

7± ACRES COMMERCIAL SITE

FOR SALE

BANDERA RD NEAR LOOP 1604

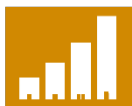
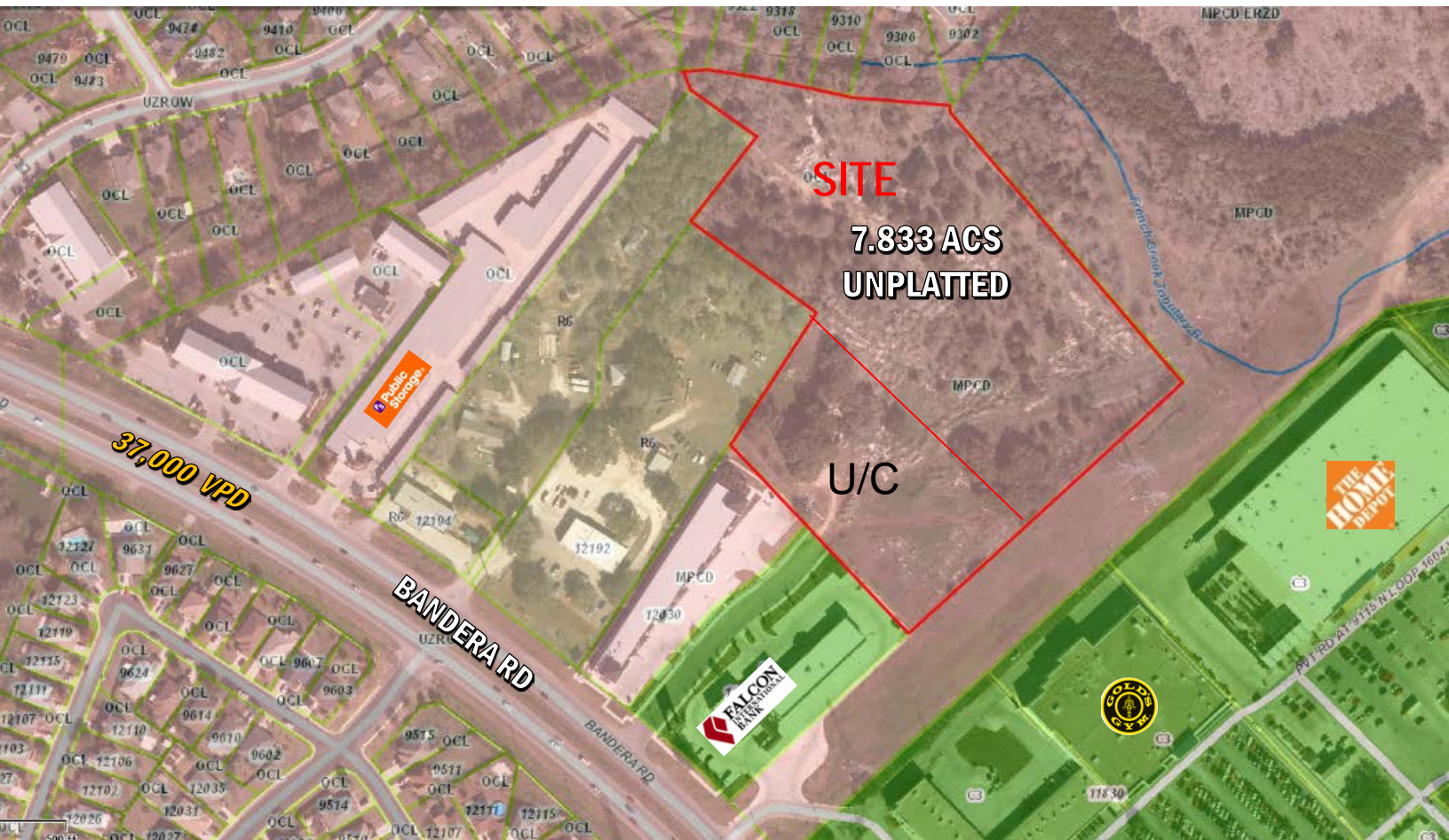
BEXAR COUNTY, TX



- 7.833 ACRES
- BANDERA RD NEAR LOOP 1604
- ZONED MPCD - Master Planned Community District
- HIGH GROWTH AREA
- HIGH DENSITY EMPLOYMENT AREA
- STRONG DEMOGRAPHICS / HIGH TRAFFIC COUNTS
- NORTHSIDE ISD

Located in NW San Antonio in the dynamic retail corridor of Bandera and Loop 1604 with dense population growth, high daytime population, above average incomes & great traffic counts.

