

FOR SALE

1769 FM 536

PLEASANTON, TX

OFFERING MEMORANDUM



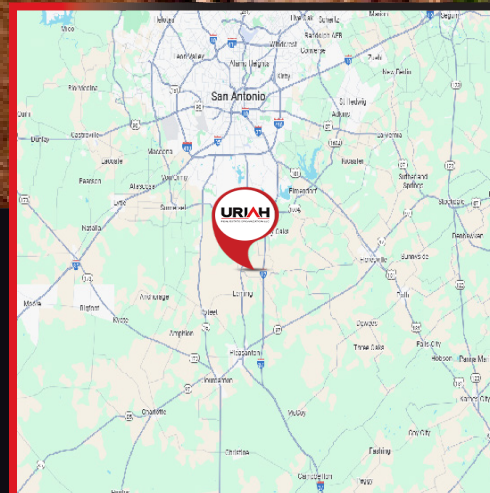


PRESENTED

URIAH
REAL ESTATE ORGANIZATION LLC

URI URIAH
Broker
M: (210) 315.8885
Uri@UriahRealEstate.com

The information contained herein was obtained from sources believed reliable; However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.



PROPERTY OVERVIEW - 1769 FM 536

PROPERTY SUMMARY

LegacyTurf Grass | 352± Acres | Atascosa County, TX

LegacyTurf Grass represents a premier opportunity to acquire a highly productive and strategically located agricultural enterprise in South Texas. Spanning 352± acres with 2,400± feet of frontage on FM 536, the property sits less than 30 minutes from downtown San Antonio, 15 miles from Pleasanton, and 25 miles from Floresville—positioned to benefit from both agricultural productivity and regional growth. In addition, the site offers excellent connectivity, located just 2 miles from Interstate 37 South and 1.8 miles from U.S. Highway 281 South, providing direct access to major transportation corridors.

PROPERTY INFORMATION

LOT SIZE

ACRES: 352 +/-

BUILDING SIZE:

BUILDING 1: 320 +/- SF

BUILDING 2: 224 +/- SF

ZONING

OCL

UTILITIES:

AVAILABLE NEARBY

PROPERTY HIGHLIGHTS

ESTABLISHED TURF GRASS OPERATION WITH TURNKEY SYSTEMS AND ESTABLISHED DISTRIBUTION CHANNELS

4 VALLEY IRRIGATION PIVOT SYSTEMS SUPPLIED BY AN EDWARDS AQUIFER IRRIGATION WELL

SURFACE WATER RIGHTS AVAILABLE AND NEGOTIABLE SEPARATELY

FUEL STORAGE CAPACITY: ONE 8,800-GALLON TANK, ONE 1,000-GALLON TANK, AND THREE 500-GALLON TANKS

ONSITE IMPROVEMENTS: TWO FARM CABINS WITH PORCHES (USED AS LIVING QUARTERS), DERKSEN PORTABLE GARAGE, AND A FARM CABIN BREAKROOM FOR CREWS

The information contained herein was obtained from sources believed reliable: However, Uriah Real Estate Organization LLC makes no guarantees, warranties, or representations as to the completeness or accuracy thereof. The presentation of this property is submitted subject to errors, change or price, or conditions, prior to sale or lease, or withdrawal without notice.

