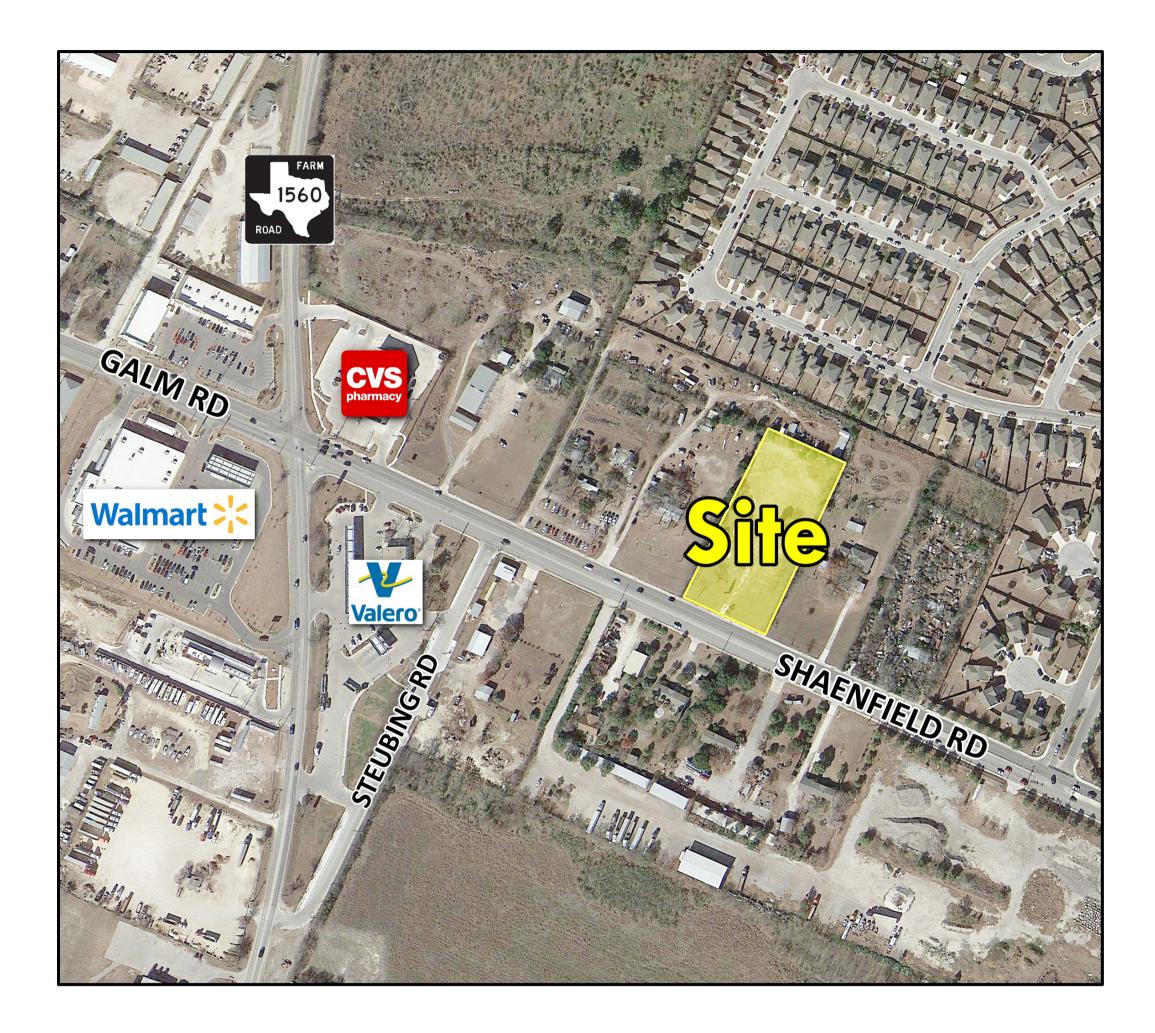


FIRST FOR SALE – 1.93 ACRE SITE ON SHAENFIELD RD 11295 SHAENFIELD RD - SAN ANTONIO, TEXAS 78254



FOR MORE INFORMATION CONTACT:

Ward Richter (210) 832-0000 wrichter@rritexas.com

All information furnished regarding property offered is from sources deemed reliable but no warranty or representation is made to the accuracy or completeness thereof and same is subject to changes of price or terms, prior sales dispositions, or withdrawal without notice.

