

NEVER BEFORE OFFERED

BY APPOINTMENT ONLY



5 BUILDINGS ON AUSTIN HWY :: **FOR SALE**

# OVERVIEW / LOCATION MAP

Address:	2009 - 2029 Austin Hwy. San Antonio, Texas 78218
Available Space(s):	±1,594 sf to ±7,000 sf
Asking Price:	\$1,250,000
Total Building Size (5):	±18,546 sf
Lot Size:	±.1.88 acres (total)

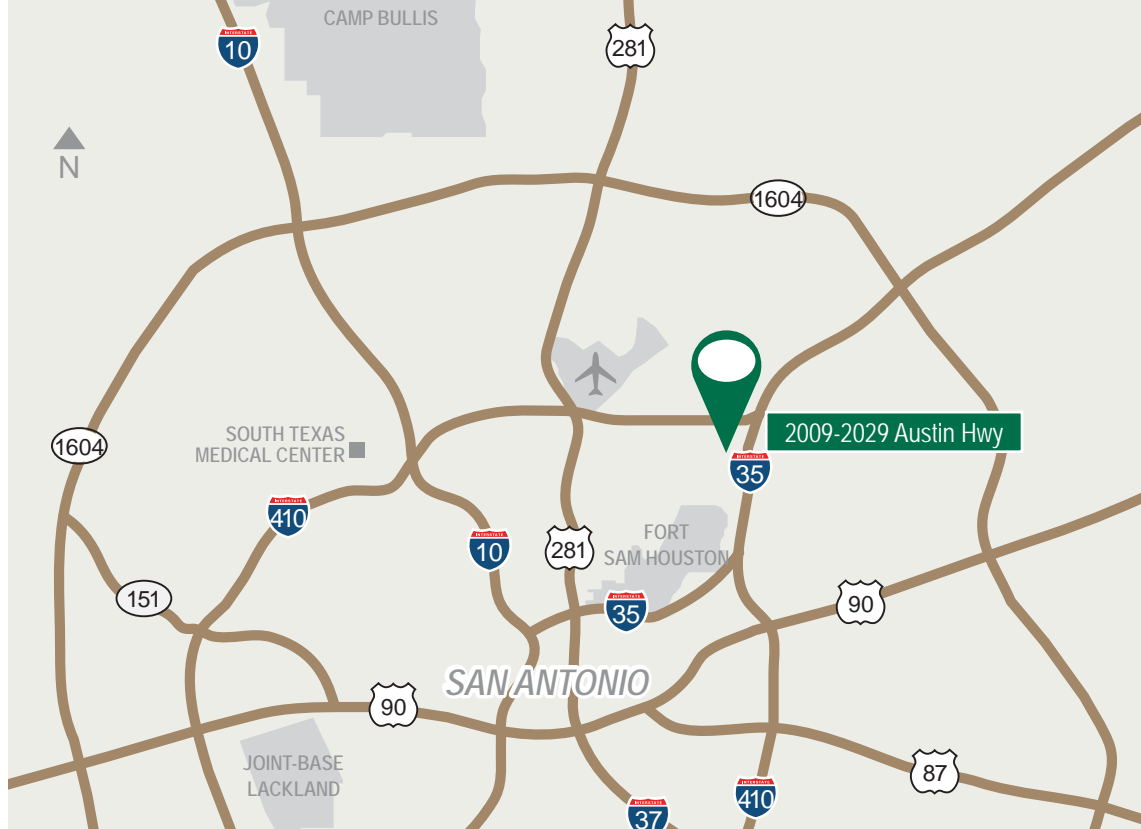
## FIVE BUILDINGS

1. 2009 Austin Hwy - ±1,788 sf (.3307 acre)
2. 2015 Austin Hwy - ±2,964 sf
3. 2017 Austin Hwy - ±5,200 sf ] (.7730 acre)
4. 2023 Austin Hwy - ±7,000 sf (.3890 acre)
5. 2029 Austin Hwy - ±1,594 sf (.3889 acre)

See agent regarding current leases and revenues

This building compound has never been offered before. The identity of the compound is best known as Charlott's Antiques. Austin Hwy has gone through (is going through) a tremendous upgrade with new construction all the way down to Alamo Heights where the McNay Art Museum is located. Behind the subject buildings is the new San Antonio Linear Park and Trails system with miles of wonderful walking trails linking points north along the Salado Creek drainage. The location of the subject buildings have tremendous access to Loop 410 and IH-35 at Walzem Rd and Perrin Beitel Rd. TXDot is starting an ambitious plan to tie in IH-35 with Loo 410 using "flyways". This will add long term value to those buildings as far as ease of access in ALL directions as well as generating more traffic along Austin Hwy.