SALE PRICE REDUCED \$5.50 PSF



SULLIVAN
COMMERCIAL REALTY

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

sullivansa.com

For additional info,
please contact:

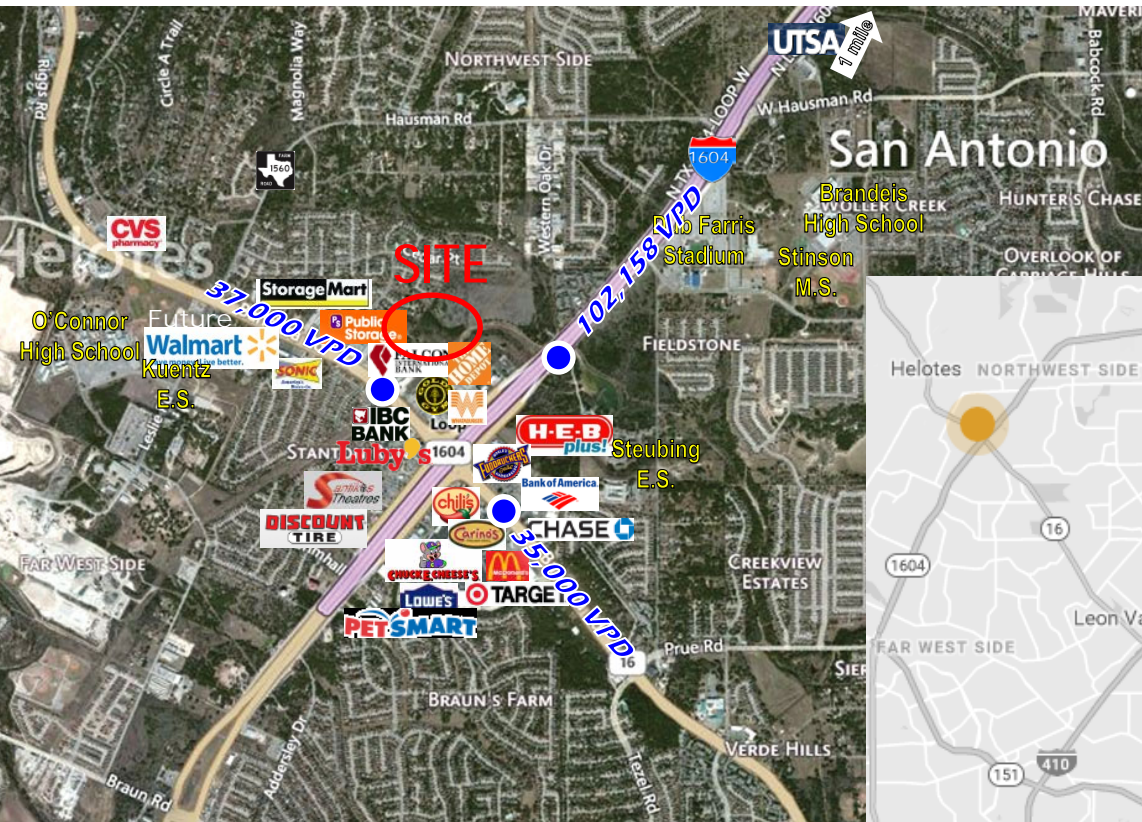
JAMIE SULLIVAN
210 341 9292 x304
jsullivan@sullivansa.com

