

# BANDERA RD SITE

## 5.5± ACRES . B-3 OD

OUTSIDE LOOP 1604, BEXAR COUNTY, TX

# FOR SALE



### EXCELLENT OFFICE PARK DEVELOPMENT OR USER SITE

#### SALE PRICE

CONTACT BROKER

#### LAND SIZE

5.474 ACS  
MAY DIVIDE

#### ZONING

B-3 OD  
OVERLAY DISTRICT

- DYNAMIC RETAIL CORRIDOR of Bandera & Loop 1604 with dense population growth, high daytime population, above average incomes and great traffic counts.
- ONE OF THE LAST LAND DEVELOPMENT TRACTS IN HELTONS
- MONUMENT SIGNAGE ON HWY 16
- APPROVED WPAP
- PLATTED & TREE SURVEY COMPLETE
- DETENTION POND FOR ENTIRE SITE

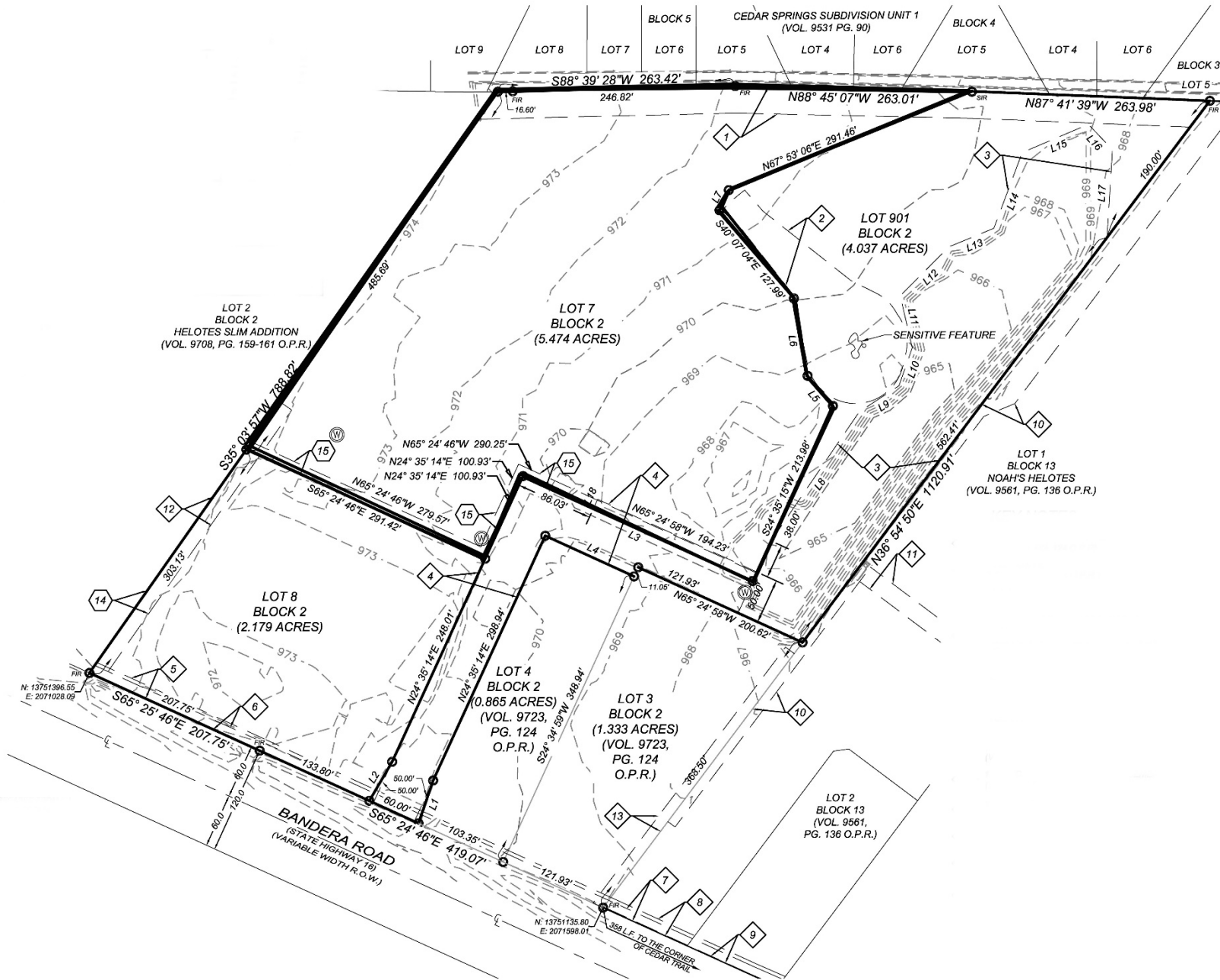


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**SULLIVAN**  
COMMERCIAL REALTY

200 CONCORD PLAZA DR. STE 440 | SAN ANTONIO, TX 78216

[sullivansa.com](http://sullivansa.com)

For additional info,  
please contact:

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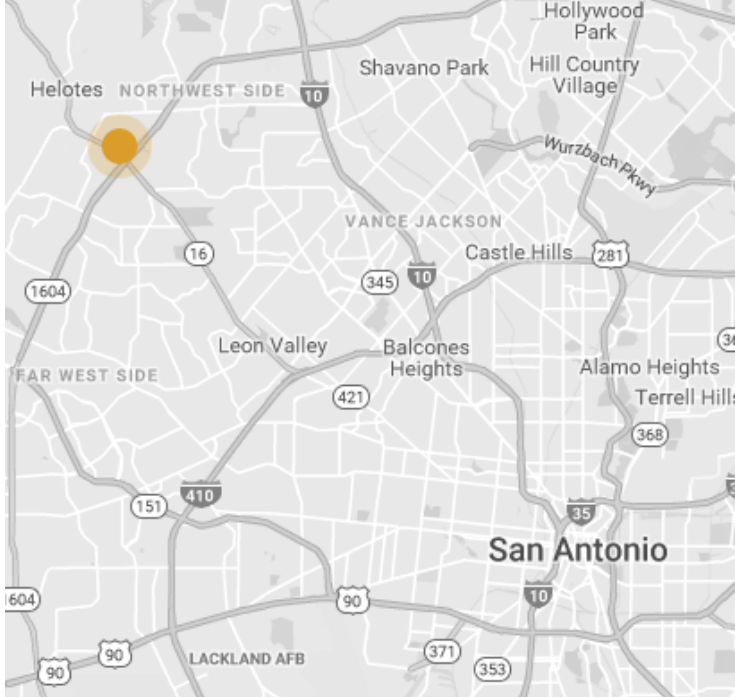
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2019 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	6,767	78,038	132,902
AVG HH INCOME	\$112,016	\$100,645	\$84,371
MEDIAN AGE	37.9	35.7	33.7

- STRONG DEMOGRAPHICS / HIGH GROWTH: less than one mile from Sandra Day O'Connor High School with enrollment of over 3,000 students; within 3 miles of Helotes Town Center with above average incomes and great traffic counts.
- MAJOR RETAILERS IN IMMEDIATE AREA: Target, HEB Plus, Lowe's, Home Depot, Academy, Kohl's, PetSmart, Petco, TJMAXX.



*CLICK TO LEARN MORE*

**HELOTES RESIDENTIAL GROWTH**

**HELOTES RETAILERS & DEMOGRAPHICS**

**HELOTES EDC**



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Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015

**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 obligation 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 opinion and advise 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.

**SULLIVAN COMMERCIAL REALTY**

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**200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216**

**James E. Sullivan, Jr., Broker**  
**Pete Tassos, Broker**  
**Zach Davis, Broker**

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**LICENSE NO: 555684    zdavis@sullivansa.com    210-341-9292 ext 309**

\_\_\_\_\_  
Buyer/Tenant initials

\_\_\_\_\_  
Seller/Landlord Initials

\_\_\_\_\_  
Date