PROPERTY PHOTOS | 1769 FM 536



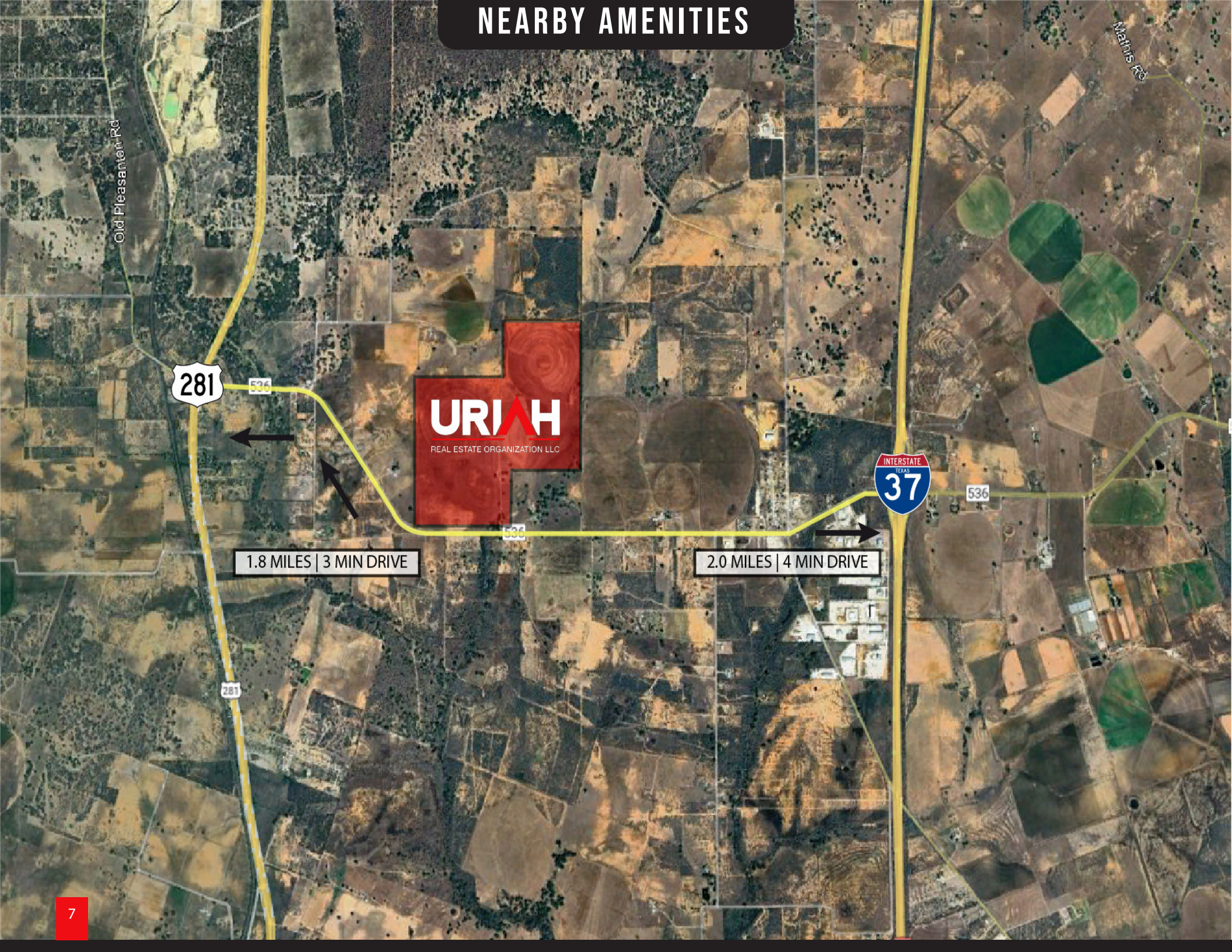
PROPERTY PHOTOS | 1769 FM 536



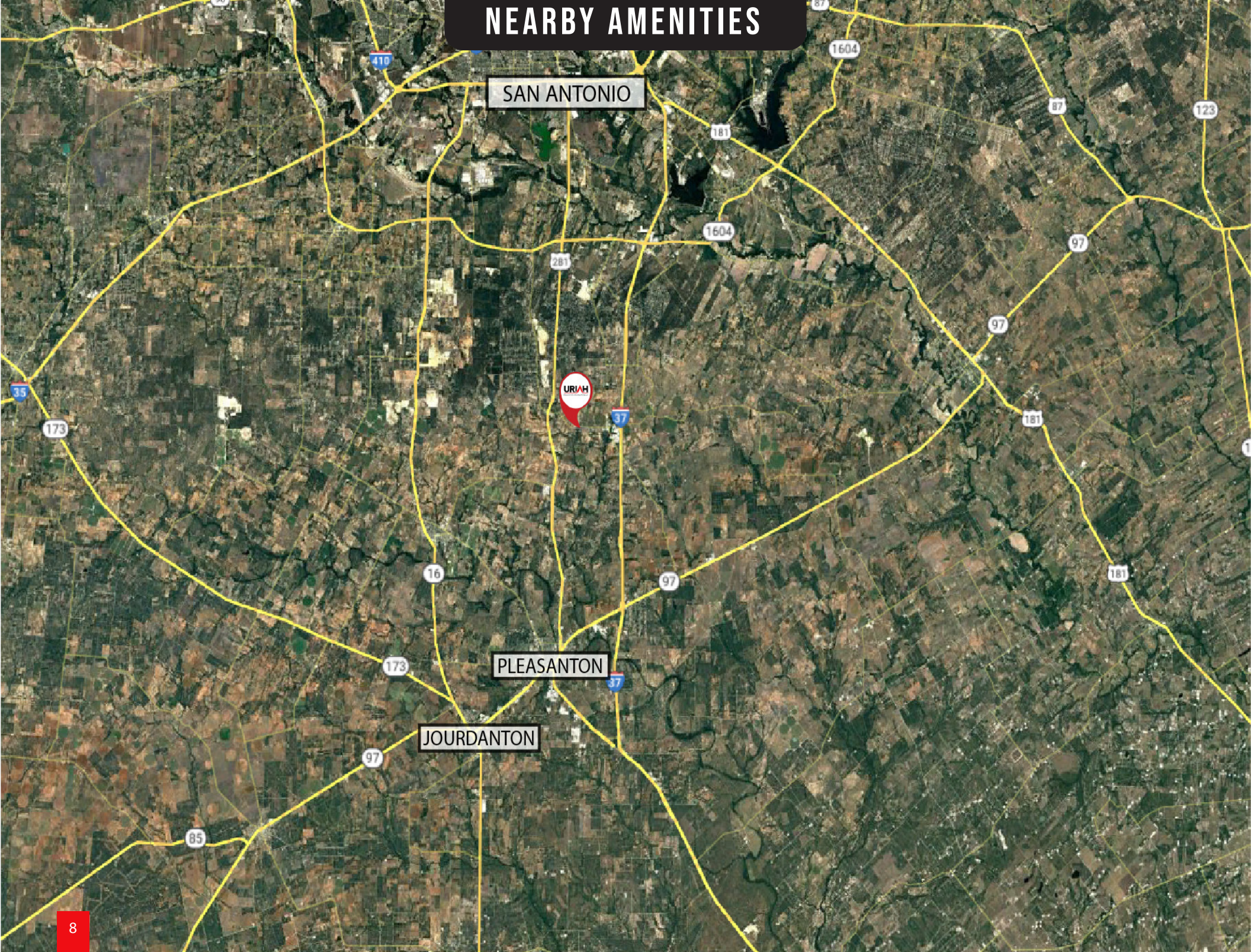
INTERIOR PHOTOS | 1769 FM 536



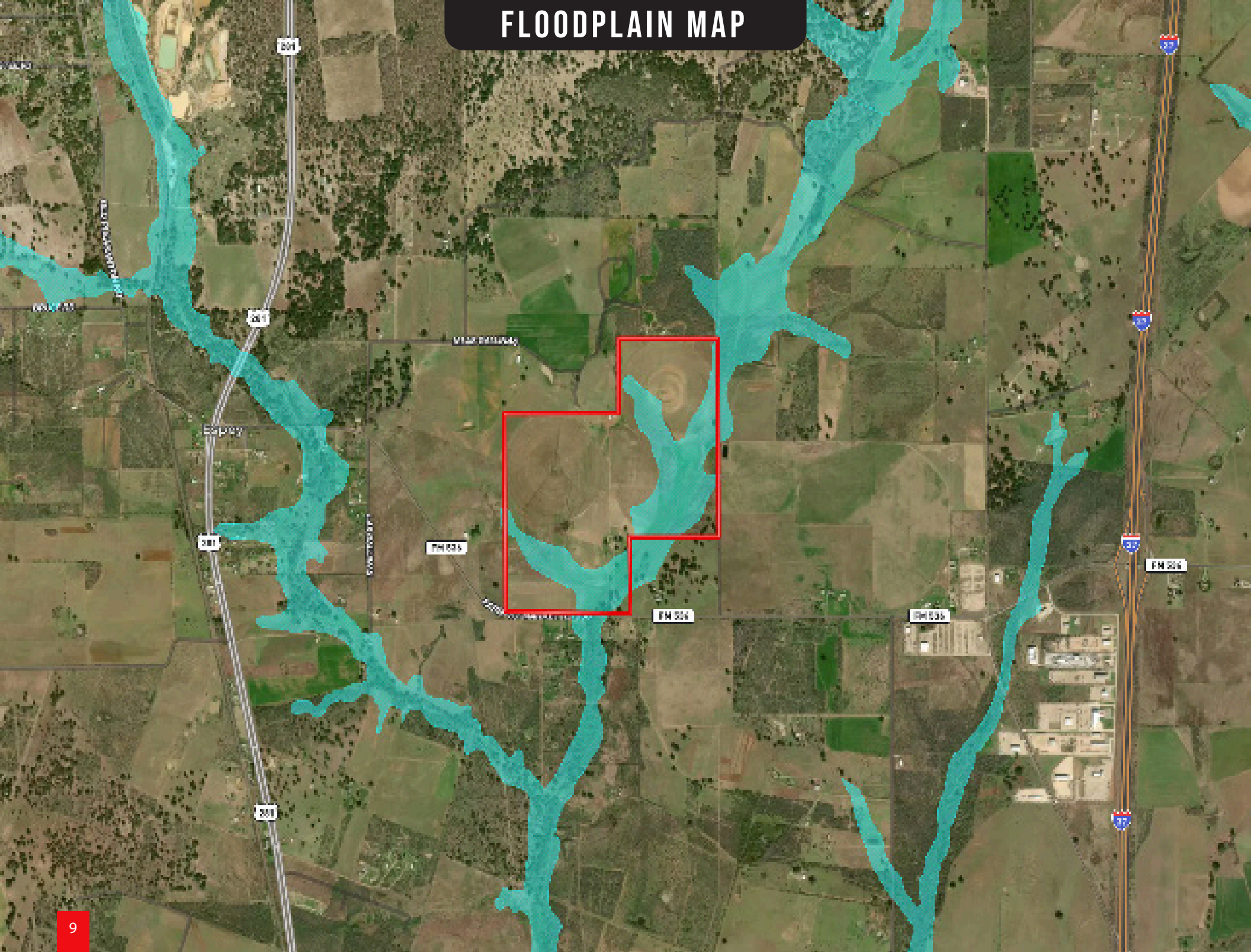
NEARBY AMENITIES



NEARBY AMENITIES



FLOODPLAIN MAP



1769 FM 536

PLEASANTON, TX

OFFERING MEMORANDUM

CONTACT:

URI URIAH

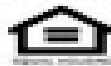
Broker

M: (210) 315.8885

Uri@UriahRealEstate.com

URIAH

REAL ESTATE ORGANIZATION LLC



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:
 - 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 licensee 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.

<u>Uriah Real Estate Organization</u>	<u>9002555</u>	<u>uri@uriarealestate.com</u>	<u>(830)600-LAND</u>
Licensed Broker /Broker Firm Name or	License No.	Email	Phone
Primary Assumed Business Name			
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriarealestate.com</u>	<u>(512)969-0747</u>
Designated Broker of Firm	License No.	Email	Phone
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriarealestate.com</u>	<u>(512)969-0747</u>
Licensed Supervisor of Sales Agent/	License No.	Email	Phone
Associate			
<u>Uri Uriah</u>	<u>604991</u>	<u>uri@uriarealestate.com</u>	<u>(512)969-0747</u>
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