

.48 AC LAND TRACT ON EISENHAUER RD

3951 EISENHAUER RD | SAN ANTONIO, TEXAS 78218



LOCATION

The property is located at the intersection of Eisenhower Rd and Harlow Rd in NE San Antonio, Texas. One mile away from 410 East

LAND SIZE

Total .4829 AC / 21,033 SF

ZONING

C-2, City of San Antonio

UTILITIES

Water & Sewer: San Antonio Water System

DESCRIPTION

This lot is located on Eisenhower Rd across from a convenience store and a baptist church. Has great visibility and ready to be developed. Good demographics with a residential community and apartments nearby.

FLOOD PLAIN

Per San Antonio River Authority, property is not a 100 year flood area.

TRAFFIC COUNTS

15,000 VPD on Eisenhower RD

PRICE

\$168,275.00

DH Realty Partners, Inc. Recommends that Prospective Buyer(s) take the following actions:

1. Consult with an Engineer to verify the location, accessibility and capacity of all the property's utilities.
2. Obtain an Environmental Site Assessment; and
3. Purchase a written Zoning Verification Letter from the appropriate Governmental Authority

ALL INFORMATION FURNISHED IS FROM SOURCES DEEMED RELIABLE AND IS SUBMITTED SUBJECT TO ERRORS, OMISSIONS, CHANGE OF TERMS AND/ OR CONDITIONS, PRIOR SALE, LEASE OR WITHDRAWAL WITHOUT NOTICE.

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POINTS OF INTEREST & LOCATION MAP



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PLAT SURVEY

2700/260

Vacating & Resubdivision OF PLAT
EAST TERRELL HILLS UNIT 2, SECTION 4 SUBDIVISION
BEING **LOTS 10 and 11, BLOCK 2, N.C.B. 12524, FORMERLY LOTS 1 and 9, BLOCK 2, N.C.B. 12524 AS RECORDED IN VOLUME 4960, PAGE 206 and VOLUME 4500, PAGE 134 OF THE PLAT RECORDS OF BEXAR COUNTY, TEXAS.**

State of Texas
County of Bexar
The owner of the land shown on this plat and whose name is subscribed hereunto hereby declares that 1 and 9, Block 2, N.C.B. 12524, East Terrell Hills subdivision, Unit 2, Section 4, San Antonio, Bexar County, Texas, to be vacated.

STATE OF TEXAS
COUNTY OF BEXAR
I, WILLIAM R. BERRY, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THIS PLAT HAS BEEN FILED FOR RECORD IN MY OFFICE ON THE 27 DAY OF OCTOBER, A. D. 1967.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THIS PLAT IS TRUE AND CORRECT AND WAS PREPARED FROM AN ACTUAL SURVEY OF THE PROPERTY MADE UNDER MY SUPERVISION ON THE-GROUND.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT PROPER ENGINEERING CONSIDERATION HAS BEEN GIVEN TO THE MATTER OF STREETS, LOTS, AND DRAINAGE LAYOUT.

STATE OF TEXAS
COUNTY OF BEXAR
I HEREBY CERTIFY THAT THE SUBDIVISION PLAT CONFORMS TO ALL REQUIREMENTS OF THE SUBDIVISION REGULATION, AS TO WHICH THIS APPROVAL IS REQUIRED.

STATE OF TEXAS
COUNTY OF BEXAR
I, James W. Knouff, COUNTY CLERK OF SAID COUNTY, DO HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT OF WRITING WITH ITS CERTIFICATE OF AUTHENTICATION WAS FILED FOR RECORD IN MY OFFICE ON THE 27 DAY OF OCTOBER, A. D. 1967, AT 11:30 O'CLOCK P. M. IN THE RECORDS OF SAID COUNTY, IN BOOK VOLUME 5700 ON PAGE 260.

IN TESTIMONY WHEREOF, WITNESSES BY HAND AND OFFICIAL SEAL OF OFFICE, THIS DAY OF OCTOBER, A. D. 1967.

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VACATING PLAT

RE-SUBDIVISION PLAT

LOCATION DIAGRAM

NOTE: Iron pins are set at all lot corners

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DISCLOSURE INFORMATION

HAZARDOUS MATERIAL DISCLOSURE

Every purchaser, seller, landlord and/or tenant of any interest in real property ("Property") is notified that prior or current uses of the Property or adjacent properties may have resulted in hazardous or undesirable materials being located on the Property. These materials may not be visible or easily detected. Current or future laws may require removal or clean-up of areas containing these materials. In order to determine if hazardous or undesirable materials are present on the Property, expert inspections are necessary and removal or clean-up of these materials will require the services of experts. Real Estate Agents are not qualified experts.

If you are a seller or landlord, it is your responsibility to ensure that the transaction documents include disclosures and/or disclaimers that are appropriate for the transaction and the Property.

If you are a purchaser or tenant, it is your responsibility to ensure that the transaction documents include provisions to permit consultation with attorneys, environmental consultants and others to make prudent investigations, and further that such inspections are conducted.

ADA DISCLOSURE

In order to ensure that all business establishments are accessible to persons with a variety of disabilities, the Americans with Disabilities Act was enacted under federal law and there are also state and local laws that may require alterations to a Property in order to allow access. Texas has enacted the Architectural Barriers Removal Act to also accommodate persons with disabilities. Real Estate Agents are not qualified to advise you if the Property complies with these laws or what changes may be necessary. You should consult with attorneys, engineers and other experts to determine if the Property is in compliance with these laws.

FLOODPLAIN INFORMATION DISCLOSURE

It is the sole responsibility of every purchaser, seller, landlord and/or tenant of any interest in Property to independently review the appropriate flood plain designation maps proposed and adopted by federal, state, and local resources including, but not limited to, the Federal Emergency Management Association ("FEMA") and the San Antonio River Authority ("SARA"), in order to determine the potential flood risk of their Property. Real Estate Agents are not qualified to assess and cannot warrant, guarantee, or make any representations about the flood risk of a particular piece of Property. All decisions made or actions taken or not taken by a purchaser, seller, landlord and/or tenant with respect to the flood risk of a particular piece of Property shall be the sole responsibility of such party.



Jeanne Blomster
210.559.2909
jeanne@dhrp.us

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 sub-agent 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.

<u>DH REALTY PARTNERS, INC</u> <small>LICENSED BROKER / BROKER FIRM NAME OR PRIMARY ASSUMED BUSINESS NAME</small>	<u>147342</u> <small>LICENSE #</small>	<u>dhrp.us</u> <small>E-MAIL</small>	<u>210.222.2424</u> <small>PHONE</small>
<u>Charles L. Jeffers</u> <small>DESIGNATED BROKER OF FIRM</small>	<u>162202</u> <small>LICENSE #</small>	<u>cjeffers@dhrp.us</u> <small>E-MAIL</small>	<u>210.222.2424</u> <small>PHONE</small>
<u>John Cannon, CCIM</u> <small>LICENSED SUPERVISOR OF SALES AGENT/ASSOCIATE</small>	<u>618616</u> <small>LICENSE #</small>	<u>cannon@dhrp.us</u> <small>E-MAIL</small>	<u>210.222.2424</u> <small>PHONE</small>
<u>Jeanne Blomster</u> <small>SALES AGENT/ASSOCIATE'S NAME</small>	<u>572845</u> <small>LICENSE #</small>	<u>jeanne@dhrp.us</u> <small>E-MAIL</small>	<u>210.222.2424</u> <small>PHONE</small>

BUYER / TENANT / SELLER / LANDLORD
INITIALS

DATE

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