Location: 11295 Shaenfield Rd San Antonio, TX 78254

Land Area: 1.93 Acres

Zoning: OCL (Outside City Limits)

Utilities: Water, Electric, Telephone & Cable \mathbf{TV}

Prospective buyers should use a professional to closely examine the availability and capacity of the utilities to the property to determine if they are suitable for the buyer's intended use.

Traffic: Heavy Traffic

Comments: The property is located 960 feet east of the intersection of Shaenfield Road and F.M. 1560. Development in the area includes: Walmart Neighborhood Market and Fuel Station, CVS Pharmacy, Dominos Pizza, Sonic Drive-In and Corner Store.

Price: \$579,000.00 REDUCED!! **\$524,900.00 MOTIVATED SELLER**

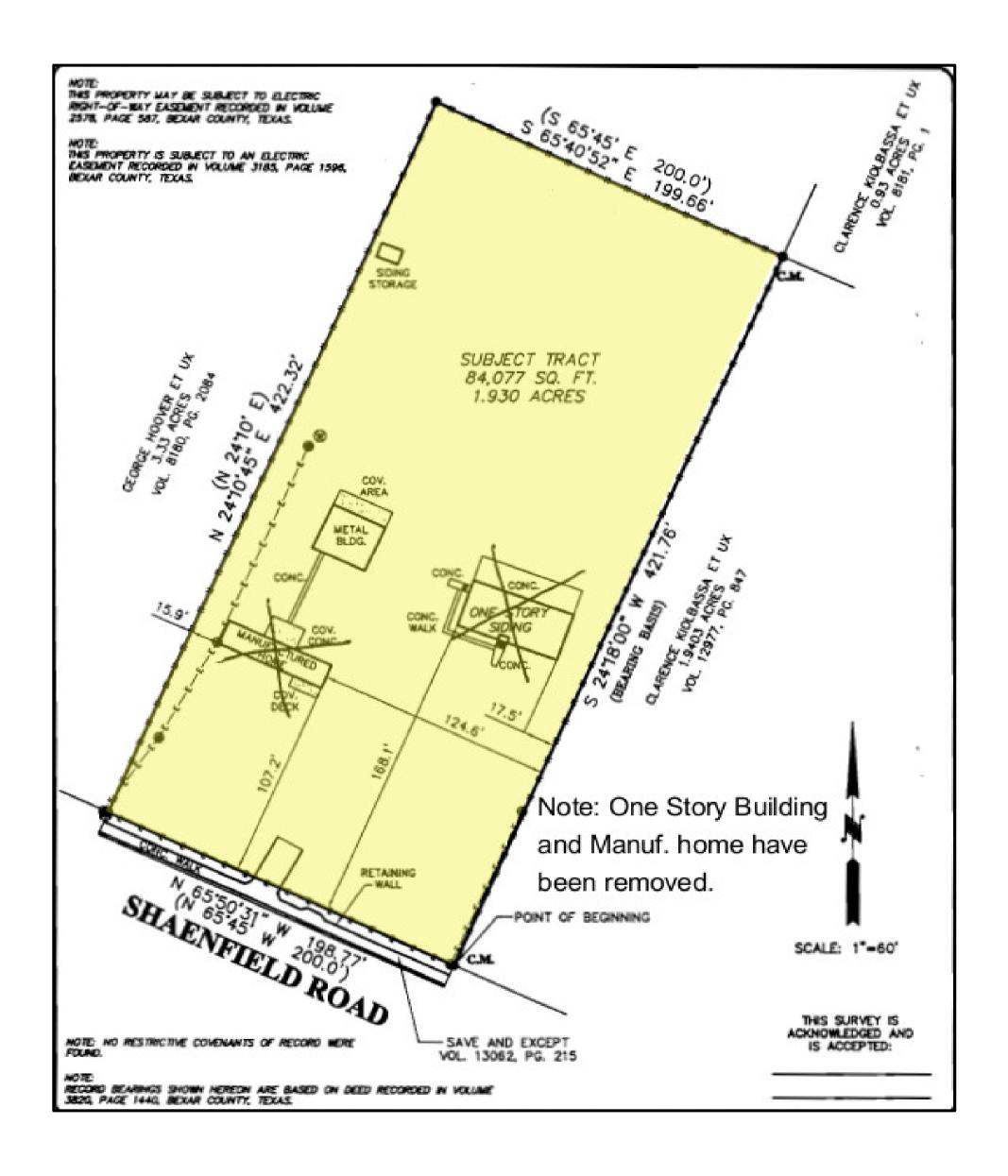
REGIONAL EXHIBIT



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SURVEY



Texes inverguises all real estate license holders to give the following information about brokenoge services to prospective buyers, tenants, sellers and landlords. Texes inverguises all real estate license holders to give the following information about brokenoge services to prospective buyers, tenants, sellers and landlords. Texes is responsible for all brokers. Texes in the reverse of the client's drawing with clients on behalf of the broker. • A SALES AGENT ILCENSE HOLDERS: • A SALES AGENT must be sponsored by holder and works with clients on behalf of the broker represents): • • • • • • • • • • • • • • • • • • •			11-2-2015
 TYPES OF REAL ESTATE LICENSE HOLDERS: A BROKER is responsible for all brokerage activites, 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 SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker. A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker. A SALES AGENT must be sponsored by a broker and works with clients on behalf of the broker. A SALES AGENT must be approved all information about the property or transaction received by the broker; I inform the client's questions and present any offer to or counter-offer from the client, and Treat all parties to a real estate transaction honesty and fairly. ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: ALICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: A SAGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, subole and must inform the lower's offer must inform the owner of any management agreement. An owner's agent through an agreement with the owner, subole and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent, including information disclosed to the agent, including information about the property or transaction known by the agent, including information about the property or transaction known by the agent,	30	PORTUNS	
 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 from the client; and Treat all parties to a real estate transaction honestly and fairly. A ILCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: Answer the client's questions and present any offer from the client; and Treat all parties to a real estate transaction honestly and fairly. A ILCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: A ILCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: A ILCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: A ILCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: A ILCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: A ALCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: A ALCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: A ALCENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION: A ALCENSE HOLDER CAN BELER/LANDLORD): The broker becomes the property owner's agent the asset including the owner, usually in a written representation of any material information about the proyer's agent. A S AGENT FOR BUTR/TENANT: The broker becomes the broker's minimum duties above and must information disclosed to the agent, including information about the proyer's agent. A BAGENT FOR BUTH - INTERNEDIARY: To act as an intermediary between the parties the broker must inform the bryer' state who will pay the broker must inform the bryer' statem or each party to the transaction inpartially and barty? A BAGENT FOR BOTH - INTERNEDIARY: To act as an intermediary	1471 • •	ES OF A BF A SA	F REAL ESTATE LICENSE HOLDERS: ROKER is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker. ALES AGENT must be sponsored by a broker and works with clients on behalf of the broker.
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 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 BUVER/TENANT: The broker's becomes the buyer/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent, including information disclosed to the agent, including information disclosed to the agent, including 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 BUVER/TENANT: To act as an intermediary between the parties the broker and, in conspicuous bold or any material information about the broker's obligations as an intermediary between the parties the broker and, in conspicuous bold or underlined print, setforth the broker's obligations as an intermediary between the parties the broker and, in conspicuous bold or must must that 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 buyer's the buyer's than the written asking price; that the buyer's the buyer's and the price submitted in a written offer; and that the buyer's and or any other information of a written offer; and that the buyer's and or any other information that a party. Specifically instructs the broker in writing not to 	A LIC	CENSE	E HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:
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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.

Information available at www.trec.texas.gov	Information avai	mission	Regulated by the Texas Real Estate Commission
	Date	Buyer/Tenant/Seller/Landlord Initials	Buyer/Tena
PIIONA	Email	LICETISE INO.	sales Agent/Associate's Name
(210) 832-0000	wrichter@rritexas.com	423862 w	Ward Richter
Phone	Email	License No.	Licensed Supervisor of Sales Agent/ Associate
(210) 496-7775	cscott@dirtdealers.com	501123	Craig Benton Scott
Phone	Email	License No.	Designated Broker of Firm
(210) 496-7775	cscott@dirtdealers.com	501123	Craig Benton Scott
Phone	Email	License No.	Licensed Broker /Broker Firm Name or Primary Assumed Business Name
(210) 496-7775	cscott@dirtdealers.com	562388	First American Commercial Property Group
es not create an obligation for r records.	CONTACT INFORMATION: This notice is being provided for information purposes. It does not create an obligation for ker's services. Please acknowledge receipt of this notice below and retain a copy for your records.	V: This notice is being provided nowledge receipt of this notice	LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposes. It does not cre 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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