6.6.19



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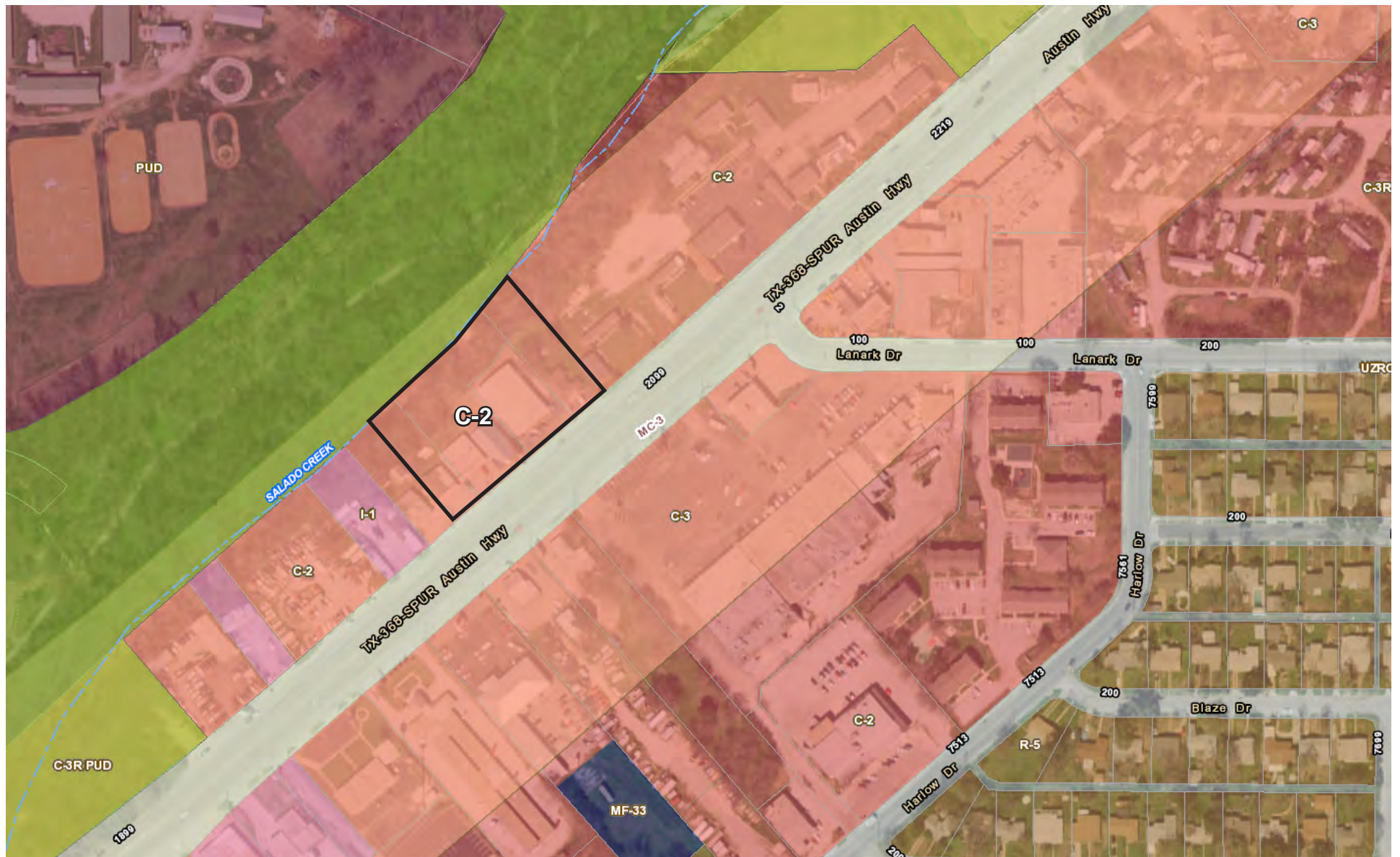
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The information contained herein is believed to be accurate but is not warranted, as the information may change or be updated without notice. Seller or Landlord makes no representation as to the environmental condition of the property and recommends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

