



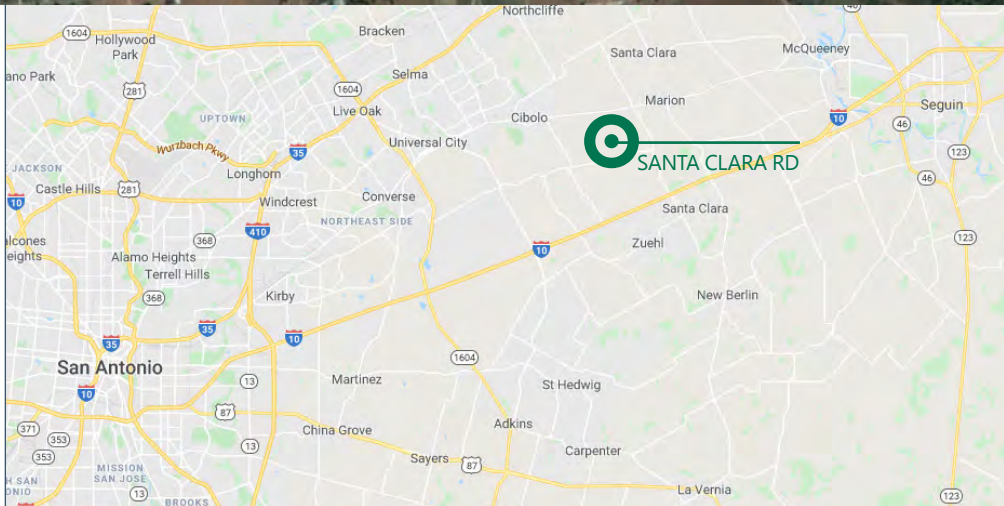
SANTA CLARA RD, MARION, TX 78124

FOR SALE

Location:	Santa Clara Rd Marion, TX 78124
Land Size:	±257.36 acres
Asking Price:	\$13,500 per acre
Zoning:	OCL (Guadalupe County)
Utilities*:	Water available / Sewer (coming soon)


*Prospective buyers should retain an independent engineer to verify the location, accessibility and capacity of all utilities.

The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends purchaser's or tenant's independent investigation.



CONTACT

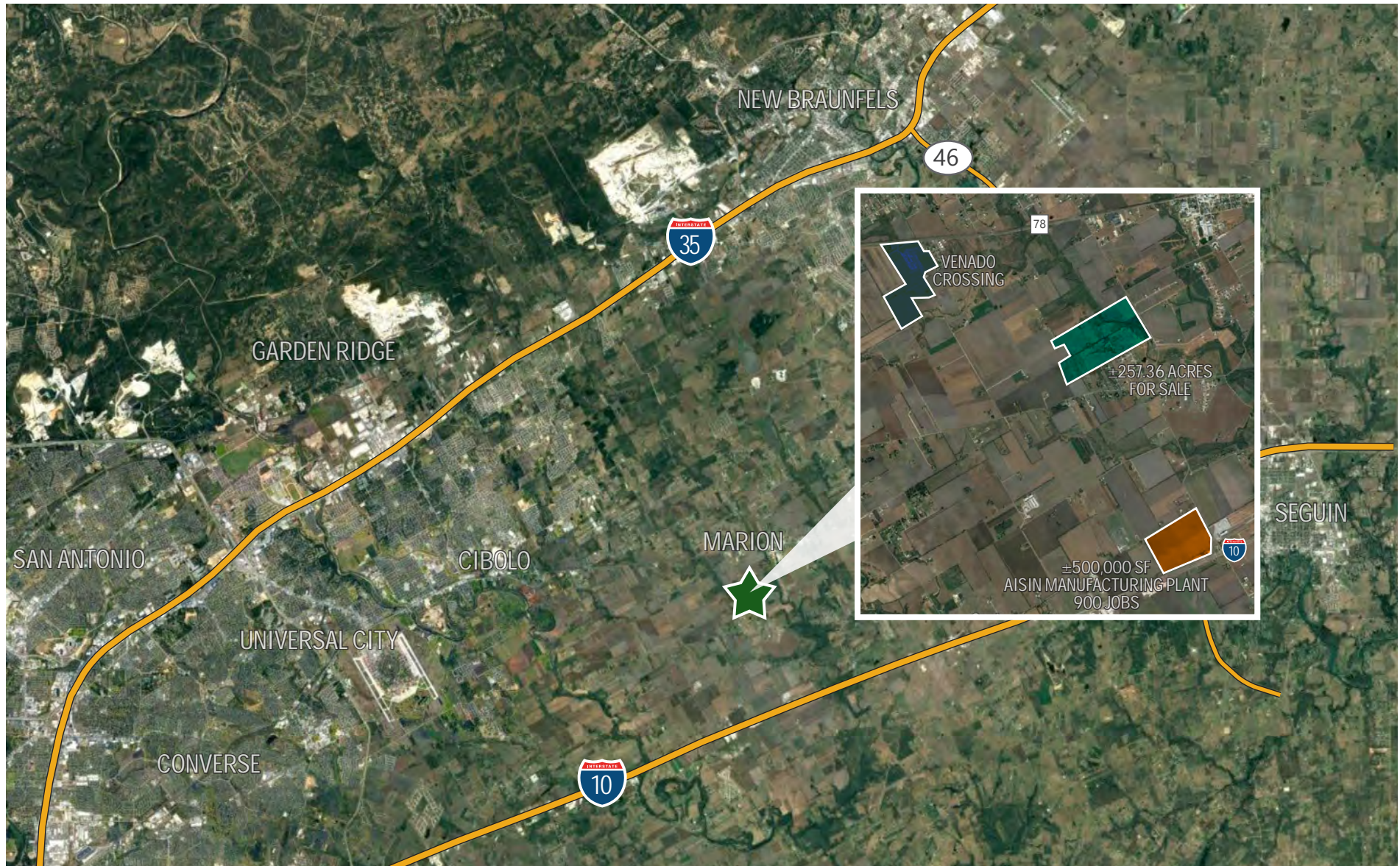
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SANTA CLARA RD / AERIAL VIEW