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BANDERA RD NEAR LOOP 1604

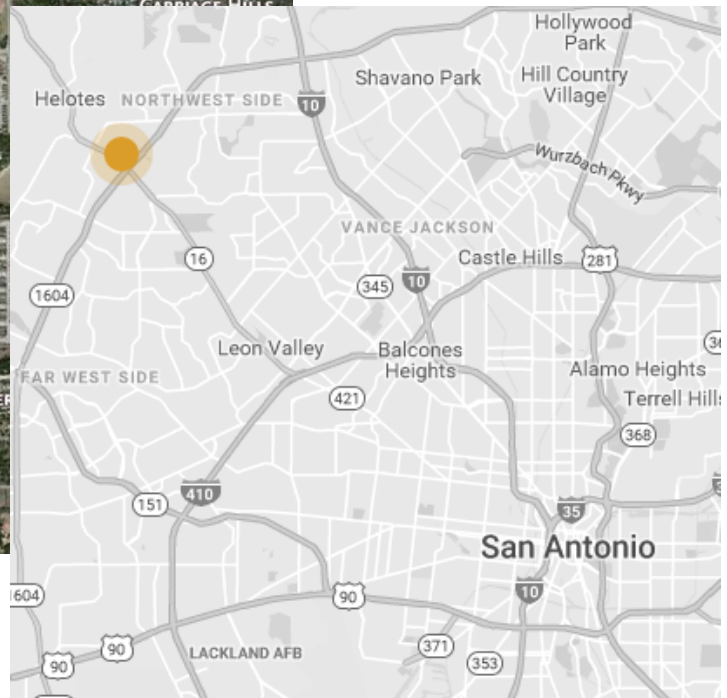
BEXAR COUNTY, TX

FOR SALE

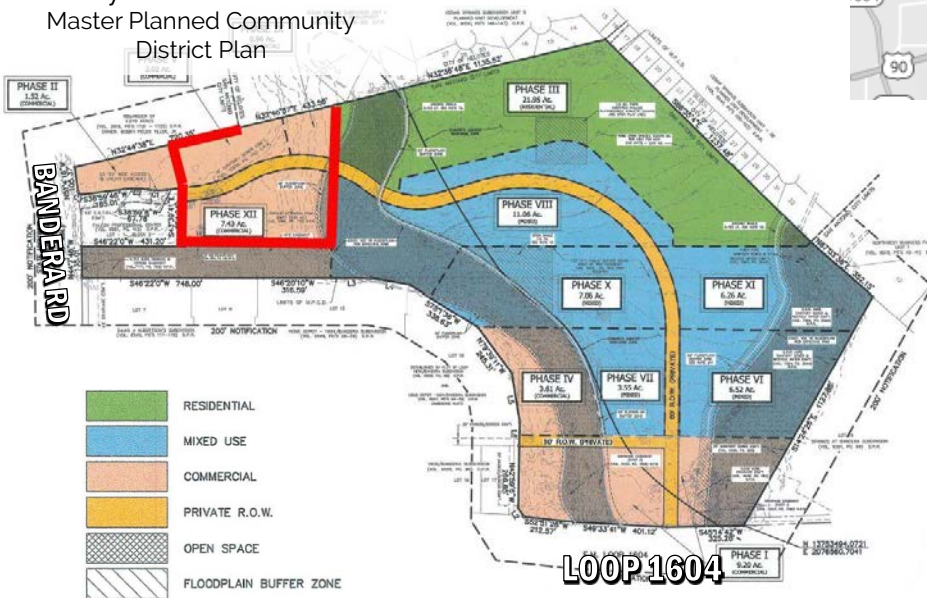


SITE DESCRIPTION

Master platted lot within a master planned community. Located within the San Antonio city limits, a portion is situated in Helotes.



Kamary Commons M.P.C.D.
Master Planned Community
District Plan



ZONING

MPCD Zoning and MPCD Site Plan

UTILITIES

All Utilities available

Prospective buyers should retain an independent engineer to verify the cost, location, accessibility, and capacity of all utilities for buyer's intended use.

COMMENTS

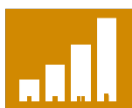
No adverse easements. A large electrical transmission line crossing the southern portion of the tract.

Located within the San Antonio city limits, a portion is situated in Helotes.

LEGAL DESCRIPTION

A portion of Lot 1, Block 2, New City Block 14867, Falcon Professional Center, San Antonio, Bexar County, Texas.

Demographic Highlights	3 Mile	5 Mile
Population:	98,231	219,928
Avg HH Income:	\$84,696	\$75,819
Total Households:	33,667	77,816



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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

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Buyer/Tenant initials

Seller/Landlord Initials

Date