# 2009-2029 AUSTIN HWY / ZONING



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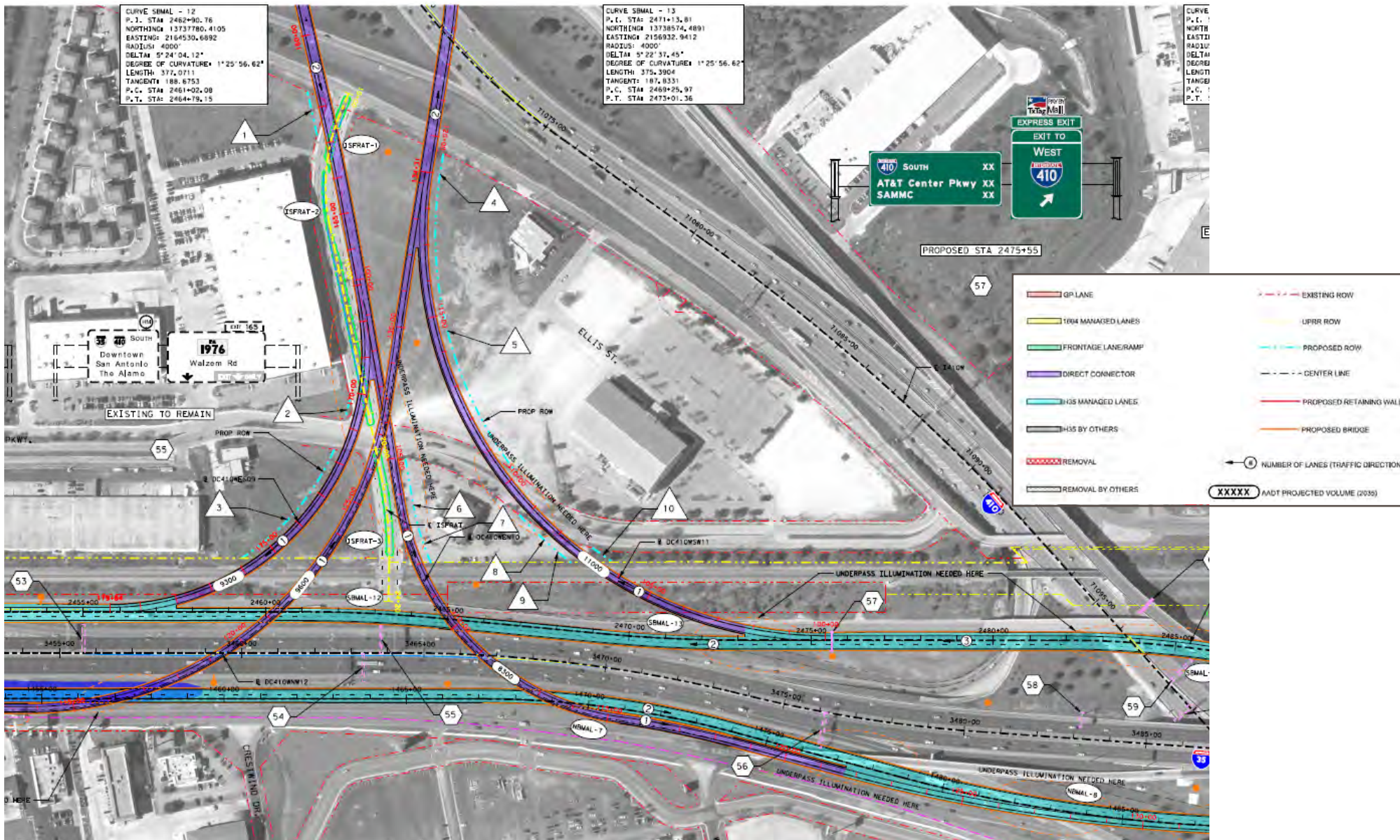
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# 2009-2029 AUSTIN HWY / LOOP 410 & IH-35 INTERCHANGE



