



8361 I-10
Seguin, TX

6 Acre Commercial Ground Lease : Prime Location off Interstate 10 between San Antonio and Seguin



**Contact for pricing
and Information**

Laura Simon
214-364-5559
laura@warrenrealtycompany.com



Commercial Opportunity

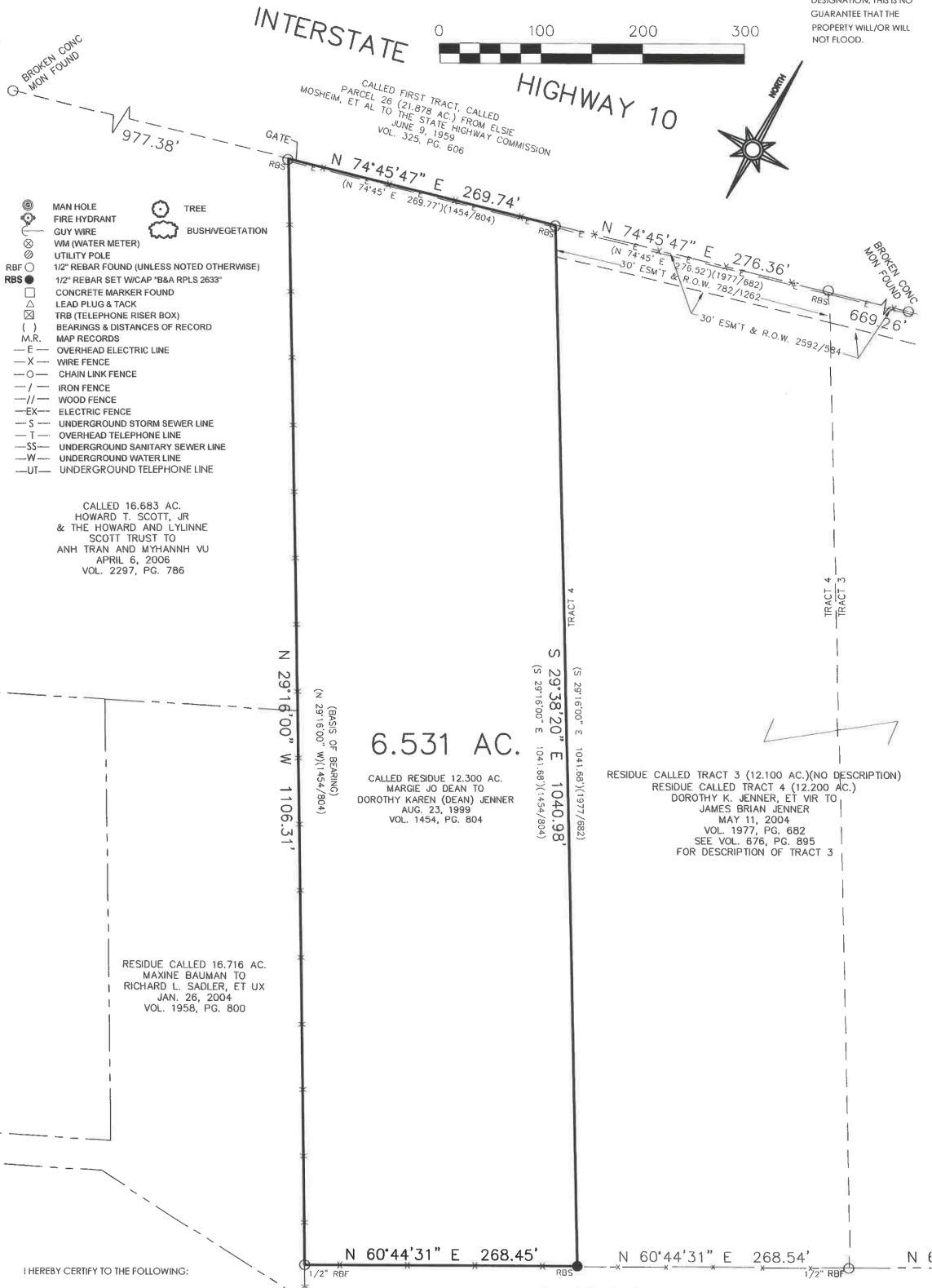


COORDINATE FILE: 25092-JENNER 12.08 AC.CRD.
 DRAWING FILE: 25092 JENNER 6.534 AC.DWG
 NOTES: 829-09
 TECH/DATE: GRS - 5-29-2013
 GRS: REVISED PLAT 6-04-2013

DUE TO THE FACT THAT NO CURRENT
 TITLE COMMITMENT WAS PROVIDED, THIS
 PLAT IS BEING RELEASED AS PRELIMINARY.
 THIS PLAT IS NOT TO BE RECORDED FOR
 ANY PURPOSE.

THE TRACT OF LAND SHOWN
 HEREON APPEARS TO BE
 SITUATED IN ZONE(S) "X"
 AS SHOWN ON F.E.M.A.'S F.I.R.M.
 MAP NUMBER: *48187C0265F*
 DATE: *11.2.2007*
 REGARDLESS OF THE ZONE
 DESIGNATION, THIS IS NO
 GUARANTEE THAT THE
 PROPERTY WILL/OR WILL
 NOT FLOOD.

JOB: 25092-B-G



I HEREBY CERTIFY TO THE FOLLOWING:
 THIS PLAT REPRESENTS THE RESULTS OF AN
 ON THE GROUND SURVEY MADE UNDER MY
 SUPERVISION ON THE 5TH OF MAY 1993 AND
 ON THE 28TH OF MAY 2013.

CORRESPONDING FIELD NOTES PREPARED THIS DATE.
 TRANSACTION: JENNER 6.531 AC.
 DATE OF SURVEY: 5-28-2013
 REVISED PLAT 6-04-2013

(Signature)
 KEN L. REININGER R.P.L.S. 2633

BETTERS WORTH & ASSOCIATES, INC.
 111 EAST MOUNTAIN STREET, SEGUIN, TEXAS 78155
 PH: 830.379.5552 FX: 830.379.5553
 email: ken@bettersworthassoc.com

JOB: 25092-B-G

I:\DATA\25092 JENNER 6.536 AC.DWG 6/4/2013 1:47:46 PM 1:11



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:
 - 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.

Warren Realty Company	9014245	caleb@warrenrealtycompany.com	512-787-0047
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone

Caleb Warren	643078	caleb@warrenrealtycompany.com	512-787-0047
Designated Broker of Firm	License No.	Email	Phone

Laura Simon	823210	laura@warrenrealtycompany.com	214-364-5559
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone

Sales Agent/Associate's Name	License No.	Email	Phone
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Buyer/Tenant/Seller/Landlord Initials	Date