

**18945 FM 2252**

GARDEN RIDGE, TEXAS 78266

**FOR SALE**



**SALE PRICE**  
\$700,000

**BLDG DESCRIPTION**  
6,528 SF  
2-STORY  
ZONED B-2  
BUILT IN 2000

**LOT SIZE**  
1.15 ACRES

- 100% OCCUPIED
- PRICED BELOW REPLACEMENT WITH BELOW MARKET RENTS
- GREAT LOCATION - HIGH GROWTH GARDEN RIDGE / BRACKEN AREA
- FM 2252 FRONTAGE, JUST SOUTH OF BOOMING FM 3009
- 4:1,000 PARKING RATIO
- MEDICAL/PROFESSIONAL OFFICE
- MONUMENT SIGNAGE
- MULTIPLE SIZE / TENANT MIX
- LARGE, LANDSCAPED LOT WITH MANY OAK TREES AND REAR DECK AREA



ESRI 2017 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION	1,649	17,980	101,266
# HOUSEHOLDS	630	6,431	36,611
AVG HH INCOME	\$165,075	\$111,774	\$94,391



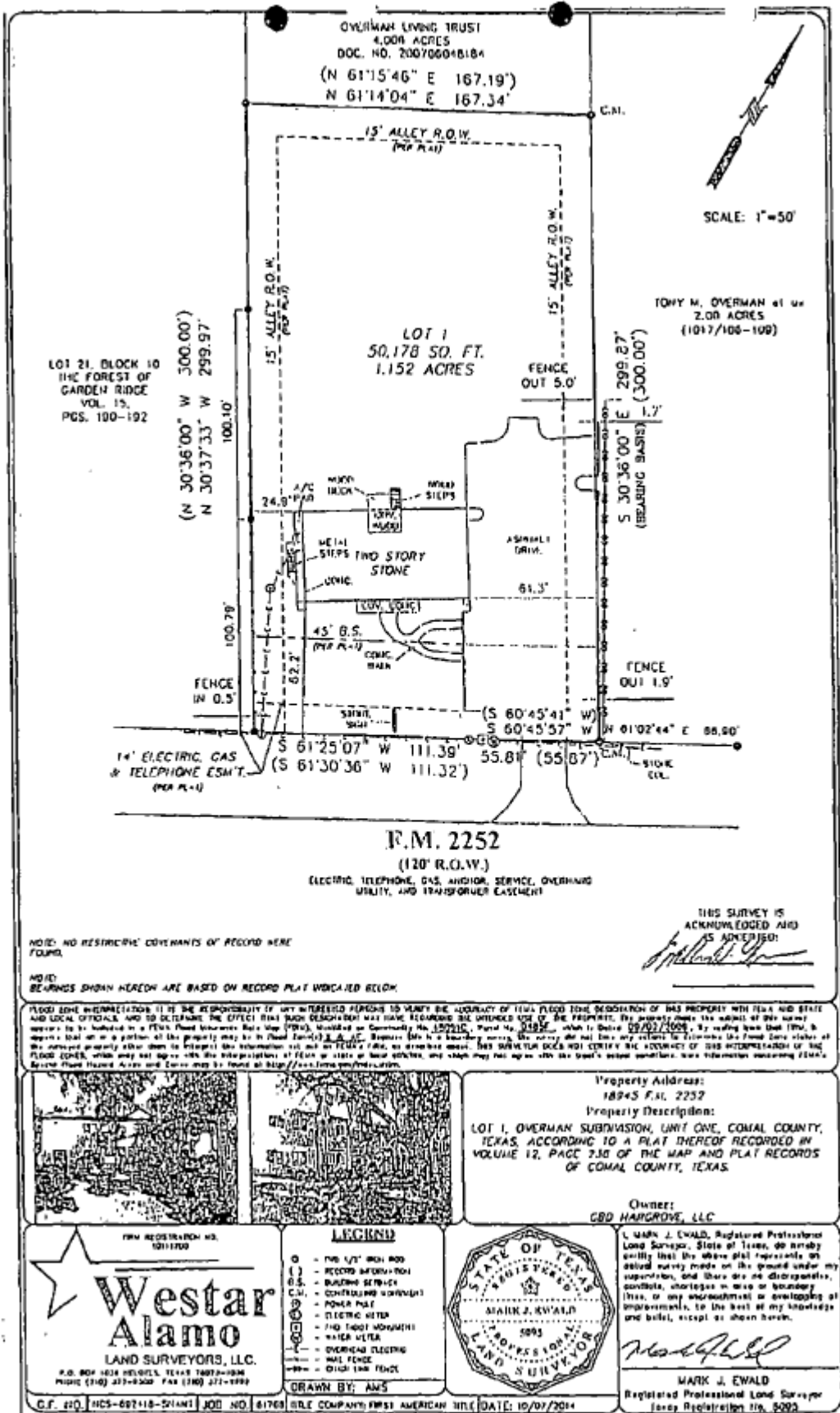
**SULLIVAN**  
COMMERCIAL REALTY

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

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

For information or to schedule a tour:

**PETE TASSOS**  
**210 341 9292 x303**  
[ptassos@sullivansa.com](mailto:ptassos@sullivansa.com)





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**

**LICENSE NO: 491694    Phone: 210-341-9292**  
**200 Concord Plaza Dr., Suite 440, San Antonio, TX 78216**

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

**LICENSE NO: 347973    jsullivan@sullivansa.com    210-341-9292 ext 304**  
**LICENSE NO: 488379    ptassos@sullivansa.com    210-341-9292 ext 303**  
**LICENSE NO: 555684    zdavis@sullivansa.com    210-341-9292 ext 309**

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

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

\_\_\_\_\_  
Date

**DISCLAIMER, RELEASE, INDEMNITY AND CONFIDENTIALITY AGREEMENT**

As a material inducement and an essential condition to Sullivan Commercial Realty providing you the accompanying information concerning the **18945 FM 2252 in Garden Ridge, TX 78266**, and by use of the information you and your clients for yourselves and anyone holding or claiming by, through, or under you, agree to the following:

(1) The information contained herein or communicated to you verbally or otherwise by Sullivan Commercial Realty or from any other source is provided as an accommodation to you and your client in order to facilitate your examination of the property described herein. Sullivan Commercial Realty does not guarantee the completeness or accuracy of the information contained herein or otherwise supplied to you and expressly disclaims any duty, warranty, or representation, express or implied, related to this or any other information or the property described herein. It is your responsibility to independently confirm the accuracy and completeness of this and any other information and determine the suitability and condition of the property.

(2) Sullivan Commercial Realty represents the Seller and shall have no duty to you or anyone claiming, by through, or under you to make any inspection or disclosure. You and your clients must perform whatever tests and investigations are necessary to determine the suitability and condition of the property. You and your clients, for yourselves and anyone claiming or holding by, through, or under you, agree to release, indemnify, hold harmless, and defend Sullivan Commercial Realty and its representatives from any claim, liability, or loss which may occur directly or indirectly from any failure to disclose any information or your use of this and any other information or the property whether or not such loss, cost, or damage may result in whole or in part from any theory of strict liability or the negligence of Sullivan Commercial Realty or their representatives.

(3) You and your clients agree to hold all information concerning the property confidential and to use it solely in connection with your independent evaluation of the purchase of the property and not for any other reason. If any information is used by you or anyone gaining information from you for any other purpose, then you, for yourself and anyone holding by, through, or under you, agree to indemnify Sullivan Commercial Realty, the Seller, and their successors and assigns for any and all losses, costs, and damages which result directly or indirectly from such prohibited use, including without limitation legal costs, consequential damages, and lost profits.

(4) This information may not be duplicated or redistributed without the written consent of Sullivan Commercial Realty. The original and copies, excerpts, summaries, or other information derived here from must be returned upon request by Sullivan Commercial Realty.

If any of the foregoing terms and conditions are not unconditionally satisfactory to you, then return this information to Sullivan Commercial Realty without duplicating, copying, or in any other manner using any portion thereof. This agreement shall survive the return of the information and shall be binding upon our permitted successors and assigns. The declaration that any portion of this agreement is void or is unenforceable shall not affect the other provisions hereof.

**AGREED AND ACCEPTED – PROSPECTIVE PURCHASER:**

\_\_\_\_\_  
Signature of Authorized Individual

\_\_\_\_\_  
Firm

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email

**AGREED AND ACCEPTED – BROKER:**

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Signature of Authorized Individual

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Firm

\_\_\_\_\_  
Typed Name

\_\_\_\_\_  
Address

\_\_\_\_\_  
Title

\_\_\_\_\_  
Telephone

\_\_\_\_\_  
Date

\_\_\_\_\_  
Email

**Return completed form to:** Pete Tassos, ptassos@sullivansa.com  
Sullivan Commercial Realty . 200 Concord Plaza Dr., Suite 440. San Antonio, TX 78216  
(210) 341-9292 ext 303 ph (210) 341-6161 fax