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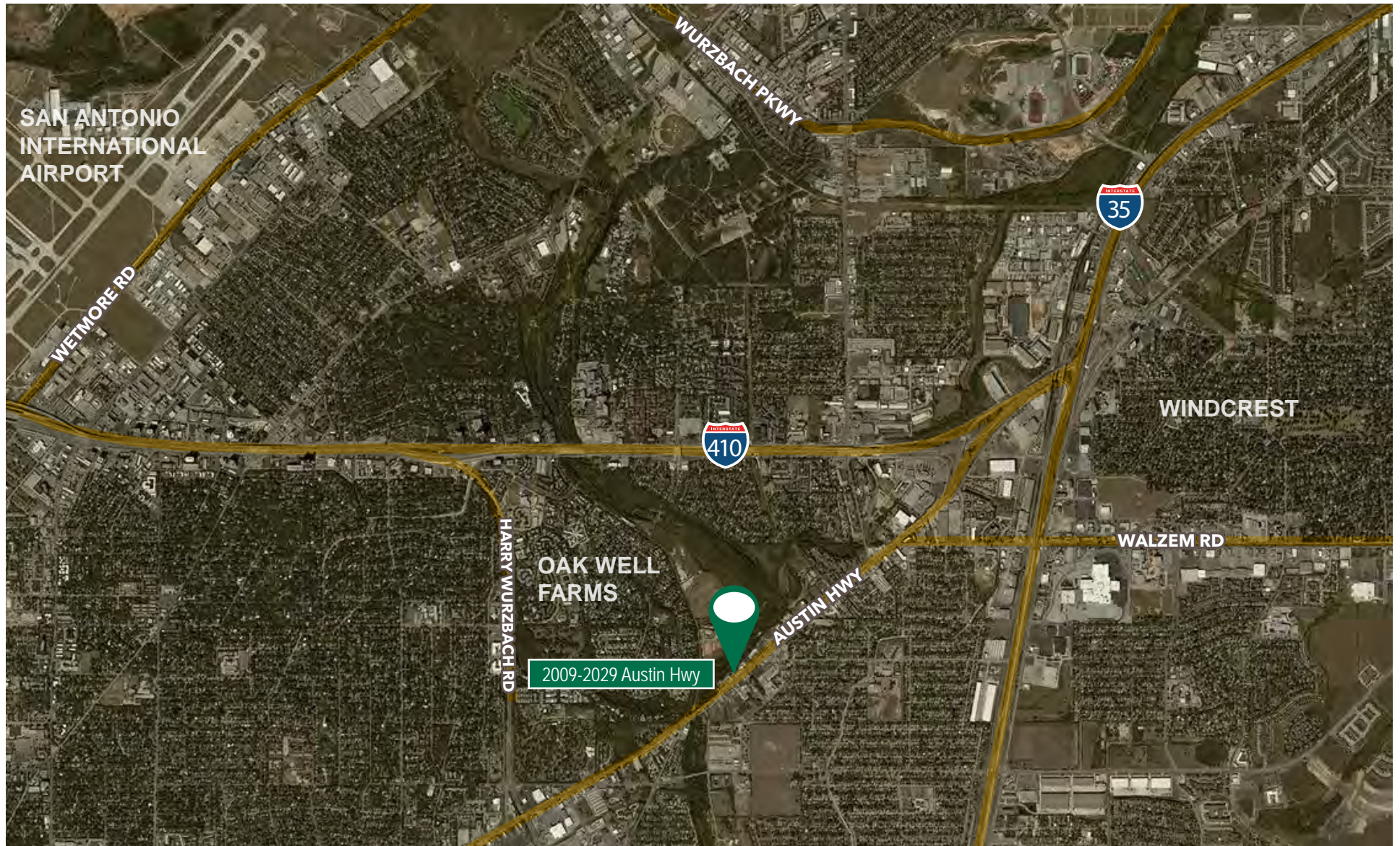
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# 2009-2029 AUSTIN HWY / AERIAL VIEW



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# 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.

Endura Advisory Group, GP, LLC	581037	jlundblad@endurasa.com	(210) 366-2222
Licensed Broker /Broker Firm Name or Primary Assumed Business Name	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Designated Broker of Firm	License No.	Email	Phone
James G. Lundblad	337803	jlundblad@endurasa.com	(210) 366-2222
Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
Kit Corbin	223197	kcorbin@endurasa.com	(210) 366-2222
Sales Agent/Associate's Name	License No.	Email	Phone

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Buyer/Tenant/Seller/Landlord Initials \_\_\_\_\_ Date



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Licensed Supervisor of Sales Agent/ Associate	License No.	Email	Phone
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Sales Agent/Associate's Name	License No.	Email	Phone

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