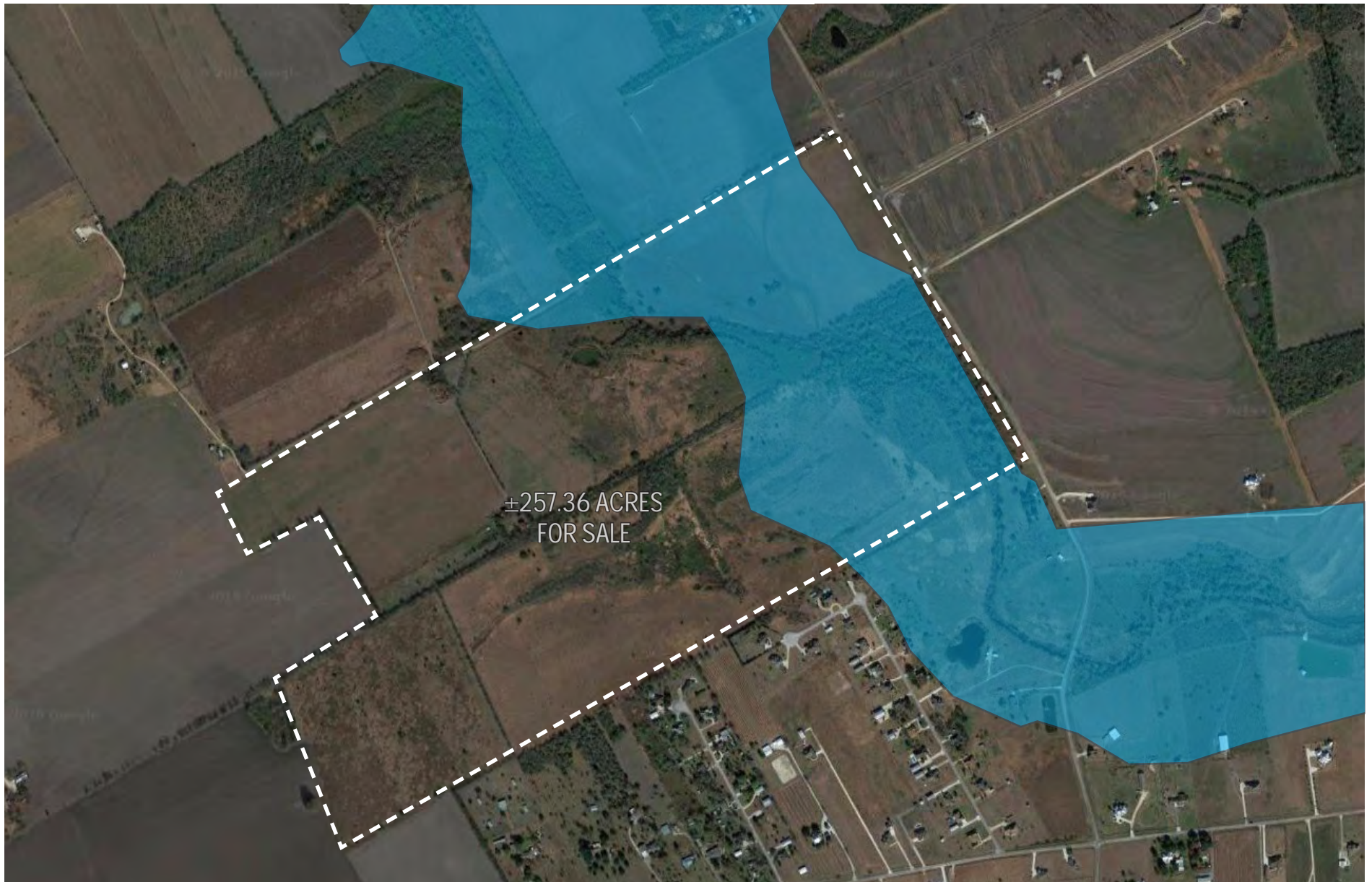


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SANTA CLARA RD / FLOOD PLAIN



