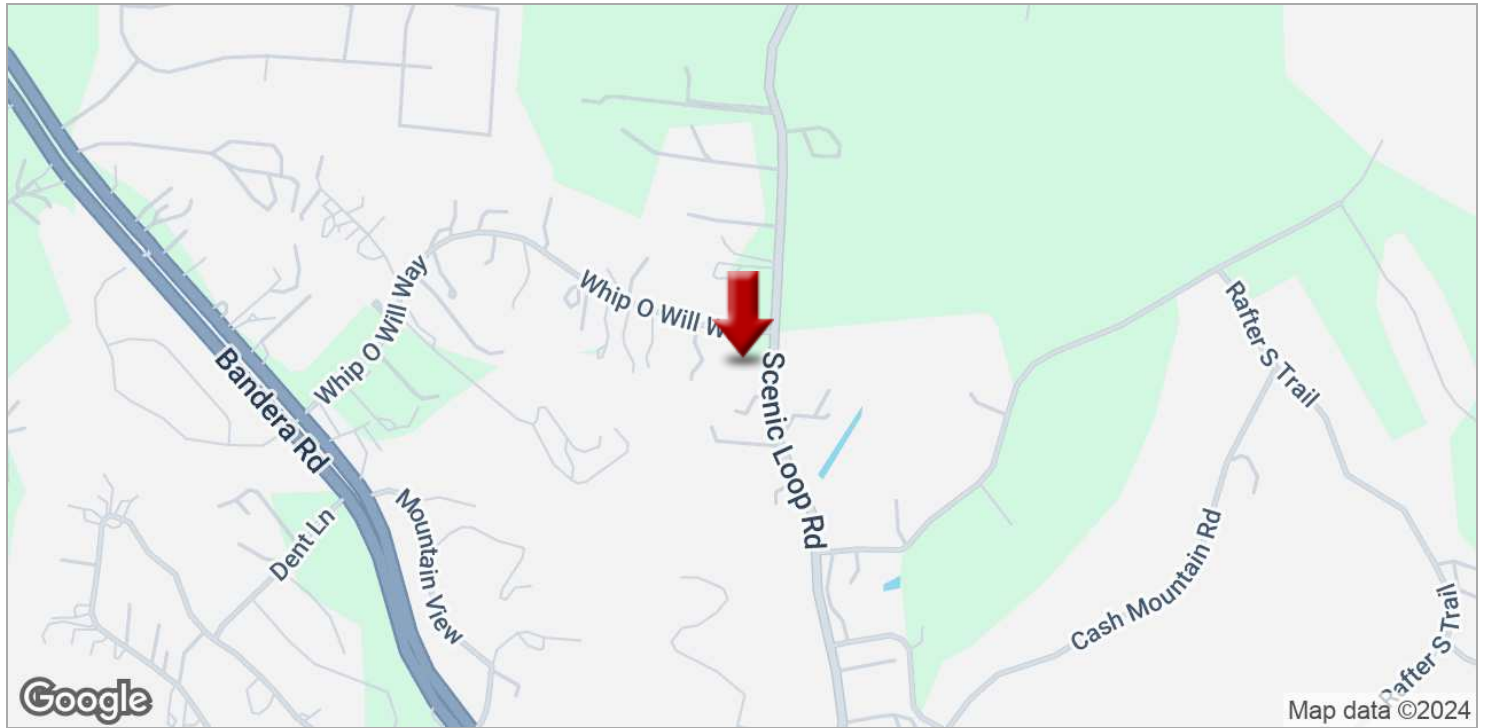O: 210.213.6886
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Each Office Independently Owned and Operated kwcommercial.com

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.

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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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