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Japanese auto parts supplier to bring 900 jobs to Cibolo

By Jeff B. Flinn Updated 12:31 pm CDT, Tuesday, July 23, 2019

A Japanese transmission maker said Tuesday it will bring 900 jobs to Cibolo and build a \$400-million plant in the Northeast Side suburb.

Tuesday morning, Guadalupe County officials joined Cibolo City Council in welcoming AW Texas Inc., owned by Aisin, a Fortune Global 500 company.

Workers at the 500,000-square-foot plant will earn an average of \$42,000 per year, according to a economic impact report on the project.

The company is part of Toyota's network of suppliers, though it wasn't immediately known if Aisin provides parts to the automaker's San Antonio plant, which manufactures Tundra and Tacoma pick-ups.

City officials said AW Texas will produce parts for several auto manufacturers, without mentioning Toyota specifically.

The supplier plans to build its facility on a 159.5 acre parcel at South Santa Clara and Bolton roads along Interstate 10. The Cibolo City Council designated the property as Reinvestment Zone No. 1 at its June 25 meeting.

At a joint meeting of the Guadalupe County Commissioners Court and the Cibolo City Council on Tuesday, both parties approved tax abatements for AW Texas — known around City Hall as "Project Seahorse" for the past two years.

Aisin will receive a 20-year property tax abatement from Cibolo and a 10-year abatement from the county.

The officials welcomed Aisin representatives Satoru Kasuya, Aisin AW's managing officer and deputy chief officer, and Yuichi Iwakawa, Aisin AW project general manager.

"The closing on the land will occur the first week in August, and Aisin has indicated to us that we will start seeing ground work taking place in September," said Robert Herrera, Cibolo city manager.

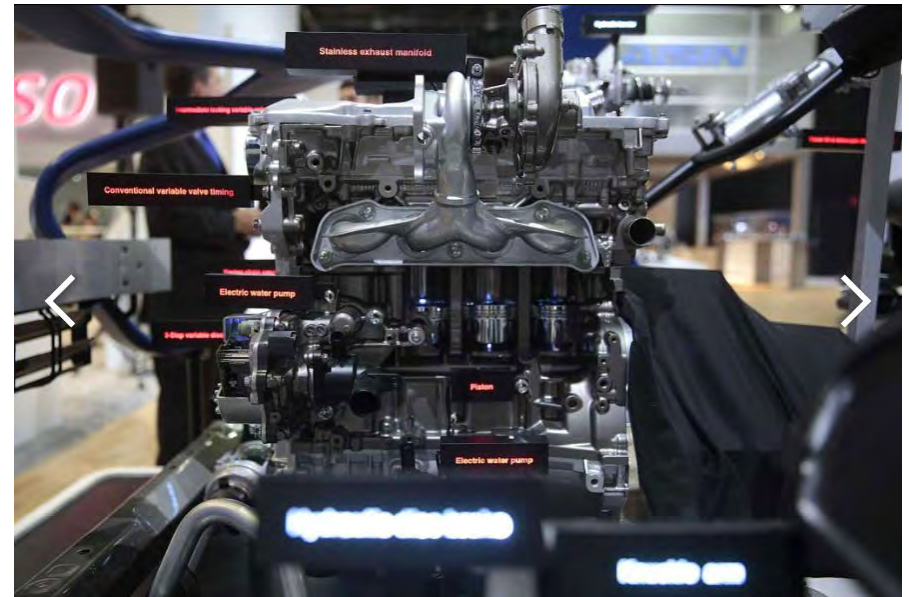
Aisin chose Texas for its new plant after a two-year search. Cibolo competed with cities statewide for the Aisin plant.

Herrera said this is the second time in the past 20 years Aisin has opened an advanced auto industrial plant in the United States, its first being in Durham, N.C.

"Aisin has indicated they need the entire 159 acres just for their facility, for future growth," the city manager said. "This will become a very hot economic development growth corridor."

The 159 acres is owned by GVEC, "another of the working partners that helped this happen. Without the county, GVEC, and Gov. Greg Abbott's office, this would not have been possible," he added.

SOURCE: SAN ANTONIO EXPRESS NEWS



An Aisin motor is displayed during the 2014 North American International Auto Show in Detroit. AW Texas Inc., owned by Aisin, a Fortune Global 500 company, announced it is building a facility in Cibolo.



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.

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Willie Kempf	617303	wkempf@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

Buyer/Tenant/Seller/Landlord Initials

Date



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